Town of Clayton
Regular Town Council Meeting Agenda
Monday, July 18, 2022 at 6:00 PM
Council Chambers

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

1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. ADJUSTMENT OF 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:
- DRAFT June 21, 2022, Minutes
- DRAFT June 21, 2022, CS Minutes

Presenter: Heidi Holland, Deputy Town Clerk
Cover
June 21, 2022 DRAFT Minutes

b. Certificate of Sufficiency and Resolution 2022-38 Fixing the Date of Public Hearing for Annexation Petition 2022-79-ANX O'Neil Overlook, located near N O'Neil Street and Oakdale Avenue
Presenter: Bruce Venable, Planner I
Cover Sheet O'Neil Overlook Annexation
Staff Report Annexation Map
Application 2022-79 ANX Oneil Overlook
Legal Description Metes and Bounds 2022-79-ANX O'Neil Overlook
Annexation Plat
2022-79-ANX CertificateofSufficiency,Contiguous
Resolution 2022-41 to Set Date for Public Hearing 2022-79-ANX

c. Resolution 2022-39 Directing the Clerk to Investigate a Petition for Annexation 2022-9-ANX Ashcroft Section 2 which is located at North O'Neil Street and Covered Bridge Road near the Mountain to Sea Trail.
Presenter: Bruce Venable, Planner I
Cover Sheet Ashcroft Section 2
2022-9-ANX Petition for Voluntary Annexation
2022-9-ANX METES AND BOUNDS.docx
2022-9-ANX Plat
2022-9-ANX Resolution 2022-39 Directing the Clerk to Investigate

d. Resolution 2022-40 Directing the Clerk to Investigate a Petition for Annexation 2022-100-ANX for River Mews which is located at 1603 NC HWY 42 , Clayton.
Presenter: Bruce Venable, Planner I
Cover Sheet River Mews
2022-100-ANX River Mews Annexation Petitions
2022-100-ANX River Mews Metes and Bounds
022-100-ANX ANNEXATION PLAT
2022-100-ANX Resolution 2022-40 Directing Clerk to Investigate

e. Resolution 2022-42 to Accept Public Utilities into the Town of Clayton Public Utility System for Maintenance - Carolina Overlook Phase 1
Presenter: Jonathan Jacobs, Assistant Town Engineer
Cover
UtilityAcceptanceResolution2022-42

f. Resolution 2022-43 to Accept Public Utilities into the Town of Clayton Public Utility System for Maintenance - Champion West
Presenter: Jonathan Jacobs, Assistant Town Engineer
Cover
UtilityAcceptanceResolution2022-43

g. Resolution 2022-44 to Accept Public Utilities into the town of Clayton Public Utility System for Maintenance - The Walk at East Village, Amenity Center
Presenter: Jonathan Jacobs, Assistant Town Engineer
Cover
UtilityFinalAcceptanceResolution2022-44

h. Resolution 2022-46 to Accept Public Utilities into the Town of Clayton Public Utility System for Maintenance - the Walk at East Village, Phase 1 and Sanitary Sewer Outfall
Presenter: Jonathan Jacobs, Assistant Town Engineer
Cover
UtilityFinalAcceptanceResolution2022-46

i. Resolution 2022-45 to Accept Streets into the Town of Clayton Street System for Maintenance - The Walk at East Village, Phase 1
Presenter: Jonathan Jacobs, Assistant Town Engineer
Cover
StreetAcceptanceResolution2022-45

j. Resolution 2022-47 to Accept Public Utilities into the Town of Clayton Public Utility System for Maintenance - The Walk at East Village, Phase 2A & 2B
Presenter: Jonathan Jacobs, Assistant Town Engineer
Cover
UtilityFinalAcceptanceResolution2022-47

POTENTIAL ACTION: Approve, Deny or Amend the Consent Agenda.

4. ADMINISTRATIVE ITEMS

a. Downtown Parking Master Lease Agreement; Resolution 2022-37
Presenter: Jim Cauley, Town Attorney; Ruth Anderson, Mayor's Downtown Parking Taskforce Member; and Patrick Pierce, Economic Development Director
Cover

Downtown Parking - Master Lease Agreement
Resolution 2022-37

POTENTIAL ACTION: Approval of the Master Lease Agreement and Resolution

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. New Employee Introductions:
Presenter: Lee Barbee, Interim Deputy Town Manager

- Allen Turnage, Electric Director

Presenter: Joshua Baird, Engineering Director

- Tim Robbins, Project Manager

Presenter: William "Bill" Simpson; Superintendent, Water Reclamation

- Michael Rately
- Ilona Williams

Employee Recognition
Presenter: William "Bill" Simpson; Superintendent, Water Reclamation

- Chad Wallace, Grade 3 Biological Certification
- Mattie Frazier - Grade 3 Biological Certification and Grade 2 Laboratory Analyst
- Michael Ratley - Grade 1 Biological Certification

b. Presentation of the Capital Area Metropolitan Planning Organization (CAMPO) Southeast Area Study Update
Presenter: Ben Howell, Planning Director
Cover
Southeast Area Study - Phase1EngagementPresentation_20220620-Clayton

POTENTIAL ACTION: Presentation.

6. PUBLIC HEARINGS

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.

a. Special Use Permit 2022-35-SUP Park Aydee Eight request to construct 26 townhome units along Dairy Road near the intersection of Barber Mill Road
Presenter: Aaron Prichard, Planner II
Cover - 2022-35-SUP
Staff Report 2022-35-SUP
Application & Owner's Consent Form 2022-35-SUP

Associated Site Plan 2022-35-SUP
Neighborhood Meeting Materials 2022-35-SUP
Staff Report Maps 2022-35-SUP
Wastewater Allocation Request 2022-35-SUP
Signed Conditions Document 2022-35-SUP

POTENTIAL ACTION: Approve the request, deny the request, or send the request back to the Technical Review Committee for additional consideration

7. OLD BUSINESS

a. Sam's Branch Wastewater Reclamation Facility (WRF) Contract Amendment

Presenter: Louis Duffie, Project Manager

Support Documents Added 7/14/2022

Cover
2022-07-11_Design Change Directive_FE
2022-07-12_ToC Closeout Proposal

POTENTIAL ACTION: Approve or Deny

8. NEW BUSINESS

a. Ordinance 2022-07-01 Amendment to Chapter 71 of the Code of Ordinances - Truck Routes

Presenter: Jonathan Jacobs, Assistant Town Engineer

Cover
Proposed Ch 71 Ordinance 2022-07-01 Amendment_71.02
Proposed Ch 71 Ordinance 2022-07-02 Amendment_71.03
Truck Route_ExecutiveTeam_Memo

POTENTIAL ACTION: Approve, Deny or Amend

9. STAFF REPORTS

a. Town Manager

b. Town Attorney

c. Town Clerk

d. Other Staff

Construction Site Safety Requirements
Presenters: Lee Barbee, Interim Deputy Town Manager and Robert Yarborough, Building Codes Supervisor

Square-to-Square Update
Presenter: Amy Shearin, Emergency Management & Special Events Coordinator

Stormwater Update
Presenter: Joshua Baird: Engineering Director

10. OTHER BUSINESS

a. **Informal Discussion & Public Comment**
   - **Individuals have 3 minutes to address the Town Council.**
   - **Groups will designate a spokesperson. Spokesperson will have 5 minutes to address the Town Council.**

b. **Council Comments**

11. CLOSED SESSION

a. **Closed session to discuss an economic development opportunity in accordance with NC GS 143-318.11 (a)(4)**
Presenter: **Rich Cappola, Interim Town Manager**

12. ADJOURNMENT

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Consent Agenda

Item Title
Approval of the Council Meeting Minutes

Presenter:
Heidi L. Holland, Deputy Town Clerk

Summary/Description
The Town Clerk office provides a record of the meeting minutes as per NC GS 143-318.10.

The Town Council is requested to review the minutes for the Town's records.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
- June 18, 2022, Regular Meeting DRAFT Minutes

Meeting Timeline
Click or tap here to enter text.

Town of Clayton
DRAFT - Regular Town Council Meeting Minutes
Tuesday, June 21, 2022, at 6:00 PM
Council Chambers
111 E Second Street, Clayton, NC

Council Present: Mayor Jody L. McLeod, Mayor Pro Tem Jason Thompson, Council Member Andria Archer, Council Member Porter Casey, Council Member Avery Everett, Council Member Michael Sims

Council Absent: None

Staff Present: Interim Town Manager Rich Cappola, Town Attorney Emily Cauley-Schulken, Deputy Town Clerk Heidi Holland, Interim Town Manager Lee Barbee, Finance Director Robert McKie, Police Chief Greg Tart, Assistant Town Engineer Jonathan Jacobs, Communication Director Nathanael Shelton, Communication & Marketing Specialist Cat White, Economic Development Director Patrick Pierce, Development Services Manager Dede Bumgarner, Procurement Contracts and MWBE Manager Shaun Mizell, Maintenance Superintendent James Blalock, Planner I Bruce Venable, Planning Director Ben Howell, Project Manager Pat Paine

1. CALL TO ORDER

a. Call to Order

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

b. Pledge of Allegiance

Mayor McLeod led the Pledge of Allegiance.

c. Invocation

Mayor McLeod provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

a. Adjustment of the Agenda

Interim Town Manager Cappola requested the following adjustments of the agenda:

- Move Item 4a to the July 18 agenda
- Move Item 7b to the July 18 agenda
- Add as Item 8c. Grant Project Ordinance Budget

- **Add as Item 9d. County RFP for Municipal Funding Requests for Water, Wastewater and Stormwater Projects**
- **Add as Item 9d, Other Staff, County RFP for Municipal Funding Requests for Water, Wastewater and Stormwater Projects**
- **Add as Item 9d, Other Staff, brief update on the CAMPO Southeast Area Study Update**

ACTION:
MOVER: Council Member Archer moved to approve the agenda as amended.
SECONDER: Council Member Everett
VOTE: Unanimous

3. CONSENT AGENDA

a. Minutes:
- **May 16, 2022, Regular DRAFT Minutes**
- **June 6, 2022, Closed Session DRAFT Minutes**
- **June 6, 2022, Work Session DRAFT Minutes**
- **June 6, 2022, Regular DRAFT Minutes**

b. Ordinance 2022-06-04 Amendment to Chapter 75 of the Code of Ordinances; S Fayetteville Street
***Presenter*: Jonathan Jacobs, Assistant Town Engineer**

c. Ordinance 2022-06-05 Amendment to Chapter 74 of the Code of Ordinances to the Town of Clayton; E. Horne Street Parking
***Presenter:* Jonathan Jacobs, Assistant Town Engineer**

d. Ordinance 2022-06-09 Amendment to Chapter 74 of the Code of Ordinances to the Town of Clayton; South Connector Parking
***Presenter*: Jonathan Jacobs, Assistant Town Engineer**

e. Resolution 2022-36 to Accept Streets into the Town of Clayton Street System for Maintenance - Riverwood Athletic Club (RWAC) Street Acceptance Tract B5
***Presenter*: Jonathan Jacobs, Assistant Town Engineer**

f. Resolution 2022-35 Directing the Clerk to Investigate a Petition for Annexation 2022-79-ANX O'Neil Overlook, located near N O'Neil Street and Oakdale Avenue
***Presenter*: Bruce Venable, Planner I**

g. Proclamation for National Summer Learning Week
***Presenter*: Joy Garretson, Library Director**

ACTION:
MOVER: Council Member Casey moved to approve the consent agenda as presented.
SECONDER: Council Member Everett
VOTE: Unanimous

4. ADMINISTRATIVE ITEMS

a. **Downtown Parking Master Lease Agreement; Resolution 2022-37**
Presenter: **Jim Cauley, Town Attorney; Ruther Anderson, Mayor's Downtown Parking Taskforce Member; and Patrick Pierce, Economic Development Director**

This item was moved to the July 18, 2022, council meeting.

b. **Downtown Development Advisory (DDA) Board Recommendations**
Presenter: **Patrick Pierce, Economic Development Director**

Mr. Pierce stated there were four vacancies all with terms expiring June 30, 2025. Five applicants applied for these positions. Mr. Pierce shared the recommendations and stated the one applicant not for the board will participate in a committee. The recommendations are:

- **Erin Belcher**
- **John David Millican**
- **Greg Adamson**
- **Katie Spalding**

ACTION:
MOVER: Council Member Casey moved to approve the presented recommendations.
SECONDER: Council Member Archer
VOTE: Unanimous

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. **Presentation of Lifesaving Award**
Presenter: **Jody McLeod, Mayor**

Mayor McLeod stated Town of Clayton employee Christian Holder, performed the Heimlich Maneuver that saved another employee's life. He presented Mr. Holder with a Lifesaving Award certificate and thanked him for his heroism.

b. **New Employee Introductions:**
Presenter: **Dede Bumgarner, Development Services Manager**

- **Love Ott, Land Development Specialist**

Presenter: **Jonathan Jacobs, Assistant Town Engineer**

- **Brian Spear, Construction Project Administrator**

Presenter: **Shaun Mizell, Procurement Contracts and MWBE Manager**

- **Kristie Germano, Warehouse Supervisor**
- **Derryel Anderson, Procurement Technician**
- **Tommy Davis, Warehouse Coordinator**

Introduction of Interns:
Presenter: **Nathanael Shelton, Communication Director**

- **Jada Smith, Communication Intern**

- **Daniel Bizzell, Visual Communication Intern**

Introduction of Interim Clayton Center Director:
***Presenter*: Dolores Gill, Deputy Town Manager**
- **Steven Langston**

Employee Recognition
***Presenter:* James Blalock, Maintenance Superintendent (Water Resources)**
- **Kyle Brady (Grade 1 Collections Certification Exam)**
- **Christian Holder (Grade 1 Collections Certification Exam)**
- **Jake Kyer (Grade 4 Collections Certification Exam)**
- **Chris Snead (Grade B Water Certification Exam) *This is a state recognized certification for the North Carolina Water Treatment Facility Operators Board of Certification.***

Ms. Bumgarner stated they are now fully staffed. She introduced Ms. Ott as the new Development Services Manager. Council thanked and welcomed her.

Mr. Jacobs introduced Mr. Spear, new Construction Project Administrator. This completes the Engineering Department. Mr. Spear stated he is happy to be here.

Mr. Mizell stated over the past year, he has been able to realign staff to make the procurement team more proficient. He introduced Kristie Germano as the new Warehouse Supervisor, Derryel Anderson as the Procurement Technician and Tommy Davis as the Warehouse Coordinator. He shared the new procedures of the warehouse.

Ms. White introduced the summer interns, Jada Smith and Daniel Bizzell, and stated they have really grown in the short time since they have been here.

Mr. Cappola introduced Mr. Langston and stated he has graciously stepped into the position as Interim Clayton Center Director. Mr. Langston stated the Clayton Center is truly excited and they have a great staff.

Mr. Blalock spoke of Christian Holder and his lifesaving effort. He spoke on staff that received their certifications, Kyle Brady, Christian Holder, Jake Kyer and Chris Snead.

Mayor and Council welcomed everyone and commended staff on their achievements.

6. PUBLIC HEARINGS

a. Rezoning Request 2022-54-RZ Meridian Center located at 935 Shotwell Road
***Presenter*: Bruce Venable, Planner I**

Mr. Venable stated this request is to rezone from I-1 to O-1. The property is 6.63 acres and is located along 935 Shotwell Road in between HWY 70

Business and Old Highway 70. This request is consistent and compatible with Comp Plan 2045. Planning Board recommended approval as well as staff.

Considerations for this request include:
• Approval of the rezoning would allow any permitted use within the O-I Zoning District to be constructed on the site. Town Council should consider all potential uses of the site when considering the rezoning.
• Before taking action on a rezoning, the Town Council shall consider the recommendations of the Planning Board and Planning Staff.
• The Town Council may approve the rezoning, deny the rezoning, or send the rezoning back to the Planning Board for additional consideration.
• Concurrently with adopting, denying, or remanding any rezoning, 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 within the public interest.

Provided was a provided statement of consistency and reasonableness.

This was noted as a public hearing. Mayor McLeod opened the floor for any public comment.

Attorney Bob Spence spoke and stated he is speaking on behalf of the applicant who is trying to rezone this land to be consistent with new UDO.

With no one wishing to speak, this public hearing was closed and turned over to council for deliberation.

ACTION:
MOVER: Council Member Archer moved to approve 2022-54-RZ Meridian Center with the statement of consistency and reasonableness.
SECONDER: Council Member Everett
VOTE: Unanimous

7. OLD BUSINESS

a. Fiscal Year 2022-2023 Town of Clayton Budget Ordinance 2022-06-02 and Comprehensive List of Fees and Charges 2022-06-01.
Presenter: Robert McKie, Finance Director

Mr. Cappola provided an update on this item . He stated it has been asked from citizens where are the increases coming from, he provided on an overview of cost increases to the Town. He asked the Procurement Department to review recent invoices to tell the story of how we got where we are today. He discussed the increases across the departments in regard to utilities and supplies.

He stated growth is a factor as well. He stated year after year statistics show

the tremendous growth in Clayton, we are looking at growth of 5 people per day which is significant. This growth has outpaced the cost of items going up. Additionally, it was asked what an Ad Valorem Adjustment would look like. He stated that a penny rate increase would bring in approximately $283,000 of revenue, 2 penny increase would generate $566,812 and a 3 penny increase would generate $850,218 of revenue. A 2 cent increase would allow the Town to balance the budget.

Council Member Sims asked if Mr. Cappola knows what the house tax median is. Mr. McKie stated he does not have that, the number on the footnote is information received off of Zillow. He has reached out to the County but does not have that information yet. As soon as it is available he will provide it.

Council Member Casey asked when was last time Johnston County did an assessment, Mr. McKie stated the next reevaluation would be in 2025, effective for our FY 2026. The last one was completed in 2019. Council Member Sims asked when was the last time a tax increase went into effect, Mr. McKie stated 3 or 4 years ago, it was $0.55/.56 and was increased to $0.58. Council Member Casey stated regarding electric rate increase, he asked what year did we actually decrease those rates, Mr. McKie stated back in 2014/2015 was a rate reduction to the Town. Since that time, we have not had any rate increases.

Council Member Archer stated these are hard decisions to make and everyone worries how this effects our neighbors. She stated she sees no way around the rate increases. Utility rates need to cover its own expenses. Council Member Archer discussed System Development fees, she stated those fees are available on the Town's website at Town of Clayton Development Fees. She stated she has evaluated the information that was given and takes full responsibility for her decision. She stated to maintain the quality of Clayton, she feels there should be a 2 cent tax increase to get Clayton where it needs to be.

Council Member Casey stated he understands the frustration and everywhere you go there are increases. This ultimately goes back to everything increasing right now. He stated the Town is effected by these increases as well. He stated he feels there is a lot of misinformation out there. We have to do this for the Town's sustainability. Council Member Sims stated at the end of the day, this is a decision that is called a "Have To" if we want to continue to operate. He urged citizens to always reach out to him with any concerns and he would welcome a discussion.

Mayor Pro Tem Thompson stated the rate increase is an absolute must, there is no way around this. We get great value for what we pay for while still only paying for what we need. He asked what is it that our citizens are willing to do without if there is not a tax increase? He stated he does not like the tax increase but would rather ask a little now than to sticker shock somewhere down the line.

Mayor McLeod stated this Council has done a tremendous giving their time, additional meetings, studying information and they have turned this budget

inside out. Historically when the Town has asked for a rate increase its because they have needed it. He stated he hears everyone's concerns. He stated if this Council continues on the path they are, and if there is an opportunity to reduce utility rates, they will. But this year, what is required is an increase. He stated he is proud of this Council for doing their homework in regard to this budget.

ACTION:
MOVER: Council Member Archer moved to approve Ordinance 2022-06-01 for Comprehensive List of Fees and Charges for FY 2022-2023
SECONDER: Council Member Sims
VOTE: Unanimous

ACTION:
MOVER: Council Member Archer moved to approve Fiscal Year 2022-2023 Town of Clayton Budget Ordinance 2022-06-02
SECONDER: Council Member Everett
VOTE: Unanimous

b. Sam's Branch Wastewater Reclamation Facility (WRF) Contract Amendment
Presenter: Louis Duffie, Project Manager

This item was moved to the July 18, 2022, council meeting.

8. NEW BUSINESS

a. Amendment to the following Capital Project Budget Ordinances:
- Ordinance 2022-06-07 for 616 - 2021 GO Bonds Park Projects
- Ordinance 2022-06-08 for 641 - Sam's Branch Water Reclamation Facility

Presenter: Robert McKie, Finance Director

Mr. McKie stated these are two year end closeout budget amendments related to a couple capital project budget ordinances. This is a year end housekeeping item. The first one, Fund 641 (Sam's Branch WRF), realigns the construction budget with professional services.

The second budget amendment is for the GO Bonds Park Projects that were recently issued. There were higher closing fees than anticipated which calls for an expense realignment.

ACTION:
MOVER: Mayor Pro Tem Thompson moved to approve Ordinance 2022-06-07
SECONDER: Council Member Archer
VOTE: Unanimous

ACTION:
MOVER: Mayor Pro Tem Thompson moved to approve Ordinance 2022-06-08

SECONDER: Council Member Everett
VOTE: Unanimous

b. Planning Department Small Area Plans Budget Ordinance 2022-06-10 Amendment
***Presenter*: Ben Howell, Planning Director**

Mr. Howell provided a quick update on small area plans. He stated the 2045 Comprehensive Growth Plan recommended development of several small area plans as near- and mid-term action items.

- **US 70/NC 42 W**
- **Update of Downtown Master Plan**
- **US 70 Business/NC 42 E**
- **US 70 Business Western Gateway**

Based on Council direction, staff has finalized the selection of consultants for the first two of these Small Area Plans:

- **An Update of the 2010 Downtown Master Plan**
- **A Small Area Plan for the US 70/NC 42 interchange and surrounding area**

For the Downtown Master Plan Update, The McAdams Teams was selected by staff after a review of qualifications and an interview process. The timeline for this project is 6 to 8 months. The project area is bordered by US 70 Business, NC 42 E. Front St intersection, Stallings Street and Stallings/Main Street intersection.

The Major Scope Tasks include:

- **Review of existing Plans and Ordinances**
- **Review of existing infrastructure and planned infrastructure projects in downtown area**
- **Public Engagement – 3 Public workshops, 3 Stakeholder Workshops, Online Survey**
- **Recommendation of language for Downtown Overlay Zoning District**
- **Transportation, Market and Architectural Analysis and Recommendations**

Project cost is: $165,000.

The next plan, the Future I-42/NC 42 Small Area Plan, the LS3P Team was selected by staff after a review of qualifications and an interview process. The project area for this plan is the area generally bordered by Amelia Church Road, Winston Road, Cornwallis Road and Barber Mill/Jack Road.

The scope is divided into four Phases:

- **Phase 1 – Review: Review of existing plans/ordinances, Data collection, Community/Stakeholder Listening Session, Development of Plan Objectives**
- **Phase 2 – Assessment: General assessment of study area (existing/planned developments, regulatory framework, area character,**

constraints), Traffic Study, Market Study, Opportunity Identification, Community/Stakeholder Vision Workshop

- Phase 3 – Empower: Development of Plan Options, Concepts for Mobility and Infrastructure, Land Use and Public Realm, Regulatory Testing, Community/Stakeholder Master Plan Workshop
- Phase 4 – Implement: Development of draft Small Area Plan, Community/Stakeholder Workshop to present draft Plan

Project cost is $175,000.

Council Member Archer stated she is excited to see two plans come through. This has been talked about for a while and these are key areas for this town and a good opportunity to steer quality development.

ACTION:
MOVER: Council Member Casey moved to approve Ordinance 2022-06-10
SECONDER: Council Member Sims
VOTE: Unanimous

c. Grant Project Ordinance Budget #2022-06-11
Presenter: Robert McKie, Finance Director

Mr. McKie stated this request is for approval on a grant project budget ordinance related to the American Rescue Plan Act (ARPA). The town will receive approximately $7.9 million of ARPA funds as a non-entitlement unit. The town already received a little under $4 million. This grant project budget will result in creation of a special revenue fund and would allow the town to utilize these funds for salaries and wages.

ACTION:
MOVER: Council Member Archer moved to approve Ordinance 2022-06-10
SECONDER: Mayor Pro Tem Thompson
VOTE: Unanimous

9. STAFF REPORTS

a. Town Manager

Mr. Cappola thanked Mr. McKie and staff for all of their hard work and sacrifices during this budget process.

He provided an update on the water reclamation facility. We are moving forward with finalizing the bid set of drawing for the plan to be posted in late July. There will be a pre-qualification process for all contractors involved in this project, that should be posted on the town's website in the next day or so and hit the state's IPS website by the end of the week.

b. Town Attorney

No report.

c. Town Clerk

No report.

d. Other Staff

Planning and Engineering Review Process Update
Presenter: Ben Howell, Planning Director

CAMPO Southeast Area Study Update
Presenter: Ben Howell, Planning Director

Mr. Howell stated CAMPO is updating the 2017 Southeast Area Study. This study will look at land use and transportation recommendations. The study will be used to inform future long-range transportation plans. The public engagement period will open up after July 4 and staff is working to have CAMPO staff at the July 18th meeting.

Planning and Engineering Review Process Update
Presenter: Ben Howell, Planning Director

Mr. Howell provided an update on the Development Review Process. Planning and Engineering spent the last several months reviewing current development review processes and discussing potential changes. They also reviewed feedback received from the Chamber's Development Stakeholder group. These are effective July 1st and align with tonight's adopted comprehensive fees.

New/Updated Processes

- Rolling Submittals will be accepted any business day
- Opportunity to do Concurrent/Combined Submittals (combined site plan and construction drawings)
- New/Revised Applications and Checklists

Revised Review Timelines for most applications will have 30 business days for first review, 15 business days for subsequent reviews. There are a few applications that will have quicker review periods of 15 business days and some simple applications such as zoning permits will be five business days. Other process improvements include continuing to require pre-application meetings, staff will hold internal Technical Review Committee meetings twice a month and offer 3 Technical Review Committee meetings for applicants.

Another one is trying to get development case management software to help with workflow. Goal is to become completely paperless by this fall.

Council Member Sims stated this is all outstanding. He stated he would like to focus on Customer Experience, that is something would continue to be worked on. Mayor Pro Tem Thompson stated this is a big step towards maximizing our

efficiency. This is good for the town as well as the Development community.

County RFP for Municipal Funding
Presenter: Pat Pierce
Mr. Pierce spoke on ARPA funding. The county has received funding and they have $5.5 million dollars they are making available to the 11 municipalities in Johnston County, these funds will be used for stormwater or sewer projects. He stated he has been working on some projects, he shared the qualifications and requirements. He stated all proposals need to be in by June 30. Project awards will be by September 19. He listed the projects he has been working on to include:

- Clean up of the interconnect meters with the county
- Realign the sewer on Lombard Street
- Stormwater project (N. Church Street culvert) and
- HWY 70 water line extension

10. OTHER BUSINESS

a. Informal Discussion & Public Comment
- Individuals have 3 minutes to address the Town Council.
- Groups will designate a spokesperson. Spokesperson will have 5 minutes to address the Town Council.

No one spoke.

b. Council Comments

11. CLOSED SESSION

a. Closed Session to Discuss Economic Development NCGS 143-318.11(a)(4)
Presenter: Rich Cappola, Interim Town Manager

ACTION:
MOVER: Council Member Sims moved to go into closed session at 7:55 p.m.
SECONDER: Council Member Casey
VOTE: Unanimous

ACTION:
MOVER: Mayor Pro Tem Thompson moved to return to open session at 9:07 p.m.
SECONDER: Council Member Archer
VOTE: Unanimous

12. ADJOURNMENT

a. Motion to Adjourn

ACTION:
MOVER: Mayor Pro Tem Thompson moved to adjourn at 9:08 p.m.
SECONDER: Council Member Sims

VOTE: **Unanimous**

DRAFT

Town Council Agenda Cover Sheet

Meeting Date
June 21, 2022

Agenda Location
Consent Agenda

Item Title
Resolution Directing the Clerk to Investigate a Petition for Sufficiency

Presenter:
Bruce Venable - Planner I

Summary/Description

Applicant is seeking to annex +- 15.5 Acres real property into the town limits of Clayton. Current zoning is Single-Family Residential (R-8). This Resolution is to allow Town Council to direct the Town Clerk to Investigate this annexation petition for sufficiency.

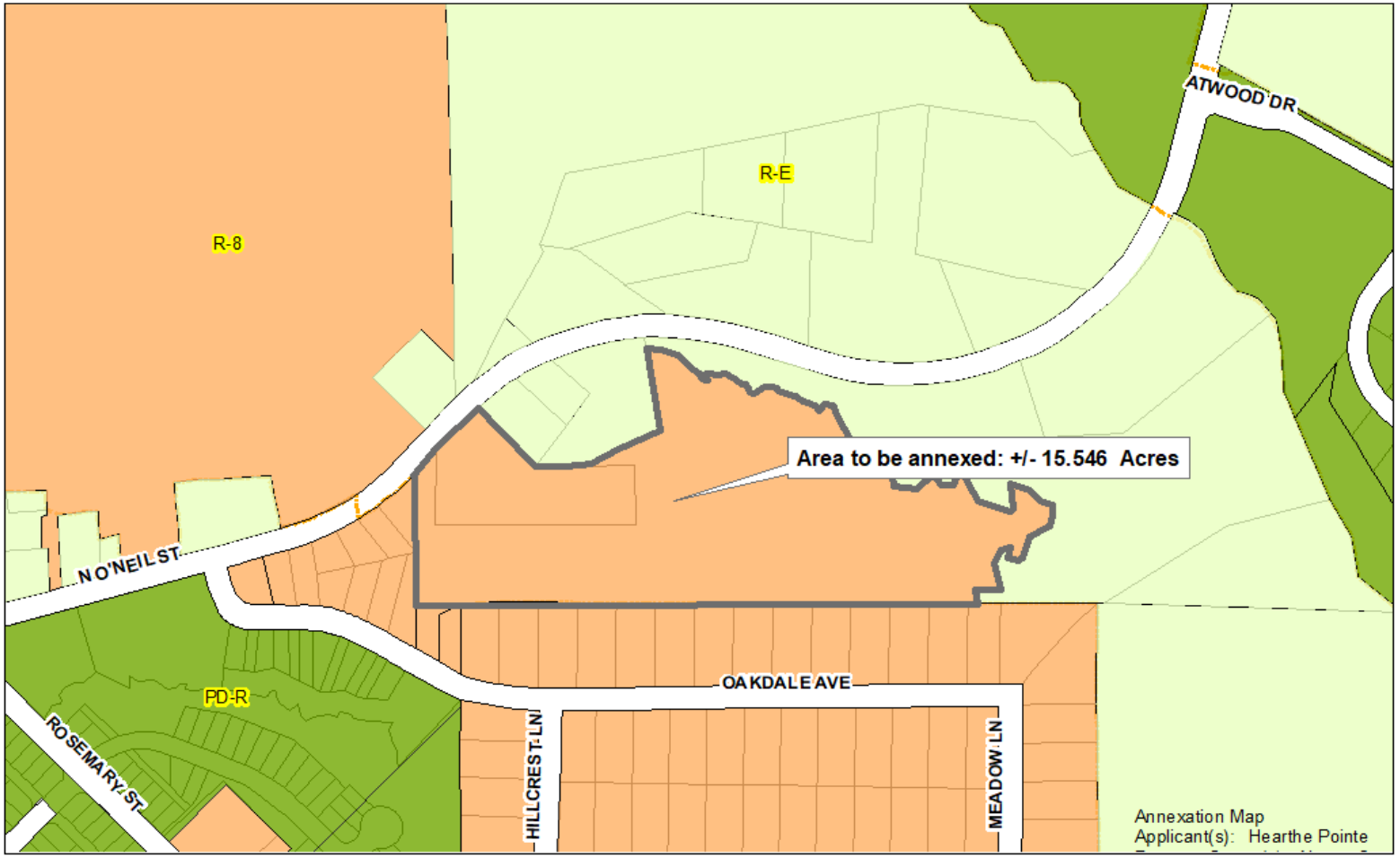
Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet

Meeting Timeline
Click or tap here to enter text.



2022-79-ANX O'Neil Overlook

Applicant(s):	O'Neil Overlook LLC
Property Owner(s):	J & B Real Estate Consultants LLC
Parcel Numbers(s):	05H02199I, 05H02207W
File Number(s):	2022-79-ANX O'NEIL OVERLOOK

Produced by: TOC Planning
June 7 2022

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0 155 310 620
Feet

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

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

PETTITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of 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 due by 5pm on the first working day of each month.

REQUEST INFORMATION

☒ **Contiguous Annexation** ☐ **Non-Contiguous Annexation**

The following items must accompany an annexation petition:

To be completed by the applicant:	Included?	
	Yes	No
1. Petition for Annexation with original signatures	☑	☐
2. A boundary plat of the area to be annexed meeting requirements of the Plat Checklist (included in this application packet).	☑	☐
3. Legal Description (metes and bounds)	☑	☐

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 – PROPERTY INFORMATION
COMPLETE IF A LIMITED LIABILITY COMPANY:

Submittal Date: May 26, 2022 **Petition No.:** 2022-79-ANX

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 X 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: 17.42 acres
   Existing housing units: 0
   Population of acreage to be annexed: 0
   Existing Zoning District*: R-8
   Proposed Town Zoning District*: n/a Fire District: Claytex
   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 below and attach proof.)

In witness whereof, O'Neil Overlook, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 19 day of May, 2022.

Name of Limited Liability Company: O'Neil Overlook, LLC

By: _____
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Rebecca L. Mountz, a Notary Public for the above State and County, this 19 day of, May, 2022.

Rebecca L. Mountz
Notary Public

SEAL



My Commission Expires: 10-13-2026

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 or 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.	The following certification must be placed on the map near a border to allow the map to be sealed: 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, _____. Day/Month/Year _____ Planning Director Signature
14.	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.

