



**Town of Clayton
Regular Town Council Meeting Agenda
Monday, December 21, 2020 @ 6:00 PM
Council Chambers**

THE TOWN OF CLAYTON WILL FOLLOW GUIDELINES FROM THE CENTERS FOR DISEASE CONTROL AND THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES WITH REGARD TO SOCIAL DISTANCING.

BELOW PLEASE FIND CHANGES TO THE COUNCIL MEETING FORMAT:

THE DECEMBER 21, 2020 TOWN COUNCIL MEETING WILL BE HELD IN PERSON.

ANY MEMBER OF THE PUBLIC THAT WISHES TO ADDRESS THE COUNCIL, MAY DO SO IN PERSON, HOWEVER YOU ARE ASKED TO CONTACT THE TOWN CLERK IN ADVANCE OF THE MEETING.

IF YOU DO NOT WISH TO ATTEND THE MEETING IN PERSON BUT DO WISH TO SHARE ANY PUBLIC COMMENT WITH THE COUNCIL, PLEASE FORWARD YOUR COMMENT(S) TO THE TOWN CLERK NO LATER THAN NOON THE DAY OF THE MEETING. PLEASE INCLUDE YOUR NAME AND ADDRESS. PUBLIC COMMENT(S) RECEIVED WILL BE READ INTO THE RECORD BY THE TOWN CLERK.
EMAIL: KMOFFETT@TOWNOFCLAYTONNC.ORG

THE PUBLIC MAY VIEW THE LIVE COUNCIL MEETING ON THE TOWN'S YOU TUBE CHANNEL:
[HTTP://YOUTUBE.COM/C/TOWNOFCLAYTON1869](http://youtube.com/c/TownofClayton1869) BELOW PLEASE FIND ADDITIONAL INFORMATION REGARDING PROCEDURES FOR IN-PERSON MEETINGS:

- ALL persons attending must wear a mask.
- We will be following proper social distancing at all times.
- Entrance is located on Second Street.
- Any member of the public attending will be asked to wait in the lobby until item they wish to address is ready for discussion and asked to leave Chambers following completion of item.
- Lobby will be set to encourage social distancing.
- Chairs will be at least 6' from each other.
- We will have TWO staff members attending the meeting(s) to ensure smooth transition with those attending the meeting.
- One person will serve as LOBBY staff and the other will serve as CHAMBER staff.
- The meeting will be shown on the monitor in the lobby. (YouTube)
- All council or board members will be socially distanced in the council chambers and wearing face masks.*
- Staff will be socially distanced and seated within the council chambers. Face masks will be worn.*
- Hand sanitizer will be available, both in the lobby and council chambers.
- Podium/microphone will be sanitized after each speaker.

**Masks may be lowered when speaking.*

1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. APPOINTMENT OF ATTORNEY

- a. Appointment of Temporary Town Attorney

POTENTIAL ACTION: Appointment of Chip Hewitt to Serve as Town Attorney

3. ADJUSTMENT OF THE AGENDA

4. 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. NCDEQ - Updated Resolution Regarding SRF Funding
[Resolution](#)
- b. Pre-Warranty Acceptance
- The Walk at East Village Phase II
 - The Walk at East Village Amenity Center
- [The Walk at East Village Phase II](#)
[The Walk at East Village Amenity Center](#)
- c. Resolution Naming Portion of Mountains-to-Sea Trail in Honor of Skip Browder
[Resolution](#)
- d. Draft Minutes
- December 7, 2020 DRAFT Minutes - Regular Session
 - December 7, 2020 DRAFT Minutes - Closed Session
- [December 7 2020 DRAFT Minutes](#)

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

5. ADMINISTRATIVE ITEMS

6. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Presentation to Browder Family
- Naming of Portion of Mountains-to-Sea Trail in Honor of Skip Browder
- b. Recognition of Employee(s)
- Presenter:* Robert Yarborough, Senior Building & Trade Codes Official
- Jose Perez - Received Level 1 Certifications
 - Building
 - Plumbing
 - Mechanical
 - Electrical
- c. Recognition of Employee Retirement
- Presenter:* Robert McKie, Finance Director
- Johnny Stanley - Purchasing Agent
- [Johnny Stanley Retirement Recognition](#)

- d. Recognition of Long Term Advisory Board Members
Presenters: Samantha Wullenwaber, Planning Director & Joy Garretson, Library Director
- Frank Price - Planning Board Member
 - Elizabeth Barber - Library Advisory Board Member

7. PUBLIC HEARINGS

- a. 2020-62-SUP - Champion West - Special Use Permit (Quasi-Judicial)
Presenter: Samantha Wullenwaber
[Cover](#)
[Map](#)
[Application Updated](#)
[Staff Report](#)
[Recommended Conditions](#)
[Neighborhood Meeting Materials](#)
[Site Plan](#)
[Adj Property Letter](#)
[Applicant Package](#)
[Newspaper Ad](#)
[Signed TRC Letter](#)
[Approval](#)
[Motion Form](#)

POTENTIAL ACTION: Approval or Denial of 2020-62-SUP

- b. 2020-61-SD - Champion West - Subdivision (Quasi-Judicial)
Presenter: Samantha Wullenwaber, Planning Director
[Cover](#)
[Application](#)
[Staff Report](#)
[Recommended Conditions](#)
[Map](#)
[Neighborhood Meeting Materials](#)
[Site Plan](#)
[Adj Property Letter](#)
[Newspaper Ad](#)
[Signed TRC Letter](#)
[Wastewater Allocation Request](#)
[Approval](#)
[Motion Form](#)

POTENTIAL ACTION: Approval or Denial of 2020-61-SD

8. OLD BUSINESS

- a. Town Hall Parking Lot - Electric Information Update
Presenter: JD Solomon, Interim Town Manager
- b. Mid Year Budget Review
Presenters: JD Solomon, Interim Town Manager & Rich Cappola, Deputy Town Manager
[Cover](#)