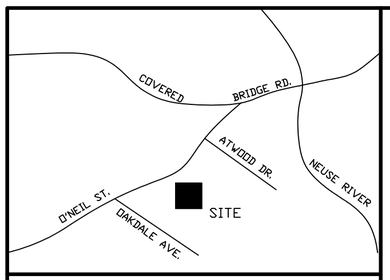
DB 5748 Pg 448 Legal Description

Beginning at an Iron Pipe Found having GPS NAD 83/2011 coordinates of Northing 695389.1073 and Easting of 2163633.9465, being the Southwest corner of DB 5748 Pg 448 and the Northwest corner of Lot 1 Rolling Woods Subdivision as found in PB 12 Pg 29 said point being the **Point of Beginning**; Thence N01°16'14"W a distance of 134.25' to an iron pipe found; Thence N01°32'29"W a distance of 206.33' to an iron pipe found; Thence N44°56'28"E a distance of 0.54' to an iron pipe found; Thence N42°53'11"E a distance of 97.74' to an iron pipe found; Thence S01°02'16"W a distance of 201.68' to an iron pipe found; Thence S89°46'00"E a distance of 503.11' to an iron pipe found; Thence N00°01'17"W a distance of 149.68' to an iron pipe found; Thence N89°38'48"W a distance of 136.25' to an iron pipe found; Thence N72°29'26"E a distance of 43.81' to an iron pipe found; Thence N62°20'57"E a distance of 151.30' to an iron pipe found; Thence N69°48'46"E a distance of 35.40' to an iron pipe found; Thence N10°06'00"W a distance of 217.34' to an iron pipe found; Thence Southeast along the centerline of a branch S82°24'13"E a distance of 15.13' to a point; Thence S82°46'35"E a distance of 19.04' to a point; Thence S73°34'28"E a distance of 23.40' to a point; Thence S76°45'09"E a distance of 5.92' to a point; Thence S71°24'17"E a distance of 20.21' to a point; Thence S43°51'56"E a distance of 29.90' to a point; Thence S51°01'57"E a distance of 28.22' to a point; Thence S59°50'16"E a distance of 15.63' to a point; Thence S24°30'59"E a distance of 11.73' to a point; Thence S56°08'06"E a distance of 12.20' to a point; Thence N82°03'03"E a distance of 6.07' to a point; Thence N23°42'53"W a distance of 8.93' to a point; Thence N01°58'09"E a distance of 7.63' to a point; Thence N82°04'23"E a distance of 11.49' to a point; Thence S69°36'34"E a distance of 15.56' to a point; Thence N84°05'34"E a distance of 20.77' to a point; Thence S69°39'37"E a distance of 15.34' to a point; Thence S62°58'36"E a distance of 12.33' to a point; Thence S44°32'18"E a distance of 21.51' to a point; Thence S88°00'09"E a distance of 11.46' to a point; Thence S38°31'51"E a distance of 11.90' to a point; Thence S19°36'14"E a distance of 13.48' to a point; Thence S84°09'43"E a distance of 10.08' to a point; Thence N61°05'04"E a distance of 31.40' to a point; Thence N83°28'47"E a distance of 16.83' to a point; Thence S74°29'03"E a distance of 14.75' to a point; Thence S34°30'27"E a distance of 9.12' to a point; Thence S67°36'29"E a distance of 20.40' to a point; Thence S74°49'39"E a distance of 23.93' to a point; Thence S56°57'27"E a distance of 23.97' to a point; Thence S72°51'13"E a distance of 21.81' to a point; Thence S56°22'35"E a distance of 11.28' to a point; Thence S45°44'03"E a distance of 15.93' to a point; Thence N46°53'31"E a distance of 8.67' to a point; Thence N15°58'58"E a distance of 8.06' to a point; Thence N52°37'23"E a distance of 7.74' to a point; Thence S73°52'11"E a distance of 22.99' to a point; Thence S21°59'07"E a distance of 31.07' to a point; Thence S27°30'09"E a distance of 66.34' to a point; Thence S60°08'20"E a distance of 26.14' to a point; Thence S09°02'40"E a distance of 35.69' to a point; Thence S52°37'25"E a distance of 27.36' to a point; Thence S76°14'38"E a distance of 43.95' to a point; Thence S42°55'45"E a distance of 23.31' to a point; Thence S05°29'52"E a distance of 33.14' to a point; Thence S82°37'30"E a distance of 58.01' to a point; Thence N46°32'36"E a distance of 59.78' to a point; Thence S37°59'24"E a distance of 37.02' to a point; Thence N89°43'46"E a distance of 27.53' to a point; Thence N22°21'37"E a distance of 48.39' to a point; Thence S29°55'37"E a distance of 30.15' to a point; Thence S28°06'17"E a distance of 43.97' to a point; Thence S25°42'07"E a distance of 23.59' to a point; Thence S69°36'34"E a distance of 45.83' to a point; Thence S71°47'18"E a distance of 42.75' to a point; Thence N35°42'21"E a distance of 9.77' to a point; Thence N05°56'34"W a distance of 69.35' to a point; Thence S69°51'39"E a distance of 53.12' to a point; Thence S42°32'06"E a distance of 39.09' to a point; Thence S68°01'24"E a distance of 33.59' to a point;

Thence S02°08'17"E a distance of 27.23' to a point; Thence S14°21'04"W a distance of 27.95' to a point; Thence S62°27'58"W a distance of 27.94' to a point; Thence S60°57'31"W a distance of 30.45' to a point; Thence S16°57'10"W a distance of 36.42' to a point; Thence S21°20'52"W a distance of 20.24' to a point; Thence S48°20'51"W a distance of 19.85' to a point; Thence N68°57'29"W a distance of 30.91' to a point; Thence N21°38'55"E a distance of 32.17' to a point; Thence S69°43'19"W a distance of 20.08' to a point; Thence S35°16'41"W a distance of 41.27' to a point; Thence S10°33'20"E a distance of 47.99' to a point; Thence S26°18'23"E a distance of 25.77' to a point; Thence S80°17'51"W a distance of 20.64' to a point; Thence S88°21'39"W a distance of 44.06' to a point; Thence S00°08'52"E a distance of 31.76' to an Iron Pipe Found along the northern property line of said Rolling Wood Subdivision; Thence S89°59'31"W a distance of 1437.42' to an iron pipe found; which is the point of beginning, containing 13.3096 Acres as found in DB 5748 Pg 448.

DB 5388 Pg 816 Legal Description

Commencing at an Iron Pipe Found having GPS NAD 83/2011 coordinates of Northing 695389.1073 and Easting of 2163633.9465; thence N01°16'14"W a distance of 134.25' to an iron pipe found; thence N01°32'29"W a distance of 206.33' to an iron pipe found; thence N44°56'28"E a distance of 0.54' to an iron pipe found; thence N42°53'11"E a distance of 97.74' to an iron pipe found; said point being the **Point of Beginning**; thence N42°53'11"E a distance of 38.10' to an iron pipe found; thence N42°53'11"E a distance of 49.84' to an iron pipe found; thence with a curve turning to the right with an arc length of 56.37', with a radius of690.00', with a chord bearing of N45°13'36"E, with a chord length of 56.35', to an iron pipe found; thence S43°40'06"E a distance of 216.50' to an iron pipe found; thence S89°38'48"E a distance of 113.81' to an iron pipe found; thence S89°38'48"E a distance of 136.25' to an iron pipe found; thence S00°01'17"E a distance of 149.68' to an iron pipe found; thence N89°46'00"W a distance of 503.11' to an iron pipe found; thence N01°02'16"E a distance of 201.68' to an iron pipe found; which is the point of beginning containing 2.237 Acres as found in DB 5388 Pg 816.



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS TO _____ AND SEWER LINES TO THE TOWN OF CLAYTON, AND ALL WATER LINES TO THE TOWN OF CLAYTON.

_____ _____
DATE OWNER

_____ _____
DATE OWNER

ANNEXATION #_____

I, _____, PLANNING DIRCECTOR, CLAYTON, NORTH CAROLINA CERTIFY THIS IS A TRUE AND EXACT MAP OF ANEXATION ADOPTED THE _____ DAY OF_____, _____, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL TO THE TOWN OF CLAYTON, _____

_____ _____
DATE PLANNING DIRECTOR
TOWN OF CLAYTON, N.C.

NOTES:

1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
2) AREAS COMPUTED BY COORDINATE METHOD.
3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) NO HORIZONTAL CONTROL WAS FOUND WITHIN 2000 FEET OF THIS SURVEY.
6) PARENT TRACT PIN: 166910-45-4651
7) PARENT TRACT DEED: DB 5748 PG 448
8) PARENT TRACT PN: 05H02207W
9) GRID TIE BY GPS.
10) ZONING: R-8
11) PROPERTIES ARE LOCATED WITHIN TOWN ETJ
12) ALL RESOURCE CONSERVATION AREAS ARE WITHIN THE RIPARIAN BUFFER

REFERENCES:

DB 5748 PG 448	PB 71 PG 87
DB 5388 PG 816	PB 82 PG 203
DB 4391 PG 416	PB 43 PG 333
DB 5925 PG 346	PB 73 PG 404
DB 5638 PG 412	PB 12 PG 29
DB 5337 PG 727	PB 91 PG 391
DB 4448 PG 320	PB 93 PG 147
DB 1879 PG 51	
DB 4969 PG 742	
DB 1307 PG 563	

SITE DATA TABLE

PN 05H02207W.....579757 SF 13.309 AC
PN 05H02199I.....97458 SF 2.237 AC

LOT STANDARDS FOR R-8 ZONING

MIN. LOT AREA.....8000 SF
MIN. LOT WIDTH.....60 FEET
MAX. LOT COVERAGE %.....35%
MAX. IMPERVIOUS SURFACE %.....55%

BUILDING SETBACKS FOR R-8 ZONING

FRONT.....25 FEET
SIDE INTERIOR.....10 FEET
SIDE STREET.....15 FEET
REAR.....25 FEET

THIS SURVEY:

☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

■ **C. IS ONE OF THE FOLLOWING:**

1) 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.

2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.

3) IS A CONTROL SURVEY

4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.

☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

04-22-22 _____
DATE SURVEYOR

PROPERTY SHOWN HEREON_____ IS __XXXX__ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720166900 K
EFFECTIVE DATE: JUNE 20, 2018

04-22-22 _____
DATE SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

04-22-22 _____
DATE SURVEYOR

STATE OF NORTH CAROLINA, __JOHNSTON__ COUNTY

I, CURK T. LANE , DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5748 , PAGE 448 , ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5748 , PAGE 448 ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+ ; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE)USING RTK RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 22nd DAY OF APRIL , A.D. 2022

_____
SURVEYOR

L - 3990
LICENSE NUMBER

REVIEW OFFICER'S CERTIFICATE

I, _____ REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____
DATE REVIEW OFFICER

LEGEND

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

ANNEXATION MAP FOR THE TOWN OF CLAYTON
FOR

J & B REAL ESTATE CONSULTANTS, LLC

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
APRIL 22, 2022
SHEET 1 OF 2

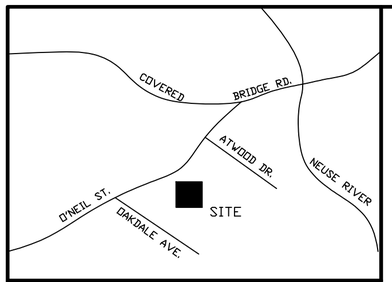
OWNER: J & B REAL ESTATE CONSULTANTS, LLC
328 E MAIN STREET
CLAYTON, NC 27520

SURVEYED BY:	FERNANDO
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	ANNEX.DWG
SURVEY DATE:	3/5/2020
JOB NO.	522.041

TRUE LINE SURVEYING, P.C.

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

C-1859



VICINITY MAP (NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S82°24'13"E	15.13'
L2	S82°46'35"E	19.04'
L3	S73°34'28"E	23.40'
L4	S76°45'09"E	5.92'
L5	S71°24'17"E	20.21'
L6	S43°51'56"E	29.90'
L7	S51°01'57"E	28.22'
L8	S59°50'16"E	15.63'
L9	S24°30'59"E	11.73'
L10	S56°08'06"E	12.20'
L11	N82°03'03"E	6.07'
L12	N23°42'53"W	8.93'
L13	N01°58'09"E	7.63'
L14	N82°04'23"E	11.49'
L15	S69°36'34"E	15.56'
L16	N84°05'34"E	20.77'
L17	S69°39'37"E	15.34'
L18	S62°58'36"E	12.33'
L19	S44°32'18"E	21.51'
L20	S88°00'09"E	11.46'
L21	S38°31'51"E	11.90'
L22	S19°36'14"E	13.48'
L23	S84°09'43"E	10.08'
L24	N61°05'04"E	31.40'
L25	N83°28'47"E	16.83'
L26	S74°29'03"E	14.75'

LINE	BEARING	DISTANCE
L27	S34°30'27"E	9.12'
L28	S67°36'29"E	20.40'
L29	S74°49'39"E	23.93'
L30	S56°57'27"E	23.97'
L31	S72°51'13"E	21.81'
L32	S56°22'35"E	11.28'
L33	S45°44'03"E	15.93'
L34	N46°53'31"E	8.67'
L35	N15°58'58"E	8.06'
L36	N52°37'23"E	7.74'
L37	S73°52'11"E	22.99'
L38	S21°59'07"E	31.07'
L39	S27°30'09"E	66.34'
L40	S60°08'20"E	26.14'
L41	S09°02'40"E	35.69'
L42	S52°37'25"E	27.36'
L43	S76°14'38"E	43.95'
L44	S42°55'45"E	23.31'
L45	S05°29'52"E	33.14'
L46	S82°37'30"E	58.01'
L47	N46°32'36"E	59.78'
L48	S37°59'24"E	37.02'
L49	N89°43'46"E	27.53'
L50	N22°21'37"E	48.39'
L51	S29°55'37"E	30.15'
L52	S28°06'17"E	43.97'

LINE	BEARING	DISTANCE
L53	S25°42'07"E	23.59'
L54	S69°36'34"E	45.83'
L55	S71°47'18"E	42.75'
L56	N35°42'21"E	9.77'
L57	N05°56'34"W	69.35'
L58	S69°51'39"E	53.12'
L59	S42°32'06"E	39.09'
L60	S68°01'24"E	33.59'
L61	S02°08'17"E	27.23'
L62	S14°21'04"W	27.95'
L63	S62°27'58"W	27.94'
L64	S60°57'31"W	30.45'
L65	S16°57'10"W	36.42'
L66	S21°20'52"W	20.24'
L67	S48°20'51"W	19.85'
L68	N68°57'29"W	30.91'
L69	N21°38'55"E	32.17'
L70	S69°43'19"W	20.08'
L71	S35°16'41"W	41.27'
L72	S10°33'20"E	47.99'
L73	S26°18'23"E	25.77'
L74	S80°17'51"W	20.64'
L75	S88°21'39"W	44.06'
L76	S00°08'52"E	31.76'
L77	N64°39'21"W	10.56'
L78	N21°16'14"W	2.85'

LINE	BEARING	DISTANCE
L79	N00°10'45"E	28.50'
L80	N19°34'46"W	52.91'
L81	N27°32'45"W	25.12'
L82	N27°20'42"W	64.92'
L83	N19°33'10"W	66.44'
L84	N22°20'26"W	41.28'
L85	N02°12'14"W	115.13'
L86	N08°58'57"W	40.71'
L87	N18°41'08"W	39.49'
L88	N39°39'41"W	25.56'
L89	S69°48'46"W	35.40'
L90	S62°20'57"W	151.30'
L91	S72°29'26"W	43.81'
L92	S35°11'38"W	100.09'
L93	S46°44'41"E	129.50'
L94	S42°53'11"W	97.74'
L95	S44°56'28"W	0.54'
L101	S 10°06'00" E	27.93'
L102	S42°53'11"W	49.84'
L103	S42°53'11"W	38.10'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	740.00'	520.85'	510.17'	S86°24'29"W
C2	690.00'	235.85'	234.71'	N83°13'13"W
C3	690.00'	246.10'	244.79'	S76°46'11"W
C4	690.00'	56.37'	56.35'	S45°13'36"W

NOTE: C1–C3 ARE TIE LINES ONLY

NOTE: CL CREEK ANNOTATIONS ARE IN SEQUENCE. SOME ANNOTATIONS ARE HIDDEN TO AVOID CLUSTER.

NOTE: NO POINTS SET IN CREEK UNLESS OTHERWISE NOTED.

NC GRID NORTH NAD83/2011

N/F
FOFO F. KABASELE
JOYCE R. KABASELE
DB 4391 PG 416
PN 05E990180

N/F
FOFO F. KABASELE
JOYCE R. KABASELE
DB 4391 PG 416
PN 05E99018L

N/F
J & B REAL ESTATE CONSULTANTS, LLC
DB 5925 PG 346
PN 05H02206D

N/F
J & B REAL ESTATE CONSULTANTS, LLC
DB 5388 PG 816
PN 05H02199I
97458 SF
2.237 AC

N/F
J&B REAL ESTATE CONSULTANTS, LLC
DB 5748 PG 448
PN 05H02207W
579757 SF
13.309 AC

N/F
SUBURBAN REAL ESTATE
DB 5638 PG 412
PN 05H02199S

N/F
BOBBY HARDEE
DB 5337 PG 727
PN 05H02199Y

N/F
TOWN OF CLAYTON
DB 4448 PG 320
PN 05H02015D

N/F
BOBBY HINTON HARDEE
DB 1879 PG 51
PN 05H02203T

N/F
ASHCROFT PARTNERS, LLC
DB 4969 PG 742
PN 05H02015A

N/F
BOBBY HINTON HARDEE
DB 1307 PG 563
PN 05H02199F

N. O'NEIL ST. S.R. 1708
60' R/W (PUBLIC)

NC GRID COORDINATES
N: 696022.7687
E: 2165188.7491

CONTROL CORNER
NC GRID COORDINATES
N: 695389.1073
E: 2163633.9465

TIE LINE ONLY N73°25'41"W 234.80'
TIE LINE ONLY S10°06'00"E 217.34'
TIE LINE ONLY N43°40'06"W 216.90'
TIE LINE ONLY S35°26'06"W 134.78'
TIE LINE ONLY N18°28'52"W 200.36'
TIE LINE ONLY S87°33'28"W 199.88'
TIE LINE ONLY S49°18'42"W 485.14'
TIE LINE ONLY 289.71' N73°18'54"E
TIE LINE ONLY N55°49'31"E 367.48'
TIE LINE ONLY N89°59'31"E 314.24'

113.81' S89°38'48"E
136.25' S89°38'48"E
149.68' S00°01'17"E
503.11' N89°46'00"W
201.68' N01°02'16"E
206.33' S01°32'29"E
134.25' S01°16'14"E
1437.42' N89°59'31"E

50' RIPARIAN BUFFER
CL CREEK
EXISTING GRAVEL PATH
GRAVEL PATH
RUN OF SAMS BRANCH IS PROPERTY LINE
APPROXIMATE LOCATION 100 YEAR FLOOD
NOTE: L77–L88 ARE TIE LINES ONLY

ROLLING WOODS SUBDIVISION
PB 12 PG 29

0 120 240 360
SCALE: 1" = 120'

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5748, PAGE 448, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5748, PAGE 448; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM ACCURACY CLASSIFICATION (95% CONFIDENCE)USING RTK RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 22nd DAY OF APRIL, A.D. 2022

SURVEYOR

L – 3990
LICENSE NUMBER

REVIEW OFFICER'S CERTIFICATE

I, _____ REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

I, CURK T. LANE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACUTUAL GPS SURVEY MADE UNDER MY SUPERVISION, FOR THE PURPOSE OF HORIZONTAL CONTROL IN ORDER TO TIE THIS SURVEY TO NC GRID; AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY:	CLASS AA
POSITION ACCURACY:	0.042 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE:	VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY:	03–05–2020
DATUM/EPOCH:	NAD 83(2011)/EPOCH 2010.0000
PUBLISHED/FIXED–CONTROL USED:	NC GNSS CORS AND RTK
GEOID MODEL:	NAVD88 USING GEOID 18
COMBINED GRID FACTOR:	0.99987461(AVG.)
REPORTING UNITS:	US FEET

LINE LEGEND

- BOUNDARY LINES
- ADJOINER LINES
- ROW LINES
- FORMER PROP. LINES (TO BE ABANDONED)
- GRAVEL
- RIPARIAN BUFFER
- C/L CREEK
- FLOOD LINE

HATCH LEGEND

- WATERSHED PROTECTION OVERLAY
- CITY LIMITS
- NON CITY LIMITS

LEGEND

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

ANNEXATION MAP FOR THE TOWN OF CLAYTON
FOR

J & B REAL ESTATE CONSULTANTS, LLC

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
APRIL 22, 2022
SHEET 2 OF 2

OWNER: J & B REAL ESTATE CONSULTANTS, LLC
328 E MAIN STREET
CLAYTON, NC 27520

SURVEYED BY:	FERNANDO
DRAWN BY:	KAMAL
CHECKED BY:	CURK
DRAWING NAME:	ANNEX.DWG
SURVEY DATE:	3/5/2020
JOB NO.	522.041

TRUE LINE SURVEYING, P.C.

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

C–1859

TOWN OF CLAYTON
CERTIFICATE OF SUFFICIENCY
Annexation Petition 2022-79-ANX

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

I, Heidi L. Holland, Deputy Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with N.C. G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Clayton, this 23rd day of June 2022.

_____
Heidi L. Holland, NCCMC
Deputy Town Clerk

DESCRPTION/ADDRESS:
Pin #: 05H02207W, 05H021991
Contiguous; 15.546 acres

TOWN OF CLAYTON
RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO NC G.S. 160A-31
RESOLUTION 2022-41

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

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

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

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

SECTION 1. A public hearing on the question of annexation of the area described herein will be held at the Clayton Town Hall, Chambers, at 6:00 p.m. on Monday, August 1, 2022.

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

Applicant is seeking to annex +- 15.5 Acres real property into the town limits of Clayton. Current zoning is Single-Family Residential (R-8). The property is located generally located near O'Neil St. and Oakdale Ave.

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

Duly adopted this 18 day of July 2022, while in regular session.

_____
Jody L. McLeod,
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Interim Town Clerk

Annexation Petition: 2022-79-ANX

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Consent Agenda

Item Title

Resolution Directing the Clerk to Investigate a Petition for Annexation #2022-9-ANX Ashcroft Section 2 which is located at N. O'Neil Street and Covered Bridge Road Near the Mountain to Sea Trail.

Presenter:

Bruce Venable - Planner I

Summary/Description

Applicant is seeking to annex +- 221.112 Acres of contiguous real property into the town limits of Clayton. Current zoning is Planned-Development-Mixed Use (PD-MU) This Resolution is to allow Town Council to direct the Town Clerk to Investigate this annexation petition for sufficiency.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet

Petition For Annexation
Legal Description of Metes and Bounds
Plat
Resolution Directing Clerk to Investigate for Sufficiency

Meeting Timeline

Click or tap here to enter text.

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

PETTITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of 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 due by 5pm on the first working day of each month.

REQUEST INFORMATION

☑ **Contiguous Annexation** ☐ **Non-Contiguous Annexation**

The following items must accompany an annexation petition:

To be completed by the applicant:	Included?	
	Yes	No
1. Petition for Annexation with original signatures	☑	☐
2. A boundary plat of the area to be annexed meeting requirements of the Plat Checklist (included in this application packet).	☑	☐
3. Legal Description (metes and bounds)	☑	☐

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 – PROPERTY INFORMATION
COMPLETE IF A LIMITED LIABILITY COMPANY:

Submittal Date: _____ **Petition No.:** _____

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 x 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:	253.45		
Existing housing units:	0		
Population of acreage to be annexed:	0		
Existing Zoning District*:	PD-MU		
Proposed Town Zoning District*:	PD-MU	Fire District:	Clayton
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 below and attach proof.)

In witness whereof, Ashcroft Partners LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 6th day of June, 2022.

Name of Limited Liability Company: Ashcroft Partners, LLC.

By: _____
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Rebecca L. Mountz, a Notary Public for the above State and County, this 6th day of, June, 2022.

SEAL

REBECCA L MOUNTZ NOTARY PUBLIC WAKE COUNTY, N.C. MY COMMISSION EXPIRES 10-13-2026

Rebecca L. Mountz
Notary Public

My Commission Expires: 10-13-2026

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 or 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.	The following certification must be placed on the map near a border to allow the map to be sealed: 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, _____. Day/Month/Year _____ Planning Director Signature
14.	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.

Raleigh – Geomatics
T 919.380.8750

5410 Old Poole Road
Raleigh, NC 27610

DATE: 06-29-2022

BEGINNING AT A POINT ON THE EAST MARGIN OF THE RIGHT OF WAY OF N. O'NEIL STREET, SAID POINT BEING LOCATED N34°19'50"W A DISTANCE OF 0.65 FEET FROM AN EXISTING IRON PIPE HAVING NC83(2011) GRID COORDINATES N:699897.95, E:2165916.28, AND THE POINT AND PLACE OF BEGINNING, AND PROCEEDING WITH AND ALONG THE EAST MARGIN OF THE RIGHT OF WAY OF N. ONEIL STREET ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF N30°18'19"E, A CHORD DISTANCE OF 174.75 FEET, AND A RADIUS OF 950.06 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF N47°03'44"E, A CHORD DISTANCE OF 488.83 FEET, AND A RADIUS OF 1180.60 FEET TO A POINT; THENCE N59°00'38"E A DISTANCE OF 347.47 FEET TO A POINT; THENCE CONTINUING N59°00'38"E A DISTANCE OF 866.12 FEET TO A POINT ON THE SOUTH TOP OF BANK OF THE NEUSE RIVER; THENCE WITH AND ALONG THE SOUTH TOP OF BANK OF THE NEUSE RIVER S41°12'02"E A DISTANCE OF 246.87 FEET TO A POINT; THENCE S31°39'43"E A DISTANCE OF 286.71 FEET TO AN EXISTING IRON ROD; THENCE S40°39'56"E A DISTANCE OF 332.43 FEET TO A POINT; THENCE S38°30'18"E A DISTANCE OF 178.17 FEET TO A POINT; THENCE S35°55'51"E A DISTANCE OF 59.21 FEET TO A POINT; THENCE S35°55'51"E A DISTANCE OF 405.32 FEET TO A POINT; THENCE S43°16'21"E A DISTANCE OF 81.04 FEET TO A POINT; THENCE S42°28'50"E A DISTANCE OF 193.90 FEET TO A POINT; THENCE S45°05'07"E A DISTANCE OF 58.89 FEET TO A POINT; THENCE S43°08'01"E A DISTANCE OF 106.87 FEET TO A POINT; THENCE S44°41'25"E A DISTANCE OF 109.19 FEET TO A POINT; THENCE S43°06'04"E A DISTANCE OF 166.93 FEET TO A POINT; THENCE S49°00'24"E A DISTANCE OF 190.78 FEET TO A POINT; THENCE S44°43'31"E A DISTANCE OF 207.58 FEET TO A POINT; THENCE S46°28'30"E A DISTANCE OF 234.36 FEET TO A POINT; THENCE S39°56'21"E A DISTANCE OF 192.42 FEET TO A POINT; THENCE S44°16'27"E A DISTANCE OF 385.93 FEET TO A POINT; THENCE S45°44'36"E A DISTANCE OF 274.60 FEET TO A 16 INCH DIAMETER EASTERN SYCAMORE TREE AND A COMMON CORNER WITH THE PROPERTY OF THE TOWN OF CLAYTON, FOUND IN DEED BOOK 4697, ON PAGE 849, JOHNSTON COUNTY REGISTRY; THENCE LEAVING THE SOUTH TOP OF BANK OF THE NEUSE RIVER S51°28'44"W A DISTANCE OF 2049.33 FEET TO AN EXISTING IRON PIPE THE COMMON CORNER WITH ASHCROFT PARTNERS, FOUND IN DEED BOOK 5318, ON PAGE 64; THENCE N31°38'54"W A DISTANCE OF 544.46 FEET TO AN EXISTING IRON ROD; THENCE S87°44'38"W A DISTANCE OF 1042.21 FEET TO AN EXISTING IRON ROD; THENCE S05°21'25"W A DISTANCE OF 386.27 FEET TO AN EXISTING IRON ROD; THENCE S05°21'46"W A DISTANCE OF 355.40 FEET TO AN EXISTING IRON ROD; THENCE N76°59'28"W A DISTANCE OF 654.30 FEET TO AN EXISTING IRON ROD; THENCE N00°12'03"W A DISTANCE OF 551.25 FEET TO AN EXISTING IRON PIPE; THENCE N86°18'51"E A DISTANCE OF 211.72 FEET TO AN EXISTING IRON ROD; THENCE CONTINUING N86°18'51"E A DISTANCE OF 188.05 FEET TO AN EXISTING IRON PIPE; THENCE N01°40'58"W A DISTANCE OF 458.32 FEET TO AN EXISTING IRON PIPE; THENCE N81°41'41"E A DISTANCE OF 124.32 FEET TO A POINT; THENCE N00°20'01"E A DISTANCE OF 488.07 FEET TO AN EXISTING IRON ROD; THENCE N77°42'30"W A DISTANCE OF 205.89 FEET TO AN EXISTING IRON PIPE; THENCE S48°25'55"W A DISTANCE OF 141.54 FEET TO AN EXISTING PINCHED IRON PIPE; THENCE S70°46'02"W A DISTANCE OF 292.14 FEET TO AN EXISTING IRON PIPE; THENCE S51°26'14"W A DISTANCE OF 115.56 FEET TO AN EXISTING IRON PIPE; THENCE S42°07'14"W A DISTANCE OF 272.97 FEET TO A POINT ON THE EAST MARGIN OF THE RIGHT OF WAY OF N. O'NEIL STREET; THENCE CONTINUING S42°07'14"W A DISTANCE OF 48.53 FEET TO A POINT IN THE CENTERLINE OF THE RIGHT OF WAY OF N. O'NEIL STREET; THENCE WITH AND ALONG THE CENTERLINE OF SAID RIGHT OF WAY N03°56'27"E A DISTANCE OF 407.93 FEET TO A POINT; THENCE N03°41'35"E A DISTANCE OF 99.97 FEET TO A POINT; THENCE N01°10'50"E A DISTANCE OF 99.97 FEET TO A POINT; THENCE N02°39'22"W A DISTANCE OF 99.98 FEET TO A POINT; THENCE N05°35'20"W A DISTANCE OF 99.93 FEET TO A POINT; THENCE N07°14'25"W A DISTANCE OF 176.25 FEET TO A POINT; THENCE N07°29'06"W A DISTANCE OF 402.73 FEET TO A POINT; THENCE N04°53'44"W A DISTANCE OF 100.00 FEET TO A POINT; THENCE N00°47'08"W A DISTANCE OF 99.99 FEET TO A POINT; THENCE N04°07'48"E A DISTANCE OF 99.93 FEET TO A POINT; THENCE N09°56'26"E A DISTANCE OF 99.96 FEET TO A POINT; THENCE N14°50'31"E A DISTANCE OF 99.92 FEET TO A POINT; THENCE N18°44'37"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N23°54'52"E A DISTANCE OF 47.35 FEET TO A POINT; THENCE N78°02'54"E A DISTANCE OF 37.13 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 9,631,635 SQUARE FEET OR 221.112 ACRES, MORE OR LESS.

LOT #	PIN	OWNER	DEED BOOK & PAGE	PLAT BOOK & PAGE	ADDRESS
112	05H02018G	DEBORAH HILL	D.B. 5291, PG. 935	P.B. 86, PG. 76	88 HIGHMEADOW LN.
113	05H02018H	SHARON HOUTMAN FAMILY TRUST	D.B. 5234, PG. 802	P.B. 86, PG. 76	96 HIGHMEADOW LN.
114	05H02019C	JERRY C. & FAITH H. LAYTON	D.B. 5228, PG. 700	P.B. 87, PG. 408	106 HIGHMEADOW LN.
115	05H02018I	BRIAN E. PRUSANK LIVING TRUST	D.B. 5520, PG. 762	P.B. 87, PG. 408	116 HIGHMEADOW LN.
116	05H02018K	WEAVER HOMES, INC.	D.B. 5249, PG. 562	P.B. 87, PG. 408	128 HIGHMEADOW LN.
117	05H02018L	ROSEMARY LENNON	D.B. 5921, PG. 816	P.B. 87, PG. 408	142 HIGHMEADOW LN.
118	05H02018M	MARY & BRANDON RAFFEL	D.B. 5609, PG. 928	P.B. 87, PG. 408	156 HIGHMEADOW LN.
119	05H02018N	ANJOLINA W. & TERRELLE C. CAPERS	D.B. 5584, PG. 196	P.B. 86, PG. 76	170 HIGHMEADOW LN.
120	05H02018O	CHRIS D. MITCHELL & DUANE ANTONY GOTT	D.B. 5538, PG. 125	P.B. 86, PG. 76	180 HIGHMEADOW LN.
121	05H02018P	BLAINE T. DUDLEY	D.B. 5247, PG. 951	P.B. 86, PG. 76	190 HIGHMEADOW LN.
122	05H02018Q	ARULCHELVAN KASINATHAN & ARCHANA KRISHNAN	D.B. 6023, PG. 187	P.B. 86, PG. 76	196 HIGHMEADOW LN.
136	05H02021R	DIANA VANESSA RODRIGUEZ	D.B. 5676, PG. 602	P.G. 90, PG. 263	605 ATWOOD DR.
137	05H02021S	CHRISTOPHER V. SALVATORE	D.B. 5684, PG. 681	P.B. 90, PG. 263	591 ATWOOD DR.
138	05H02021T	JASON P. & SCARLETT W. NICHOLS	D.B. 5632, PG. 501	P.B. 90, PG. 263	575 ATWOOD DR.
139	05H02021U	GOPA GUHA	D.B. 5736, PG. 176	P.B. 90, PG. 263	557 ATWOOD DR.
140	05H02021V	IVAN D.A. MALDONADO & LEIDY J.A. LEON	D.B. 5699, PG. 625	P.B. 90, PG. 263	537 ATWOOD DR.
141	05H02021W	NARAYANASWAMY FAMILY TRUST	D.B. 5950, PG. 466	P.B. 90, PG. 263	519 ATWOOD DR.
142	05H02021X	LAKE GENEVA, LLC.	D.B. 5667, PG. 962	P.B. 90, PG. 263	503 ATWOO DR.
143	05H02021Y	LEROY & DIANA GAUSE	D.B. 5672, PG. 863	P.B. 90, PG. 263	485 ATWOOD DR.
144	05H02021Z	MCH SFR PROPERTY OWNER 4, LLC	D.B. 6272, PG. 251	P.B. 90, PG. 263	451 ATWOOD DR.
145	05H02022	GONG FAMILY TRUST	D.B. 6115, PG. 87	P.B. 90, PG. 263	445 ATWOOD DR.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°39'56"E	332.43'
L2	S38°30'18"E	178.17'
L3	S35°55'51"E	59.21'
L4	S43°16'21"E	81.04'
L5	S42°28'50"E	193.90'
L6	S45°05'07"E	58.89'
L7	S43°08'01"E	106.87'
L8	S44°41'25"E	109.19'
L9	S43°06'04"E	166.93'
L10	S49°00'24"E	190.78'
L11	S44°43'31"E	207.58'
L12	S46°28'30"E	234.36'
L13	S39°56'21"E	192.42'
L14	S44°16'27"E	385.93'
L15	S45°44'36"E	274.60'
L16	S50°52'01"W	324.65'
L17	S43°19'00"W	84.45'
L18	S44°02'14"E	62.03'
L19	S39°40'21"E	76.44'
L20	S36°40'00"E	56.41'
L21	S27°18'33"E	164.69'
L22	S30°37'04"E	121.20'
L23	S39°02'35"W	92.88'
L24	N19°10'12"E	131.62'
L25	N20°15'30"E	112.84'
L26	N20°15'30"E	52.26'
L27	N20°15'30"E	183.75'
L28	S05°21'46"W	355.40'
L29	N86°18'51"E	211.72'
L30	N86°18'51"E	188.05'
L31	N81°41'41"E	124.32'
L32	N77°42'30"W	205.89'
L33	S48°25'55"W	141.54'
L34	S70°46'02"W	292.14'
L35	S51°26'14"W	115.56'
L36	S42°07'14"W	272.97'
L37	S42°07'14"W	48.53'
L38	N03°56'27"E	407.93'
L39	N03°41'35"E	99.97'
L40	N01°10'50"E	99.97'
L41	N02°39'22"W	99.98'
L42	N05°35'20"W	99.93'
L43	N07°14'25"W	176.25'
L44	N07°29'06"W	402.73'
L45	N04°53'44"W	100.00'
L46	N00°47'08"W	99.99'
L47	N04°07'48"E	99.93'
L48	N09°56'26"E	99.96'
L49	N14°50'31"E	99.92'
L50	N18°44'37"E	100.00'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	175.00'	950.06'	10°33'13"	87.75'	174.75'	N30°18'19"E
C2	492.39'	1180.60'	23°53'47"	249.83'	488.83'	N47°03'44"E

LINE TABLE		
LINE	BEARING	DISTANCE
L51	N23°54'52"E	47.35'
L52	N78°02'54"E	37.13'
L53	N59°00'38"E	347.47'
L54	N41°12'02"W	246.87'
L55	S31°39'43"E	286.71'

PARCELS TO BE ANNEXED

PIN 05H02009A
PIN 05H02010A
PIN 05H02012
PIN 05H02013
PIN 05H02015
PIN 05H02200B
PIN 05H02013A

SITE DATA

PARCEL	253.45 AC
RIGHT OF WAY	2.78 AC
TOTAL	256.23 AC

GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT AN ANNEXATION MAP ON THE PROPERTIES SHOWN HEREON AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM REFERENCES SHOWN HEREON.
3. HORIZONTAL DATUM IS NAD 83. NO NGS NGS MONUMENT WITHIN 2000'.
4. THE INITIAL STATE PLANE POSITIONS FOR THIS SURVEY WERE SCALED FROM GRID TO GROUND FROM A PROJECT LOCATION TRAV-2 N:698550.13 E:2165903.96, AN ELEVATION OF 255.30, USING A COMBINED FACTOR OF 0.99988797.
5. THE SUBJECT PROPERTIES ARE ZONED "PF", "PD-R", & "RE" PER JOHNSTON COUNTY GIS. PROPERTIES ARE ZONED "PUBLIC FACILITY", "PLANNED DEVELOPMENT RESIDENTIAL" & "RESIDENTIAL ESTATE" PER TOWN OF CLAYTON DEVELOPMENT MAP.
6. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), X (SHADED) (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AE (AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED), AND FLOODWAY (DELINEATED FLOODWAY OF A STREAM). BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720176000K DATED 06/20/18 AND MAP NUMBER 3720166900K DATED 06/20/18. FLOOD HAZARD LINES SHOWN HEREON ARE FROM FRIS.NC.GOV.
7. AREAS COMPUTED BY COORDINATE GEOMETRY. ALL HORIZONTAL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET.