[Presentation](#)

- c. Downtown Tree Removal Refund
Presenter: Rich Cappola, Deputy Town Manager
[Cover](#)
[Paid Tree Removal Listing](#)

POTENTIAL ACTION: Approval to Refund Fees Collected

9. NEW BUSINESS

- a. CISA Risk and Vulnerability Assessment
Presenter: Rich Cappola, Deputy Town Manager
[Cover](#)

POTENTIAL ACTION: Authorize Staff to Proceed with Assessment

- b. Amend Code of Ordinance - Chapter 74
No Parking Along Portion of East Second Street
Presenter: Rich Cappola, Deputy Town Manager
[Cover](#)
[Ordinance](#)

POTENTIAL ACTION: Adoption of Ordinance #2020-12-01

10. STAFF REPORTS

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

11. OTHER BUSINESS

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

12. CLOSED SESSION

- a. Closed Session Pursuant to NCGS 143-318.11(a)(6)

POTENTIAL ACTION: Motion to Go Into Closed Session

13. ADJOURNMENT

- a. Adjourn the Meeting

POTENTIAL ACTION: Motion to Adjourn

Quasi-Judicial (evidentiary) – These hearings are different from other public hearings in that they resemble a court hearing where testimony is presented and the Town Council acts like a court of law. During evidentiary hearings, the Town Council receives only sworn testimony and other credible evidence. In addition, the Town Council must make findings of fact based upon the evidence presented. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

**RESOLUTION ACCEPTING STATE REVOLVING LOAN FOR NEUSE RIVER WATER
RECLAMATION FACILITY PLANT REPLACEMENT PROJECT**

WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects; and

WHEREAS, the North Carolina Department of Environmental Quality has offered a State Revolving Loan in the amount of \$15,000,000.00 for the construction of Neuse River Water Reclamation Facility Plant Replacement Project; and

WHEREAS, the The Town of Clayton intends to construct said project in accordance with the approved plans and specifications,

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

That Town of Clayton does hereby accept the State Revolving Loan offer of \$15,000,000.00; and

That the Town of Clayton does hereby give assurance to the North Carolina Department of Environmental Quality that all items specified in the loan offer, Section II - Assurances will be adhered to; and

That Rich Cappola, Deputy Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application; and

That The Town of Clayton has substantially complied or will substantially comply with all Federal, State and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Duly adopted this the 21st day of December, 2020 while in regular session.

Jody McLeod,
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



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

MEMORANDUM

To: Kimberly Moffett, Town Clerk

From: Andy Simerman, Construction Project Administrator

Copy: David Arnold – The Nau Co
Lori Bryant, Development Services Coordinator

Date: December 14, 2020

Subject: The Walk at East Village Phase II

Please place a pre warranty acceptance request for the referenced public sanitary sewer and water utilities on the next available agenda. Record drawings have been reviewed and accepted. Following acceptance, the sanitary sewer and water will be subject to a one-year warranty period. Following the warranty period, a final inspection will be done and all deficient items corrected prior to final acceptance.



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

MEMORANDUM

To: Kimberly Moffett, Town Clerk

From: Andy Simerman, Construction Project Administrator

Copy: David Arnold – The Nau Co
Lori Bryant, Development Services Coordinator

Date: December 14, 2020

Subject: The Walk at East Village Amenity Center

Please place a pre warranty acceptance request for the referenced public sanitary sewer and water utilities on the next available agenda. Record drawings have been reviewed and accepted. Following acceptance, the sanitary sewer and water will be subject to a one-year warranty period. Following the warranty period, a final inspection will be done and all deficient items corrected prior to final acceptance.

Resolution

Naming of Portion of Mountains- to- Sea Trail In Honor and Remembrance of James “Skip” Browder

WHEREAS, James “Skip” Browder was a vital and important part of the Town of Clayton; and

WHEREAS, Skip first began his employment with the Town of Clayton in 1993. He served not only as the Town’s Planning Director but also served as the Assistant Town Manager and twice as the Acting Town Manager. He worked for the Town from 1993 through 2000, returned to the Town in 2003 and retired in 2010; and

WHEREAS, Skip graciously volunteered his time, knowledge and expertise and served on the Johnston County Planning Board from January 2001 until February 2016; and

WHEREAS, Skip worked hard for Clayton because he LOVED Clayton. He left behind the legacy of being known as the planner who would find a way to help with development and rather than saying “No you can’t do that” he would say “Here’s what you CAN do”; and

WHEREAS, due to his dedication and finding ways to work with folks he paved the way for the growth we now see in Clayton; and

WHEREAS, following his retirement he continued to champion greenways throughout Clayton, especially the Mountains-to-Sea Trail. He served on county and state committees to make that a reality; and

WHEREAS, it is the desire of the Town of Clayton to honor and remember Skip Browder for his dedication, vision, volunteerism and the indelible footprint he left on Clayton.

NOW THEREFORE BE IT RESOLVED the Clayton Town Council proudly and officially names the portion of the Mountains-to-Sea Trail formerly known as the Steel Bridge as the

Skip Browder Bridge

Duly adopted this the 21st of December, 2020 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



**Town of Clayton
Regular Town Council Meeting Minutes
Monday, December 7, 2020 @ 6:00 PM
Council Chambers**

COUNCIL PRESENT:

Mayor McLeod
Mayor Pro Tem Thompson
Council Member Holder
Council Member Grannis
Council Member Bunn
Council Member Everett

STAFF PRESENT:

JD Solomon, Interim Town Manager
Rich Cappola, Deputy Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
Joshua Baird, Town Engineer
Joy Garretson, Library Director
Heidi Holland, Deputy Town Clerk

COUNCIL ABSENT:

1 CALL TO ORDER

Pledge of Allegiance and Invocation

- a) Mayor McLeod called the meeting to order at 6:01 p.m. He led everyone in the Pledge of Allegiance as well as offering the Invocation.

2 ADJUSTMENT OF THE AGENDA

- a) Introduction

Mr. Solomon made a virtual introduction to Greg Tart, who is serving as the Acting Police Chief. Mayor McLeod offered his thanks and appreciation.

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) DRAFT Minutes
 - November 16, 2020 - Regular Session
 - November 2, 2020 - Closed Session
 - November 16, 2020 - Closed Session
- b) State Sedimentation Commission Memorandum of Agreement
- c) Warranty Acceptance
 - Game Day Marketing

ACTION: Adoption of Consent Agenda as Presented

Motion: Council Member Bunn

Second: Mayor Pro Tem Thompson
Vote: Unanimous

4 ADMINISTRATIVE ITEMS

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

6 PUBLIC HEARINGS

7 OLD BUSINESS

a) Public Art Advisory Board Project Updates

Presenters: Clark Hipolito, Kathleen Nobles & Kim Helmer - Public Art Advisory Board Members

- Downtown Mural Project Guidelines
- Greenway Art Project

Ms. Perricone stated she was happy to be at the meeting this evening and stated that updates would be provided tonight for the Downtown Mural Project and Greenway Art Project. She stated updates regarding the Sculpture Trail and Banner Project would be provided at a later meeting. Ms. Nobles provided an update on the Mural Project and stated building owners would be provided an application should they have an interest in having a mural on their building. A copy of the guidelines were provided to council. Ms. Helmer was present and stated that she, Tammy Murray and John McFadden were serving as the subcommittee working on this project. She provided an update on this project. Due to COVID issues the process was handled differently this year. A call for interest was placed on Facebook and within 24 hours all 112 flowers were claimed. All flowers were handed out with all safety and social distancing protocols in place. All artwork will be placed with the assistance of the Parks & Recreation Department. Ms. Perricone offered her thanks for all the support. Council offered their thanks and appreciation for the dedication of the entire Public Art Advisory Board.

b) Parks & Recreation Bond Project Update

Presenter: Scott Barnard, Parks & Recreation Director, Jenessa Van Deen, HH Architect & Rachel Cotter, McAdams

Mr. Barnard was present and introduced two consultants who have lead the planning efforts of this project. He provided background information and stated recommendations being presented were guided by stakeholder involvement and feedback. Representatives from both HH Architecture and McAdams shared a PowerPoint presentation where they introduced the team involved. Discussion included the stakeholder involvement process. The first project discussed was East Clayton Community Park with main theme of a premiere soccer location. The concept site plan was discussed and included expanded parking opportunities. Discussed was the phasing for improvements. The second project discussed was Clayton Community Park with this park having a multi-generational appeal. Pockets for specific age

groups would be included. Discussion included enhanced parking, entrance off of Amelia Church Road and a new playground for younger children. Areas will also be devoted to a "teen" pod as well as an "active adult" area. Mr. Solomon asked about costs related to tennis court relocations. Council Member Holder asked if there would be regulation size baseball fields at East Clayton Community Park. There was discussion on how our facilities could be more complimentary to the middle school fields. Mr. Solomon shared concerns about reorientation of fields and tennis courts. Also shared was information regarding building renovations of the Community Center. Council Member Grannis asked about the number of offices and room for future staff growth. Next project discussed was Municipal/Civitan Park. Two options were presented. One with keeping existing building with add-on and one with an additional new building. Theme for this park would be Inspiration. Some recommendations included a splash pad and a band shell. Mr. Solomon asked if plans included current discussion with Civitan. Mr. Barnard stated not at this time. Mr. Solomon shared his concerns regarding expectations. Mr. Barnard added that Civitan has been a good collaborator in this project. Council Member Bunn shared his concerns that current building and fields that were named after and honored Clayton residents remain. It was stated that this is the early stages and any required changes could be made. Council Member Holder reminded that we have 18 million dollars for these projects and not 25 million. Mr. Solomon reminded that the financing comes out of that 18 million so dollar amount for projects is actually less. Consultants stated they wanted to reassure they heard the concerns and all would be taken into consideration. Also shared was information regarding Legacy of Civitan. Council Member Grannis asked if there were a timeline established. Mr. Barnard stated we would be looking at 30% design by Spring. He further stated there were other options but felt the fastest the dirt could be removed would be a year from now. Mr. Solomon suggested that he, Joshua Baird and himself get together to discuss further. Mr. Solomon suggested that this item be brought back to council on December 21, 2020. Council Member Everett confirmed that the monies would be going to park renovations.

ACTION: None – Staff Discussion Will Continue

8 NEW BUSINESS

a) RTZ Agreement

Presenter: JD Solomon, Interim Town Manager

Mr. Solomon provide details regarding an agreement recently reached with the Johnston County Commissioners. They have approved the agreement today. Council Member Bunn offered his thanks to Mayor McLeod, Mayor Pro Tem Thompson and Commissioner Lawter for all their hard work that went into this project.

ACTION: Approval of Agreement

Motion: Council Member Holder

Second: Mayor Pro Tem Thompson
Vote: Unanimous

*Roll Call was Completed by Town Clerk with the following voting in the affirmative: Thompson, Grannis, Holder, Bunn & Everett

- b) Volunteer Advisory Board Appointment Nominee Recommendations
Presenter: Kimberly Moffett, Town Clerk
- Library Advisory Board
 - Fire Advisory Board

ACTION: Appointment of Nominees

Motion: Council Member Holder
Second: Council Member Grannis
Vote: Unanimous

*Roll Call was Completed by Town Clerk with the following voting in the affirmative: Thompson, Grannis, Holder, Bunn & Everett

9 STAFF REPORTS

a) Town Manager

Employee of the Year will be announced shortly. Spoke about a new program that was started, the Manager Awards or COVID award. As well as the Employee of the Year, there have been several employees that have gone above and beyond this year and Mr. Solomon would like to recognize six employees in addition to the Employee of the Year.