TOWN CLERK OF THE TOWN OF CLAYTON DO HEREBY CERTIFY THAT THIS MAP IS THE CORRECT MAP REPRESENTING THE PROPERTY WHICH WAS ANNEXED TO THE TOWN OF CLAYTON BY ORDINANCE NO._____ PASSED_____ AND RECORDED IN ORDINANCE BOOK_____ PAGES_____ DATED THIS _____ DAY OF _____.

_____
TOWN CLERK [CITY SEAL]

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 SIGNATURE

I, JORDAN M. SCHOFF, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _SEE_, PAGE _PLAT_); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _SEE_, PAGE _PLAT_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+ ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10th DAY OF JUNE, A.D., 2022.

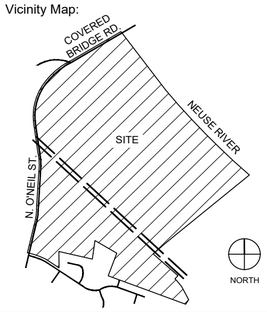
FURTHERMORE, I CERTIFY THAT

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

DocuSigned by:
Jordan M. Schoff
JORDAN M. SCHOFF, PLS L-4939
E13E49EF03AC48B...

NORTH CAROLINA PROFESSIONAL SEAL L-4939 LAND SURVEYOR JORDAN M. SCHOFF

Vicinity Map:



LEGEND

- EXISTING IRON PIPE
- COMPUTED POINT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- 16PO 16" DIAMETER SYCAMORE
- 0.2% CHANCE FLOOD LINE
- 1% CHANCE FLOOD LINE
- FW FLOODWAY LINE
- SS SANITARY SEWER LINE
- OHW OVERHEAD WIRES
- CITY LIMITS
- EASEMENT LINE
- ANNEXATION LIMIT
- PROPERTY LINE
- ANNEXATION AREA

NORTH
NAD83(2011)

0 200 400 800

SCALE: 1" = 400'

Title:

ANNEXATION MAP FOR:

ASHCROFT SUBDIVISION

TOWN OF CLAYTON
JOHNSTON COUNTY, NORTH CAROLINA
DATE: 05/07/2020 SCALE: 1"=400'

STEWART

5410 OLD POOLE ROAD
RALEIGH, NC 27610
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: G19079

TOWN OF CLAYTON
RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER NC G.S. 160A-31

RESOLUTION 2022-39

WHEREAS, a petition requesting annexation of an area described in said petition was received on July 18, 2022 by the Clayton Town Council; and

WHEREAS, NC G.S. 160A-31 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.

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

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 the result of her investigation.

Duly adopted this 18 day of July 2022, while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Town Clerk

DESCRPTION/ADDRESS:
Pin #: PIN 05H02013A, 05H02009A, 05H02010A, 05H02012, 05H02015, 05H02013
Contiguous; 221.112 acres

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Consent Agenda

Item Title

Resolution Directing the Clerk to Investigate a Petition for Annexation #2022-100-ANX River Mews which is located at 1603 NC HWY 42 E, Clayton, NC 27527

Presenter:

Bruce Venable - Planner I

Summary/Description

Applicant is seeking to annex +- 147.977 Acres on non-contiguous real property into the town limits of Clayton. Current zoning is Planned-Development-Residential (PD-R) This Resolution is to allow Town Council to direct the Town Clerk to Investigate this annexation petition for sufficiency.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet

Petition For Annexation
Legal Description of Metes and Bounds
Plat
Resolution Directing Clerk to Investigate for Sufficiency

Meeting Timeline

Click or tap here to enter text.

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

PETTITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of 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 due by 5pm on the first working day of each month.

REQUEST INFORMATION

☐ **Contiguous Annexation** ■ **Non-Contiguous Annexation**

The following items must accompany an annexation petition:

To be completed by the applicant:	**Included?**	
	Yes	**No**
1. Petition for Annexation with original signatures	☑	☐
2. A boundary plat of the area to be annexed meeting requirements of the Plat Checklist (included in this application packet).	☑	☐
3. Legal Description (metes and bounds)	☑	☐

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 – PROPERTY INFORMATION
COMPLETE IF A LIMITED LIABILITY COMPANY:

Submittal Date: _____ **Petition No.:** _____

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, X 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:	147.977	
Existing housing units:	1	
Population of acreage to be annexed:	0	
Existing Zoning District*:	PD-R	
Proposed Town Zoning District*:	residential conditional district	Fire District: Claytex
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 below and attach proof.)

In witness whereof, Falcon's Ridge LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 8th day of June, 2022.

Name of Limited Liability Company: Falcon's Ridge LLC

By: _____
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF ~~JOHNSTON~~ WAKE

Sworn and subscribed before me, Russell E. Meinert, a Notary Public for the above State and County, this 8th day of, June, 2022.

_____
Notary Public

SEAL

RUSSELL E. MEINERT NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 11.09.23

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 or 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.	The following certification must be placed on the map near a border to allow the map to be sealed: 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, _____. Day/Month/Year _____ Planning Director Signature
14.	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.

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

PETTITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of 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 due by 5pm on the first working day of each month.

REQUEST INFORMATION

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To be completed by the applicant:	Included?	
	Yes	No
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2. A boundary plat of the area to be annexed meeting requirements of the Plat Checklist (included in this application packet).	☑	☐
3. Legal Description (metes and bounds)	☑	☐

PROCESS:

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Recordation: If the annexation is approved by the Town Council, the Annexation Plats shall be recorded at the appropriate county Register of Deeds.

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.
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PETITION FOR VOLUNTARY ANNEXATION APPLICATION – PROPERTY INFORMATION
COMPLETE IF A LIMITED LIABILITY COMPANY:

Submittal Date: _____ **Petition No.:** _____

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2. The area to be annexed is ____contiguous, __X__ 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:	147.977	
Existing housing units:	1	
Population of acreage to be annexed:	0	
Existing Zoning District*:	PD-R	
Proposed Town Zoning District*:	residential conditional district	Fire District: Claytex
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 below and attach proof.)

In witness whereof, River Mews Estate LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 8th day of June, 2022.

Name of Limited Liability Company: River Mews Estate LLC

By: Gregory A. Moore Manager
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF ~~JOHNSTON~~ WAKE

Sworn and subscribed before me, Russell E. Meinert, a Notary Public for the above State and County, this 8th day of, June, 2022.

Notary Public

SEAL

RUSSELL E. MEINERT NOTARY PUBLIC WAKE COUNTY, NC

My Commission Expires: 11.09.23

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

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Applications are accepted on a rolling basis and can be submitted to the Town of Clayton Planning Department.

Request Information

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Petition for Voluntary Annexation Application – Property Information
COMPLETE IF PROPERTY IS OWNED BY INDIVIDUAL (S)

Submittal Date: _____ **Petition No.:** _____

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

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Proposed Town Zoning District*:	residential conditional district
Reason for petitioner to annex:	X Receive Town Services
	____ Other (please specify): _____

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Gregory A. Moore
Please Print

Gregory A. Moore
Signature

_____
Please Print

_____
Signature

STATE OF NORTH CAROLINA
COUNTY OF ~~JOHNSTON~~ WAKE

Sworn and subscribed before me, Russell E. Meinert, a Notary Public for the above State and County, this 8th day of June, 20 22.

SEAL

RUSSELL E. MEINERT NOTARY PUBLIC WAKE COUNTY, NC

_____
Notary Public

My Commission Expires: 11-09-23

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: River Mews Estate **Address or PIN #:** 167900-52-5319, 167900-43-2205, 167900-43-7307, 167900-32-2667

AGENT/APPLICANT INFORMATION:

McAdams / Parker Poe
(Name - type, print clearly)

2905 Meridian Parkway
(Address)
Durham, NC 27713
(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***):

Annexation
Special Use Permit
Rezoning
Preliminary Plat / Construction Drawings

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:

Gregory A. Moore
(Name - type, print clearly)

(Address)

Gregory A. Moore
(Owner's Signature)

(City, State, Zip)

STATE OF NC
COUNTY OF WAKE

Sworn and subscribed before me Russell E. Meinert, a Notary Public for the above State and County, this the 8th day of June, 2022.

SEAL

RUSSELL E. MEINERT NOTARY PUBLIC WAKE COUNTY, NC

Notary Public

My Commission Expires: 11-09-23

July 2018

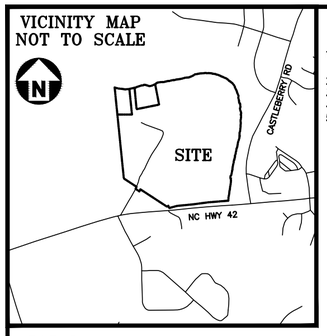
EXHIBIT A: ANNEXATION LEGAL DESCRIPTION (RIVER MEWS)

BEGINNING AT A IRON PIPE SET IN THE NORTHERN RIGHT OF WAY OF HIGHWAY 42 (VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY NORTH 32°45'32" WEST 42.39 FEET TO A IRON PIPE SET; THENCE SOUTH 85°22'58" WEST 37.21 FEET TO A IRON PIPE SET; THENCE LEAVING SAID RIGHT OF WAY ALONG A COMMON LINE WITH FALCON HAMLETT LLC NORTH 57°30'27" WEST 683.84 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 25°17'24" WEST 49.89 FEET TO A CONCRETE MONUMENT; THENCE NORTH 57°18'00" WEST 99.84 FEET TO A CONCRETE MONUMENT; THENCE NORTH 25°26'15" EAST 50.00 FEET TO A IRON PIPE SET; THENCE NORTH 57°31'43" WEST 329.95 FEET TO A CONCRETE MONUMENT; THENCE NORTH 05°53'35" WEST 1959.61 FEET TO A POINT IN THE SOUTHERN NEUSE RIVER; THENCE WITH SAID RIVER SOUTH 57°41'58" EAST 1.48 FEET TO A POINT; THENCE SOUTH 75°33'54" EAST 83.93 FEET TO A POINT; THENCE SOUTH 84°32'15" EAST 68.76 FEET TO A POINT; THENCE SOUTH 81°42'47" EAST 86.80 FEET TO A POINT; THENCE NORTH 77°20'30" EAST 31.71 FEET TO A POINT; THENCE SOUTH 88°07'16" EAST 45.06 FEET TO A POINT; THENCE NORTH 74°18'08" EAST 52.14 FEET TO A POINT; THENCE NORTH 78°44'46" EAST 78.02 FEET TO A POINT; THENCE SOUTH 88°23'30" EAST 11.99 FEET TO A POINT; THENCE NORTH 61°55'03" EAST 37.83 FEET TO A POINT; THENCE NORTH 72°22'58" EAST 115.58 FEET TO A POINT; THENCE SOUTH 86°55'29" EAST 24.85 FEET TO A POINT; THENCE NORTH 64°51'05" EAST 32.26 FEET TO A POINT; THENCE SOUTH 79°58'47" EAST 38.15 FEET TO A POINT; THENCE SOUTH 72°18'22" EAST 75.94 FEET TO A POINT; THENCE NORTH 82°18'55" EAST 42.08 FEET TO A POINT; THENCE NORTH 68°47'32" EAST 74.49 FEET TO A POINT; THENCE NORTH 67°19'22" EAST 28.70 FEET TO A POINT; THENCE NORTH 43°46'41" EAST 29.93 FEET TO A POINT; THENCE NORTH 64°45'21" EAST 27.83 FEET TO A POINT; THENCE NORTH 82°00'01" EAST 86.68 FEET TO A POINT; THENCE SOUTH 86°43'11" EAST 41.97 FEET TO A POINT; THENCE NORTH 76°16'04" EAST 91.10 FEET TO A POINT; THENCE NORTH 85°38'51" EAST 55.02 FEET TO A POINT; THENCE NORTH 62°51'20" EAST 17.79 FEET TO A POINT; THENCE NORTH 79°48'20" EAST 58.31 FEET TO A POINT; THENCE SOUTH 69°22'41" EAST 11.66 FEET TO A POINT; THENCE NORTH 73°17'43" EAST 42.00 FEET TO A POINT; THENCE NORTH 75°37'05" EAST 26.78 FEET TO A POINT; THENCE SOUTH 66°24'54" EAST 6.84 FEET TO A POINT; THENCE NORTH 81°01'14" EAST 95.06 FEET TO A POINT; THENCE NORTH 73°45'55" EAST 82.47 FEET TO A POINT; THENCE NORTH 85°42'38" EAST 81.75 FEET TO A POINT; THENCE NORTH 68°51'52" EAST 69.95 FEET TO A POINT; THENCE NORTH 64°39'16" EAST 39.78 FEET TO A POINT; THENCE NORTH 53°20'22" EAST 34.78 FEET TO A POINT; THENCE NORTH 78°49'27" EAST 71.94 FEET TO A POINT; THENCE NORTH 79°42'11" EAST 54.97 FEET TO A POINT; THENCE NORTH 87°18'49" EAST 78.78 FEET TO A POINT; THENCE NORTH 76°05'24" EAST 31.28 FEET TO A POINT; THENCE SOUTH 75°51'26" EAST 41.40 FEET TO A POINT; THENCE NORTH 78°51'14" EAST 28.23 FEET TO A POINT; THENCE SOUTH 84°59'51" EAST 69.18 FEET TO A POINT; THENCE SOUTH 76°25'47" EAST 19.82 FEET TO A POINT; THENCE SOUTH 23°30'31" EAST 3.12 FEET TO A POINT; THENCE SOUTH 82°30'24" EAST 71.54 FEET TO A POINT; THENCE SOUTH 55°38'40" EAST 8.62 FEET TO A POINT; THENCE SOUTH 13°47'22" EAST 6.17 FEET TO A POINT; THENCE NORTH 87°08'33" EAST 17.40 FEET TO A POINT; THENCE SOUTH 78°19'43" EAST 23.17 FEET TO A POINT; THENCE SOUTH 66°59'35" EAST 45.70 FEET TO A POINT; THENCE SOUTH 69°31'22" EAST 22.14 FEET TO A POINT; THENCE SOUTH 50°15'39" EAST 13.92 FEET TO A POINT; THENCE SOUTH 72°47'42" EAST 35.01 FEET TO A POINT; THENCE SOUTH 63°07'34" EAST 41.70 FEET TO A POINT; THENCE SOUTH 74°10'23" EAST 31.55 FEET TO A POINT; THENCE SOUTH 57°17'18" EAST 31.05 FEET TO A POINT; THENCE SOUTH 22°00'32" EAST 7.63 FEET TO A POINT; THENCE SOUTH 70°53'41" EAST 12.67 FEET TO A POINT; THENCE SOUTH 42°55'11" EAST 40.21 FEET TO A POINT; THENCE SOUTH 80°15'30" EAST 10.96 FEET TO A POINT; THENCE SOUTH 44°42'45" EAST 15.05 FEET TO A POINT; THENCE SOUTH 73°19'31" EAST 12.48 FEET TO A POINT; THENCE SOUTH 36°58'27" EAST 13.64 FEET TO A POINT; THENCE SOUTH 55°58'24" EAST 34.88 FEET TO A POINT; THENCE SOUTH 39°31'30" EAST 49.85 FEET TO A POINT; THENCE SOUTH 37°33'24" EAST 28.71 FEET TO A POINT; THENCE SOUTH

26°47'08" EAST 26.16 FEET TO A POINT; THENCE SOUTH 28°39'18" WEST 8.61 FEET TO A POINT; THENCE SOUTH 28°04'55" EAST 81.53 FEET TO A POINT; THENCE SOUTH 16°37'53" EAST 56.02 FEET TO A POINT; THENCE SOUTH 27°50'39" EAST 39.51 FEET TO A POINT; THENCE SOUTH 19°18'43" EAST 18.63 FEET TO A POINT; THENCE SOUTH 02°59'40" EAST 18.58 FEET TO A POINT; THENCE SOUTH 10°00'33" WEST 26.95 FEET TO A POINT; THENCE SOUTH 14°29'31" EAST 68.09 FEET TO A POINT; THENCE SOUTH 03°12'39" EAST 31.24 FEET TO A POINT; THENCE SOUTH 23°24'33" EAST 24.84 FEET TO A POINT; THENCE SOUTH 78°35'57" EAST 8.79 FEET TO A POINT; THENCE SOUTH 11°48'34" EAST 29.96 FEET TO A POINT; THENCE SOUTH 15°48'00" WEST 13.88 FEET TO A POINT; THENCE SOUTH 18°32'11" EAST 23.19 FEET TO A POINT; THENCE SOUTH 04°38'20" EAST 16.22 FEET TO A POINT; THENCE SOUTH 79°45'25" WEST 5.54 FEET TO A POINT; THENCE SOUTH 25°17'41" WEST 10.18 FEET TO A POINT; THENCE SOUTH 02°02'14" WEST 39.62 FEET TO A POINT; THENCE SOUTH 22°38'05" EAST 50.68 FEET TO A POINT; THENCE SOUTH 14°23'50" EAST 27.60 FEET TO A POINT; THENCE SOUTH 04°24'07" WEST 8.49 FEET TO A POINT; THENCE SOUTH 23°28'37" WEST 17.15 FEET TO A POINT;THENCE SOUTH 09°17'54" WEST 14.47 FEET TO A POINT; THENCE SOUTH 33°33'25" EAST 7.93 FEET TO A POINT; THENCE SOUTH 14°29'00" EAST 20.69 FEET TO A POINT; THENCE SOUTH 06°00'20" WEST 66.87 FEET TO A POINT; THENCE SOUTH 23°14'44" WEST 18.14 FEET TO A POINT; THENCE SOUTH 01°28'00" WEST 19.22 FEET TO A POINT; THENCE SOUTH 08°30'23" EAST 18.29 FEET TO A POINT; THENCE SOUTH 05°39'51" EAST 31.76 FEET TO A POINT; THENCE SOUTH 04°37'25" WEST 33.08 FEET TO A POINT; THENCE SOUTH 19°59'11" WEST 6.54 FEET TO A POINT; THENCE SOUTH 00°17'37" WEST 47.93 FEET TO A POINT; THENCE SOUTH 05°57'19" WEST 20.85 FEET TO A POINT; THENCE SOUTH 28°49'51" WEST 5.78 FEET TO A POINT; THENCE SOUTH 02°49'31" WEST 35.87 FEET TO A POINT; THENCE SOUTH 10°29'03" WEST 40.75FEET TO A POINT; THENCE SOUTH 27°19'47" WEST 19.35 FEET TO A POINT; THENCE SOUTH 12°05'35" EAST 9.76 FEET TO A POINT; THENCE SOUTH 01°22'03" WEST 57.26 FEET TO A POINT; THENCE SOUTH 50°04'15" EAST 5.71 FEET TO A POINT; THENCE SOUTH 13°18'19" WEST 29.20 FEET TO A POINT; THENCE SOUTH 03°36'43" WEST 16.03 FEET TO A POINT; THENCE SOUTH 18°04'50" WEST 54.09 FEET TO A POINT; THENCE SOUTH 31°18'40" WEST 9.11 FEET TO A POINT; THENCE SOUTH 13°31'38" WEST 59.97 FEET TO A POINT; THENCE SOUTH 02°46'15" WEST 13.86 FEET TO A POINT; THENCE SOUTH 11°02'22" WEST 27.52 FEET TO A POINT; THENCE SOUTH 08°02'05" WEST 26.16 FEET TO A POINT; THENCE SOUTH 20°13'15" WEST 40.07 FEET TO A POINT; THENCE SOUTH 39°26'49" WEST 8.49 FEET TO A POINT; THENCE SOUTH 06°04'06" WEST 47.01 FEET TO A POINT; THENCE SOUTH 16°23'23" WEST 9.41 FEET TO A POINT; THENCE SOUTH 29°54'55" WEST 14.72 FEET TO A POINT; THENCE SOUTH 02°14'43" WEST 40.99 FEET TO A POINT; THENCE SOUTH 35°24'15" WEST 16.00 FEET TO A POINT; THENCE SOUTH 14°14'09" WEST 28.34 FEET TO A POINT; THENCE SOUTH 02°18'37" EAST 27.82 FEET TO A POINT; THENCE SOUTH 22°49'16" WEST 21.71 FEET TO A POINT; THENCE SOUTH 03°19'14" WEST 16.27 FEET TO A POINT; THENCE SOUTH 16°12'33" WEST 12.40 FEET TO A POINT; THENCE SOUTH 55°48'01" WEST 5.85 FEET TO A POINT; THENCE SOUTH 06°16'11" WEST 19.38 FEET TO A POINT; THENCE SOUTH 45°03'15" WEST 6.24 FEET TO A POINT; THENCE SOUTH 10°43'12" WEST 27.10 FEET TO A POINT; THENCE SOUTH 07°03'50" EAST 11.10 FEET TO A POINT; THENCE SOUTH 14°44'11" WEST 68.31 FEET TO A POINT; THENCE SOUTH 06°01'43" EAST 7.82 FEET TO A POINT; THENCE SOUTH 12°31'31" WEST 28.26 FEET TO A POINT; THENCE SOUTH 07°38'34" WEST 43.43 FEET TO A POINT; THENCE SOUTH 06°18'16" EAST 11.37 FEET TO A POINT; THENCE SOUTH 20°08'40" WEST 26.07 FEET TO A POINT; THENCE SOUTH 00°05'00" WEST 13.47 FEET TO A POINT; THENCE SOUTH 11°37'12" WEST 81.69 FEET TO A POINT; THENCE SOUTH 42°49'09" WEST 27.18 FEET TO A POINT; THENCE SOUTH 06°41'35" WEST 22.60 FEET TO A POINT; THENCE SOUTH 09°23'27" EAST 27.13 FEET TO A POINT; THENCE SOUTH 69°24'57" EAST 7.94 FEET TO A POINT; THENCE SOUTH 12°46'35" WEST 11.98 FEET TO A POINT; THENCE SOUTH 11°27'43" EAST 27.10 FEET TO A POINT; THENCE SOUTH 05°03'23" WEST 49.52 FEET TO A POINT; THENCE SOUTH 07°56'40" WEST 61.14 FEET TO A POINT; THENCE SOUTH 11°02'59" WEST 41.57 FEET TO A POINT; THENCE SOUTH 05°52'29" WEST 49.70 FEET TO A POINT; THENCE SOUTH 16°24'41" WEST 29.55 FEET

TO A POINT; THENCE SOUTH 05°16'16" WEST 69.09 FEET TO A POINT; THENCE SOUTH 11°55'03" WEST 73.06 FEET TO A POINT; THENCE SOUTH 00°54'57" WEST 40.74 FEET TO A POINT; THENCE SOUTH 05°17'13" WEST 27.69 FEET TO A POINT IN THE NORTHERN RIGHT OF WAY OF HIGHWAY 42 (VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY SOUTH 85°22'25" WEST 448.93 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 82°38'50" WEST 315.33 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 84°18'45" WEST 372.07 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 74°52'44" WEST 166.64 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 147.977 ACRES, 6,445,889 SQUARE FEET.

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ANNEXATION SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "AE" & "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720167900K DATED JUNE 20, 2018.

LEGEND

- ▲ CALCULATED POINT
- ■ CONCRETE MONUMENT
- ○ EXISTING IRON PIPE
- ● IRON PIPE SET
- ADJOINER
- ANNEXATION LINE
- BOUNDARY
- BUFFER
- DRAINAGE EASEMENT
- EASEMENT
- FLOODWAY BOUNDARY
- 1% ANNUAL CHANCE FLOODWAY
- RIGHT OF WAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 25°17'24" E	49.89'
L2	S 57°18'00" E	99.84'
L3	S 25°26'15" W	50.00'
L4	N 57°41'58" W	1.48'
L5	N 75°33'54" W	83.93'
L6	N 84°32'15" W	68.76'
L7	N 81°42'47" W	86.80'
L8	S 77°20'30" W	31.71'
L9	N 88°07'16" W	45.06'
L10	S 74°18'08" W	52.14'
L11	S 78°44'46" W	78.02'
L12	N 88°23'30" W	11.99'
L13	S 61°55'03" W	37.83'
L14	S 72°22'58" W	115.58'
L15	N 86°55'29" W	24.85'
L16	S 64°51'05" W	32.26'
L17	N 79°08'47" W	58.15'
L18	N 72°18'22" W	75.94'
L19	S 82°18'55" W	42.08'
L20	S 68°47'32" W	74.49'
L21	S 67°19'22" W	28.70'
L22	S 43°46'41" W	29.93'
L23	S 64°45'21" W	27.83'
L24	S 82°00'01" W	86.68'
L25	N 86°43'11" W	41.97'
L26	S 76°16'04" W	91.10'
L27	S 85°38'51" W	55.02'
L28	S 62°51'20" W	17.79'
L29	S 79°48'20" W	58.31'
L30	N 69°22'41" W	11.66'
L31	S 73°17'43" W	42.00'
L32	S 75°37'05" W	26.78'
L33	N 66°24'54" W	6.84'
L34	S 81°01'14" W	95.06'
L35	S 73°45'55" W	82.47'
L36	S 85°42'38" W	81.75'
L37	S 68°51'52" W	69.95'
L38	S 64°59'16" W	39.78'
L39	S 53°20'22" W	34.76'
L40	S 76°49'27" W	71.94'
L41	S 79°42'11" W	54.97'
L42	S 87°18'49" W	78.78'
L43	S 76°05'24" W	31.28'
L44	N 75°51'26" W	41.40'
L45	S 78°51'14" W	28.23'
L46	N 84°59'51" W	69.18'
L47	N 76°25'47" W	19.82'
L48	N 23°30'31" W	3.12'
L49	N 82°30'24" W	71.54'
L50	N 55°38'40" W	8.62'
L51	N 13°47'22" W	6.17'
L52	S 87°08'33" W	17.40'
L53	N 78°19'43" W	23.17'
L54	N 66°59'35" W	45.70'
L55	N 69°31'22" W	22.14'
L56	N 50°15'39" W	13.92'
L57	N 72°47'42" W	35.01'
L58	N 63°07'34" W	41.70'
L59	N 74°10'23" W	31.55'
L60	N 57°17'18" W	31.05'
L61	N 22°00'32" W	7.63'
L62	N 70°53'41" W	12.67'
L63	N 42°55'11" W	40.21'
L64	N 80°15'30" W	10.96'
L65	N 44°42'45" W	15.05'
L66	N 73°19'31" W	12.48'
L67	N 36°58'27" W	13.64'
L68	N 55°58'24" W	34.88'
L69	N 39°31'30" W	49.85'
L70	N 37°33'24" W	28.71'

LINE TABLE

LINE	BEARING	DISTANCE
L71	N 26°47'08" W	26.16'
L72	N 28°39'18" E	8.61'
L73	N 28°04'55" W	81.53'
L74	N 16°37'53" W	56.02'
L75	N 27°50'39" W	39.51'
L76	N 19°18'43" W	18.63'
L77	N 02°59'40" W	18.58'
L78	N 10°00'33" E	26.95'
L79	N 14°29'31" W	68.09'
L80	N 03°12'39" W	31.24'
L81	N 23°24'33" W	24.84'
L82	N 78°35'57" W	8.79'
L83	N 11°48'54" W	29.98'
L84	N 15°48'00" E	13.88'
L85	N 18°32'11" W	23.19'
L86	N 04°38'20" W	18.22'
L87	N 79°45'25" E	5.54'
L88	N 25°17'41" E	10.18'
L89	N 02°02'14" E	39.62'
L90	N 22°38'05" W	50.68'
L91	N 14°23'50" W	27.60'
L92	N 04°24'07" E	8.49'
L93	N 23°28'37" E	17.15'
L94	N 09°17'54" E	14.47'
L95	N 33°33'25" W	7.93'
L96	N 14°29'00" W	20.69'
L97	N 06°00'20" E	66.87'
L98	N 23°14'44" E	18.14'
L99	N 01°28'00" E	19.22'
L100	N 08°30'23" W	18.29'
L101	N 05°39'51" W	31.76'
L102	N 04°37'25" E	33.08'
L103	N 19°59'11" E	6.54'
L104	N 00°17'37" E	47.93'
L105	N 05°57'19" E	20.85'
L106	N 28°49'51" E	5.78'
L107	N 02°49'31" E	35.87'
L108	N 10°29'03" E	40.75'
L109	N 27°19'47" E	19.35'
L110	N 12°05'35" W	9.76'
L111	N 01°22'03" E	57.28'
L112	N 50°04'15" W	5.71'
L113	N 13°18'19" E	29.20'
L114	N 03°36'43" E	16.03'
L115	N 18°04'50" E	54.09'
L116	N 31°18'40" E	9.11'
L117	N 13°31'38" E	59.97'
L118	N 02°46'15" E	13.86'
L119	N 11°02'22" E	27.52'
L120	N 08°02'05" E	26.16'
L121	N 20°13'15" E	40.07'
L122	N 39°26'49" E	8.49'
L123	N 06°04'06" E	47.01'
L124	N 16°23'23" E	9.41'
L125	N 29°54'55" E	14.72'
L126	N 02°14'43" E	40.99'
L127	N 35°24'15" E	16.00'
L128	N 14°14'09" E	28.34'
L129	N 02°18'37" W	27.82'
L130	N 22°49'16" E	21.71'
L131	N 03°19'14" E	16.27'
L132	N 16°12'33" E	12.40'
L133	N 55°48'01" E	5.85'
L134	N 06°16'11" E	19.38'
L135	N 45°03'15" E	6.24'
L136	N 10°43'12" E	27.10'
L137	N 07°03'50" W	11.10'
L138	N 14°44'11" E	68.31'
L139	N 08°01'43" W	7.82'
L140	N 12°31'31" E	28.26'

LINE TABLE

LINE	BEARING	DISTANCE
L141	N 07°38'34" E	43.43'
L142	N 06°18'16" W	11.37'
L143	N 20°08'40" E	26.07'
L144	N 00°05'00" E	13.47'
L145	N 11°37'12" E	81.69'
L146	N 42°49'09" E	27.18'
L147	N 06°41'35" E	22.60'
L148	N 09°23'27" W	27.13'
L149	N 69°24'57" W	7.94'
L150	N 12°48'55" E	11.98'
L151	N 11°27'43" W	27.10'
L152	N 05°03'23" E	49.52'
L153	N 07°58'40" E	61.14'
L154	N 11°02'59" E	41.57'
L155	N 05°52'29" E	49.70'
L156	N 16°24'41" E	29.55'
L157	N 05°16'16" E	69.09'
L158	N 11°55'03" E	73.06'
L159	N 00°54'37" E	40.74'
L160	N 05°17'13" E	27.69'
L161	N 82°38'50" E	315.33'
L162	N 74°52'44" E	166.64'
L163	S 32°45'32" E	42.39'
L164	N 85°22'58" E	37.21'

SURVEYOR'S CERTIFICATE

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____ ; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS _____±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D., _____.