Budgets being are being worked on. Mid-year budget review is going well, he stated he is very pleased with the job that everyone has been doing. There would mid-year budget updates by the next meeting.

Parks & Recreation conversation with schools going very well regarding use fields and gymnasiums in the off hours in exchange for assisting them with maintenance money. Draft agreement is being worked on and will be brought back to council at December 21, 2020 meeting.

Trailhead at Legacy is being worked on. This would get the trailhead at Legacy and over at Park View into the right field of Civitan Park and through Municipal Park so the trail system would be connected all around. There would be more on this item at future council meeting.

UDC Update is a significant change in how we do procedurally do land development and other processes. This would be voted on either late January or early February.

In regards to the Water Reclamation Facility, progress is good. LGC has given us the last remainder of the \$3 Million of the \$15 Million. Things are going well and we are in a good position.

b) Town Attorney

Ms. Ross reminded a Roll Call Vote is required during virtual meetings to be in compliance with new statute. Also stated was when going into closed session, the first session would be pursuant to NCGS 143-318.11(a)c6) followed by a session pursuant to NCGS 143-318.11(a)(3).

c) Town Clerk

d) Other Staff

- Library Update
Presenter: Joy Garretson, Library Director
- Parking Lot & Basement Project Updates
Presenter: Joshua Baird, Town Engineer
- 3-Way Stop at Kensington and Neuse Ridge
Presenter: Rich Cappola, Deputy Town Manager
- Tree Removal - Barbour Building
Presenter: Rich Cappola, Deputy Town Manager

Ms. Garretson reported on some of the current programs taking place to include Lucille the Elf. Also shared was information regarding an overdue fine program. This program allows folks to provide canned goods as donations to the food bank in lieu of their overdue book fines. Also spoke about a contest regarding baking and recipe submissions. She also shared the Page Turner Book Club recently won a Literacy Award. Council Member Everett shared his appreciation for all the hard work at the library.

Mr. Baird provided an update on the basement project. He stated waterproofing is basically complete, just a few punch list items remain. Final seal coat is going down this week. Equipment should be moved next week and he hoped to have staff moved to the new offices by the end of next week. He stated parking lots are moving along well. Mayor McLeod asked about utility poles down middle of the new parking lot. Mr. Baird stated there were no plans to move these utility poles. Mayor McLeod shared his concern about these utility poles, as did Council Members Bunn and Grannis.

Mr. Cappola stated he had received a request for a 3-way stop at Kensington and Neuse Ridge. There are concerns about site issues and there is support of installation of this. Staff is working with our PIO to push out information. It is hoped to have it installed in the next few weeks. Council Member Bunn asked if there would be flashing lights included. Mr. Cappola stated yes there would be flashing lights installed as well as other warning signage. Council Member Bunn asked about the possibility of solar lights as current lights seem to wear

down after a few days. Council Member Bunn would like to see this as a permanent fixture on a 4-way stop. Mr. Cappola stated he would determine the cost. Mr. Solomon provided information regarding Second & Smith Streets. He stated research is being completed. Council Member Bunn asked about Blanche & Fayetteville Streets. Mr. Cappola stated the consultant is looking at this intersection as well.

Mr. Cappola provided information stating the request to remove trees in front of the property of the Barbour Building. He is looking for approval from council to move forward with this project. Council Member Bunn asked if there would be a fee charged. Mr. Cappola stated the current fee is \$250 per tree. Council Member Bunn asked if this fee was a staff decision or council decision. Mayor Pro Tem Thompson felt it was unfair to charge to have the trees taken down as the trees belong to the town. He felt the trees did need to be taken down and Council Member Bunn agreed there should not be a charge. Mayor McLeod stated he had heard from others that other businesses had already paid fees to have trees removed. There was discussion on who else had paid. Mr. Solomon stated that we could go back and check over the past 24 months. Council Member Holder stated he believes the trees are a safety hazard when it comes to parking. Council Member Bunn stated that if someone wanted their money back just give it back to them. Mr. Pierce believes there might be a total of approximately \$5000 that had been collected. Mr. Solomon stated additional information would be gathered and reported back to council. He also shared additional information on cost of taking down the trees. Mr. Cappola stated right now there are a total of 14 trees that need to be removed due to safety. Mr. Cappola stated the trees at Barbour Building will be removed with no charge. Mayor McLeod asked if there have been any conversations or feedback from downtown developers about this issue. Mr. Solomon stated in the past couple months the feedback has been to remove them. Mayor McLeod stated he wanted to make sure all bases have been covered.

10 OTHER BUSINESS

a) Informal Discussion & Public Comment

Ms. Moffett reported receiving public comment. This comment pertained to personnel issue regarding Chief Myhand and was read into the record.

b) Council Comments

11 CLOSED SESSION

a) Closed Session Pursuant to NCGS 143-318.11(a)(3)

ACTION: Motion to Go Into Closed Session

Motion: Mayor Pro Tem Thompson
Second: Council Member Bunn
Vote: Unanimous

***Roll Call was Completed by Town Clerk with the following voting in the affirmative: Thompson, Grannis, Holder, Bunn & Everett**

12 ADJOURNMENT

With there being nothing further, the meeting was adjourned at 9:35 p.m.

ACTION: Motion to Adjourn

Motion: Council Member

Second: Council Member

Vote: Unanimous

Duly adopted this the 21st day of December, 2020 while in regular session.

**Jody L. McLeod
Mayor**

ATTEST:

**Kimberly A. Moffett, CMC, NCCMC
Town Clerk**

December 7, 2020
Minutes

Retirement Recognition

WHEREAS, our life is like a book; each completed milestone represents a chapter of our life; and

WHEREAS, Johnny Stanley began his career with the Town of Clayton on December 15, 2003; and

WHEREAS, Johnny Stanley has served as the Town of Clayton's Purchasing Agent; and

WHEREAS, Johnny Stanley has announced he will retire from the Town of Clayton effective January 1, 2021; thus completing his chapter with the Town of Clayton; and

WHEREAS, Johnny's dedication to our community and devotion to duty has had a valuable effect on the efficiency and morale of his colleagues, and we wish to extend to him our sincere appreciation for his outstanding performance of duty; and

WHEREAS, he will be missed professionally and we extend our very best wishes for his continued success in the next chapter of his life – Retirement!

Duly proclaimed this the 21st day of December, 2020 while in regular session.

Jody McLeod
Mayor



Town Council Agenda Cover Sheet

Meeting Date

December 21, 2020

Agenda Location

Public Hearings

Item Title

Champion West – 2020-62-SUP

Presenter

Samantha Wullenwaber, AICP – Planning Director

Summary/Description

Champion West – Special Use Permit

The applicant is requesting a Special Use Permit to develop the use of townhomes on the subject property, which is zoned Single-Family Residential 6 (R-6). Per UDC requirements, the use of townhomes in this district is only permitted via issuance of a Special Use Permit. Running concurrently with this application is a preliminary plat application 2020-61-SD.

Requested Action

Approval with Conditions

Funding Source (If Applicable):