TYPE OF PLAT

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

_____
RONALD T. FREDERICK, PROFESSIONAL LAND SURVEYOR L-4720

M:\Projects\DRN\DRN21001\02 Geomatics\Survey\Plats\DRN21001-A1.dwg, 5/12/2022 10:46:39 AM, Timothy Mersinger

MCADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

DURANCO

THE RIVER MEWS
ANNEXATION PLAT
CLAYTON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-4720 RONALD T. FREDERICK SURVEYOR
PRELIMINARY

REVISIONS

NO.	DATE

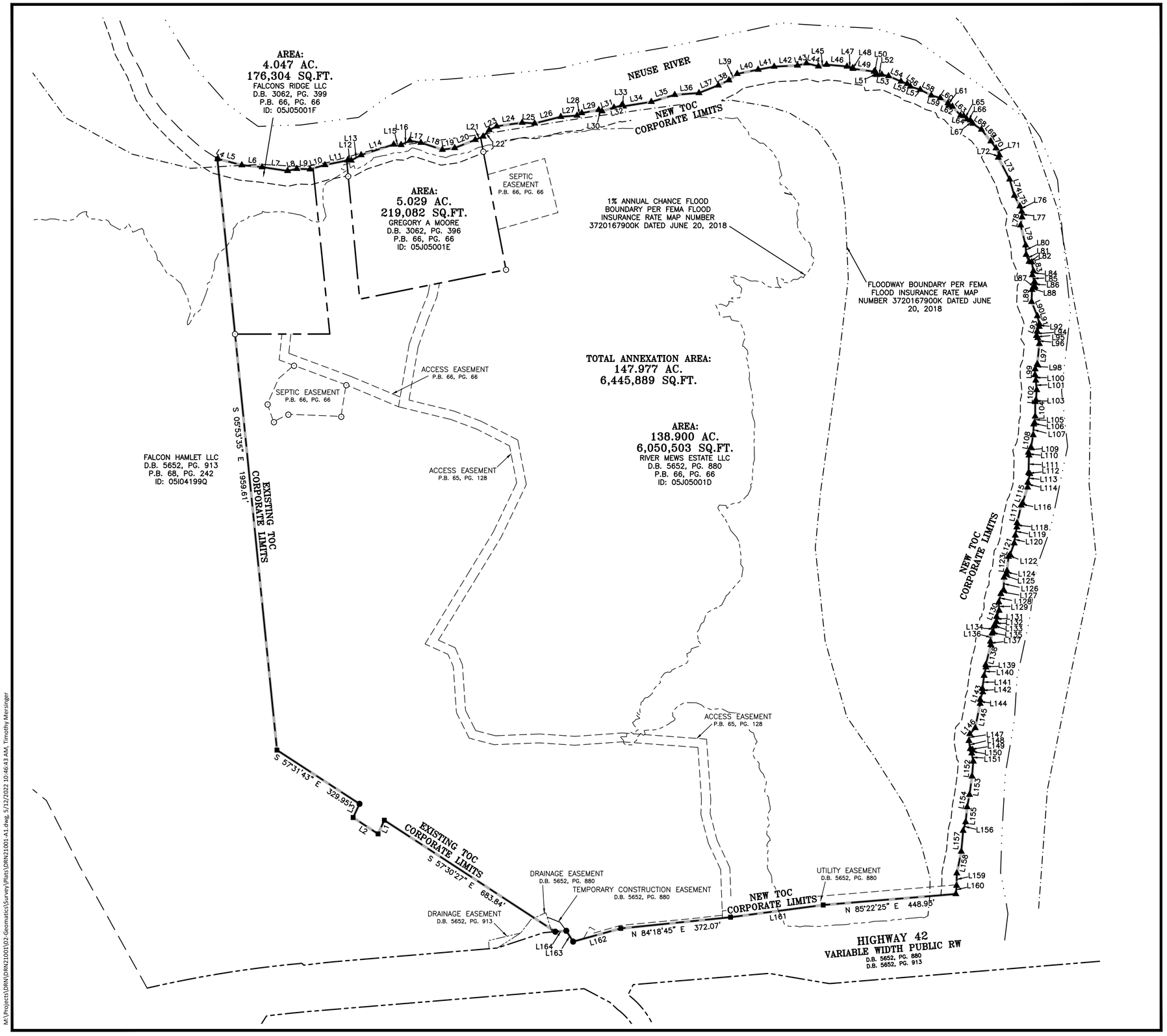
PLAN INFORMATION

PROJECT NO.	DRN-21001
FILENAME	DRN21001-A1
CHECKED BY	RTF
DRAWN BY	TAM
SCALE	N/A
DATE	05-12-2022

SHEET

SHEET TITLE

1-2



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McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

DURANCO

THE RIVER MEWS

ANNEXATION PLAT

CLAYTON, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-4720 LAND SURVEYOR RICHARD T. FREDERICK

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	DRN-21001
FILENAME	DRN21001-A1
CHECKED BY	RTF
DRAWN BY	TAM
SCALE	1"=200'
DATE	05-12-2022

SHEET

SHEET TITLE

2-2

TOWN OF CLAYTON
RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER NC G.S. 160A-58.1

RESOLUTION 2022-40

WHEREAS, a petition requesting annexation of an area described in said petition was received on July 18, 2022 by the Clayton Town Council; 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.

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

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 the result of her investigation.

Duly adopted this 18 day of July 2022, while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Town Clerk

DESCRPTION/ADDRESS:
Pin #: 05J05001D, 05J05001F, 05J05001E
River Mews
Non-Contiguous; 147.977 acres

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Consent Agenda

Item Title
Resolution #2022-42 to Accept Public Utilities into the Town of Clayton Public Utility System for Maintenance – Carolina Overlook Phase 1

Presenter:
Jonathan K. Jacobs, PE – Assistant Town Engineer

Summary/Description
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 entering the one-year warranty period.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Resolution

Meeting Timeline
Click or tap here to enter text.

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 shown on the attached map have been certified and approved by the appropriate regulatory agencies; and

WHEREAS, the public utility segments shown on the attached map will be placed under a warranty period for one-year to monitor for construction deficiencies which will expire on April 14, 2022; and

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

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

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

SUBDIVISION	LOCATION DESCRIPTION	UTILITY TYPE AND SIZE	LENGTH
Carolina Overlook	Covered Bridge Rd.	12” Waterline	1972.00
Carolina Overlook	Brookhill Dr.	8” Waterline	457.10
Carolina Overlook	Steeplechase Blvd	8” Waterline	3600.00
Carolina Overlook	Dover Downs Dr.	6” Waterline	676.80
Carolina Overlook	Broad Hollow Way	8” Waterline	328.32
Carolina Overlook	Steeplechase Blvd.	8” Sanitary Sewer	2564.50
Carolina Overlook	Dover Downs Dr.	8” Sanitary Sewer	482.15
Carolina Overlook	Broad Hollow Way	8” Sanitary Sewer	346.41
Carolina Overlook	Sewer Outfall	8” Sanitary Sewer	474.17
		Total	10,901.45 LF

Duly adopted this the July 18, 2022.

_____

Jody McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Interim Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Consent Agenda

Item Title
Resolution #2022-43 to Accept Public Utilities into the Town of Clayton Public Utility System for Maintenance – Champion West

Presenter:
Jonathan K. Jacobs, PE – Assistant Town Engineer

Summary/Description
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 entering the one-year warranty period.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Resolution

Meeting Timeline
Click or tap here to enter text.

RESOLUTION TO ACCEPT PUBLIC UTILITIES INTO THE TOWN OF CLAYTON PUBLIC UTILITY SYSTEM FOR MAINTENANCE – CHAMPION WEST

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

WHEREAS, Town of Clayton Engineering staff has inspected the public utility segments listed below on April 04, 2022 and recommends acceptance by Town Council for maintenance by the Town; and

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

WHEREAS, the public utility segments listed below will be placed under a warranty period for one-year to monitor for construction deficiencies, such warranty period expiring on April 04, 2023; and

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

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

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

SUBDIVISION	LOCATION DESCRIPTION	UTILITY TYPE AND SIZE	LENGTH
Champion West	Curren Drive	6” Waterline	307.00
Champion West	N. Lenny Drive	6” Waterline	105.00
Champion West	S. Lenny Drive	6” Waterline	185.00
Champion West	Curren Drive	8” Sanitary Sewer	319.00
Champion West	N. Lenny Drive	8” Sanitary Sewer	70.00
Champion West	S. Lenny Drive	8” Sanitary Sewer	114.00
		Total	1,100LF

Duly adopted this the July 18, 2022.

_____
Jody McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Interim Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Consent Agenda

Item Title
Resolution #2022-44 to Accept Public Utilities into the Town of Clayton Public Utility System for Maintenance – The Walk at East Village, Amenity Center

Presenter:
Jonathan K. Jacobs, PE – Assistant Town Engineer

Summary/Description
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 entering the one-year warranty period.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Resolution

Meeting Timeline
Click or tap here to enter text.

RESOLUTION TO ACCEPT PUBLIC UTILITIES INTO THE TOWN OF CLAYTON PUBLIC UTILITY SYSTEM FOR MAINTENANCE – THE WALK AT EAST VILLAGE, AMENITY CENTER

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 placed under a warranty period for one-year to monitor for construction deficiencies, which expired on December 21, 2021; and

WHEREAS, Town of Clayton Engineering staff has inspected the public utility segments listed below on June 24, 2022 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
Walk at East Village, Amenity Center	Onslow Dr/Parking lot	8" Waterline	320.00 LF
		Total:	320.00 LF

Duly adopted this the 18th day of July 2022.

_____
Jody McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Interim Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Consent Agenda

Item Title
Resolution 2022-46 to Accept Public Utilities into the Town of Clayton Public Utility System for Maintenance – The Walk at East Village, Phase 1 & Sanitary Sewer Outfall

Presenter:
Jonathan K. Jacobs, PE – Assistant Town Engineer

Summary/Description
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. A one-year warranty period for the subject public utilities expired on September 4, 2018 and additional repairs were made prior to a final acceptance inspection by Engineering staff. Engineering staff recommends final acceptance of the subject public utility infrastructure into the Town of Clayton Public Utility System for maintenance.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Resolution

Meeting Timeline
Click or tap here to enter text.

RESOLUTION TO ACCEPT PUBLIC UTILITIES INTO THE TOWN OF CLAYTON PUBLIC UTILITY SYSTEM FOR MAINTENANCE – THE WALK AT EAST VILLAGE, PHASE 1 & SANITARY SEWER OUTFALL

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 placed under a warranty period for one-year to monitor for construction deficiencies, which expired on September 4, 2018; and

WHEREAS, Town of Clayton Engineering staff has inspected the public utility segments listed below on June 24, 2022 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
Walk at East Village Ph. 1	Village Walk Dr.	8" Waterline	761.38LF
Walk at East Village Ph. 1	Village Walk Dr.	8" Sanitary Sewer	164.91 LF
Walk at East Village Ph. 1	Beaufort Loop	8" Waterline	1438.59 LF
Walk at East Village Ph. 1	Beaufort Loop	8" Sanitary Sewer	1345.16 LF
Walk at East Village Ph. 1	Duplin Ln.	8" Sanitary Sewer	348.45 LF
Walk at East Village Ph. 1	Duplin Ln.	8" Waterline	431.32 LF
Walk at East Village Ph. 1	Balden Place	8" Waterline	318.60 LF
Walk at East Village Ph. 1	Balden Place	8" Sanitary Sewer	339.80 LF
Walk at East Village Ph. 1	Chowan Lane	8" Waterline	657.69 LF
Walk at East Village Ph. 1	Chowan Lane	8" Sanitary Sewer	414.48 LF
Walk at East Village Ph. 1	Swain St.	8" Waterline	259.90 LF
Walk at East Village Ph. 1	Cabarrus Way	8" Sanitary Sewer	116.77 LF
Walk at East Village Ph. 1	Cabarrus Way	8" Waterline	238.00 LF
Walk at East Village Ph. 1	Sanitary Sewer outfall	8" Sanitary Sewer	1523.57LF
		Total:	8358.62LF

Duly adopted this the 18th day of July 2022.

_____
Jody McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Interim Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Consent Agenda

Item Title
Resolution 2022-45 to Accept Streets into the Town of Clayton Street System for Maintenance – The Walk at East Village, Phase 1

Presenter:
Jonathan K. Jacobs, PE - Assistant Town Engineer

Summary/Description
Streets and rights-of-way are required to be designed and built according to the Town of Clayton Manual of Standards, Specifications, and Design. The subject streets have been verified through inspections to have been installed per the Town's Manual of Standards, Specifications, and Design. Engineering staff recommends acceptance of the subject streets and entering the one-year warranty period. Upon final acceptance, the subject streets are eligible for funding through NCDOT's Powell Bill Program.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Resolution

Meeting Timeline
Click or tap here to enter text.

Resolution # 2022-XX

RESOLUTION TO ACCEPT STREETS INTO THE TOWN OF CLAYTON STREET SYSTEM FOR MAINTENANCE – THE WALK AT EAST VILLAGE, PHASE 1

WHEREAS, streets and right-of-way are required to be designed and built according to the Town of Clayton Manual of Standards, Specifications and Design; and

WHEREAS, Town of Clayton Engineering staff has inspected the street segments listed below on June 24, 2022 and recommends acceptance by Town Council for maintenance by the Town; and

WHEREAS, the street segments listed below will be placed under a warranty period for one-year to monitor for construction deficiencies, such warranty period expiring on June 24, 2023; and

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

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

WHEREAS, approval by the Town of Clayton Town Council is necessary for eligibility for receiving funding from the NCDOT's Powell Bill Program;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Clayton, North Carolina accept this list of streets and right-of-way into the Town of Clayton Street System.

SUBDIVISION	STREET NAME	BEGINNING DESCRIPTION	END DESCRIPTION	LENGTH
Walk at East Village Ph. 1	Village Park Drive	Front Street	Cabarrus Street	**0.17**
			TOTAL	0.17 mi

Duly adopted this the 18th day of July 2022.

_____
Jody McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Interim Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Consent Agenda

Item Title
Resolution 2022-47 to Accept Public Utilities into the Town of Clayton Public Utility System for Maintenance – The Walk at East Village, Phase 2A & 2B

Presenter:
Jonathan K. Jacobs, PE – Assistant Town Engineer

Summary/Description
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. A one-year warranty period for the subject public utilities expired on December 21, 2021 and additional repairs were made prior to a final acceptance inspection by Engineering staff. Engineering staff recommends final acceptance of the subject public utility infrastructure into the Town of Clayton Public Utility System for maintenance.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Resolution

Meeting Timeline
Click or tap here to enter text.

RESOLUTION TO ACCEPT PUBLIC UTILITIES INTO THE TOWN OF CLAYTON PUBLIC UTILITY SYSTEM FOR MAINTENANCE – THE WALK AT EAST VILLAGE, PHASE 2A & 2B

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 placed under a warranty period for one-year to monitor for construction deficiencies, which expired on December 21, 2021; and

WHEREAS, Town of Clayton Engineering staff has inspected the public utility segments listed below on June 20, 2022 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
Walk at East Village phase 2	Swain St.	8" Waterline	666.58 LF
Walk at East Village phase 2	Swain St.	8" PVC Sanitary Sewer	524.84 LF
Walk at East Village phase 2	Davidson St	8" Waterline	487.49 LF
Walk at East Village phase 2	Davidson St.	8" PVC Sanitary Sewer	444.36 LF
Walk at East Village phase 2	Cabarrus St.	8" Waterline	390.87 LF
Walk at East Village phase 2	Cabarrus St.	8" PVC Sanitary Sewer	544.80 LF
Walk at East Village phase 2	Onslow Dr	8" Waterline	372.00 LF
Walk at East Village phase 2	Onslow Dr.	8" PVC Sanitary Sewer	166.24 LF
Walk at East Village phase 2	Village Park Dr.	8" Waterline	415.39 LF
Walk at East Village phase 2	Village Park Dr.	8" PVC Sanitary Sewer	512.20 LF
		Total	4358.53 LF

Duly adopted this the 18th day of July 2022.

_____
Jody McLeod
Mayor

ATTEST:

_____

Sherry L. Scoggins, MMC
Interim Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Administrative

Item Title

Downtown Parking Master Lease Agreement

Presenter: Jim Cauley, Town Attorney
Ruth Anderson, Mayor's Downtown Parking Taskforce Member
Patrick Pierce, Economic Development Director

Summary/Description

The Mayor's Downtown Parking Taskforce presented to Council earlier this year to present recommendations to Council. One of their top recommendations was shared use parking on private lots throughout downtown. Town staff, the Town Attorney and Taskforce Members have developed this Master Lease Agreement for Council's consideration. The purpose of the agreement is to serve as a template of general principles from which staff can negotiate with individual property owners.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet

Downtown Parking Master Lease Agreement

Meeting Timeline
Click or tap here to enter text.

NORTH CAROLINA
JOHNSTON COUNTY

THIS LEASE made and entered into on the date specified in Exhibit B, ("EFFECTIVE DATE"), by and between the Property Owner(s) identified on "Exhibit A" attached hereto ("LESSOR"); and the TOWN OF CLAYTON, a municipal corporation organized and existing pursuant to the laws of the State of North Carolina ("LESSEE").

LEASE AGREEMENT

For and in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. LEASED PREMISES. The Lessor leases to the Lessee and the Lessee leases from the Lessor that certain tract or parcel of land more particularly described in "Exhibit A" for use as a shared parking lot.

2. TERM. The Lease shall commence on the Effective Date and shall continue for a period of no less than three years and no more than five years, as specified in Exhibit B, with the ability to renew with limited changes thereafter, unless terminated in accordance with the provisions hereof.

3. RENT. The Lessee shall pay the Lessor the rent as set forth on "Exhibit A". Rent shall be prorated for any partial term that this Lease is in effect.

4. TERMINATION. If Lessor transfers ownership, or if part of or all the Premises are condemned, or access to the Premises is changed or limited, Lessee may, in its sole discretion terminate this Lease without further liability by giving Lessor not less than sixty (60) days prior written notice. Upon termination of this Lease, Lessor is responsible for reimbursing the Lessee a pro rata share of lease payments for the current calendar year and a pro rata share of any significant maintenance or facility improvements based on the estimated useful life of those improvements, as noted in Section 6 of this Lease.

5. USE OF PREMISES. The Lessee during the Term of this Lease shall use the Premises as a parking lot and shall have the right to install those buildings, structures, and equipment that are necessary and usually used in connection with operation with the operation of a parking lot. Lessee shall have the exclusive use of the facilities for the purpose of public parking between the hours of 6:00 P.M. to 6:00 A.M. seven days a week without exception unless agreed to otherwise by both parties in Exhibit B. At all other times, Lessor shall have exclusive use.

6. MAINTENANCE. Lessor shall provide, as reasonably necessary, asphalt repair, if the parking lot is paved, as well as maintenance of existing lighting. Lessor shall maintain lot and landscaping at or above the current conditions, at no additional cost to the Lessee. Lessee and Lessor agree to share costs of more significant maintenance and facility upgrades, including but not limited to, restriping, seal coating, resurfacing, and lighting upgrade at an equally shared cost based upon a mutually accepted service provider, contract and project timing. Lessor and Lessee will agree

in writing, prior to the commencement of work, to the estimated useful life of these improvements to inform an appropriate lease term and facilitate any reimbursements in the case of early termination of the lease.

7. DAMAGE; CASUALTY. If the Premises is partially damaged or destroyed by casualty to an extent that the Lessee cannot use the Premises for Lessee's intended purpose, the Lessee may have the option to cancel this Lease as of the date of the casualty.

8. SUPPLEMENTAL COVENANTS. The parties have agreed to additional terms specific to the Premises. Those supplemental covenants are attached hereto as "Exhibit B" and incorporated herein. If there is no Exhibit B then this section does not apply.

9. LESSOR'S WARRANTY. Lessor warrants that Lessor has the right to enter into this Lease and that they are the owner, or have permission from the owner, of the property that is the subject of this Lease and that this Lease shall be binding on the Lessor, their successors, heirs, and assigns.

10. UTILITIES AND TAXES. Lessor shall pay all taxes and utilities associated with the Premises, unless stated otherwise in Exhibit B

11. SIGNAGE. Lessee will provide signage consistent with other public and private facilities designating usage allowances and hours of availability. Lessee is responsible for obtaining any necessary permits or approvals for signage.

12. ENFORCEMENT. Lessee and Lessor reserve the right to tow, at the vehicle owner's expense, vehicles improperly parked or abandoned during their respective periods of exclusive control. All towing shall be with the approval of the Lessor or their written designee. All towing decisions occurring outside of the designated hours of the Lease is the sole responsibility of the Lessor.

13. COMPLIANCE WITH LAWS. During the Term of this Lease and any renewals hereof, Lessor shall promptly execute and comply with all ordinances of the Town of Clayton, North Carolina, orders and requirements imposed by the Board of Health and Police Department, and all Federal, State, County, and Town statutes, ordinances, regulations, laws or other requirements concerning environmental protection, or other matters applicable to the occupancy or operation of the Premises.

14. COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. All Premises must always comply with the Americans with Disabilities Act (ADA). The Lessee shall perform and construct all necessary renovations and maintenance as required for ADA compliance.

15. COOPERATION. Lessor and Lessee agree to cooperate to the best of their abilities to mutually use the premises without disrupting the use by other party. The parties agree to meet as needed to work out any problems that may arise due to the shared use.

16. **INSURANCE.** At their own expense, Lessor and Lessee agree to maintain liability insurance for the Premises that will cover claims for personal injuries or property damages that arise as a result of each party's use of the Premises.

17. **NO WAIVER.** No waiver of any breach of any covenant, condition or stipulation hereunder shall be taken to be a waiver of any succeeding breach of the same covenant, condition, or stipulation.

18. **SEVERANCE.** If any part or paragraph of this Lease is found void or unenforceable, the remainder of this Lease shall not be affected by that finding.

19. **INDEMNIFICATION.** Lessee shall hold Lessor harmless from liability arising out of damage or injury to any person or property occurring in, on, or about the property and caused by the negligence of the Lessee during the hours of use by the Lessee as stated in Exhibit B. Lessor shall hold Lessee harmless from liability arising out of damage or injury to any person or property and caused by the negligence of Landlord.

20. **GOVERNING LAW.** The parties agree that this Lease is to be governed and construed in accordance with the laws of the State of North Carolina and that the courts of North Carolina shall have exclusive jurisdiction over any disputes as to the terms of this Lease. By the signatures below, the parties consent to the exclusive, personal jurisdiction by the courts of North Carolina and further, waive any objection thereto. Venue shall be Johnston County, Superior Court, North Carolina.

21. **BINDING EFFECT.** This Lease shall be binding upon the parties, hereto, their heirs, personal representatives, administrators, succors, and assigns.

22. **CONSTRUCTION.** No provisions of this Lease shall be construed against or interpreted to the disadvantage of any party by any court or other governmental or judicial authority by reason of that party's having or being deemed to have prepared or imposed that provision. Wherever from contents, it appears appropriate, each term stated in either the singular or plural shall include the singular and plural, and pronouns stated in either the masculine, the feminine or the neuter gender shall include the masculine, feminine and neuter.

23. **NOTICES**. All notices and other communications contemplated shall be in writing and shall be deemed given when personally delivered or received by mail and shall be personally delivered or mailed by Certified Mail, Return Receipt Requested, with postage and fees paid, to the addresses as shown on Exhibit A.

24. **ENTIRE AGREEMENT.** All preliminary and contemporaneous agreements and understandings are merged and incorporated into this Lease which contains the entire agreement between the parties. This Lease may not be modified or amended in any manner except by an instrument in writing executed by the parties hereto.

25. ATTACHMENT, HEADINGS, TERMS. All attachments referred to herein are hereby incorporated by reference into this Lease. The headings contained herein are for convenience purposes only and shall not be used to interpret nor be deemed to extend or limit the specific section. The work or words enclosed in quotation marks shall be construed as defined terms for purposes of this Lease. The terms "Lessor" and "Lessee" shall be construed to mean, when required by the contents, the directors, officers, employees, invitees, contractors, material men, servants and agents of Lessor and Lessee.

26. EXECUTION AND DELIVERY. This Lease shall not be binding nor confer any rights upon either party unless and until executed and mutually delivered by and between both parties.

27. RELATIONSHIP OF PARTIES. This Lease does not create the relationship of principal and agent or a partnership or joint venture, or any other association other than that of Lessor or Lessee.

IN WITNESS WHEREOF, the Lessor has hereunto set their hand and affixes his respective seal, and the Lessee, Town of Clayton, North Carolina, has caused this instrument to be executed by its Mayor, with its corporate seal to be affixed and attested to by its Town Clerk, all by authority given, in duplicate, each copy of which shall be deemed an original, this the day and year first above written.

LESSOR

By:_____(SEAL)

By:_____(SEAL)

By:_____(SEAL)

LESSEE: TOWN OF CLAYTON

By:_____
NAME, Town Manager

ATTEST:

_____

NAME, Town Clerk

(TOWN SEAL)

EXHIBIT A – IDENTIFICATION OF OWNER(S)/LESSOR, LEGAL DESCRIPTION and RENTS

[identification of owner(s)/lessor, legal description of the property and rents]]

Property Owner(s): _____

_____

_____

Property Description: _____

Rent: _____

EXHIBIT B – SUPPLEMENTAL COVENANTS

[any additional supplemental covenants]

TOWN OF CLAYTON
RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE ON BEHALF OF THE TOWN OF CLAYTON PARKING LEASE AGREEMENTS WITH DOWNTOWN PROPERTY OWNERS

RESOLUTION 2022-37

WHEREAS, the Clayton Town Council understands the importance of parking in Downtown Clayton to facilitate an economically vibrant and vital community; and

WHEREAS, the Mayor created the Downtown Parking Taskforce, consisting of a variety of Downtown stakeholders, to make recommendations to the Mayor and Town Council as to how to best address Downtown Clayton's parking challenges; and

WHEREAS, the Mayor's Downtown Parking Taskforce's top recommendation was a public-private parking solution to both alleviate concerns of private property owners in Downtown and to activate private parking lots for public use; and

WHEREAS, each parking lot's utility and function is different, including but not limited to lot size, location, current use and condition, and each property owner's needs and concern are different; and

WHEREAS, a Master Parking Lease Agreement template was created by the Mayor's Parking Taskforce, with input from Downtown property and business owners and legal review from the Town Attorney, to serve as the basis for negotiation for staff with private property owners when pursuing public-private parking agreements.

NOW, THEREFORE, BE IT RESOLVED that:

The Mayor of the Town of Clayton hereby authorizes designated Town staff to negotiate and the Town Manager to execute public-private parking agreements with Downtown property owners using the terms in the Master Parking Lease Agreement template as the basis for their negotiations.

Duly adopted this 18 day of July 2022, while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, NCCMC
Deputy Town Clerk

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Introductions & Special Presentations

Item Title
CAMPO Southeast Area Study Update Presentation

Presenter
Ben Howell, Planning Director

Summary/Description
The Southeast Area Study Update is an update to the original Southeast Area Study in 2017. The Southeast Area Study Update will look at land use and multimodal transportation needs for southeastern Wake County and Johnston County, up to and including the I-95 corridor – including the following municipalities: Archer Lodge, Benson, Clayton, Four Oaks, Garner, Kenly, Micro, Pine Level, Raleigh, Selma, Smithfield and Wilson's Mills. The Study Update will produce recommendations across all modes, as well as refresh policies and priorities that may have evolved since the original study. Recommendations from the Study Update will inform the 2055 Metropolitan Transportation Plan.

Requested Action
Informational Only

Funding Source (If Applicable):
N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Meeting Timeline
Click or tap here to enter text.

Southeast Area Study Update

Update Briefing | July 18, 2022

SEAS
SOUTHEAST AREA STUDY
UPDATE

Agenda

1. Project Background
2. Project Partnership and Involvement
3. Schedule and Outreach Strategy
4. Looking Ahead

SEAS
SOUTHEAST AREA STUDY
UPDATE

Project Background

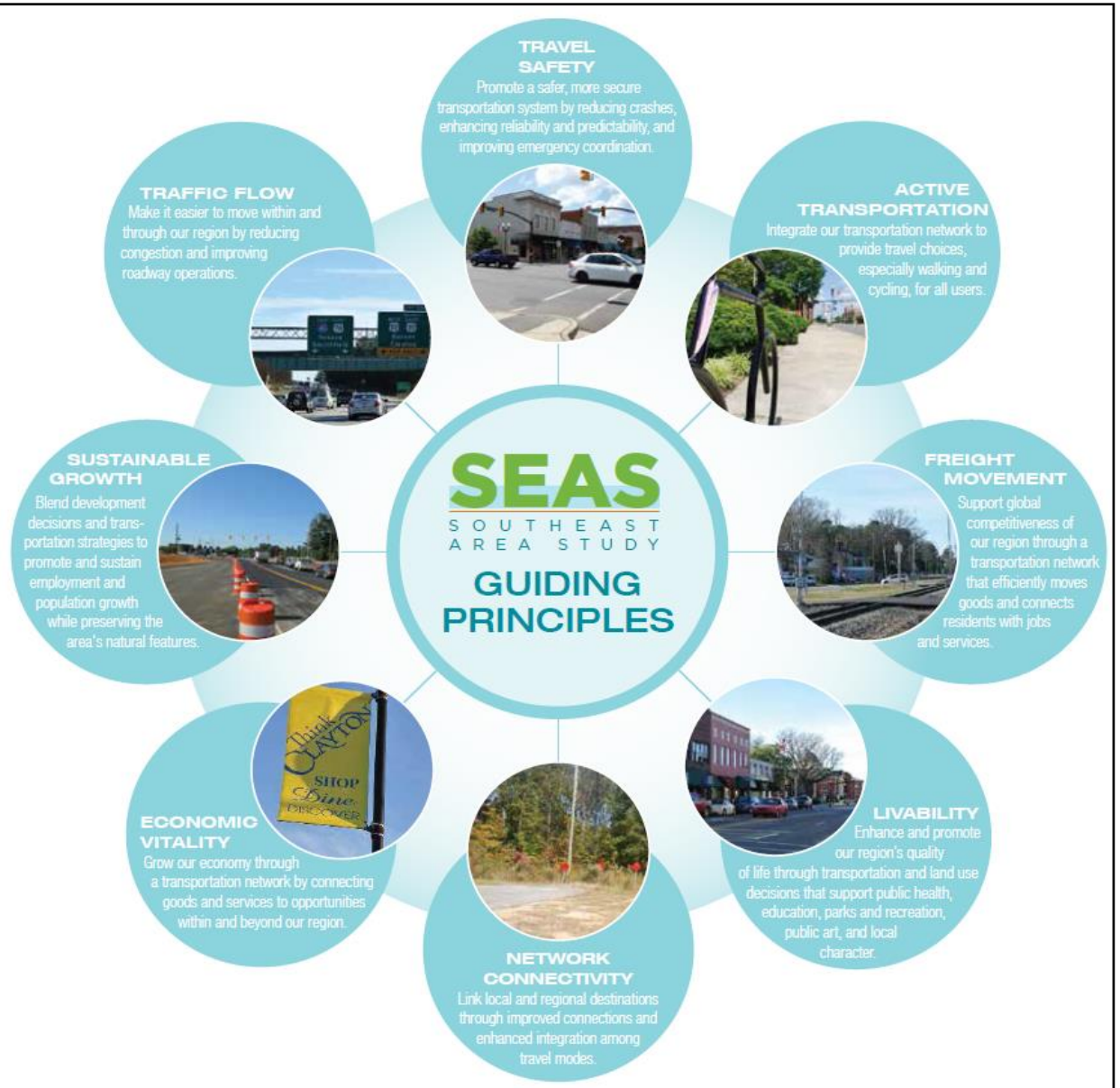
SEAS
SOUTHEAST AREA STUDY
UPDATE

What is the SEAS Update?

This study **integrates land use and transportation** to accommodate existing and future travel needs for the purpose of reevaluating and revising, as needed, the **unified vision and comprehensive transportation strategy** established in the 2017 SEAS.

SEAS
SOUTHEAST AREA STUDY
UPDATE

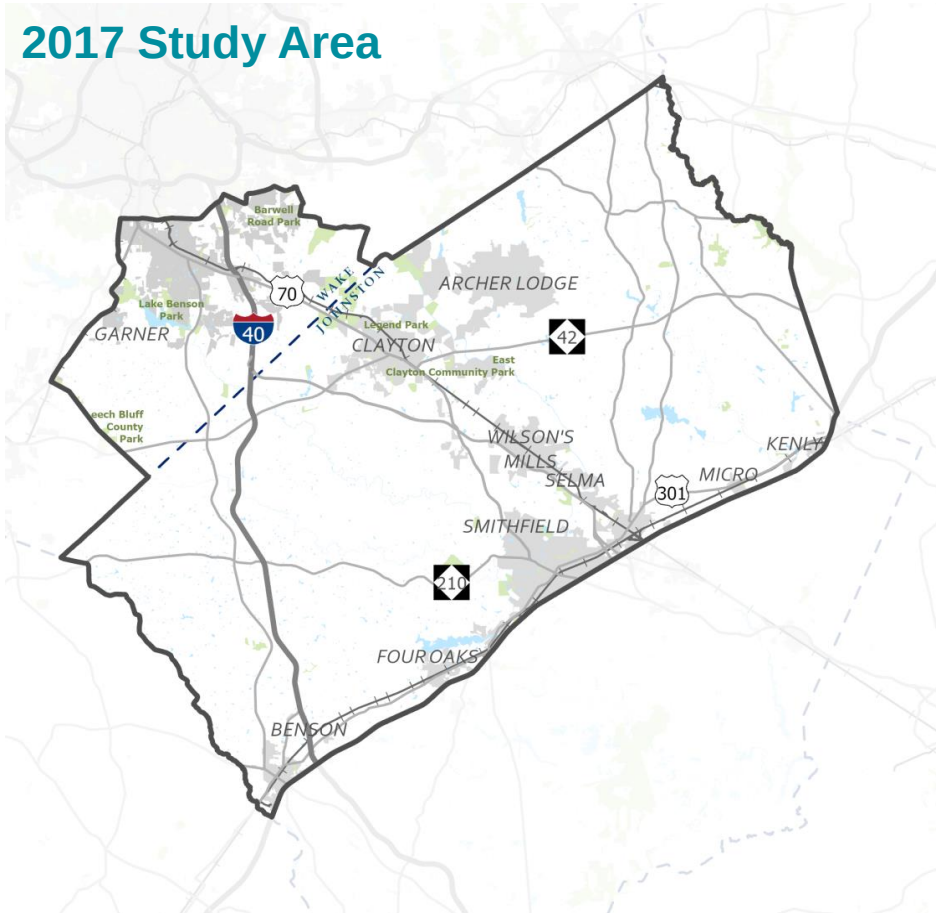
2017 Guiding Principles



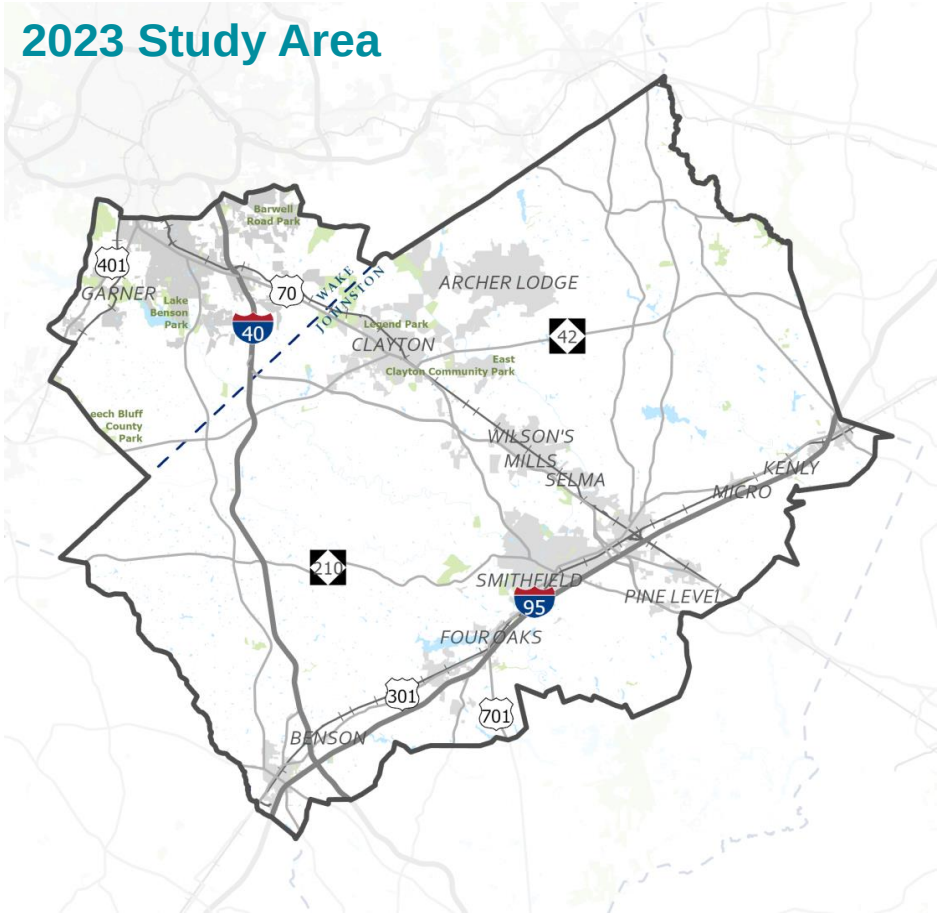
SEAS
SOUTHEAST AREA STUDY
UPDATE

Study Area Expansion

2017 Study Area



2023 Study Area



Project Partnership and Involvement

SEAS
SOUTHEAST AREA STUDY
UPDATE

Partnership

CAMPO
NC Capital Area Metropolitan Planning Organization

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

UPPER COASTAL PLAIN
RURAL PLANNING ORGANIZATION

SEAS
SOUTHEAST AREA STUDY
UPDATE

Local Jurisdictions

- Archer Lodge
- Benson
- Clayton
- Four Oaks
- Garner
- Johnston County
- Kenly
- Micro
- Pine Level
- Raleigh
- Selma
- Smithfield
- Wake County
- Wilson's Mills

SEAS
SOUTHEAST AREA STUDY
UPDATE

Stakeholder Oversight Team (SOT)

Job Description

- Represent diverse community interests
- Meet formally up to ***four times*** at key steps
- Provide guidance and direction
- Volunteer to participate at public events
- Communicate information through individual networks



Core Technical Team (CTT)

Job Description

- Represent various planning entities and jurisdictions within the southeast area in the process and substance of the plan
- Meet formally up to ***seven times***
- Provide local insight and institutional knowledge on planning issues
- Aid in engagement and communication
- Conduit to agency's SOT member(s)



Who's involved?