N/A

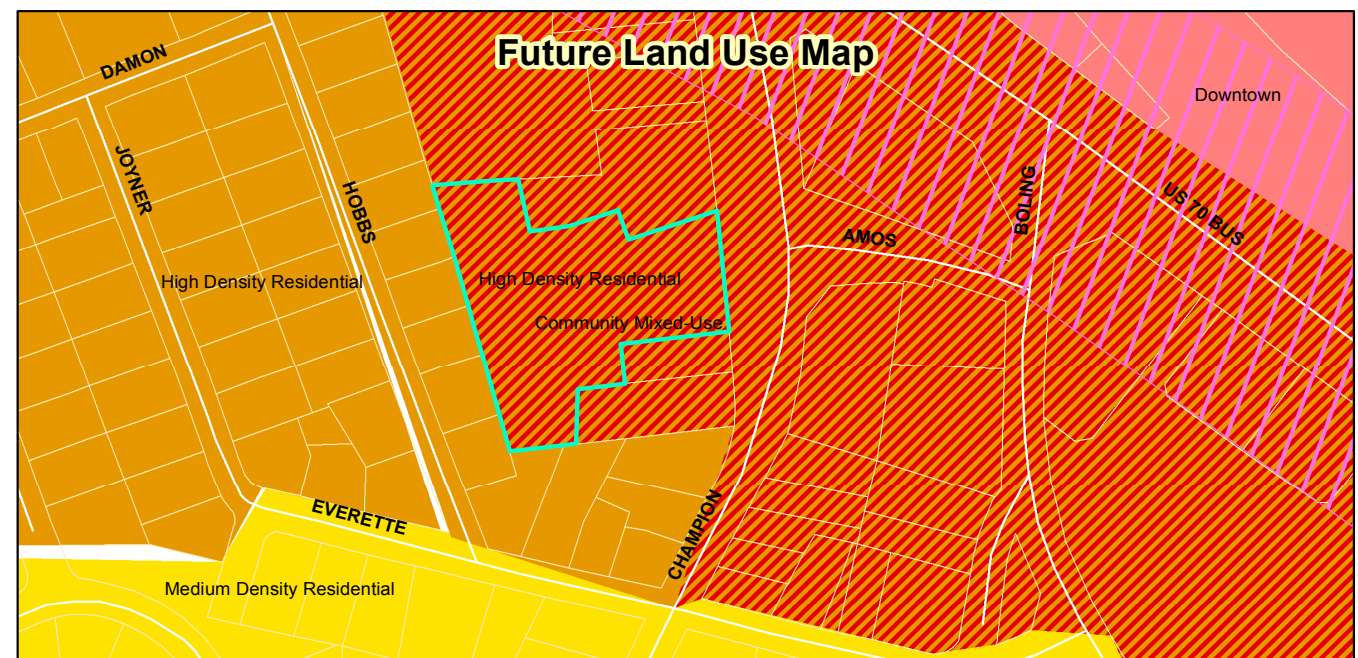
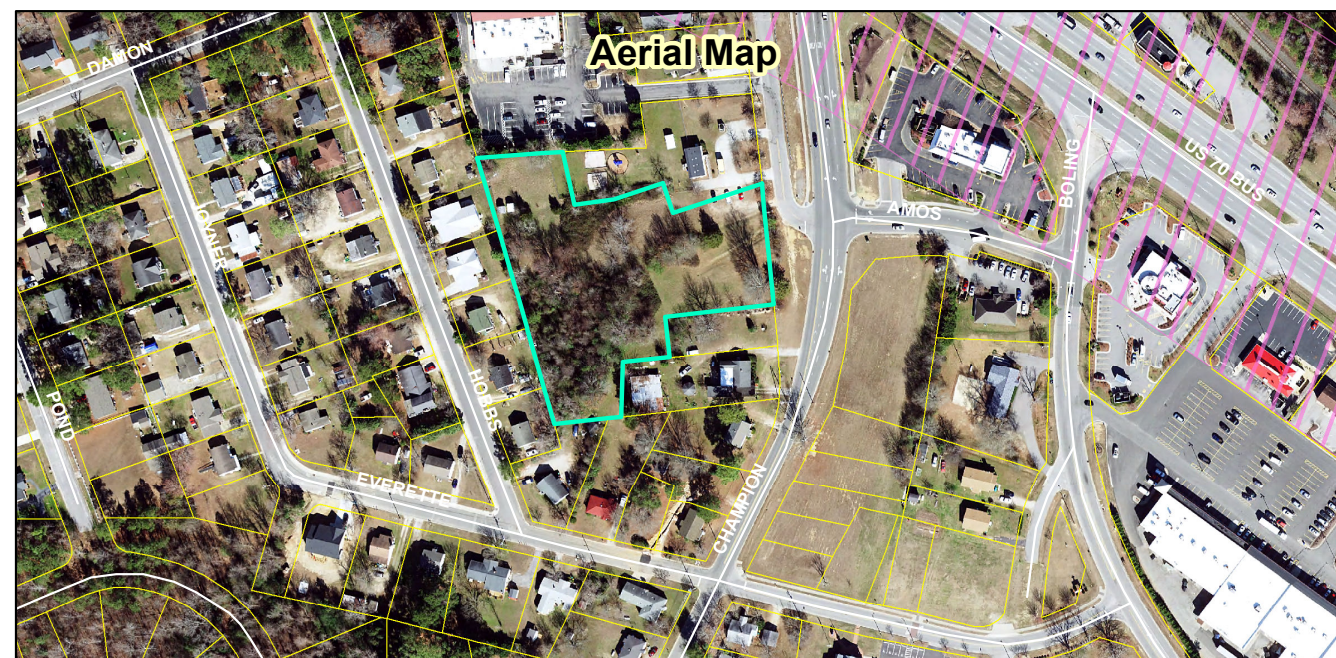
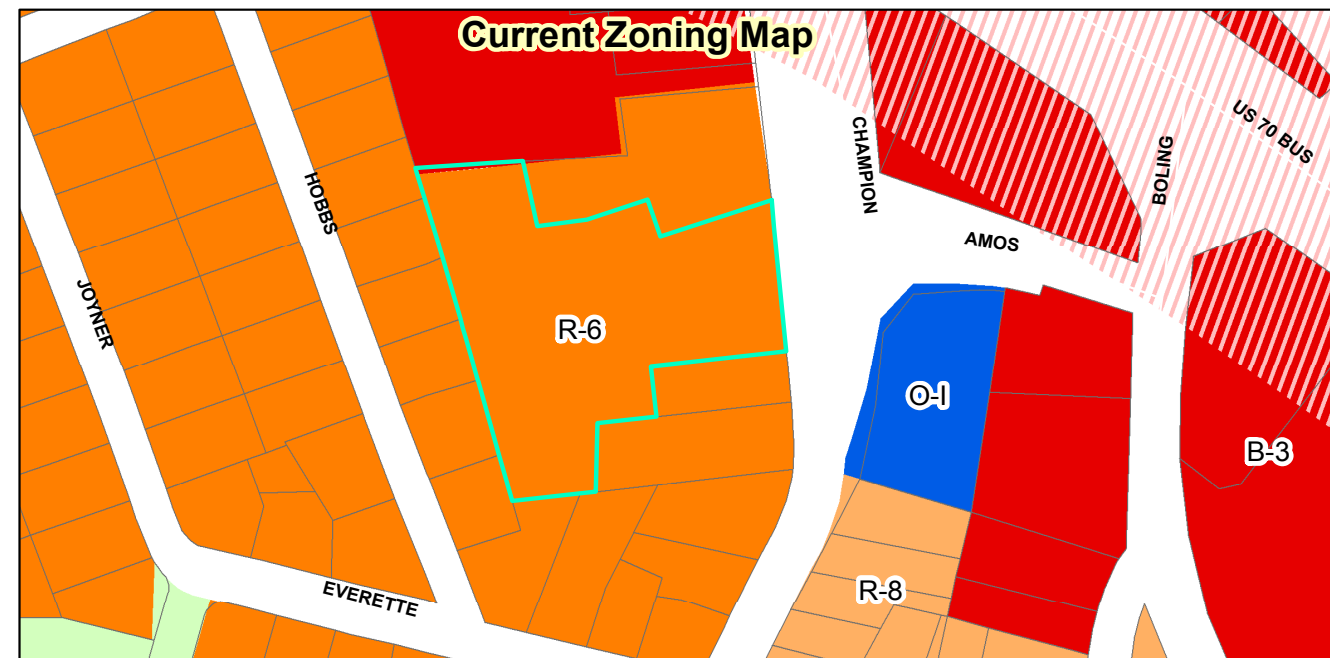
Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Application w/ Owners Consent Form
Staff Report
Recommended Conditions of Approval
Staff Report Map
Neighborhood Meeting Material
Applicant Site Plan
Adjacent Property Owner Letter- Public Notice
Newspaper Ad - Public Notice
TRC Certification Letter

Meeting Timeline

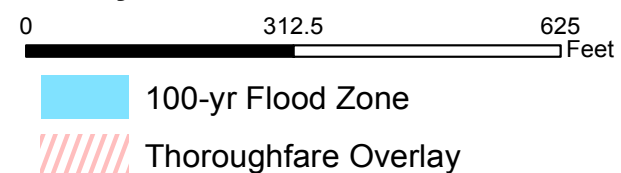
Click or tap here to enter text.