CAMPO Committees	Stakeholder Oversight Team (SOT)	Core Technical Team (CTT)	Public
Local Jurisdiction Members	Key Community Stakeholders	Elected Officials	Consultants

SEAS
SOUTHEAST AREA STUDY
UPDATE

Schedule and Outreach Strategy

SEAS
SOUTHEAST AREA STUDY
UPDATE

Schedule



SEAS
SOUTHEAST AREA STUDY
UPDATE

Public Engagement Plan

- Details engagement schedule and strategy
- Defines performance measures
- Establishes engagement goals



Project Website

- Houses public-facing project information
- Engagement hub

seareastudyupdate.com



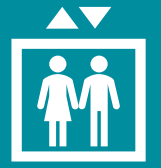
Outreach Toolbox



Email and Social Media Post Templates



Flyers / FAQs



Elevator Speech / Pitch Card

SEAS
SOUTHEAST AREA STUDY
UPDATE

Looking Ahead

SEAS
SOUTHEAST AREA STUDY
UPDATE

Phase 1 Engagement

1

Discover

May – August 2022

2

Involve

September 2022 – January 2023

3

Consult

February – June 2023

Phase 1 Engagement | Purpose and Goal

Purpose and Goal

Visioning and Needs Identificatio

- Revisit and Reevaluate the 2017 Guiding Principles
- Identify transportation and land use needs and opportunities
- Raise awareness about the SEAS Update



Phase 1 Engagement | Activities and Events



Pop-Up Events

6 events

7/11-7/29



Online Survey

Open from

7/6-7/29



Outreach Toolbox

Launches 7/6

Virtual Public Engagement

SEAS
SOUTHEAST AREA STUDY
UPDATE

Technical Analysis

- State of the Region existing conditions analysis
- Review of adopted and ongoing plans
- Establish existing land use in model
- Deficiency Analysis
- Intersection “Hot Spots” Identification



SEAS
SOUTHEAST AREA STUDY
UPDATE

Thank You

Update Briefing | June 20, 2022

Contact:
Shelby Powell
Shelby.Powell@campo-nc.us
919-996-4393

SEAS
SOUTHEAST AREA STUDY
UPDATE

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Public Hearings

Item Title
2022-35-SUP Park Aydee Eight

Presenter:
Aaron Prichard

Summary/Description
Applicant is seeking to construct 26 townhouse units in four separate buildings on 2.307 acres of land zoned Highway Business (B-3). The site is located along Dairy Road near the intersection with Barber Mill Road. The applicant is proposing to incorporate a dog park at the site, and to heavily incorporate brick masonry in the design of the townhouses.

Requested Action
Other- Applicant has requested to open the public hearing, then continue it to September 19, 2022 at 6:00 PM (date and time certain).

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Staff Report
Application & Owner's Consent Form
Site Plan
Neighborhood Meeting Materials
Staff Report Maps
Wastewater Allocation Request
Signed Conditions of Approval

Meeting Timeline
Town Council – July 18, 2022

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

Town Council
July 18, 2022

STAFF REPORT

Application Number: 2022-35-SUP
Project Name: Park Aydee Eight – Special Use Permit

Tag #:	05G02012X
Location:	Dairy Road, Clayton, NC 27520
Applicant:	Adams & Hodge Engineering, PC
Owner:	Todd Stutts
Project Planner:	Aaron Prichard, AICP, CZO

Public Noticing Dates:

- **Neighborhood Meeting:** May 12, 2022
- **Sign Posted:** July 1, 2022
- **Newspaper Ad Published:** July 6, 2022 and July 13, 2022
- **Letters Mailed:** June 30, 2022

REQUEST: Applicant requests a Special Use Permit to construct 26 townhouse units on approximately 2.3 acres of land along Dairy Road near the intersection with Barber Mill Road.

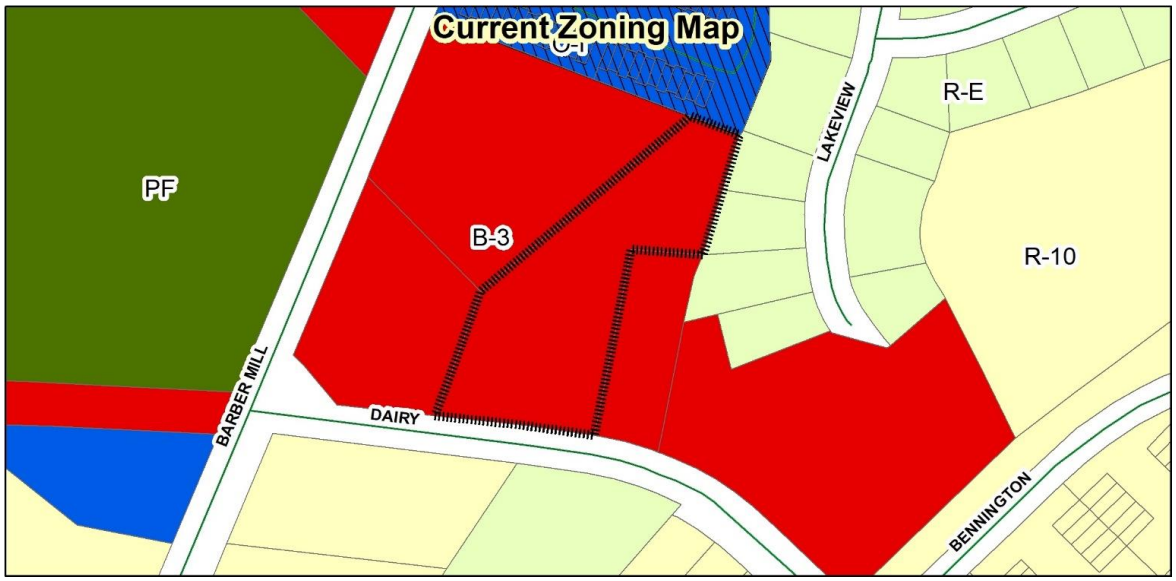
SITE DATA:

Acreage:	2.3 acres
Zoning:	B-3
Existing Use:	Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
N/NW	O-I, B-3	Townhouses, Medical Office
E	R-E, B-3	Single Family Residential
W	B-3	Medical Office



DEVELOPMENT DATA:

Proposed Use: **Residential/**Townhouses

Maximum Density: **12 Units/Acre**

Proposed Density: **11.27 Units/Acre**

Building Height: 2 Stories/30'-1"

Impervious Surface: Maximum allowable proposed to be 75% for whole development, 85% per lot.

Parking: 62 stalls proposed (59 required), 4 bike racks (1 rack per building).

Access/Streets: Primary access to the site will be taken off Dairy Road. The internal private road will continue through the site and is proposed to connect to the stub for the privately maintained Cheltenham Drive in the Barber Mill Townhomes development to the north.

STAFF ANALYSIS AND COMMENTARY:

Overview:

The applicant is seeking to construct 26 townhouses on 2.307 acres of land off Dairy Road. The site is zoned B-3. Vehicular access to the site is provided from Dairy Road and is proposed to continue through the site and stub to Cheltenham Drive at the northern property line. Cheltenham Drive is a private road within the Barber Mill Townhomes development. The applicant has noted on their associated site plan that there is a fence blocking the

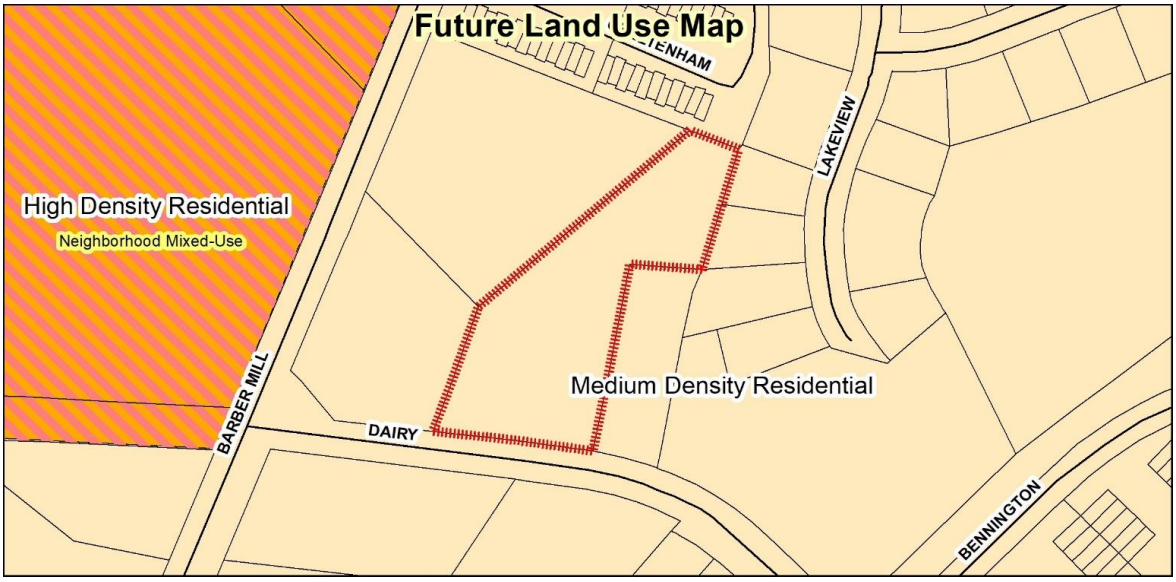
connection to Cheltenham Drive which will be removed by the adjacent property owner once the connection is completed. The applicant is proposing a dog park and 32,762 square feet of open space in total.

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 was already reviewed 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 Medium-Density Residential (MDR), which calls for housing units that are more urban in character and in closer proximity to commercial services and centers. MDR is intended to provide a transition from more suburban areas to more developed areas. The gross residential density prescribed for MDR is 3-5 units per acre. The proposed development has a gross residential density of 11.27 units per acre, so it is not consistent with the 2045 Growth Plan.
- **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. Parking, landscaping, required open space, and other elements of the Code have been met and dimensional standards are set through the Special Use process. The application also complies with Section 155.203(K)(3)(C) of the UDC, which states that townhouses shall not exceed a density of 12 units per acre in B-3 zones. The proposed use of Townhouses 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 the four Findings of Fact, with the burden of persuasion for meeting the Findings of Fact on the applicant. The Applicant shall produce competent and material evidence to show they meet all four Findings of Fact.
- 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 persuasion 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 application will not materially endanger the public health or safety because all development will be in accordance with the Unified Development Code. Public water and sewer that is available in Barber Mill Road will be utilized to assure safe potable water and fire protection for the development as well as wastewater being conveyed and eventually treated in a permitted wastewater treatment facility.

   Stormwater during construction will be managed by permitted erosion control facilities. After the completion of construction activities stormwater will be managed by permanent stormwater management facilities. Since the access of the development is SR1583 Dairy Road, NCDOT will be responsible for permitting safe access. In addition, pedestrian circulation has been separated from vehicular traffic both internal to the site and externally by incorporating concrete sidewalks.

   The development of the project will also provide buffers, setbacks and landscaping. The result will be that residents and adjacent properties will enjoy an aesthetically pleasing environment.

   Staff Commentary:

   Staff agrees with the applicant that the development would not endanger public health or safety. Proposed vehicular access and utility provision are adequate for emergency responders to address fires and medical emergencies. The proposed use of townhouse residential does not pose a danger to health and safety in and of itself.

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:

   The application meets all Town of Clayton planning and engineering criteria without having to seek variances for development. All buffers, setbacks and site development criteria have been met. Water, sewer, parking, vehicular access, erosion control and stormwater engineering design standards have been incorporated.

   Staff Commentary:

   The design of the site meets all Unified Development Code criteria for parking, access, landscaping, and open space. While the development density exceeds the recommended gross density stated in the 2045 Growth Plan (3-5 units per acre), it does not exceed the maximum allowable density of 12 units per acre allowed in the Unified Development Code.

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:

The application will not substantially injure the value of adjoining properties because it is in keeping with adjacent zoning and land uses. First, all properties abutting the tract have either been developed or rezoned for development, rendering the parcel basically an infill project. The use of the tract provides a good "transitional buffer" between the O&I and commercial development from the existing residential uses/zoning to the north and east. At the same time, the proposed townhomes will provide a break in the existing commercial and O&I developments. A new customer base will be developed for the nearby commercial establishment thus being beneficial to all.

Staff Commentary:

Staff has no comment with respect to whether the site will affect the value of abutting properties. This project is similar in character and overall density to the existing Barber Mill Townhomes, which abut the site to the north. All surrounding properties have either been fully developed or feature an existing use on them, so the project will not impede the development of any 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.*

Applicant Response:

The application will not adversely affect the adopted plans and policies because it will act as a bridge between the existing zoning and the 2045 land use. The recently adopted 2045 land use plan calls for this parcel to be medium density residential (MDR), less than 5 units per acre and no more than 50% attached housing. However, the existing zoning allows for commercial as well as multi-family housing with a density similar to what is proposed. Logic would indicate that this project is a good compromise considering the existing zoning would allow for commercial development, that the parcel be used as a "transitional buffer" for multi-family housing. This would still be in keeping with the 2045 land use plan call for residential and still allow for the current zoning inclusion for the apartments while keeping with adjacent multi-family developments, O&I and commercial.

Staff Commentary:

The Comprehensive Growth Plan designates this site as Medium Density Residential. The Plan calls for housing units that are more urban in character and in closer proximity to commercial services and centers, with the intent of providing a transition between suburban and higher intensity development. The plan calls for a gross residential density of between 3 and 5 units, and for the unit type to be predominantly single family detached homes, with attached units generally constituting less than 50% of all housing units.

Staff finds that the application is inconsistent with the recommendations from the 2045 Growth Plan with respect to gross density and unit type. The applicant is proposing for the whole site to be townhouses at a density of 11.27 units per acre.

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. These Conditions of Approval, and any others included with the associated Site Plan (2022-34-SP) shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and approval.
2. The Development shall be constructed in substantial conformance with the Special Use Permit as approved by the Clayton Town Council and associated Site Plan as approved by Town staff.
3. The following amenities shall be provided in accordance with the location and dimensional standards shown on the associated Site Plan:
    - Dog Park
    - Mini Park
4. All portions of the site shall obtain electricity from the Town of Clayton's electric utility, in accordance with the Wastewater Allocation Criteria sheet submitted by the applicant.
5. The buildings in the development will be constructed in accordance with the Architectural elevations provided in the associated Site Plan, including identified façade materials. All buildings will include a minimum brick masonry coverage of 50% on front elevations and all sides viewable from the right-of-way.
6. All common open space and recreational areas shall be maintained and protected in perpetuity by a Homeowner's Association.
7. The following transportation improvements will be constructed prior to the first Certificate of Occupancy:
    - Construct a road connection to the existing street stub located on the adjacent parcel identified by NC PIN 165807-68-8206 and Tax Number 05G02038S.
8. A 6' Treated Wood Fence shall be constructed at the outer edge of the Class C landscape buffer along the property line, as shown on Sheet L1.01 of the associated Site Plan.

ATTACHMENTS:

1) Application & Owner's Consent Form
2) Associated Site Plan
3) Neighborhood Meeting Materials
4) Staff Report Maps
5) Wastewater Allocation Request
6) 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: Park Aydee Eight **Date:** March 1, 2022

Applicant Name: Adams & Hodge Engineering, PC

The following checklist to be completed by applicant:

[✓] Pre-Application Meeting on: 11/03/2021

[✓] Application Review fee

[✓] Advertisement Fee

11 copies of the following:

[✓] Completed Application

[✓] Owner's Consent Form

[✓] Adjacent Property Owner's List

[✓] Neighborhood Meeting Notice Letter (1 copy)

[✓] Wastewater Allocation Request Form (if applicable)

[✓] 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: Amy Stancil

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: $400.00
Advertisement Fee: $200.00

☐ **New Special Use Permit**

☐ **Major Modification to an approved SUP**
Permit Modified: _____

SITE INFORMATION

Name of Project: Park Aydee Eight

Acreage of Property: 2.301 ACS **Zoning District:** B-3

County Tag #: 05G02012X **NC Pin #:** 165807-67-6588

Address/Location: Dairy Road, Clayton, NC 27520

Existing Use: Vacant **Proposed Use:** Townhomes

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

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

APPLICANT INFORMATION

Applicant: Adams & HodgeEngineering, PC

Mailing Address: 314 East Main Street, Clayton, NC 27520

Phone Number: 919-763-7278 / 919-812-2654 **Fax:** N/A

Contact Person: Donnie Adams / Amy Stancil

Email Address: donnie@adamsandhodge.com / amy@adamsandhodge.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORAMTION

Name: Todd Stutts

Mailing Address: 612 Barbour Street, Clayton, NC 27520

Phone Number: 919-390-5769 **Fax:** N/A

Email Address: todd@clayton glassandmirror.com

EXPLANATION OF PROJECT

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

See Exhibit 'A' attached.

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.

   See Exhibit 'B' attached.

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.

See Exhibit 'B' attached

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.

See Exhibit 'B' attached

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.

See Exhibit 'B' attached

APPLICANT AFFIDAVIT

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

Amy D. Stancil		03/01/2022
Print Name	***Signature of Applicant***	***Date***

Exhibit A

Explanation of Project

ADAMS & HODGE ENGINEERING, PC

Explanation of Project

Park Aydee Eight townhomes are proposed to be constructed on 2.307 acres of land located on Dairy Road and zoned B-3. The development is comprised of (4) townhome buildings which will include a total of 26 two story townhome units located on a private drive that will be constructed to Town of Clayton standards. The townhome buildings are to include a mixture of exterior materials of brick and horizontal siding using esthetically pleasing colors to differentiate each unit. The site will incorporate parking, pedestrian sidewalks, a dog park, a mini park with an open space grass area and aesthetically pleasing landscaping. The dog park will consist of an area of 5,600 sf enclosed with a 4ft high black aluminum fence including a 4' gate. The mini park will consist of an area of 2,501 sf with sidewalk, benches and grass. The open space and improved recreation areas will be private and maintained by a Homeowner's Association. The project will pay a fee-in-lieu of providing publicly dedicated open space.

The adjacent zonings are a mixture of B-3, O-I and R-E. This ranges from commercial buildings, multi-family units to single family detached houses. The use of the tract provides a good "transitional buffer" between the O&I and commercial development from the existing residential uses/zoning to the north and east. At the same time, the proposed townhomes will provide a break in the existing commercial and O&I developments. The townhomes will require a special use permit that requests a maximum density of 12 units per acre (11.27 units/ac actual).

The site property is located in the Town of Clayton ETJ and shall be annexed due to being contiguous to all surrounding properties of Town of Clayton jurisdiction. This will allow water, sewer and electric will be provided by the Town of Clayton.

Exhibit B

Required Findings of Fact

Item No. 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 approval.**

The application will not materially endanger the public health or safety because all development will be in accordance with the Unified Development Code. Public water and sewer that is available in Barber Mill Road will be utilized to assure safe potable water and fire protection for the development as well as wastewater being conveyed and eventually treated in a permitted wastewater treatment facility.

Stormwater during construction will be managed by permitted erosion control facilities. After the completion of construction activities stormwater will be managed by permanent stormwater management facilities.

Since the access of the development is SR1583 Dairy Road, NCDOT will be responsible for permitting safe access. In addition, pedestrian circulation has been separated from vehicular traffic both internal to the site and externally by incorporating concrete sidewalks.

The development of the project will also provide buffers, setbacks and landscaping. The result will be that residents and adjacent properties will enjoy an esthetically pleasing environment.

Item No. 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.**

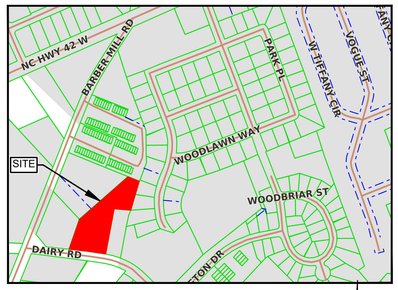
The application meets all Town of Clayton planning and engineering criteria without having to seek variances for development. All buffers, setbacks and site development criteria have been met. Water, sewer, parking, vehicular access, erosion control and stormwater engineering design standards have been incorporated.

Item No.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.**

The application will not substantially injure the value of adjoining properties because it is in keeping with adjacent zoning and land uses. First, all properties abutting the tract have either been developed or rezoned for development, rendering the parcel basically an infill project. The use of the tract provides a good "transitional buffer" between the O&I and commercial development from the existing residential uses/zoning to the north and east. At the same time, the proposed townhomes will provide a break in the existing commercial and O&I developments. A new customer base will be developed for the nearby commercial establishment thus being beneficial to all.

Item No. 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.**

The application will not adversely affect the adopted plans and policies because it will act as a bridge between to existing zoning and the 2045 land use. The recently adopted 2045 land use plan calls for this parcel to be medium density residential (MDR), less than 5 units per acre and no more than 50% attached housing. However, the existing zoning allows for commercial as well as multi-family housing with a density similar to what is proposed. Logic would indicate that this project is a good compromise considering the existing zoning would allow for commercial development, that the parcel be used as a "transitional buffer" for multi-family housing. This would still be in keeping with the 2045 land use plan call for residential and still allow for the current zoning inclusion for the apartments while keeping with adjacent multi-family developments, O&I and commercial.



VICINITY MAP
SCALE: 1:400

MAJOR SITE PLAN

FOR

PARK AYDEE EIGHT

IN

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

Michael Worner
Engineering
06/03/2022
Review Approval

Aaron Prichard, AICP, CZO
Planning
06/10/2022
Review Approval

SHEET INDEX

SHEET TITLE	SHEET No.
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS	C1.01
SITE PLAN & PRELIMINARY PLAT	C2.01
PRELIMINARY UTILITY PLAN	C3.01
PRELIMINARY EASEMENT PLAN	C3.02
PRELIMINARY EROSION CONTROL PLAN	C4.01
PRELIMINARY GRADING & DRAINAGE PLAN	C5.01
PRELIMINARY LANDSCAPE PLAN	L1.01
REGULATORY STANDARDS	DT1.00
ARCHITECTURAL PLANS	A-0.00-A-2.04

DEVELOPER/APPLICANT:

TJW PARTNERS, LLC
3210 HWY 70W
SMITHFIELD, NC 27577

CONTACT: TODD STUTTS
(919)390-5769

NORTH CAROLINA PROFESSIONAL SEAL 15405 ENGINEER RONALD C. ADAMS, JR.

REVISED
5/24/2022 4:01 PM

PRELIMINARY

SOURCES OF INFORMATION:
1. EXISTING CONDITIONS OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, UPDATED APRIL 20, 2022
2. EXISTING WATER LINES SIZES FROM CLAYTON, NC ONLINE PUBLIC UTILITIES.
3. EXISTING TOPO OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, UPDATED APRIL 20, 2022
4. EXISTING LIDAR CONTOURS OUTSIDE OF SITE FROM JOHNSTON COUNTY GIS DATED 2017.
5. PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM JOHNSTON COUNTY GIS DATED 2018

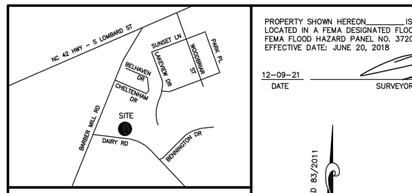
ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
919-243-1332 info@adamsandhodge.com
FIRM # C-4187

PARK AYDEE EIGHT

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

MARCH 1, 2022
**APRIL 24, 2022 TRC 1ST COMMENTS*

T.O.C. PROJECT: 2022-34-SP



VICINITY MAP (NOT TO SCALE)

PROPERTY SHOWN HEREON_____IS__XXXXX_IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720165800K
EFFECTIVE DATE: JUNE 20, 2018

12-09-21 DATE _____ SURVEYOR

THIS SURVEY:

- ☐ A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ■ **C. IS ONE OF THE FOLLOWING:**
  - **1) 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.**
  - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH SUCH AS A WATERCOURSE.
  - 3) IS A CONTROL SURVEY
  - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- ☐ D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- ☐ E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

12-09-21 DATE _____ SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

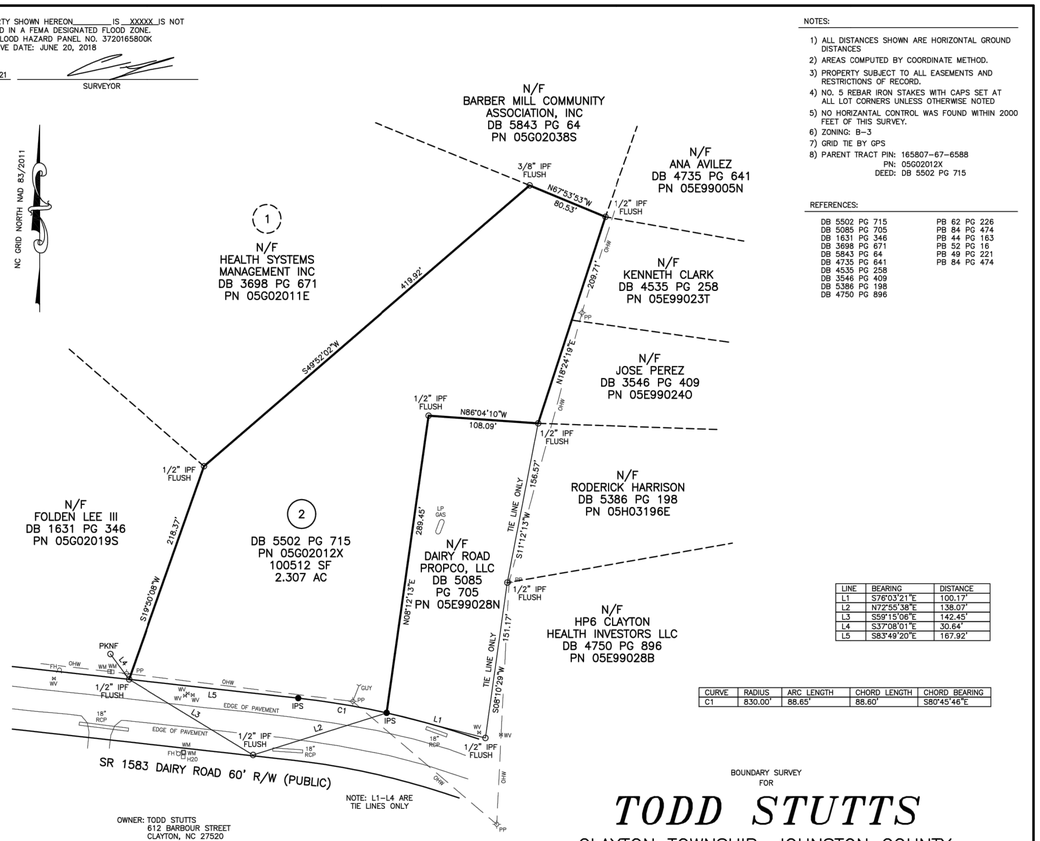
12-09-21 DATE _____ SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5502, PAGE 715, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5502, PAGE 715; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9th DAY OF DEC., A.D., 2021

SEAL L-3990 — NORTH CAROLINA PROFESSIONAL LAND SURVEYOR — CURK T. LANE

_____ SURVEYOR

L - 3990 LICENSE NUMBER



OWNER: TODD STUTTS
612 BARBOUR STREET
CLAYTON, NC 27520

0 60 120 180
1" = 60'

LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
PKNF	PARKER-KALON NAIL FOUND
PKNS	PARKER-KALON NAIL SET
RRS	RAILROAD SPIKE
CSF	COTTON SPIKE FOUND
CSS	COTTON SPIKE SET
CC	CONTROL CORNER
CP	COMPUTED POINT
PP	POWER POLE
O/H	OVERHEAD POWER LINE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
AC	ACRE
DB	DEED BOOK
PB	PLAT BOOK
BOM	BOOK OF MAPS
PG	PAGE
LF	LINEAR FEET
1SS	LOT HAS OFFSITE SEWER
1SSL	OFFSITE SEWER LOT
1SR	RECOMBINATION LOT
100	STREET ADDRESS
- - - -	LINES NOT SURVEYED

REVIEW OFFICER'S CERTIFICATE

I, _____ REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ DATE _____ REVIEW OFFICER

NOTES:

1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
2) AREAS COMPUTED BY COORDINATE METHOD.
3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) NO HORIZANTAL CONTROL WAS FOUND WITHIN 2000 FEET OF THIS SURVEY.
6) ZONING: B-3
7) GRID TIE BY GPS
8) PARENT TRACT PIN: 165807-67-6588
   PN: 05G02012X
   DEED: DB 5502 PG 715

REFERENCES:

DB 5502 PG 715	PB 62 PG 226
DB 5085 PG 705	PB 84 PG 474
DB 1631 PG 346	PB 44 PG 163
DB 3698 PG 671	PB 32 PG 16
DB 5843 PG 64	PB 49 PG 221
DB 4735 PG 641	PB 84 PG 474
DB 4535 PG 258	
DB 3546 PG 409	
DB 5386 PG 198	
DB 4750 PG 896	

LINE	BEARING	DISTANCE
L1	S76°03'21"E	100.17'
L2	N72°55'38"E	138.07'
L3	S59°15'06"E	142.45'
L4	S37°08'01"E	30.64'
L5	S83°49'20"E	167.92'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	830.00'	88.65'	88.60'	S80°45'46"E

BOUNDARY SURVEY
FOR

TODD STUTTS

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
DECEMBER 8, 2021

SURVEYED BY:	ALEX
DRAWN BY:	DANNY
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	11/23/21
JOB NO.	2243.005

TRUE LINE SURVEYING, P.C.

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

C-1859

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-553-3092
FIRM # C-4187

REVISIONS:

PARK AYDEE EIGHT
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SEALED BOUNDARY

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	12/09/2021
JOB NO.	
SHEET	C1.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	830.00'	88.65'	88.60'	S80°45'46"E

LINE	BEARING	DISTANCE
L1	S76°03'21"E	100.17'
L2	N72°55'38"E	138.07'
L3	S59°15'06"E	142.45'
L4	S37°08'01"E	30.64'
L5	S83°49'20"E	167.92'

LEGEND

EXISTING

- PROJECT BOUNDARY
- ROW
- MAJOR CONTOUR
- MINOR CONTOUR
- 6" WATERLINE
- HYDRANT
- SEWER PIPE
- MANHOLE
- STORM PIPE
- OVERHEAD POWERLINE
- POWER POLE

BENCHMARK INFO:
TBM:
NAIL IN PP
N=687,500.8781
E=2,156,597.3571
EL=311.57
NAVD 88 (VERTICAL)
NAD 1983 (2011) (HORIZONTAL)

SOURCES OF INFORMATION:
1. EXISTING CONDITIONS OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, UPDATED APRIL 20, 2022
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4. EXISTING LIDAR CONTOURS OUTSIDE OF SITE FROM JOHNSTON COUNTY GIS DATED 2017.
5. PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM JOHNSTON COUNTY GIS DATED 2018

NOTE: L1-L4 ARE TIE LINES ONLY

NORTH CAROLINA PROFESSIONAL SEAL L-4465 ENGINEER DONALD C. ADAMS, JR.

REVISED
5/24/2022 7:37 AM

PRELIMINARY

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamshodge.com
919-243-1332
FIRM # C-4187

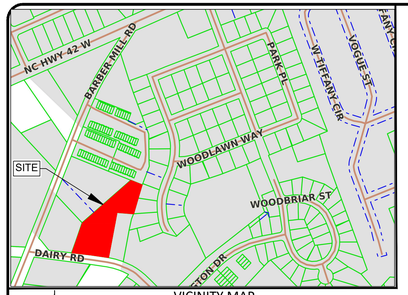
REVISIONS
05/24/2022 REV. 1ST TRC COMMENT
05/25/2022 REV. 2ND TRC COMMENT

PARK AYDEE EIGHT

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	12/09/2021
JOB NO.	
SHEET	C1.01



VICINITY MAP
SCALE: 1:400

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	830.00'	88.65'	88.60'	S80°45'46"E

LINE	BEARING	DISTANCE
L1	S76°03'21"E	100.17'
L2	N72°55'38"E	138.07'
L3	S59°15'06"E	142.45'
L4	S37°08'01"E	30.64'
L5	S83°49'20"E	167.92'

LEGEND	
*	REPRESENTS UNITS THAT MAY BE ADA ACCESSIBLE (LOCATIONS OF SPECIFIED ADA UNITS ARE APPROXIMATE AND MAY CHANGE DURING FINAL GRADING UPON CONSTRUCTION DRAWINGS.)

LEGEND		
EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
	EASEMENTS	
N/A	LOT LINE	
N/A	HANDICAP PARKING	
N/A	WHEEL STOP	

NOTE:
1. FINISHED FLOOR ELEVATIONS MAY CHANGE DUE TO FINAL GRADING UPON CONSTRUCTION DRAWINGS.
2. ALL EASEMENTS ARE SHOWN ON THE PRELIMINARY EASEMENT PLAN SHEET C3.02 FOR CLARITY.

PARK AYDEE EIGHT SITE DATA CHART	
PARCEL OWNER	TODD STUTTS
PARCEL OWNER ADDRESS	612 BARBOUR ST, CLAYTON, NC 27520
PARCEL ADDRESS	DAIRY ROAD, CLAYTON, NC 27520
PARCEL IDENTIFICATION / TAG NO.	165807-67-6588 / 05G02012X
PROPERTY SIZE (SF)	2.307 AC/100,512 SF
PROPERTY LOCATION	TOWN OF CLAYTON ETJ (TO BE ANNEXED) / CLAYTON TOWNSHIP
EXISTING/PROPOSED ZONING	B-3/B-3
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES
PROPOSED DENSITY	26 UNITS/11.27 UNITS PER AC
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	EACH UNIT 757 SF / (26 UNITS = 19,682 SF)
FLOOR AREA RATIO	19,682 / 100,512 = .20
PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE)	19,682 SF / 20%
PROPOSED PERVIOUS AREA (SF AND % OF TOTAL SITE)	42,745 SF / 43%
PROPOSED IMPERVIOUS AREA (SF AND % OF TOTAL SITE)	57,767 SF / 57%
MAX ALLOWED IMPERVIOUS SURFACE	75%
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2 STORIES / 30'-1"
ELECTRIC PROVIDER	TOWN OF CLAYTON
WATER PROVIDER	TOWN OF CLAYTON
SEWER PROVIDER	TOWN OF CLAYTON
WATERSUPPLY WATERSHED PROTECTION AREA	NO

NOTE:
1. THERE ARE NO AREAS OF 100 YEAR FEMA FLOOD ON PROPERTY FLOOD PANEL NO. 3720165800 K eff. DATE 06/20/2018
2. TOWN OF CLAYTON TO PROVIDE LIGHTING PLAN.

PARK AYDEE EIGHT PARKING CALCULATIONS UDC SEC. 155.301(H)(2)(c)(1) USING THE MULTI-FAMILY HOUSING FORMULA			
	NUMBER OF UNITS	PARKING SPACE REQUIREMENTS	TOTAL NUMBER OF SPACES
REGULAR SPACES	26	2 SPACES/UNIT	52
GUEST PARKING SPACES	26	1 SPACE/4 UNITS	7
TOTAL SPACES REQUIRED			**59**
PROPOSED PARKING SPACES			**62**
REQUIRED ADA PARKING SPACES	62	1 SPACE/25 SPACES	3
PROPOSED ADA PARKING SPACES			5
REQUIRED BICYCLE PARKING	4 BLDGS	1 RACK PER BLDG	4 BIKE RACKS
PROPOSED BICYCLE PARKING			4 BIKE RACKS

* NOTE: PARKING CALCULATIONS ARE BASED ON SECTION 155.401, PART 1. TABLE 4-2 OF THE TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE

NOTE:
1. (2) STANDARD PARKING SPACES AND (1) ADA PARKING SPACE RESERVED FOR CLUSTER BOX UNITS.

OPEN SPACE TABLE UDC SEC. 155.203 (I)(2)(a-b)	
	SQUARE FEET
REQUIRED OPEN SPACE 1,245 SF/LOT (25 LOTS)	32,370
OPEN SPACE PROVIDED	32,762
REQUIRED IMPROVED OPEN SPACE UDC 155.203(I)(4)(f)	8,093
IMPROVED OPEN SPACE PROVIDED	8,101
*NOTE: ACREAGE SHOWN IS APPROXIMATE.	

NOTE:
1. OPEN SPACE AREA TO BE PRIVATE AND MAINTAINED BY H.O.A. AND PAY FEE-IN-LIEU PER DWELLING UNIT.

PARK AYDEE EIGHT LOT STANDARDS												
ZONING	UNIT TYPE	LOT STANDARDS				MINIMUM SETBACKS (FT.)					BUILDING STANDARDS	
		Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Max. Lot Coverage (%)	Max. Impervious Surface (%)	Front	Side	Side Interior	Side Street	Rear	BUILDING SEPARATION	Max. Height (ft.)
B-3	3+ UNITS TOWNHOMES	1,100	17	65	85	5	5	0	N/A	5	20	35

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamshodge.com
919-243-1332
FIRM # C-1187

ADAMS & HODGE ENGINEERING, PC

REVISIONS
1 - 12/22/2021 PER TRC COMMENT
2 - 05/23/2022 PER 2 ND TRC COMMENT

PARK AYDEE EIGHT

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SITE PLAN & PRELIMINARY PLAT

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	12/09/2021
JOB NO.	
SHEET	C2.01

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 15469 DONALD C. ADAMS JR.

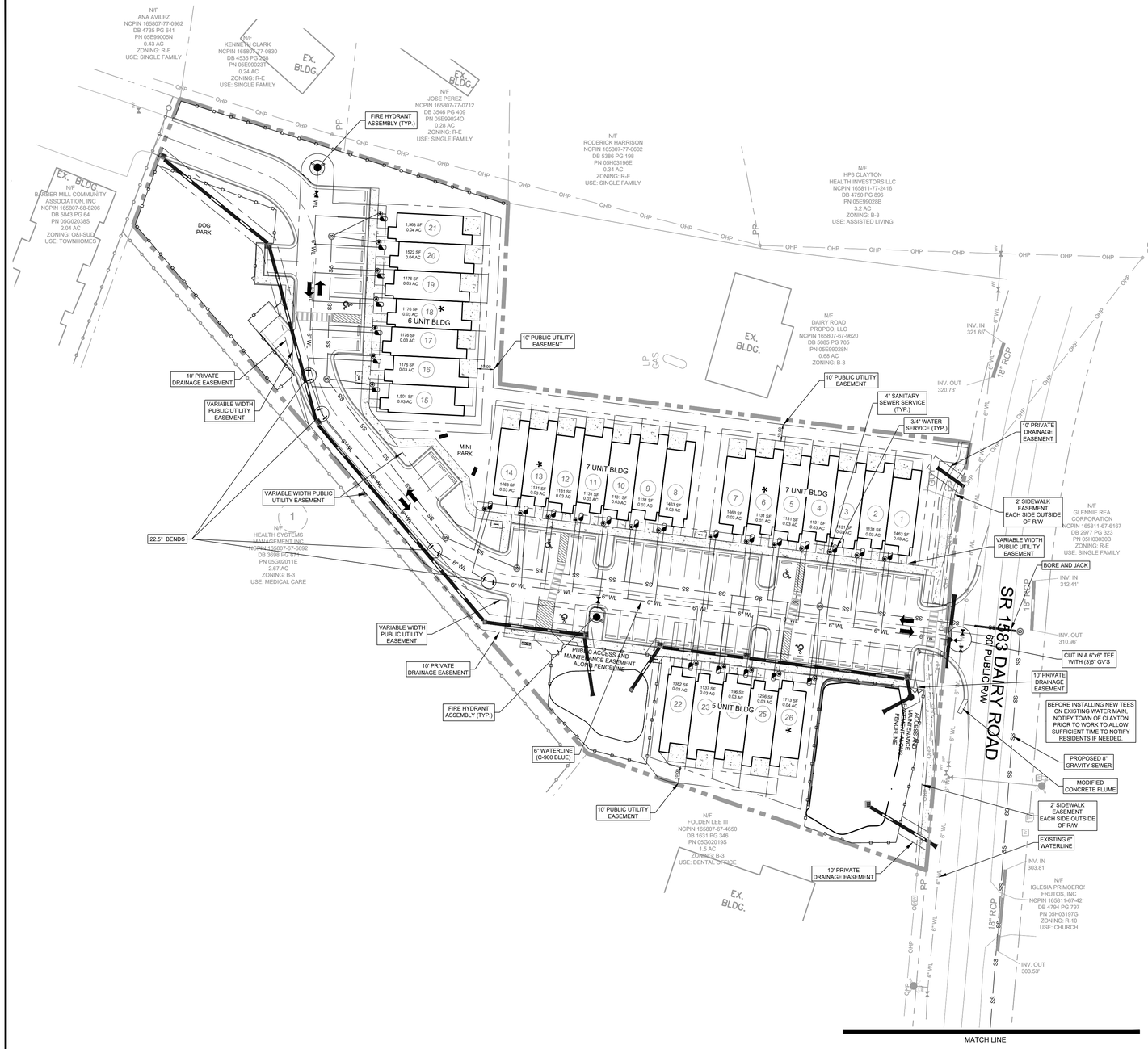
REVISED
5/24/2022 3:54 PM

PRELIMINARY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

BUILDING INSPECTION
2022 REVIEW
Robert L. Yarborough
(919) 623-8649
ryarborough@townofclaytonnc.org

T.O.C. PROJECT: 2022-34-SP



LEGEND	
*	REPRESENTS UNITS THAT MAY BE ADA ACCESSIBLE (LOCATIONS OF SPECIFIED ADA UNITS ARE APPROXIMATE AND MAY CHANGE DURING FINAL GRADING UPON CONSTRUCTION DRAWINGS.)

LEGEND		
EXISTING		PROPOSED
	PROJECT BOUNDARY	
	ROW	
	EASEMENTS	
N/A	LOT LINE	
6" WL	6" WATERLINE	6" WL
2" WL	2" WATERLINE	2" WL
	HYDRANT	
N/A	WATER METER	
N/A	VALVE	
N/A	REDUCER	
N/A	BLOWOFF	
SS	SEWER PIPE	SS
Ⓢ	MANHOLE	Ⓢ
N/A	CLEANOUT	
	STORM PIPE	

NOTE:
1. WATER AND SEWER SERVICES ARE DRAWN LARGER FOR ILLUSTRATION PURPOSES ONLY.
2. FOR CLARITY, ALL EASEMENTS ARE SHOWN ON THE PRELIMINARY EASEMENT PLAN SHEET 3.02.

Know what's **below.** **Call** before you dig.

SCALE: 1" = 30'

NORTH CAROLINA PROFESSIONAL SEAL 15469 ENGINEER DAVID C. ADAMS, JR.

REVISED
5/24/2022 3:56 PM

PRELIMINARY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

T.O.C. PROJECT: 2022-34-SP

REVISIONS
03/25/2022 REV. 1 1ST TRC COMMENT
05/23/2022 REV. 2 2ND TRC COMMENT

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-553-4182
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

PARK AYDEE EIGHT
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY UTILITY PLAN

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	12/09/2021
JOB NO.	
SHEET	C3.01



NORTH CAROLINA PROFESSIONAL SEAL 15485 ENGINEER DANIEL C. ADAMS, JR.

REVISED
5/24/2022 3:41 PM

PRELIMINARY

T.O.C. PROJECT: 2022-34-SP

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamshodge.com
919-243-1332
FIRM # C-4187

REVISIONS
01/10/2022 1ST TRC COMMENT
05/23/2022 2ND TRC COMMENT

PARK AYDEE EIGHT

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

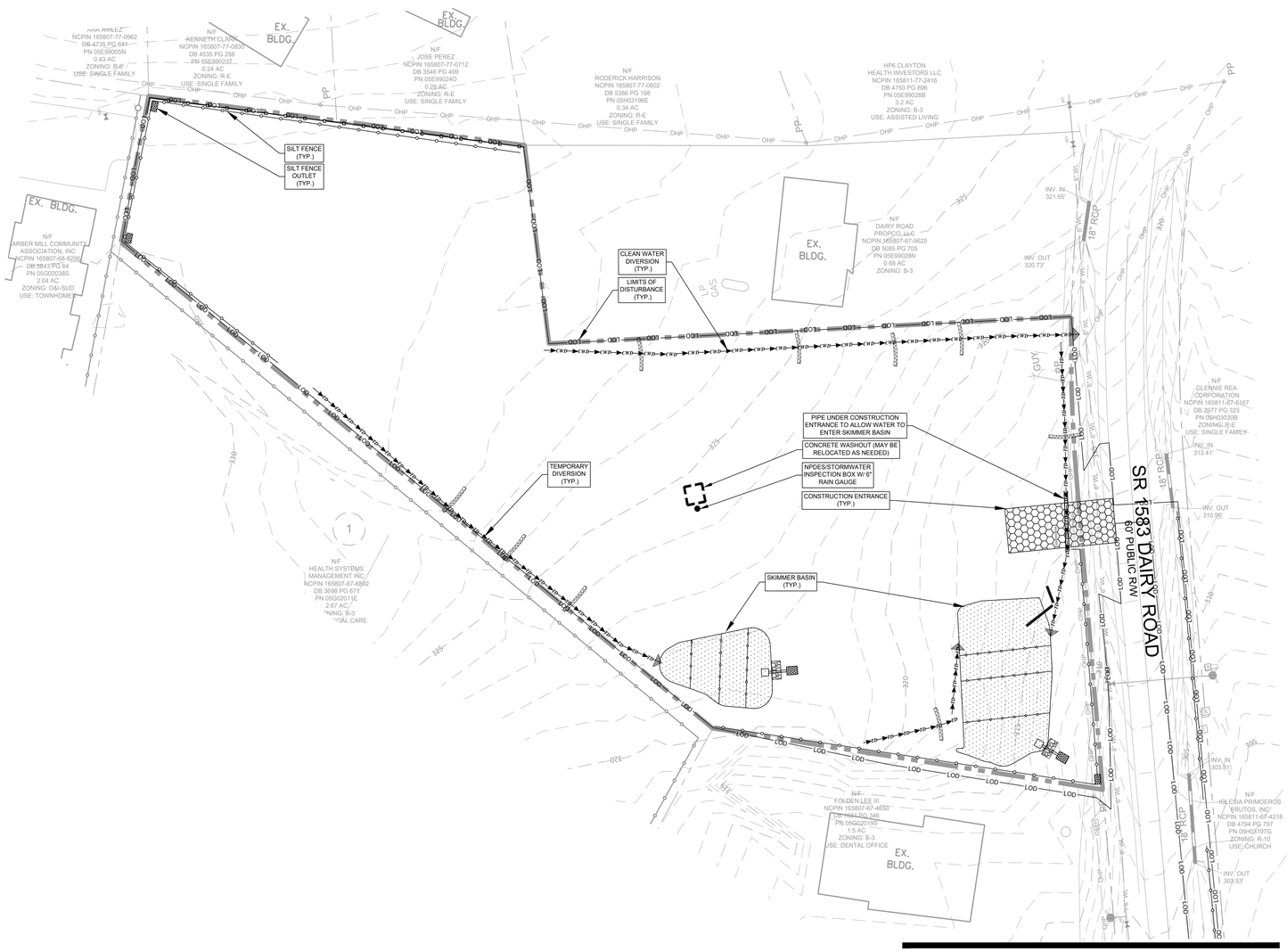
PRELIMINARY EASEMENT PLAN

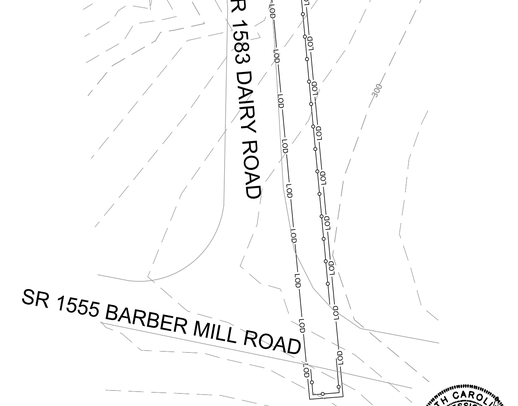
DESIGN	DCA
DRAWN	AOS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	12/09/2021
JOB NO.	
SHEET	C3.02

NOTE:
- WEIR SHALL BE INSTALLED LOWER THAN THE BASIN INLET.

LEGEND			
PROJECT BOUNDARY		TEMPORARY DIVERSION DITCH	TD TD TD
LIMITS OF DISTURBANCE	LOD	ARC INLET PROTECTION	
EXISTING MAJOR CONTOUR	295	WATTLE	
EXISTING MINOR CONTOUR	294	CHECK DAM	
PROPOSED MAJOR CONTOUR		SKIMMER WEIR	
PROPOSED MINOR CONTOUR		DITCH LINER - NAG360 OR EQUAL	XXXX
SKIMMER BAFFLES		INLET PROTECTION	
SILT FENCE	SF SF		
SILT FENCE OUTLET	SFO SFO	CONSTRUCTION ENTRANCE	
PERMANENT DIVERSION DITCH	PD PD		

DISTURBED AREA= 2.55 ACRES





NORTH

REVISED
5/24/2022 8:33 AM

PRELIMINARY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

T.O.C. PROJECT: 2022-34-SP

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919.553.3992
FIRM # C-4187

REVISIONS
05/24/2022 REV 1 1ST TRC COMMENT
05/27/2022 REV 2 2ND TRC COMMENT

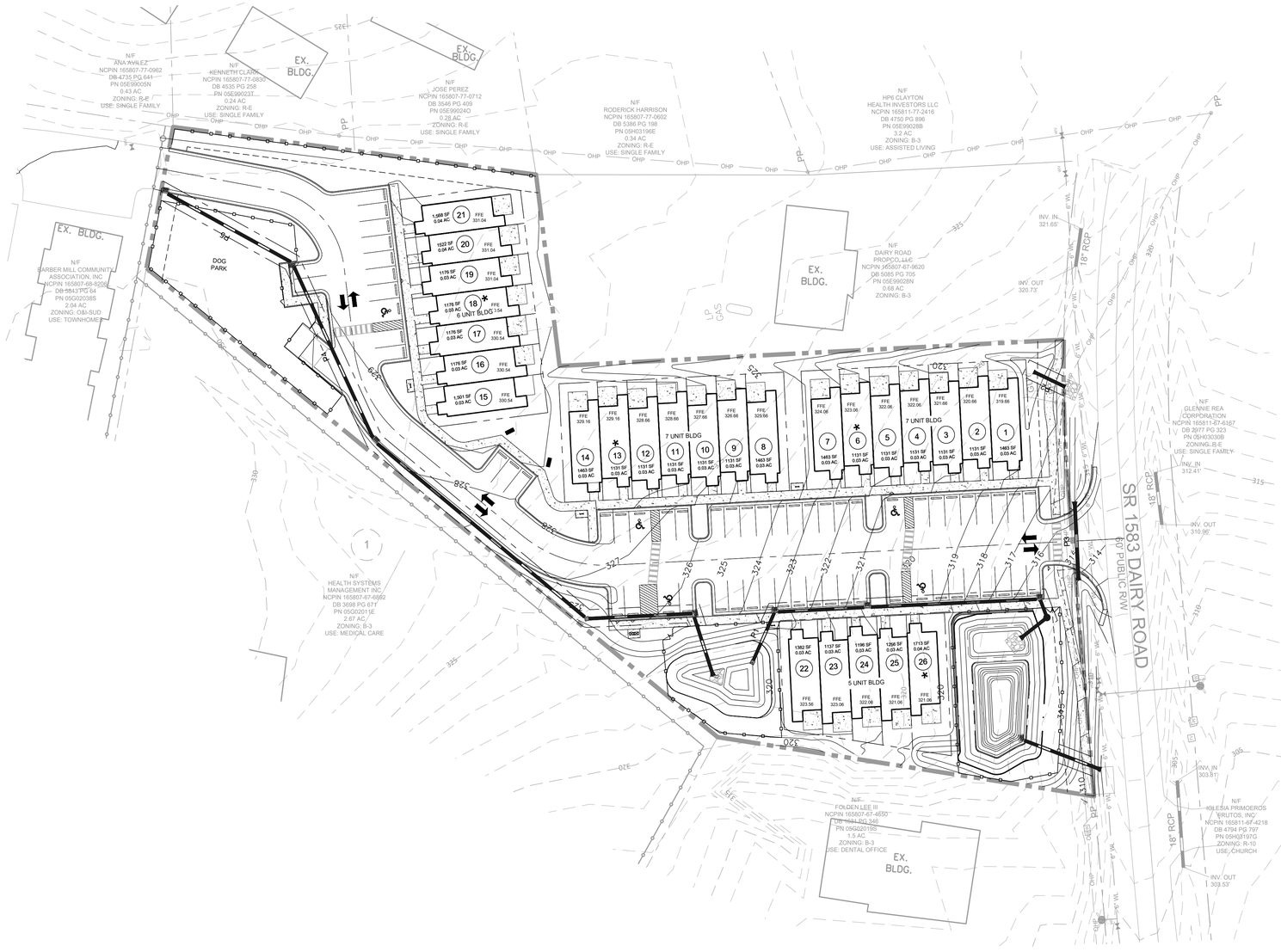
PARK AYDEE EIGHT

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY
EROSION CONTROL

NORTH CAROLINA PROFESSIONAL SEAL 15469 ENGINEER DONALD C. ADAMS, JR.

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	12/09/2021
JOB NO.	
SHEET	C4.01



LEGEND
* REPRESENTS UNITS THAT MAY BE ADA ACCESSIBLE (LOCATIONS OF SPECIFIED ADA UNITS ARE APPROXIMATE AND MAY CHANGE DURING FINAL GRADING UPON CONSTRUCTION DRAWINGS.)

LEGEND	
EXISTING	PROPOSED
PROJECT BOUNDARY	
ROW	
EASEMENTS	
N/A LOT LINES	
295 MAJOR CONTOUR	295
294 MINOR CONTOUR	294
STORM PIPE	

NOTE:
1. FINISHED FLOOR ELEVATIONS MAY CHANGE DUE TO FINAL GRADING UPON CONSTRUCTION DRAWINGS.

SOURCES OF INFORMATION:
1. EXISTING CONDITIONS OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, UPDATED APRIL 20, 2022
2. EXISTING WATER LINES SIZES FROM CLAYTON, NC ONLINE PUBLIC UTILITIES.
3. EXISTING TOPO OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, UPDATED APRIL 20, 2022
4. EXISTING LIDAR CONTOURS OUTSIDE OF SITE FROM JOHNSTON COUNTY GIS DATED 2017.
5. PARCEL INFORMATION OUTSIDE OF SURVEYED BOUNDARY FROM JOHNSTON COUNTY GIS DATED 2018

NORTH

NORTH CAROLINA PROFESSIONAL SEAL 15489 ENGINEER DONALD C. ADAMS, JR.

REVISED
5/24/2022 8:26 AM

PRELIMINARY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

T.O.C. PROJECT: 2022-34-SP

REVISIONS
1ST TRC COMMENT 03/25/2022
2ND TRC COMMENT

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
(919) 553-5182
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

PARK AYDEE EIGHT

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY GRADING & DRAINAGE PLAN

DESIGN	DCA
DRAWN	AOS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	12/09/2021
JOB NO.	
SHEET	C5.01

Plant Symbol Key

CANOPY TREE: | UNDERSTORY TREE: | SHRUB:

SIDE
HVAC UNIT
REAR
EXTERIOR WALL OF RESIDENCE
SIDE

NOTE: BUILDER WILL MAINTAIN THE HVAC MANUFACTURER'S RECOMMENDED CLEARANCES AROUND EACH HVAC UNIT

NOTE: HVAC UNIT SHALL BE COMPLETELY SCREENED FROM VIEW FROM RIGHT-OF-WAY WITH AN EVERGREEN HEDGE CONSISTING OF COMPACTA HOLLY ≥ ON REAR & ≥3 ON EA. SIDE (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

TYPICAL HVAC SCREENING

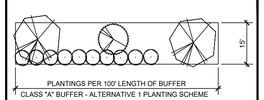
LANDSCAPE PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	COMMENTS	HEIGHT	WIDTH	ROOT
CANOPY TREES							
Wo	8	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL MIN.	10'-12'	4'-5'	B&B
Bt	15	NYSSA SYLVATICA	BLACK TUPELO	2.5" CAL MIN.	10'-12'	4'-5'	B&B
Bc	14	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL MIN.	10'-12'	4'-5'	B&B
UNDERSTORY TREES							
Ns	18	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	2" CAL MIN.	6'-8'	3'-4'	B&B
Fh	5	ILEX ATTENUATA 'FOSTERII #2'	FOSTER HOLLY #2	2" CAL MIN.	6'-8'	3'-4'	B&B
Gg	15	THUJA STANDISHII X PLICATA	GREEN GIANT ARBORVITAE	2" CAL MIN.	6'-8"	3'-4'	B&B
SHRUBS							
Gm	48	CHAMAECYPARIS PISIFERA	GOLD MOPS CYPRESS	-	18-24"	-	7 GAL
Yh	5	ILEX VOMITORIA NANA	STOKE'S DWARF	-	18"-24"	-	7 GAL
Jc	20	CRYPTOMERIA JAPONICA GILOBOSA NANA	DWARF JAPANESE CEDAR	-	15"-18"	-	5 GAL
Lp	27	LOROPETALUM CHINENSE	RUBY RED	-	18"-24"	-	7 GAL

NOTES

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR AS SOON AS POSSIBLE OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN
2. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS, DRAINAGE FACILITIES, AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS
3. 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.
4. 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.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.

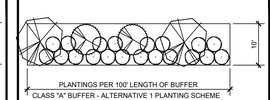
TOTAL LENGTH OF CLASS "A" BUFFER : ±184 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(4) CANOPY TREES
(2) UNDERSTORY TREE
(19) SHRUBS



CLASS "A" BUFFER - ALTERNATIVE 1 PLANTING SCHEME REQUIRED PER 100':
(2) CANOPY TREES
(1) UNDERSTORY TREE
(10) SHRUBS

Class "A" Buffer ALTERNATIVE 2

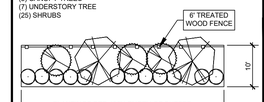
TOTAL LENGTH OF CLASS "B" BUFFER : ±80 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(4) CANOPY TREES
(3) UNDERSTORY TREE
(16) SHRUBS



CLASS "A" BUFFER - ALTERNATIVE 1 PLANTING SCHEME REQUIRED PER 100':
(2) CANOPY TREES
(3) UNDERSTORY TREE
(20) SHRUBS

Class "B" Buffer ALTERNATIVE 1

TOTAL LENGTH OF CLASS "C" BUFFER WITH 6' WOOD FENCE : ±203 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(5) CANOPY TREES
(7) UNDERSTORY TREE
(25) SHRUBS



CLASS "A" BUFFER - ALTERNATIVE 1 PLANTING SCHEME REQUIRED PER 100':
(2) CANOPY TREES
(3) UNDERSTORY TREE
(12) SHRUBS

Class "C" Buffer ALTERNATIVE 1

STREET YARD TREES (UDC SEC. 155.402, PART 3. F)

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

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

LANDSCAPE REQUIREMENTS

Interior Landscape (155.402, Part 1.D.1)

Description	Requirement	Provided
Landscape Area (20% of site):	20,102 SF	20,102 SF
Canpy Trees:	21	21
Understory Trees:	21	21
Shrubs:	41	43

Vechicular Use Area (155.402, Part 1.D.2)

Description	Requirement	Provided
Landscape Islands		
Interior Islands		
Canopy Trees:	4	4
Shrubs:		6
Terminal Island		
Canopy Trees:	10	10
Shrubs:		8

Buffer Yards (155.402, Part 2. E)

Description	Requirement	Provided
	All new frontage on a commercial street or designated minor thoroughfare shall provide a Class 'A' buffer as set fourth in division (E)(3) of this section. Dairy Road +/- 184' (deducting for driveway and site triangle)	(15' Class 'A')
Berm:	no	n
Canopy Trees:	4	4
Understory Trees:	2	2
Shrubs:	19	20
Compatibility Buffers:		
	10' Class 'B' buffer +/- 56'	
Canopy Trees:	2	2
Understory Trees:	2	2
Shrubs:	12	12
	10' Class 'C' buffer +/- 203'	
Fence	203'	
Canopy Trees:	5	5
Understory Trees:	7	8
Shrubs:	25	25

Street Trees (155.402, Part 3. F)

Description	Requirement	Provided
Location	Dairy Road +/- 184' (deducting for driveway and site triangle)	
Canopy Trees:	5	5

N/F ANA AVILEZ NCPIN 165807-77-0962 DB 4735 PG 641 PN 05E99005N 0.43 AC ZONING: R-E USE: SINGLE FAMILY

N/F KENNETH CLARK NCPIN 165807-77-0837 DB 4535 PG 258

N/F JOSE PEREZ NCPIN 165807-77-0712 DB 3546 PG 409 PN 05E99024O 0.28 AC ZONING: R-E USE: SINGLE FAMILY

N/F RODERICK HARRISON NCPIN 165807-77-0602 DB 5386 PG 198 PN 05H03196E 0.34 AC ZONING: R-E USE: SINGLE FAMILY

N/F HP6 CLAYTON HEALTH INVESTORS LLC NCPIN 165811-77-2416 DB 4750 PG 896 PN 05E99028B 3.2 AC ZONING: B-3 USE: ASSISTED LIVING

N/F BARBER MILL COMMUNITY ASSOCIATION, INC. NCPIN 165807-58-8204 DB 5843 PG 64 PN 05G02038S 2.04 AC ZONING: O&I-SUD USE: TOWNHOMES

N/F DAIRY ROAD PROPCO, LLC NCPIN 165807-67-9620 DB 5085 PG 705 PN 05E99023N 0.68 AC ZONING: B-3

N/F GLENNIE REA CORPORATION NCPIN 165811-67-6167 DB 2977 PG 323 PN 05H03030B 2.0 AC ZONING: R-10 USE: CHURCH

N/F HELESIA PRIMOEROS FRUTOS, INC NCPIN 165811-67-4218 DB 4794 PG 797 PN 05H03197G ZONING: R-10 USE: CHURCH

N/F FOLDEN LEE III NCPIN 165807-67-4650 DB 1684 PG 346 PN 05G02019S 1.5 AC ZONING: B-3 USE: DENTAL OFFICE

N/F HEALTH SYSTEMS MANAGEMENT INC NCPIN 165807-67-6892 DB 3698 PG 671 PN 05G02011E 2.67 AC ZONING: B-3 USE: MEDICAL CARE

SR 1583 DAIRY ROAD 60' PUBLIC R/W

15' CLASS 'A' STREET BUFFER

NO BUFFER REQUIRED - ADJACENT TO LIKE ZONING

NO TERMINAL ISLAND TREE DUE TO SIGHT TRIANGLE AND ROAD SIDE DITCH

ANY SHRUBS LOCATED IN THE SIGHT TRIANGLE SHALL NOT MATURE AT MORE THAN 24" TALL OR SHALL BE TRIMMED TO MAINTAIN A HEIGHT OF 24" OR LESS.

Jc-10 3' O.C.

10' CLASS 'B' LANDSCAPE BUFFER

10' CLASS 'C' LANDSCAPE BUFFER w/ 6' TREATED WOOD FENCE 1'

6' TREATED WOOD FENCE

DOG PARK

MINI PARK

15 UNIT BLDG

5 UNIT BLDG

EX. BLDG.

TERRAEDEN LANDSCAPE & DESIGN, LLC
13 KENTWOOD DRIVE
SMITHFIELD, NORTH CAROLINA
919.219.3410

April 19, 2022

Amy Stancil
A & H Engineering, PC
314 E Main Street
Clayton, North Carolina 27520

Re: Park Aydee Eight Landscaping

Dear Amy,

I have reviewed the USDA Hardiness Zone for Dairy Road in the proximity of the Park Aydee Eight project and find that the USDA has the project location listed as being in Zone 8a. I then utilized the NC Extension Service Tool Box and researched each plant in question (Green Giant Arborvitae, Gold Mops Cypress, Stokes Dwarf Holly, Dwarf Japanese Cedar and Ruby Red Loropetalum) and found them to all be suitable for planting in the USDA Hardiness Zone 8a.

Respectfully submitted,

Paul C. Embler, Jr. RLA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 279 PAUL C. EMBLER, JR.

REVISED
5/24/2022 2:50 PM

PRELIMINARY

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

T.O.C. PROJECT: 2022-34-SP

REVISIONS
05/24/2022 REV. 1ST TRC COMMENT
09/20/2022 REV. 2ND TRC COMMENT

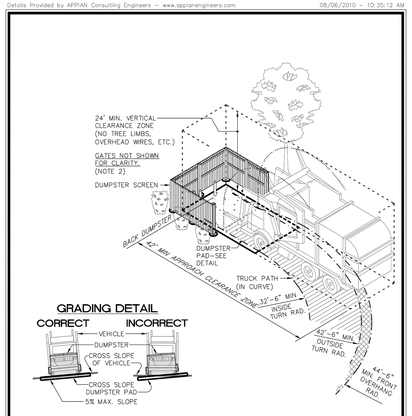
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamshodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

PARK AYDEE EIGHT
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY LANDSCAPE PLAN

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 12/09/2021
JOB NO.
SHEET: L1.01



NOTES:

1. Service vehicle must be able to enter service container, back up, and depart without having to make unnecessary maneuvers.
2. Screen enclosure shall not encroach on the first 10' of the approach pad. Front gates must have clear opening of not less than 10'. Gates will not be opened by the Town on collection days.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

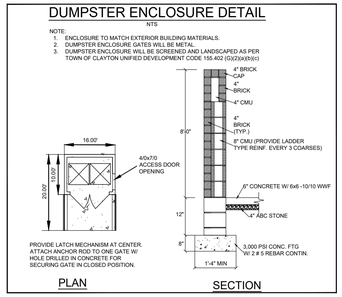
DUMPSTER SITE LAYOUT

SCALE:	DETAIL #
Not To Scale	s-409.011
REVISION DATE:	SHEET #
July, 2010	1 of 1

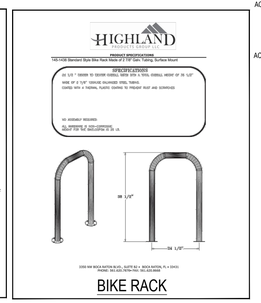
DUMPSTER ENCLOSURE DETAIL

NTS

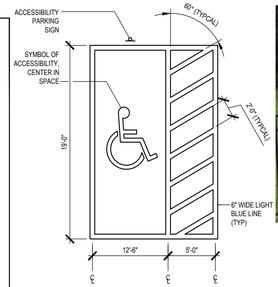
NOTE:
1. ENCLOSURE TO MATCH EXTERIOR BUILDING MATERIALS.
2. DUMPSTER ENCLOSURE GATES WILL BE METAL.
3. DUMPSTER ENCLOSURE WILL BE SCREENED AND LANDSCAPED AS PER TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE 155.402 (G)(2)(a)(b)(c)



PLAN SECTION



BIKE RACK



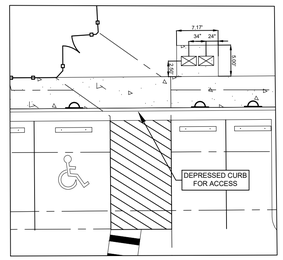
ACCESSIBLE PARKING DETAIL
AS PER 155.401(C)(3)(b) OF THE
TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE



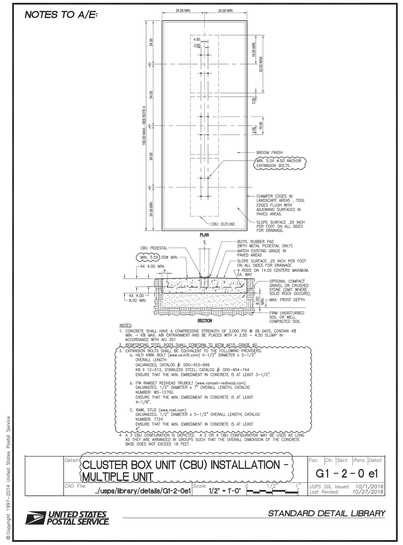
4' TALL BLACK ALUMINUM FENCE
(DOG PARK, SCM & DRY POND)



6' TALL TREATED WOOD FENCE
(10' CLASS 'C' LANDSCAPE BUFFER)



NOTES TO A/E:



NOTES:

A. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% ±2% — ES, AIR ENTRAINMENT AND BE PLACED WITH A 3.5 ± 1/2 SLUMP IN ACCORDANCE WITH ACI 301.