Champion West Special Use Permit & Preliminary Plat
File #: 2020-62-SUP & 2020-61-SD

**Request: Allow townhomes and develop
 23 townhomes in the R-6 zoning district.**

Applicant: Adams & Hodges Engineering, PC
 Property Owners: Cloudbreak Investments, LLC
 Tag #: 05003022



Staff Report Map
 Prepared by: TOC Planning Department
 November, 19, 2020

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

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2020\2020-61-SD Champion West\Staff Report Maps\Staff Report map.mxd



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: Champion West

Acreage of Property: 2.338 acs Zoning District: R-6

County Tag #: See Exhibit A NC Pin #: See Exhibit A

Address/Location: 305 Champion Street

Existing Use: vacant Proposed Use: Single Family 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 & Hodge Engineering, PC

Mailing Address: 314 E. Main Street, Clayton, NC 27520

Phone Number: 919-243-1332 Fax: _____

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 INFORMATION

Name: Cloudbreak Investments LLC

Mailing Address: PO Box 189, Clayton, NC 27528

Phone Number: 919-345-6729 Nathan Evans

Fax:

Email Address: nathan@nlevans.com

EXPLANATION OF PROJECT

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

See Exhibit B

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

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

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

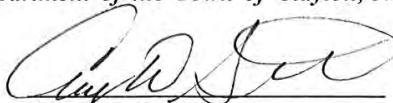
4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

See Exhibit B

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
Print Name


Signature of Applicant

05/01/2020
Date



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

OWNER'S CONSENT FORM

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

Project Name: Champion West Address or PIN #: 166806-28-8410

AGENT/APPLICANT INFORMATION:

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

314 E Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision (Planning) Final Plats
Construction Plans Administrative Amendment

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:

Thomas Alan Stephenson & Elizabeth King Stephenson
(Name - type, print clearly)

2013 Smith Dr
(Address)
Clayton, NC 27520
(City, State, Zip)

Thomas A. Stephenson & Elizabeth King Stephenson
(Owner's Signature)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Kacie Wallace, a Notary Public for the above State and County, this the 29th day of April, 2020.

SEAL

KACIE WALLACE
Notary Public
Wake Co., North Carolina
My Commission Expires May 18, 2024

Kacie Wallace
Notary Public

My Commission
Expires:

May 18, 2024

April 2019

17 of 17



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: Champion West **Address or PIN #:** 166806-28-8503, 166806-28-6580

& 166806-28-6528

AGENT/APPLICANT INFORMATION:

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

314 E Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision (Planning)

Final Plats

Construction Plans

Administrative Amendment

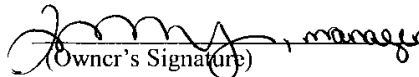
Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

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:

Cloudbreak Investments, LLC
(Name - type, print clearly)

PO Box 189
(Address)


(Owner's Signature)

Clayton, NC 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Natalie W Braxton, a Notary Public for the above State and County, this the 29 day of April, 20 20.

SEAL


Notary Public

My Commission
Expires:

09-26-22

April 2019

17 of 17

Explanation of Project

Champion West townhomes are proposed to be constructed on 2.338 acres of land located on Champion Street. The development is comprised of 23 two story townhomes located on private streets that will be constructed to Town of Clayton standards.

The adjacent zoning around the property is R-6 single family houses except for the far north adjacent property that is zoned B-3. The townhomes will require a special use permit that request a maximum density of 10 units per acre (9.84 units/ac actual).

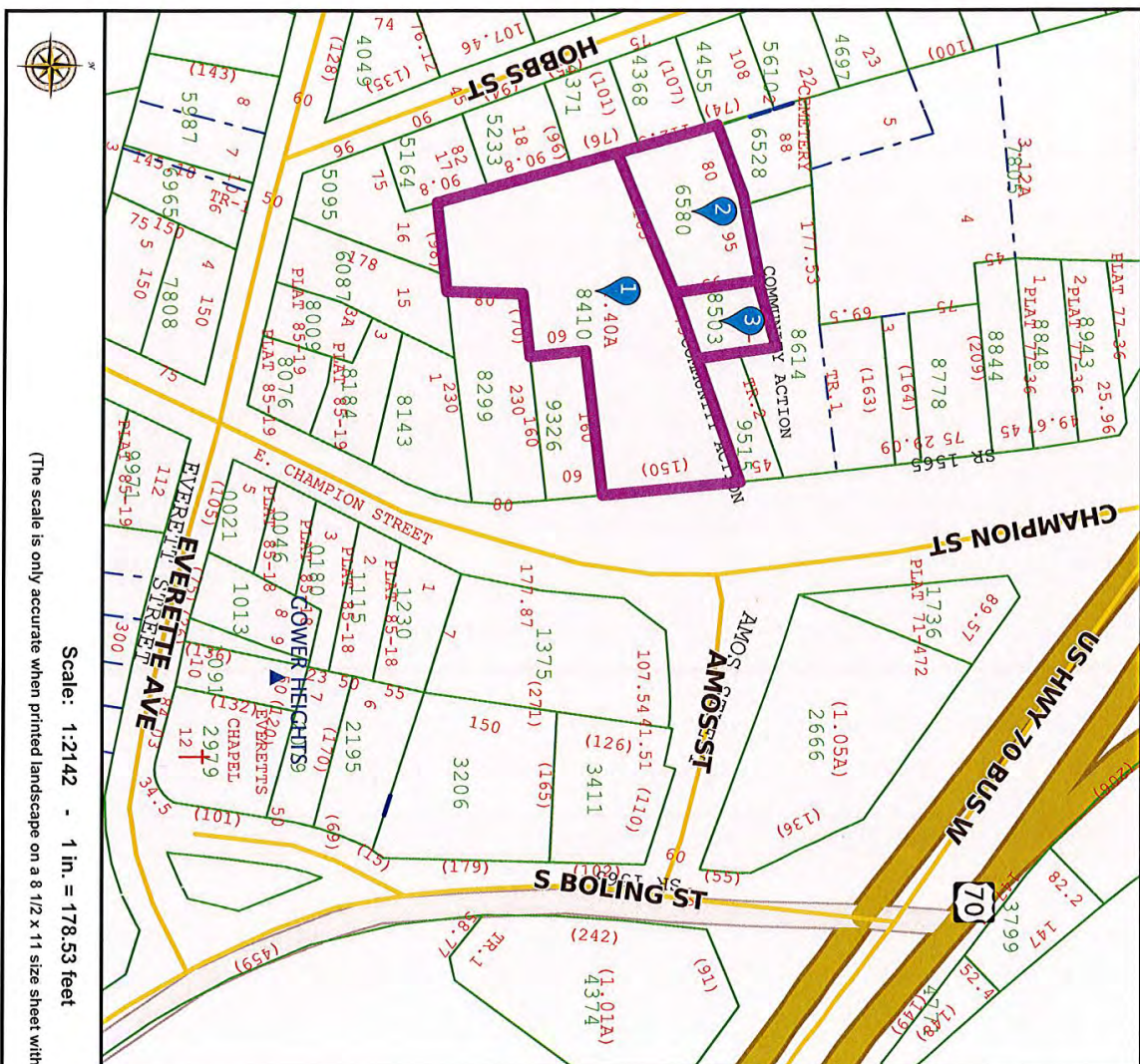
Water, sewer and electric will be provided by the Town of Clayton. Stormwater management facilities are located on-site and will be designed and constructed to the Town of Clayton standards.