B. REINFORCING SHALL CONSIST OF THE FOLLOWING ITEMS:
a. (4) #4 REBAR (www.us-rebar.com) 5'-1/2" DIAMETER x 5'-1/2" OVERALL LENGTH, CATALOG
CHANCELLOR CATALOG @ 1000-453-4556
KB 5 13-0-0, STAINLESS STEEL CATALOG @ 1000-454-7444
ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
b. (1) #4 RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com) 3/4" DIAMETER x 7" OVERALL LENGTH, CATALOG NUMBER: RS-1275S
ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
C. RAWL STUD (www.rawl.com)
3/4" DIAMETER x 5-1/2" DIAMETER x 5-1/2" OVERALL LENGTH, CATALOG NUMBER: 7774
ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST

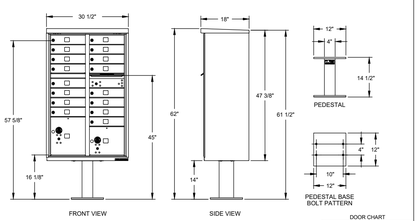
D. CONCRETE SHALL BE PLACED IN ONE CONTINUOUS POUR WHERE POSSIBLE. AS THEY ARE APPROVED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 19 FEET.

Detail:	CLUSTER BOX UNIT (CBU) INSTALLATION – MULTIPLE UNIT	Rev.	Ch. Sand.	Plans Detail
CAD File:	/usps/library/details/Gl-2-0el	1/2" = 1'-0"	USPS SDL Issued: 10/1/2014 Last Revised: 10/27/2014	G1 – 2 – 0 e1

UNITED STATES POSTAL SERVICE. STANDARD DETAIL LIBRARY

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vital™ Cluster Box Unit - Type III



NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License#CD5EQ-08-8-0012

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
1 OF 4 PANELS	9-3/4"H X 12-1/4"W
1 OF 2 PANELS	19-3/4"H X 12-1/4"W
1 OF 2 PANELS	19-3/4"H X 12-1/4"W
PUSH PANEL W/ LOCK	24"H X 13"W

PRODUCT SERIES: vital™ CLUSTER BOX UNIT (OR APPROVED SUBSTITUTE)

AF FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

DATUM:	1370-16	REV:	A
SCALE:	NONE	LAST REVISION:	9/26/2013
DRAWING NUMBER:	1370-16CS	DRAWN BY:	AFD

CLUSTER MAILBOX UNIT
NOT TO SCALE

T.O.C. PROJECT: 2022-34-SP

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919.553.5313
FIRM # C-1187

REVISIONS:
01/25/2022 1ST TRC COMMENT
03/23/2022 2 REV. 2ND TRC COMMENT

PARK AYDEE EIGHT
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

REGULATORY STANDARDS

NORTH CAROLINA PROFESSIONAL SEAL 25403 ENGINEER DONALD C. ADAMS, JR.

REVISED
5/23/2022 8:35 AM

PRELIMINARY

DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	
DATE	12/09/2021
JOB NO.	
SHEET	DT1.00





TONY LEE JOHNSON
REGISTERED ARCHITECT
4296
NORTH CAROLINA
CLAYTON, NC

PRELIMINARY

05/16/2022

TONY L. JOHNSON ARCHITECT, P.A.
REGISTERED ARCHITECTURAL CORPORATION
51220
NORTH CAROLINA
CLAYTON, NC

PARK AYDEE EIGHT TOWNHOMES

CLAYTON
NORTH CAROLINA

919-550-7717
Tony@TonyJohnsonArchitect.com
140 Durham Street
Clayton, NC 27520
TonyJohnsonArchitect.com

TONY JOHNSON ARCHITECTURE

ISSUE DATE	05/16/2022
REVISION	
PROJECT #	2022-023

BUILDING IMAGES - 7 UNIT

SHEET

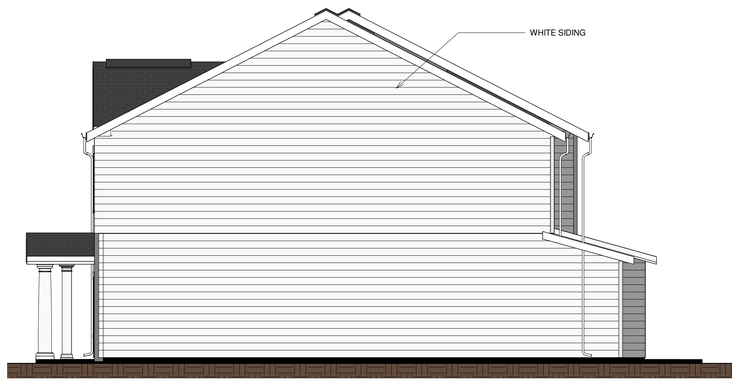
A-0.00



1 FRONT ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"



3 RIGHT SIDE ELEVATION
3/16" = 1'-0"



4 REAR ELEVATION
3/16" = 1'-0"

TONY LEE JOHNSON
REGISTERED ARCHITECT
4296
NORTH CAROLINA
CLAYTON,
07/06/2022

TONY L. JOHNSON ARCHITECT P.A.
REGISTERED ARCHITECTURAL CORPORATION
51220
NORTH CAROLINA
CLAYTON, NC

PRELIMINARY

PARK AYDEE EIGHT TOWNHOMES

CLAYTON
NORTH CAROLINA

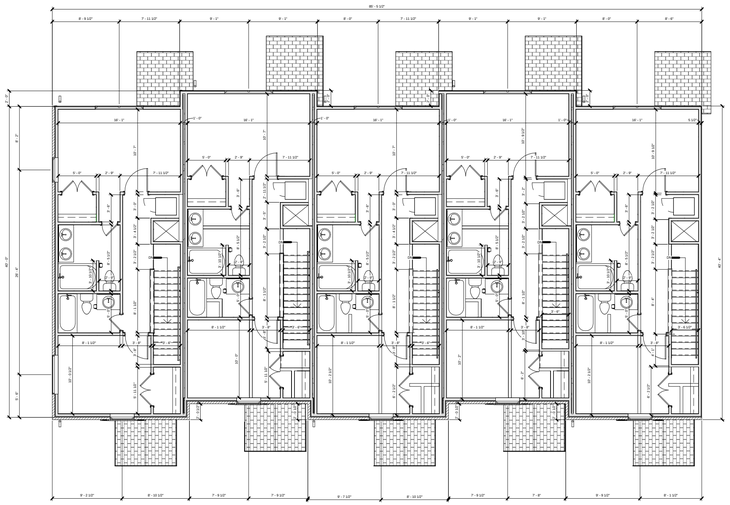
919-550-7717
TonyJ@TonyJohnsonArchitect.com
140 Durham Street
Clayton, NC 27520
TonyJohnsonArchitect.com

TONY JOHNSON ARCHITECTURE

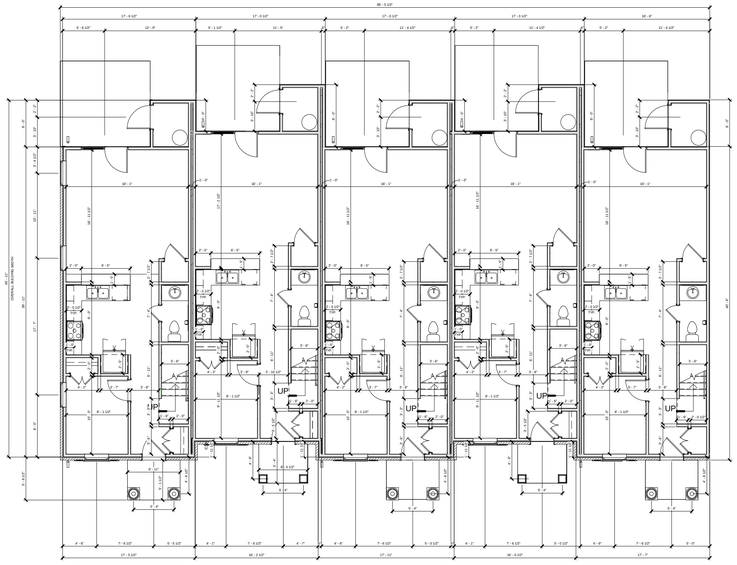
ISSUE DATE	07/06/2022
REVISION	
PROJECT #	2022-023

EXTERIOR ELEVATIONS

SHEET
A-1.01



1 SECOND FLOOR PLAN - 5 UNIT BUILDING
1/8" = 1'-0"



2 FIRST FLOOR PLAN - 5 UNIT BUILDING
1/8" = 1'-0"

TONY LEE JOHNSON REGISTERED ARCHITECT 4296 CLAYTON, NC

PRELIMINARY

05/16/2022

TONY L. JOHNSON ARCHITECT P.A. REGISTERED ARCHITECTURAL CORPORATION 51220 REGISTERED NORTH CAROLINA CLAYTON, NC

PARK AYDEE EIGHT TOWNHOMES

CLAYTON
NORTH CAROLINA

919-550-7717
Tony@TonyJohnsonArchitect.com
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Clayton, NC 27520
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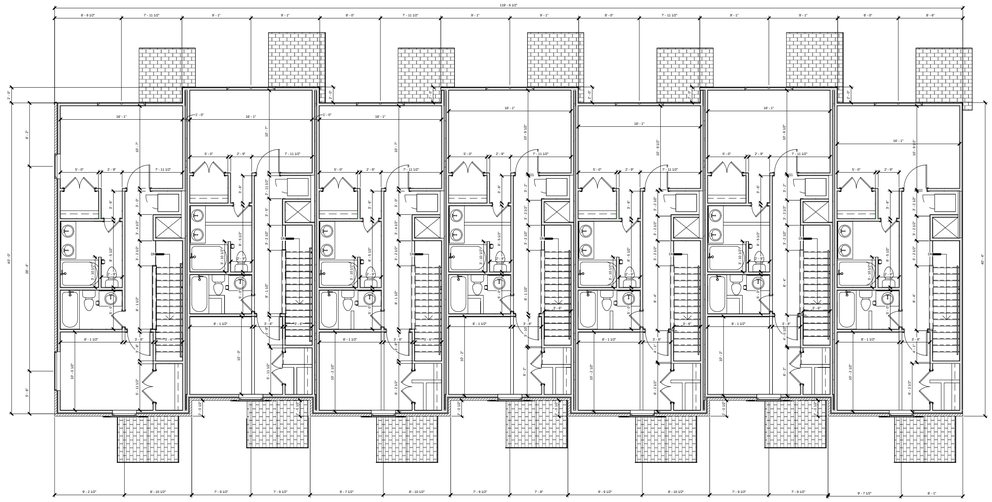
TONY JOHNSON ARCHITECTURE

ISSUE DATE	05/16/2022
REVISION	
PROJECT #	2022-023

FIRST AND SECOND FLOOR PLANS - 5 UNIT BUILDING

SHEET

A-2.01



1 SECOND FLOOR PLAN - 7 UNIT BUILDING
1/8" = 1'-0"

2 FIRST FLOOR PLAN - 7 UNIT BUILDING
1/8" = 1'-0"

TONY LEE JOHNSON
REGISTERED ARCHITECT
4296
NORTH CAROLINA
CLAYTON,
05/16/2022

TONY L. JOHNSON ARCHITECT P.A.
REGISTERED ARCHITECTURAL CORPORATION
51220
NORTH CAROLINA
CLAYTON, NC

PRELIMINARY

PARK AYDEE EIGHT TOWNHOMES

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NORTH CAROLINA

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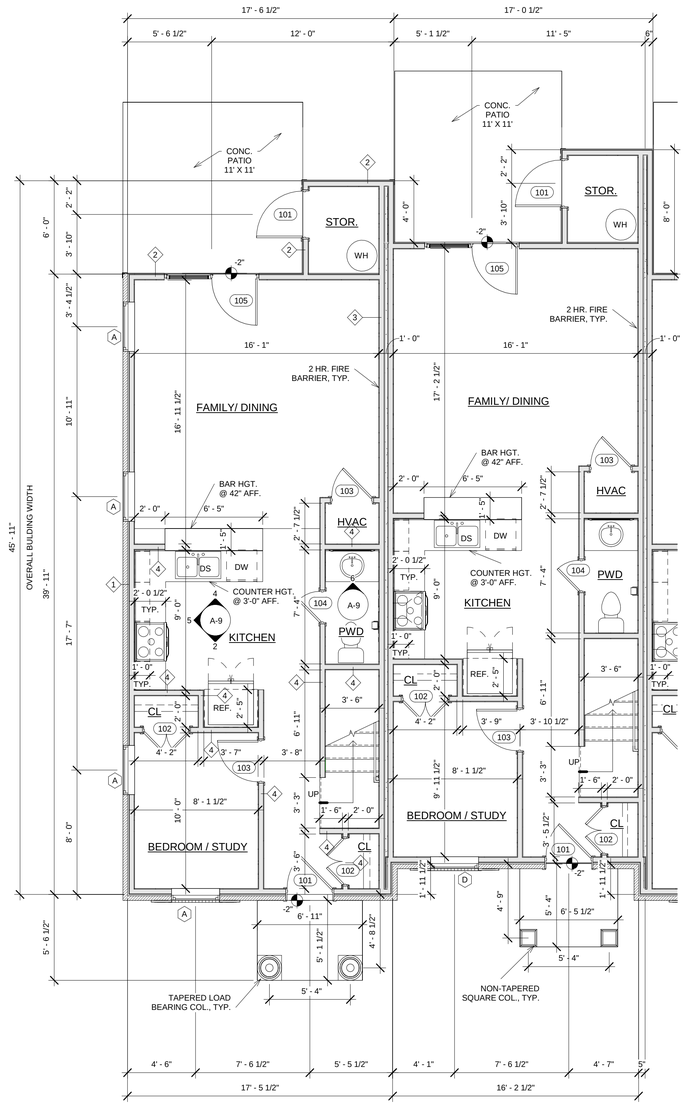
TONY JOHNSON ARCHITECTURE

ISSUE DATE	05/16/2022
REVISION	
PROJECT #	2022-023

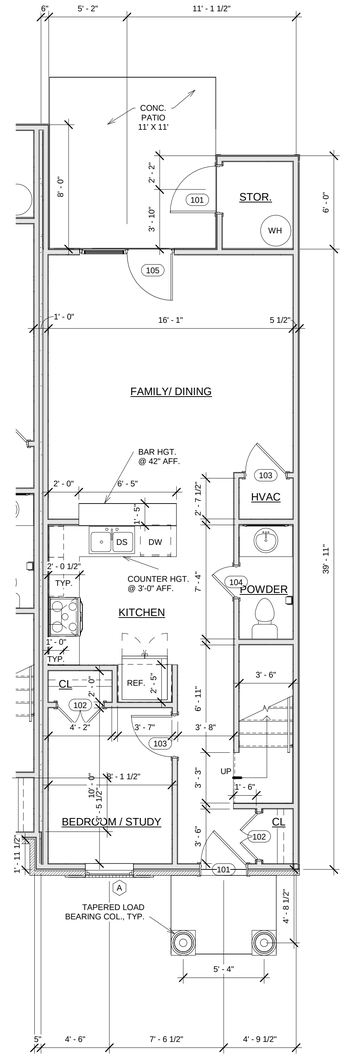
FIRST AND SECOND FLOOR PLANS - 7 UNIT BUILDING

SHEET

A-2.02



1 TYPICAL ENLARGED FIRST FLOOR PLAN
- LEFT END UNITS
1/4" = 1'-0"



2 TYPICAL ENLARGED FIRST FLOOR
RIGHT END UNIT
1/4" = 1'-0"

TONY L. JOHNSON REGISTERED ARCHITECT 4296 CLAYTON, NC

PRELIMINARY

05/16/2022

TONY L. JOHNSON ARCHITECT P.A. REGISTERED ARCHITECTURAL CORPORATION STATE OF NORTH CAROLINA 51220 CLAYTON, NC

PARK AYDEE EIGHT TOWNHOMES

CLAYTON
NORTH CAROLINA

919-550-7717
Tony@TonyJohnsonArchitect.com
140 Durham Street
Clayton, Nc 27520
Tony.JohnsonArchitect.com

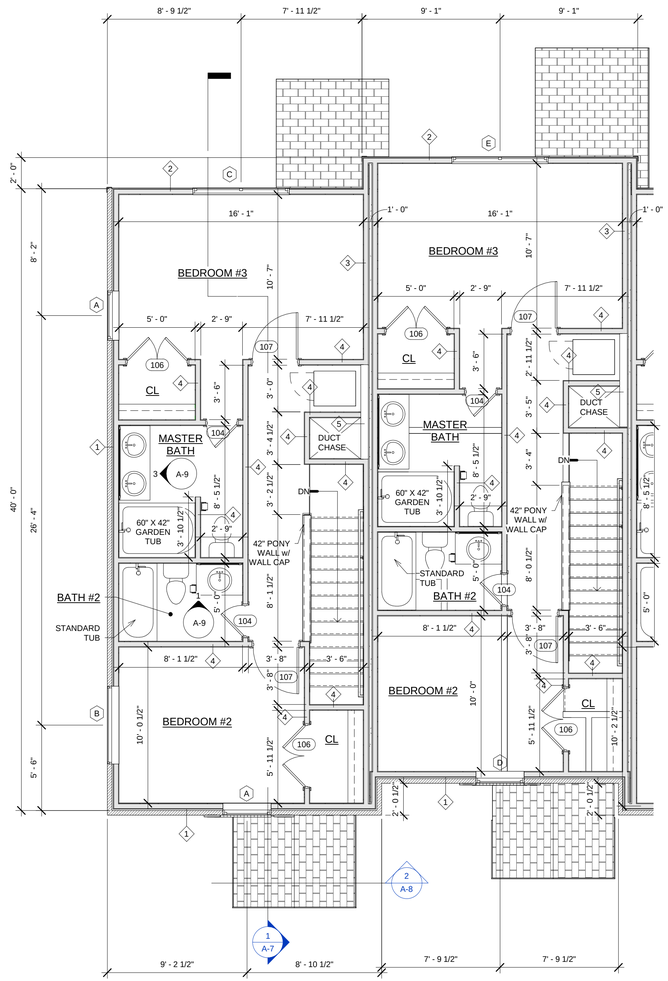
TONY JOHNSON ARCHITECTURE

ISSUE DATE	05/16/2022
REVISION	
PROJECT #	2022-023

ENLARGED FLOOR PLAN FIRST FLOOR

SHEET

A-2.03



1 TYPICAL ENLARGED SECOND FLOOR PLAN LEFT END UNITS
1/4" = 1'-0"

2 TYPICAL ENLARGED SECOND FLOOR PLAN RIGHT END UNIT
1/4" = 1'-0"

TONY LEE JOHNSON REGISTERED ARCHITECT 4296 CLAYTON, NC

PRELIMINARY

05/16/2022

TONY L. JOHNSON ARCHITECT P.A. REGISTERED ARCHITECTURAL CORPORATION 51220 NORTH CAROLINA CLAYTON, NC

PARK AYDEE EIGHT TOWNHOMES

CLAYTON
NORTH CAROLINA

919-550-7717
TonyJr@TonyJohnsonArchitect.com
140 Durham Street
Clayton, NC 27520
TonyJohnsonArchitect.com

TONY JOHNSON ARCHITECTURE

ISSUE DATE	05/16/2022
REVISION	
PROJECT #	2022-023

ENLARGED FLOOR PLAN SECOND FLOOR

SHEET

A-2.04

ADAMS & HODGE ENGINEERING, PC

March 1, 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 or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: **To be determined**

Meeting Time: **6:00 p.m.**

Meeting Location: **314 E. Main St. (Adams & Hodge Engineering – Entrance and Parking in the back of building)**

Type of Application: **Site Plan and Special Use Application**

Project/proposal property location: **Dairy Road, near the intersection of Barber Mill Rd.**

Description of project/proposal: Park Aydee Eight townhomes are proposed to be constructed on 2.307 acres of land located on Dairy Road and zoned B-3. The development is comprised of (3) townhome buildings which will include a total of 27 two story townhome units located on a private drive that will be constructed to Town of Clayton standards. The site will incorporate parking, pedestrian sidewalks, a dog park, and esthetically pleasing landscaping.

Upcoming Public Meetings for this application: **To be determined**

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

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

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

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

Sincerely,

Donald C. Adams, Jr., PE

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

ADAMS & HODGE
ENGINEERING, PC

May 12, 2022

Lori Bryant
Development Services Coordinator
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: Neighborhood Meeting
Park Aydee Eight

Dear Ms. Bryant,

The neighborhood meeting was held for the Park Aydee Eight project last night, May 12, 2022 at 6pm in the Adams & Hodge Engineering conference room. Please find attached the minutes and roster from the meeting. If you have any questions, please contact me.

Sincerely,

Holland Adams

Holland Adams
919-763-2780
holland@adamsandhodge.com

ADAMS & HODGE ENGINEERING, PC

Park Aydee Eight Neighborhood Meeting Minutes
Date: May 12, 2022
Time: 6:00pm
Location: 314 E. Main Street (Adams & Hodge Engineering Conference Room)

The meeting was ready to begin at 6:00pm for the Park Aydee Eight Project. Jackson Booker, who was the client, came to the meeting. However, as of 6:20pm there were no adjacent property owners that showed up. Donnie Adams and Jackson Booker discussed progress of the project. Since there were not any neighbors that showed up, there were not any minutes to report for the meeting.

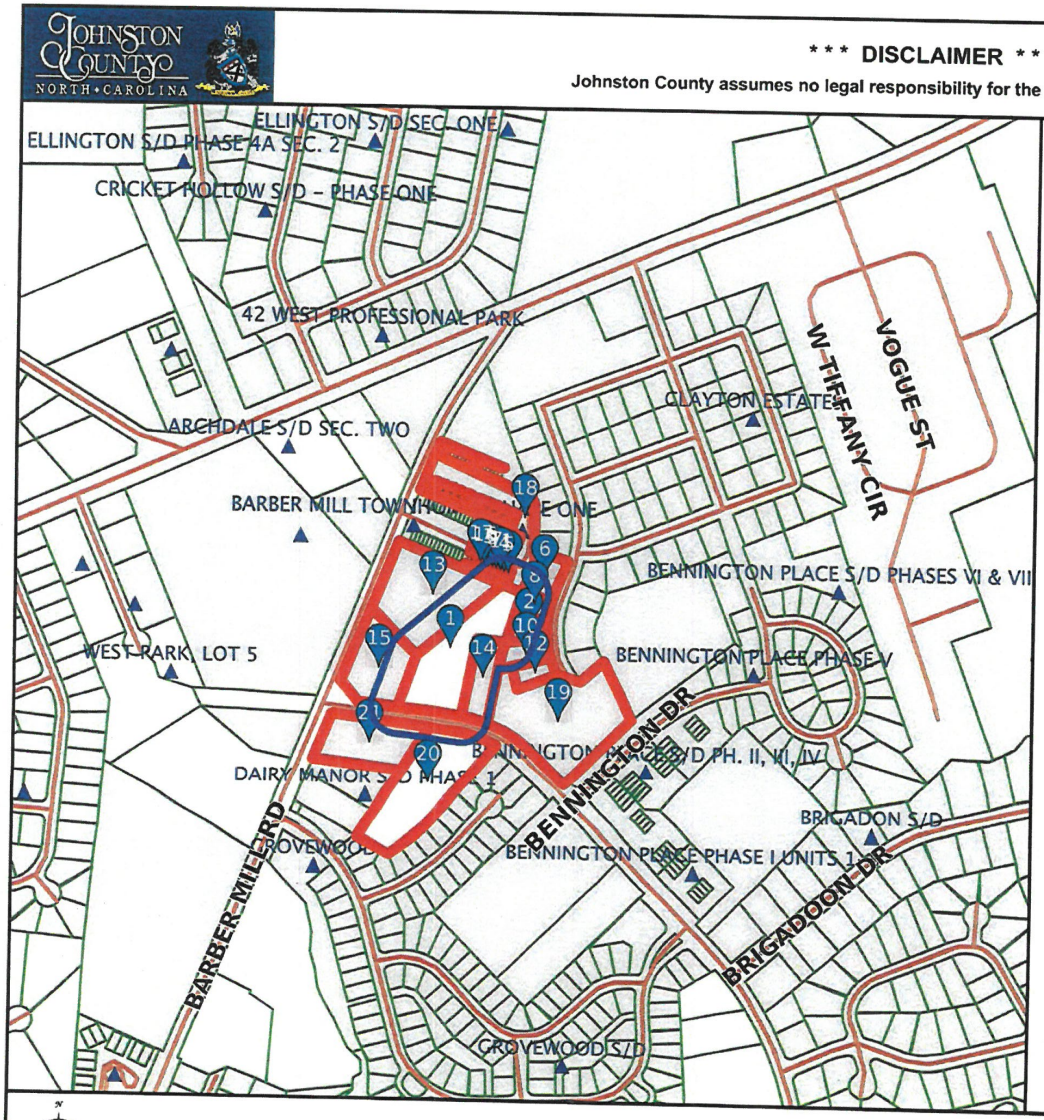
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Park Aydee Eight

Application: Site Plan + Special Use

Location/Date: Adams & Hodge Engineering - May 12, 2022 6:00pm
314 E. Main St. Clayton NC

	NAME	ADDRESS
1	Jackson Booker	1110 Chestnut Dr. Smithfield
2	Donnie Adams	404 Swann Trail, Clayton
3	Holland Adams	404 Swann Trail, Clayton
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



Result 0

id: 05G02012X
Tag: 05G02012X
Owner Name 1: STUTTS, TODD
Owner Name 2:
Mail Address 1: 612 BARBOUR ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2714
Book: 05502
Page: 0715

Result 0

id: 05E99024O
Tag: 05E99024O
Owner Name 1: PEREZ, JOSE
Owner Name 2:
Mail Address 1: 120 Falmouth Ct
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 03546
Page: 0409

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 0

id: 05G02036X
Tag: 05G02036X
Owner Name 1: DANSHAW LLC
Owner Name 2:
Mail Address 1: 585 WESTON DR
Mail Address 2:
Mail Address 3: BLOUNTS CREEK, NC 27814-0000
Book: 03163
Page: 0313

Result 0

id: 05G02037B
Tag: 05G02037B
Owner Name 1: POWELL, DAVID L
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 98329
Mail Address 3: RALEIGH, NC 27624-8329
Book: 04174
Page: 0983

Result 0

id: 05G02036Z
Tag: 05G02036Z
Owner Name 1: CHURCH, PAUL
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 982
Mail Address 3: CLAYTON, NC 27528-0982
Book: 01743
Page: 0675

Result 0

id: 05G02036Y
Tag: 05G02036Y
Owner Name 1: LASSITER, SHARON K
Owner Name 2:
Mail Address 1: 42 CHELTENHAM DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7279
Book: 01784
Page: 0397

Result 0

id: 05G02037A
Tag: 05G02037A
Owner Name 1: OLSON, STEVEN ROY
Owner Name 2: OLSON, ANNELYN LEAL
Mail Address 1: 209 ROCKY PL
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8188
Book: 06038
Page: 0099

Result 0

id: 05E99005N
Tag: 05E99005N
Owner Name 1: AVILEZ, ANA CRISTINA PENALOZA
Owner Name 2:
Mail Address 1: 1108 CARDINAL CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2802
Book: 04735
Page: 0641

Result 0

id: 05E99023T
Tag: 05E99023T
Owner Name 1: CLARK, KENNETH
Owner Name 2:
Mail Address 1: 707 LAKEVIEW DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2807
Book: 04535
Page: 0258

Result 0

id: 05H03196E
Tag: 05H03196E
Owner Name 1: HARRISON, RODERICK
Owner Name 2:
Mail Address 1: 709 1/2 LAKEVIEW DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2807
Book: 05386
Page: 0198

JOHNSTON COUNTY NORTH • CAROLINA

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Result 0

id: 05G02037
Tag: 05G02037
Owner Name 1: LINDA K ETTEFAGH POUNDS
Owner Name 2:
Mail Address 1: 3910 VICTORIA TOWNES LANE
Mail Address 2:
Mail Address 3: RALEIGH, NC 27612-0000
Book: 02568
Page: 0688

Result 0

id: 05G02011E
Tag: 05G02011E
Owner Name 1: HEALTH SYSTEMS MANAGEMENT INC
Owner Name 2:
Mail Address 1: 1804 KING RD
Mail Address 2:
Mail Address 3: TIFTON, GA 31793-0000
Book: 03698
Page: 0671

Result 0

id: 05G02019S
Tag: 05G02019S
Owner Name 1: LEE, FOLDEN W III
Owner Name 2:
Mail Address 1: 5400 BARBER MILL ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01631
Page: 0346

Result 0

id: 05G02036V
Tag: 05G02036V
Owner Name 1: FITTS, VALENCIA
Owner Name 2:
Mail Address 1: 36 CHELTENHAM DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7279
Book: 05923
Page: 0071

Result 0

id: 05H03195G
Tag: 05H03195G
Owner Name 1: WILLIAMS, JEFFREY B
Owner Name 2: WILLIAMS, JAMIE M
Mail Address 1: 125 ENCHANTED TRL
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8495
Book: 03495
Page: 0374

Result 0

id: 05E99028N
Tag: 05E99028N
Owner Name 1: DAIRY ROAD PROPCO, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 2568
Mail Address 3: HICKORY, NC 28603-2568
Book: 05085
Page: 0705

Result 0

id: 05G02036W
Tag: 05G02036W
Owner Name 1: ZILLOW HOMES PROPERTY TRUST
Owner Name 2:
Mail Address 1: 1301 2ND AVE FL 31
Mail Address 2:
Mail Address 3: SEATTLE, WA 98101-0003
Book: 06110
Page: 0166

Result 0

id: 05G02038S
Tag: 05G02038S
Owner Name 1: BARBER MILL COMMUNITY ASSOCIATION, INC.
Owner Name 2:
Mail Address 1: 205 W MILLBROOK RD STE 210
Mail Address 2:
Mail Address 3: RALEIGH, NC 27609-4697
Book: 05843
Page: 0064

JOHNSTON COUNTY NORTH CAROLINA

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Result 0

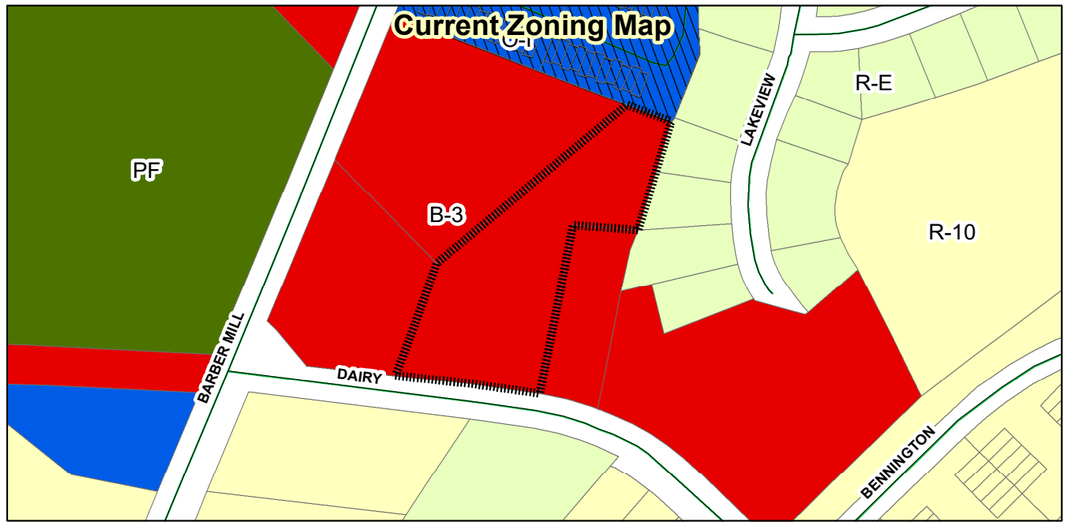
id: 05E99028B
Tag: 05E99028B
Owner Name 1: HP6 CLAYTON HEALTH INVESTORS , LLC
Owner Name 2:
Mail Address 1: 328 1ST AVE NW
Mail Address 2:
Mail Address 3: HICKORY, NC 28601-6123
Book: 04750
Page: 0896

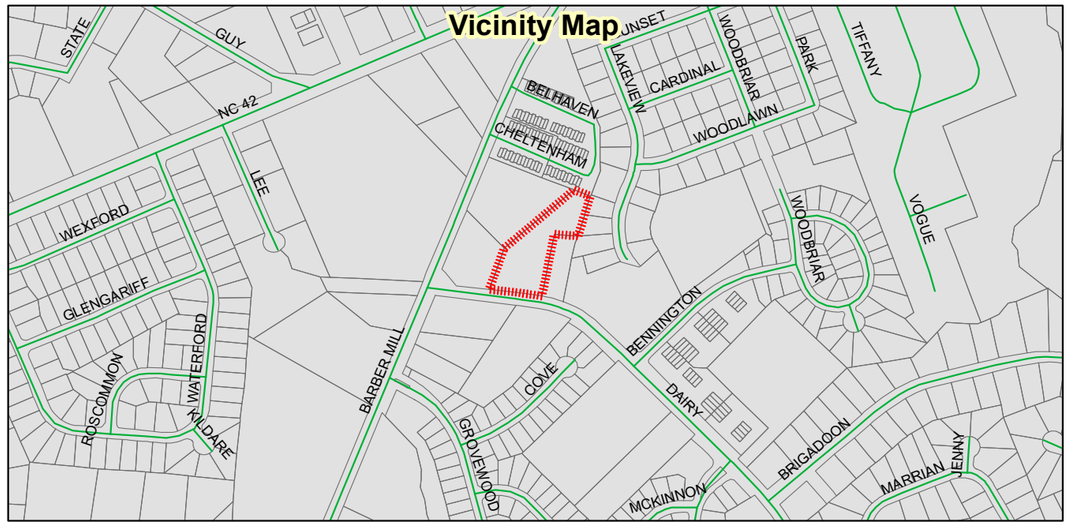
Result 0

id: 05H03197G
Tag: 05H03197G
Owner Name 1: IGLESIA PRIMEROS FRUTOS, INC
Owner Name 2:
Mail Address 1: 500 OHARA ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2840
Book: 04794
Page: 0797

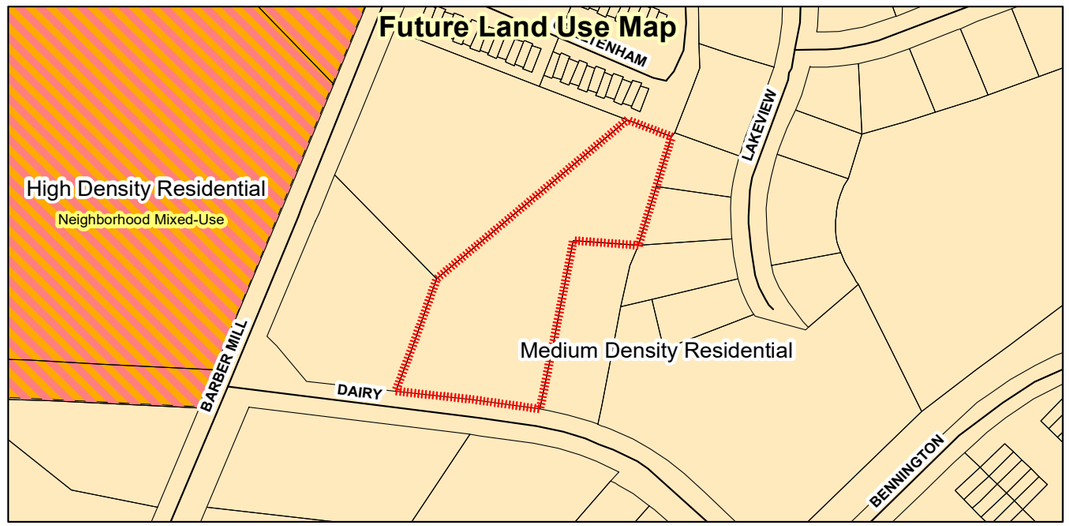
Result 0

id: 05H03030B
Tag: 05H03030B
Owner Name 1: GLENNIE REA CORPORATION
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 3068
Mail Address 3: WILSON, NC 27895-3068
Book: 02977
Page: 0323









Request: Special Use Permit
Project Name: Park Aydee Eight
Project Number: 2022-35-SUP

Applicant: Adams & Hodge Engineering, PC
Property Owner: Todd Stutts
Tag #: 05G02012X

N

Site

0 0.1 0.2 Miles

Staff Report Map
Prepared by: TOC Planning Department
June 29, 2022

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

Document Path: O:\PLANNING\SPECIAL USE\2022\2022-35 SUP Park Aydee Eight\Staff Report Maps\2022-35-SUP Park Aydee Eight.mxd

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: Park Aydee Eight **Acreage of Property:** 2.307 ACS

County Tag Number: 05G02012X **NC PIN:**

Address/Location: Dairy Road, Clayton, NC 27520

Barber Mill Rd from Lombard St/NC HWY 42, left on Dairy Rd, 1st parcel on the left behind the dentist office.

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: Adams & Hodge Engineering, PC

Mailing Address: 314 East Main St, Clayton, NC 27520

Phone Number: 919-783-7276 / 919-812-2654 **Fax:** N/A

Contact Person: Donnie Adams / Amy Stancil

Email Address: donnie@adamsandhodge.com / amy@adamsandhodge.com

PROPERTY OWNER INFORMATION

Name: Todd Stutts

Mailing Address: 612 Barbour St., Clayton, NC 27520

Phone Number: 919-390-5769 **Fax:** N/A

Email Address: todd@claytonglassandmirror.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): Townhomes **Existing Use(s):** Vacant

Invoice shall be mailed to the following:

Developer Name: TJW Partners, LLC

Mailing Address: 3210 HWY 70W, Smithfield, NC 27577

Phone Number: 919-390-5769 **Fax Number:** N/A

Email Address: todd@claytonglassandmirror.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: 2.307

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	27	240	6,480
3 Bedroom Units			
>3 Bedroom Units			
Total		------	6,480

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

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

Gross Acreage: _____

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

TOTAL REQUESTED GALLONS PER DAY: 6,480 GPD

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.

Donnie Adams
Print Name

Signature of Applicant

3/1/2022
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.

WATER & WASTEWATER ALLOCATION CRITERIA

TOTAL POINTS = 65 *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		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	25	Utilities already exist within 300 Feet of property
FUTURE TAX STATUS (Choose 1 from this category)	Exempt	0		
	Residential	5	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	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	5	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		
	Residential - Overflow Parking provided	5		Subject to Planning and Engineering support
	Masonry Elements included in Building Construction	10	10	
	Sustainable/High Efficiency Products and appliances used	5 - 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
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

July 5, 2022

Donnie Adams & Amy Stancil
Adams & Hodge Engineering, PC
314 E Main St
Clayton, NC 27520
donnie@adamsandhodge.com
amy@adamsandhodge.com

Re: 2022-35-SUP Park Aydee Eight

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, July 18, 2022. 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,

Aaron Prichard, AICP, CZO
Planner II

Recommended Conditions of Approval (2022-35-SUP Park Aydee Eight):

1. These Conditions of Approval, and any others included with the associated Site Plan (2022-34-SP) shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and approval.
2. The Development shall be constructed in substantial conformance with the Special Use Permit as approved by the Clayton Town Council and associated Site Plan as approved by Town staff.
3. The following amenities shall be provided in accordance with the location and dimensional standards shown on the associated Site Plan:
    - Dog Park
    - Mini Park
4. All portions of the site shall obtain electricity from the Town of Clayton's electric utility, in accordance with the Wastewater Allocation Criteria sheet submitted by the applicant.
5. The buildings in the development will be constructed in accordance with the Architectural elevations provided in the associated Site Plan, including identified façade materials. All buildings will include a minimum brick masonry coverage of 50% on front elevations and all sides viewable from the right-of-way.
6. All common open space and recreational areas shall be maintained and protected in perpetuity by a Homeowner's Association.
7. The following transportation improvements will be constructed prior to the first Certificate of Occupancy:
    - Construct a road connection to the existing street stub located on the adjacent parcel identified by NC PIN 165807-68-8206 and Tax Number 05G02038S.
8. A 6' Treated Wood Fence shall be constructed at the outer edge of the Class C landscape buffer along the property line, as shown on Sheet L1.01 of the associated Site Plan.

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.

Amy D. Stancil		7/11/2022
Print Name	*Signature of Applicant*	*Date*

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
Old Business

Item Title

Sam's Branch WRF Contract Amendment No.2

Presenter:

H. Louis Duffie

Summary/Description

The Town of Clayton's Design-Builder, Gannett Fleming, has submitted a Proposal for early work to be completed as they transition off the job. Gannett Fleming was instructed to pursue various tasks and purchase material/equipment, which can be found in the Work Change Directive. In addition to purchasing material and equipment, this Amendment will capture the necessary design changes and value engineering requests from the Town as the Project moves toward a hard bid. Upon completion of the bidding process and award of a Contract to a new Contractor, the material and equipment will be transferred from the Town. The Contract will also be amended to remove liquidated damages and shared savings as the majority of the services provided will be purchasing items on the Town's behalf. This amendment will reduce the funding approval for Gannett Fleming from $67,359,059 to $21,152,620. It should be noted that $11,809,911 has been spent to date, which includes the full design, materials, and various construction activities.

Requested Action
Approval

Funding Source (If Applicable):
State Fiscal Recovery Fund

Cost: **$21,152,620** **Yes** ☒ **No** ☐

Additional Documents to be Included in Agenda Packet

Design Builder Closeout Proposal
Work Change Directive

Meeting Timeline
Click or tap here to enter text.

Design-Build Work Change Directive

Directive Number: WCD-01, Revision 1 *(supersedes Directive provided on June 16, 2022)*	**Directive Effective Date:** July 1, 2022
Project: New Neuse River Water Reclamation Facility *(Currently named the Sam's Branch Water Reclamation Facility)*	**Design-Builder's Project No:** 68658 **Date of Agreement:** June 1, 2021
Owner: Town of Clayton, NC	**Design-Builder:** Gannett Fleming Project Development Corporation (GFPDC)

DBIA Document No. 500D5 - **Design-Build Work Change Directive Form**
© 2001 Design-Build Institute of America

Owner hereby directs Design-Builder to make the following change in the Work:
As directed in the letter dated May 11, 2022, the Town of Clayton exercised Option 4 under Section 2.3.2.3 of DBIA Contract 545, requiring the Design-Builder to complete the design work for the project and continue to serve as the designer of record. In addition, and as described in the May 11, 2022 letter, the Town requested that the Design-Builder finish the said early work packages and transfer the agreed subcontracts to the Town.

A meeting was held with the Design-Builder and Gannett Fleming Engineering (GFE) on Tuesday May 17, 2022 where it was agreed that the following would occur under the terms and scope of the contract between GFPDC and GFE:

1. Gannett Fleming Engineering would begin preparing bid ready contract documents for public procurement.
2. GFPDC would issue Gannett Fleming Engineering a change order in the amount of $100,000 to begin working immediately.
3. The contract between GFPDC and GFE for design engineering services will be assigned to Owner or Owner may contract directly with GFE, at its option, for further design engineering services; thereafter and upon the effective date thereof, GFE would serve as the designer of record for the project.

The Design-Builder will submit bid ready contract documents to the Town on Friday July 15, 2022 for review and the Town will return comments. The Design-Builder would then incorporate the comments and submit the bid ready documents by Friday July 22, 2022. The review will be primarily focused on the specifications.

The Work Change Directive is to formally confirm and direct the Design-Builder to complete the following:

1. Prepare bid ready contract documents as necessary for public procurement in accordance with the above dates.
2. Review electrical instrumentation one-line wire and conduit specifications to confirm there are no design gaps.
3. Coordinate and update bid ready contract documents for Owner provided generators by PowerSecure.
4. Include the following bid alternates in the bid ready contract front end specifications:
    a. Eliminate the Administration Building;
    b. Eliminate the post cascade reaeration channel covers and replace with mesh fabric;
    c. Eliminate all pump station canopies and associated monorails;
    d. Eliminate monorail in the maintenance building;
    e. Eliminate truck scale;
    f. Eliminate asphalt access road and replace with gravel and geogrid;
    g. Derating the plant to 4 MGD by eliminating the below equipment, as described in Gannett Fleming's email dated Wednesday June 8, 2022
        - 1 influent pump (for the Town's discretion).
        - 1 bioreactor equipment consists of the following:
            - Air diffuser system
            - 1 NRCY pump
            - 4 Mixers
            - 3 Chemical metering pumps (Micro-C, Alum and Magnesium Hydroxide)
        - 1 Clarifier equipment
        - 1 RAS pump
        - All electrical, controls and instruments associated with the items above
5. Coordinate with the Town and lead the sole-source, pre-negotiated "preferred brand alternates" for the following
    a. CROM pre-stressed concrete tanks
    b. Veolia headworks equipment and effluent filters
    c. Trojan UV disinfection equipment
    d. RoviSys SCADA integration, construction phase
6. Coordinate and transfer the following subcontracts to the Town
    a. WillScot temporary construction trailers
    b. Schwing Bioset Screw Presses and Aerzen Blowers. Unloading of equipment by new general contractor.
    c. EarthCam site security camera
    d. RoviSys SCADA integration, design phase services only
7. Complete early work package for effluent outfall pipe.
8. Procure underground ductile iron pipe, valves, wall sleeves, gaskets and accessories as approved by the Town. Maintain staff at the jobsite to receive, unload and store material until such point the new general contractor will assume responsibility.

© 2001 Design-Build Institute of America

Design-Builder shall provide Owner a proposal for an adjustment reflecting any increase or decrease in the Contract Price or Contract Time(s), as may be required to perform the above-stated change in the Work. Thereafter, Owner and Design-Builder shall negotiate in good faith and as expeditiously as possible to agree on the appropriate adjustment to the Contract Price and Contract Time and to execute a Change Order reflecting the terms of that agreement.

If Owner and Design-Builder are unable to agree upon the appropriate adjustment in the Contract Price and Contract Time(s), the adjustment shall be determined in accordance with Article 9.4.1.4 of DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder* (2010 Edition).

Issued by OWNER:		**Accepted by DESIGN-BUILDER:**	
Signature:		Signature:	
Printed Name:	Joshua Baird, P.E.	Printed Name:	Craig Crowther, P.E.
Title:	Engineering Director	Title:	Senior Vice President
Date:	July 1, 2022	Date:	July 1, 2022

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Gannett Fleming Project Development Corporation
One Glenwood Avenue, Ste. 900
Raleigh, NC 27603
P 919.420.7660 | **F** 919.999.3632

gannettfleming.com

July 12, 2022

Town of Clayton
PO Box 879
111 East Second Street
Clayton, NC 27528

Attn: Mr. Louis Duffie

Re: Design-Builder Closeout Proposal
Funding Request Reduction
Sam's Branch Water Reclamation Facility

Dear Louis:

Gannett Fleming Project Development Corporation (GFPDC) submits the following proposal for the Closeout Scope of Work (SOW) for the Sam's Branch Water Reclamation Project. The FEE for this proposal represents the proposed SOW and the current committed funds.

SCOPE OF WORK

The following is a summary of GFPDC's SOW to close out the project and amend our contract value:

Equipment/Materials

- Blowers: Manage the shop drawing process and invoicing for the blowers until the ToC can assume the account, but no later than September 30, 2022.
- Screw Press: Manage the shop drawing process and invoicing for the screw press until the ToC can assume the account, but no later than September 30, 2022.
- Ductile Iron Pipe/Fittings/Valves: Transfer the contract for the underground yard piping/fittings and valves to the ToC. The ToC will receive and unload the yard piping, fittings and valves and store on site.
- Procure additional wall sleeves for the Headworks and bioreactor splitter box. Provide an allowance of $35,000 to unload wall sleeves between October and November 2022.
- Concrete Structures/Pipe/Other Materials: Receive materials from Moffat and KLB that have been purchased and store onsite. Moffat and KLB will unload their respective materials.

Permits

- Manage the permit for the Neuse River entrance.

Licenses: AZ #235654, A and #230257, B-01; CA #783100 A, B, & HAZ; DE # 2013102212; FL #CBC1250060 and #CGC1507533; IA #C089327; ID #RCE37833; NC #50069; NM #362425; OR #234439; SC #G108944; TN #00066929; VA #2705077846A; WA #GANNEFP916KD; WV #WV049430

- Manage the site erosion control permit until transferred to another entity. Prior to transferring the permit, GFPDC will be required to stabilize the site. Costs to stabilize the site have been included in the estimate.

Work

- Participate in project meetings until the delivery of the revised IFB design documents at the end of July.
- Manage the site until completion of work (anticipated to be no later than September 30, 2022), including site stabilization (Refer to KLB estimate #777 for summary of cost and scope).
- Manage the Procore site for active work. Upon completion of work, the Procore site will be archived.
- Complete the installation of the effluent pipe from the Neuse River to Manhole #5.
- Process payments for Rovisys to complete the SCADA design.

Project Closeout ("Final Completion")

- Prepare a turnover manual for the approved shop drawings.
- Prepare a turnover manual for the work performed.
- Closeout and/or transfer active permits.
- Closeout Procore site.
- Demobilize and discontinue support services for the trailer (trailer cleaning, internet, copier, etc).

ASSUMPTIONS AND CLARIFICATIONS

- This proposal is based on the latest forecast of cost prepared by the subcontractors and equipment suppliers.
- Per the direction of the ToC, the project contingency will be carried at $100,000 plus unreconciled costs for KLB and Donley and $35,000 for misc material unloading (between Oct and Nov 2022) at the site to minimize the committed funds to GFPDC. Any additional funds required to cover additional costs will be provided by the ToC.
- This proposal is not subject to liquidated damages or shared savings incentives.
- A refund of $470,764 will be provided on the GFPDC payment and performance bond. The credit is reflected in the revised estimate.
- Increased costs for scope alignment for the equipment shop drawing review process has not been included and is additional.
- Items not identified in the estimate, or the proposal are not included.
- It is assumed that CROM will be awarded the prestressed tank construction and that their spent to date construction amount ($45,518.77) will be carried over with the new contract. A final lien waiver has not been provided by CROM. This estimate includes CROM's design cost.

- The following documents have been used to develop the pricing. Refer to these documents to determine if the ToC should allocate additional costs on the owner's side:
    - Aerzen Proposal 1/7/22
    - Schwing Proposal 11/4/21
    - Moffat Revised SOW 5/24/22
    - Rovisys Proposal 2/18/22
    - Core and Main Pricing-Wall Sleeves and DIP
    - KLB Est #777 5/12/22, KLB COR #10 5/25/22, KLB COR #11 5/23/22
    - GFPDC Design-Builder Closeout Estimate 7/11/22, Estimate 002, Rev 1

SCHEDULE

- Moffat Completes Work-Manhole #5: August 19, 2022
- Moffat Demobilizes from Site: August 19-August 26, 2022
- Closeout Neuse River Permit: Early July 2022
- Process Blower Shop Drawings: July-August 2022
- Process Screw Press Shop Drawings: July-August 2022
- Finalize Wall Sleeves for Headworks and Bioreactor Splitter Box: August 2022
- Site Stabilization-Upon approval of revised estimate: July 2022
- Receive/Unload Materials: Ongoing until November 2022 (On Call)
- Turnover Documents: September 2022
- Demobilize: No later than September 30, 2022 ("Final Completion")

FEE

The estimated fee for the proposed SOW, including the previously committed funds is $21,152,620 and is being proposed as a time a material effort per our agreed terms and conditions. The fee is an estimate and may need adjustment as final lien waivers have not been provided by all subcontractors and all contracts have not been terminated or transferred to the ToC. Please refer to the estimate summary for a breakdown of items that are included.

Upon acceptance of the proposal, the current funding approval will be reduced from $67,359,059 (Funding #1: $6,745,600, Funding #2: $37,387,459, Funding #3: $23,226,000) to the proposed fee.

We appreciate the opportunity to support the Town of Clayton with the project transition. Please feel free to contact me should you have any questions.

Sincerely,
GANNETT FLEMING PROJECT DEVELOPMENT CORPORATION

Craig E. Crowther, PE
Senior VP

Town Council Agenda Cover Sheet

Meeting Date
July 18, 2022

Agenda Location
New Business

Item Title
Ordinance 2022-07-01 and 2022-07-02 Amendments to Chapter 71 of the Code of Ordinances; Truck Routes

Presenter:
Jonathan K. Jacobs, PE – Assistant Town Engineer

Summary/Description
Town staff is recommending several changes to Chapter 71, Traffic Rules, within the Town of Clayton Code of Ordinances. These recommendations are intended to increase the safety of the Downtown corridors due to limited sight distance, turning radii and preserving the residential nature of many downtown streets.

Due to the dense nature of Downtown, the Town of Clayton's Police, Fire, Public Works, and Water Resources Departments routinely respond to incidents involving commercial trucks. Recent incidents have involved collisions with parked vehicles, sidewalks, other fixed objects, and fire hydrants as well as the need for traffic control to assist with turning movements due to limited turning radii at intersections. Additionally, the Town has received complaints related to noise and speeding of commercial trucks traveling through residential areas located near Downtown.

In 1998, Town Council adopted Section 71.02 of the Code of Ordinances to introduce designated truck routes throughout Clayton and defining "commercial vehicles." This ordinance has been amended over time as Clayton has continued to develop and new streets have been constructed with the most recent amendment adopted in 2018.

During a recent review by the Traffic and Safety Committee and coordination with NCDOT, it was determined the current streets designated as commercial vehicle routes in Section 71.02 conflicted with several NCDOT ordinances for restricted routes for commercial trucks. Furthermore, the existing ordinance does not allow enforcement to restrict commercial vehicles on other routes.

Requested Action
Approval

Funding Source (If Applicable):
N/A

Cost: **N/A** **Yes** ☐ **No** ☒

Additional Documents to be Included in Agenda Packet
Chapter 71 Ordinance Amendment – 71.02
Chapter 71 Ordinance Amendment – 71.03 (Add)
Executive Team Memorandum

Meeting Timeline
Click or tap here to enter text.

Ordinance #2022-xx

TOWN OF CLAYTON

Amendment to the Code of Ordinances,
Chapter 71, Re: Commercial Trucks

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON, NORTH CAROLINA, to amend the Town of Clayton Code of Ordinances, Chapter 71, *Traffic Rules* to read as follows:

1. Section 71.02 of the Code of Ordinances, *Designated Truck Routing*, is hereby amended by modifying Subsection (D) thereof to read as follows:

"(1) US 70 Highway Business;
(2) US 70 Highway;
(3) NC Highway 42 East;
(4) NC Highway 42 West;
(5) Shotwell Road (SR 1553);
(6) Covered Bridge Road (SR 1700);
(7) Prichard Road (SR 1714)"

Duly adopted, this the 18th day of July, 2022 while in regular session.

_____
Jody McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Interim Town Clerk

Ordinance #2022-xx

TOWN OF CLAYTON

Amendment to the Code of Ordinances,
Chapter 71, Re: Commercial Trucks

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON, NORTH CAROLINA, to amend the Town of Clayton Code of Ordinances, Chapter 71, *Traffic Rules* to read as follows:

1. Chapter 71 of the Code of Ordinances, *Traffic Rules,* is hereby amended to read as follows:

" § 71.03 No through truck traffic on certain streets.

No trucks, or commercial vehicles as defined in section 71.02, except those either picking up or delivering items of cargo or providing a service to some person, business, or other place within the restricted area shall be permitted to travel on the following streets or sections thereof:

(1) S. Fayetteville Street between US 70 Business and E. Main Street
(2) S. Moore Street between US 70 Business and W. Main Street
(3) Barbour Street between Hamby and E. Main Street
(4) W. Second Street between Atkinson Street and S. Fayetteville Street
(5) E. Second Street between S. Fayetteville Street and E. Main Street
(6) S. Smith Street between US 70 Business and E. Main Street
(7) Compton Street between US 70 Business and E. Main Street
(8) E. Front Street between Central Avenue and N. O'Neil Street
(9) Durham Street between US 70 Business and E. Main Street
(10) Pinecroft Drive between Guy Road and NC 42 West

Duly adopted, this the 18th day of July, 2022 while in regular session.

_____
Jody McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Interim Town Clerk

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

Memorandum

From: Jonathan K. Jacobs, PE – Assistant Town Engineer

To: Town of Clayton Executive Team

Cc: Engineering Director
Public Information Officer
Street Superintendent

Attachment: Proposed Truck Route Map
Proposed Restricted Route Map
Proposed Ordinance Amendment: Chapter 71 – Designated Truck Routing
Proposed Ordinance Amendment: Chapter 71 – No Thru Trucks on Certain Streets

Re: Proposed Truck Route Ordinance Changes – Executive Team Summary

Background

Town staff is recommending several changes to Chapter 71, Traffic Rules, within the Town of Clayton Code of Ordinances. These recommendations are intended to increase the safety of the Downtown corridors due to limited sight distance, turning radii and preserving the residential nature of many downtown streets.

Due to the dense nature of Downtown, the Town of Clayton's Police, Fire, Public Works, and Water Resources Departments routinely respond to incidents involving commercial trucks. Recent incidents have involved collisions with parked vehicles, sidewalks, other fixed objects, and fire hydrants as well as the need for traffic control to assist with turning movements due to limited turning radii at intersections. Additionally, the Town has received complaints related to noise and speeding of commercial trucks traveling through residential areas located near Downtown.

In 1998, Town Council adopted Section 71.02 of the Code of Ordinances to introduce designated truck routes throughout Clayton and defining "commercial vehicles." This ordinance has been amended over time as Clayton has continued to develop and new streets have been constructed with the most recent amendment adopted in 2018.

During a recent review by the Traffic and Safety Committee and coordination with NCDOT, it was determined the current streets designated as commercial vehicle routes in Section 71.02 conflicted with several NCDOT ordinances for restricted routes for commercial trucks. Furthermore, the existing ordinance does not allow enforcement to restrict commercial vehicles on other routes.

Proposed Ordinance Changes

Town staff is proposing to amend the existing commercial vehicle ordinance and introduce a new ordinance with restrictions of trucks on specific routes. The addition of a new ordinance will clearly define the limits of routes, allow staff to install appropriate signage, and the Police Department to effectively enforce the new ordinance. The ordinance will also be amendable to add or remove additional streets in the future.

The primary routes entering and exiting the Town of Clayton will remain designed as commercial vehicle routes to promote utilizing infrastructure designed for commercial vehicle traffic. These designed routes will not restrict local deliveries, emergency vehicles, utility service vehicles, or road and maintenance vehicles from utilizing non-designated routes.

The following changes are proposed to section 71.02(D) of the code of ordinances:

(1) US 70 Highway Business;
(2) US 70 Highway Bypass (AKA Future Interstate 42);
(3) NC Highway 42 East;
(4) NC Highway 42 West;
~~(5) Amelia Church Road (AKA SR 1554);~~
~~(6) South Robertson Street (AKA SR 1554);~~
~~(7) Guy Road (AKA SR 1551);~~
~~(8) Winston Road (AKA SR 1550);~~
~~(9) Barber Mill Road (AKA SR 1555);~~
~~(10) Ranch Road (AKA SR 1560);~~
~~(11) Little Creek Church Road (AKA SR 1563);~~
~~(12) Boling Street (AKA SR 1563);~~
~~(13) Pony Farm Road (AKA SR 1570);~~
~~(14) South Tech Park Lane;~~
(15) Shotwell Road (AKA SR 1553);
~~(16) Old US HWY 70 W (AKA SR 1004 - Between Wake County Line and West Stallings Street);~~
~~(17) West Main Street (AKA SR 1004 - Between West Stallings Street and Robertson Street);~~
~~(18) Front Street (Between Robertson Street and North O'Neil Street);~~
~~(19) Atkinson Street;~~
~~(20) Moore Street (Between US 70 Highway Business and Atkinson Street);~~
~~(21) South Lombard Street;~~
(22) Covered Bridge Road (AKA SR 1700);
~~(23) North O'Neil Street (Between Front Street and Covered Bridge Road);~~
(24) Prichard Road (AKA SR 1714);
~~(25) Loop Road (AKA SR 1706);~~
~~(26) Glen Laurel Road (AKA SR 1902);~~
~~(27) Vinson Road (AKA SR 1903);~~
~~(28) Powhatan Road (AKA SR 1901);~~
~~(29) North Tech Drive;~~
~~(30) Best Wood Lane.~~

In addition to existing designated commercial route changes, Town staff is recommending the addition of a new section within Chapter 71, section 71.03 *No through truck traffic on certain streets.* This ordinance will only be applicable to Town maintained streets. The proposed addition to Chapter 71 is as follows:

§ 71.03 No through truck traffic on certain streets.

No trucks, or commercial vehicles as defined in section 71.02, except those either picking up or delivering items of cargo or providing a service to some person, business, or other place within the restricted area shall be permitted to travel on the following streets or sections thereof:

(1) S. Fayetteville Street between US 70 Business and E. Main Street
(2) S. Moore Street between US 70 Business and W. Main Street
(3) Barbour Street between Hamby and E. Main Street
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(7) Compton Street between US 70 Business and E. Main Street
(8) E. Front Street between Central Avenue and N. O'Neil Street
(9) Durham Street between US 70 Business and E. Main Street
(10) Pinecroft Drive between Guy Road and NC 42 West

<u>Proposed Signage</u>

For the Town of Clayton Police Department to properly enforce any traffic ordinance, clear and proper signage is critical. Town staff is recommending the installation of the Manual of Uniform Traffic Control Devices (MUTCD) sign R5-2, pictured below. On all restricted roadways, a 24" x 24" sign will be installed on the shoulder near the intersection with any non-restricted routes or designated commercial vehicle routes on a standard u-channel post. In areas with sidewalk, all signage will be installed to have at least a 7' clearance.

All signage will be procured through the Town's warehouse and installed by the Town's Public Works department. Approximately 22 signs and u-channel posts will be needed. Prior to installation, Town staff will mark all locations for underground utility locates and determine if any existing signage posts can be utilized with the new signs to prevent over signing of the areas affected. The signage is expected to take approximately four (4) weeks for delivery upon ordering and approximately two (2) weeks for installation, excluding any timing needed for existing utilities to be located.

Approximate Costs:

- 24"x24" R5-2 Reflective Sign: $38.40 each
- Standard 12' U-Channel Post: $45.65 each
- Total Project Approximate Cost: $1,849.10*

**Does not include staff time or equipment*



MUTCD R5-2

Public Outreach and Education

Utilizing the Town's Communication and Outreach Team (CaOT), a public education campaign employing multiple resources for outreach will be created. The CaOT will primarily utilize social media to provide education of the new signage and what to expect. Additionally, the CaOT will specify the affected streets and approximate timeline which signage is to be installed. This series will take place once a week from Town Council approval until four consecutive weeks upon installation of all signage.

If enforcement and citations significantly increase at any time, the CaOT will start another education campaign on social media for four (4) consecutive weeks. Staff will also evaluate additional signage needs, or relocation of existing signage to increase visibility.

In addition to social media and outreach, the Public Works department will provide the information and maps to the local businesses that specialize in hauling and use of commercial vehicles near Downtown.

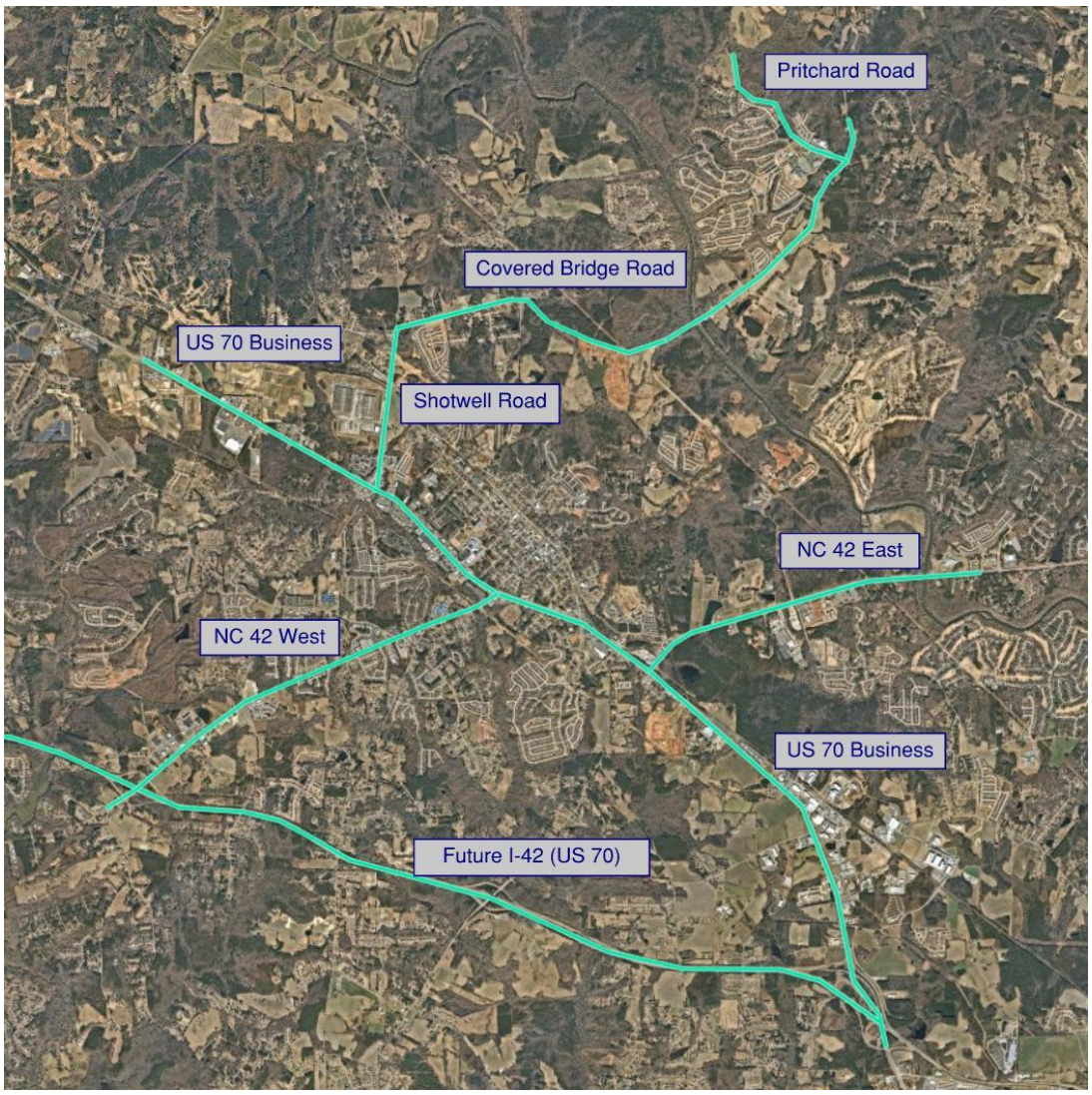
Subsequently, the Economic Development Director will provide preferred delivery route maps to Downtown business owners to provide to their delivery and service providers. This education will help aid delivery and service providers utilize the best route to provide their service despite being exempt from the proposed ordinance changes. Preferred delivery routes will be made available by the Engineering Department upon request.

Ordinance Enforcement

The Clayton Police Department will be the primary contact for enforcement. During the first four (4) weeks immediately following signage installation, a warning and education period will take place. The Clayton Police Department will begin issuing warning violations to all offenders and provide verbal education of the initiative to remove commercial vehicles from Downtown streets. If the offender is a repeat user, they will be provided the preferred routes for their respective deliveries.

Following the four (4) week warning and education period, the Clayton Police Department will immediately begin issuance of citations for offenders. The Clayton Police Department will continue to verbally provide offenders preferred routes for deliveries.

Proposed Truck Route Map



Proposed Truck Restriction Maps - Downtown



Proposed Truck Restriction Maps - Elsewhere



Ordinance #2022-xx

TOWN OF CLAYTON

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Duly adopted, this the 18th day of July, 2022 while in regular session.

_____
Jody McLeod
Mayor

ATTEST:

_____
Sherry L. Scoggins, MMC
Interim Town Clerk

Ordinance #2022-xx

TOWN OF CLAYTON

Amendment to the Code of Ordinances,
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> *" § 71.03 No through truck traffic on certain streets.*
>
> *No trucks, or commercial vehicles as defined in section 71.02, except those either picking up or delivering items of cargo or providing a service to some person, business, or other place within the restricted area shall be permitted to travel on the following streets or sections thereof:*
>
> *(1) S. Fayetteville Street between US 70 Business and E. Main Street*
> *(2) S. Moore Street between US 70 Business and W. Main Street*
> *(3) Barbour Street between Hamby and E. Main Street*
> *(4) W. Second Street between Atkinson Street and S. Fayetteville Street*
> *(5) E. Second Street between S. Fayetteville Street and E. Main Street*
> *(6) S. Smith Street between US 70 Business and E. Main Street*
> *(7) Compton Street between US 70 Business and E. Main Street*
> *(8) E. Front Street between Central Avenue and N. O'Neil Street*
> *(9) Durham Street between US 70 Business and E. Main Street*
> *(10) Pinecroft Drive between Guy Road and NC 42 West*

Duly adopted, this the 18th day of July, 2022 while in regular session.

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Jody McLeod
Mayor

ATTEST:

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Sherry L. Scoggins, MMC
Interim Town Clerk