There are no active or passive recreational facilities proposed on-site. The project is proposed that a fee in lieu of on-site recreational facilities will be paid to the Town of Clayton.

Exhibit A

**Tag # and NC Pin #'s
for site**

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



Scale: 1:2142 - 1 in. = 178.53 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
February 3, 2020

Result 1

id: 05003022
Tag: 05003022
NCPin: 166806-28-8410
Mapsheet No: 166806
Owner Name 1: STEPHENSON, THOMAS ALAN
Owner Name 2: STEPHENSON, ELIZABETH KING
Mail Address 1: 2013 SMITH DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8253
Site Address 1: 305 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05438
Page: 0549
Market Value: 71250
Assessed Acreage: 1.400
Calc. Acreage: 1.380
Sales Price: 0
Sale Date: 2019-10-02



*** DISCLAIMER ***

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

Result 2

id: 05003023
Tag: 05003023
NCPin: 166806-28-6580
Mapsheet No: 166806
Owner Name 1: STEPHENSON, JENNIE ESTATE
Owner Name 2:
Mail Address 1: 6725 S FRY RD STE 700 PMB 318
Mail Address 2:
Mail Address 3: KATY, TX 77494-8103
Site Address 1:
Site Address 2:
Book: 00937
Page: 0771
Market Value: 13290
Assessed Acreage: 0.410
Calc. Acreage: 0.410
Sales Price: 0
Sale Date: 1983-01-01

Result 3

id: 05003024
Tag: 05003024
NCPin: 166806-28-8503
Mapsheet No: 166806
Owner Name 1: STEPHENSON, JENNIE ESTATE
Owner Name 2:
Mail Address 1: 6725 S FRY RD STE 700 PMB 318
Mail Address 2:
Mail Address 3: KATY, TX 77494-8103
Site Address 1:
Site Address 2:
Book: 00937
Page: 0771
Market Value: 5870
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 1983-03-07

Exhibit B

Explanation of Project 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 distribution of traffic has been given much consideration when laying out the site success point and the internal private roads that serve the townhomes. Additional considerations were given to simplifying the traffic pattern in the vicinity to Champion Street in order to focus on safety. Care has been exercised in the townhome subdivision to protect the environment by prudent use of buffers and landscaping. The public's safety and health have been addressed by providing public water and sewer that meet the Town and State requirements. Storm water quality has been addressed during construction with erosion control measures and in the long term with storm water management facilities that address not only the quality of water but also the quantity of water. Street are so designed as to be safe for pedestrians and vehicles alike by providing adequate separation, traffic control and lighting. The public's health and welfare are further addressed by the townhome subdivision providing passive and active recreation opportunities offsite utilizing municipal recreation facilities via recreation assessment fees.

Item No. 2 The 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 subdivision meets or exceeds all applicable development standards that are established in the Subdivision Regulations and the Unified Development Code. Streets are designed in accordance with the Town standards so as to provide a development with safe streets for both vehicles and pedestrians. Public utilities are designed so as to provide adequate water for consumption as well as fire protection while the sewer collection system is designed to protect the health and welfare of the public. Area lighting is provided so as to provide a safe environment for the residents. Storm water management facilities have been incorporated into the design as to manage the volume of storm water as well as the quality of physical improvements during construction so as to minimize off site discharge of sediments. Passive and active recreation opportunities have been provided through open space, and indirectly through recreational assessment fees. By incorporating buffers, open space and landscaping the aesthetic quality of the development and as well as adjacent properties is maintained.

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 Champion West development will be a development of single family townhomes. Even though the area around the development is primarily single family homes, the townhomes will offer refreshing and updated esthetics. The uses are in keeping with the surrounding properties.

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 proposed development is in compliance with the Town of Clayton Comprehensive Plan 2040. In the Plan, the area of the townhome subdivision is designated as High Density Residential (HDR) land use. The HDR land use encourages higher density residential development by using multifamily developments (apartments and townhomes) that have high density ratios (up to 12 units/ac). The proposed development has a total acreage of 2.338 acres with .83 acres of open space. When the density is calculated at build out using 23 units, the density ration is 9.84 units per acre of developable land. The proposed townhome development will continue to address the high density residential component envisioned in the Comprehensive Plan 2040 and will complement the surrounding areas on Champion Street.

Exhibit C

Adjacent Property Owners List

ADJACENT PROPERTY OWNERS LIST

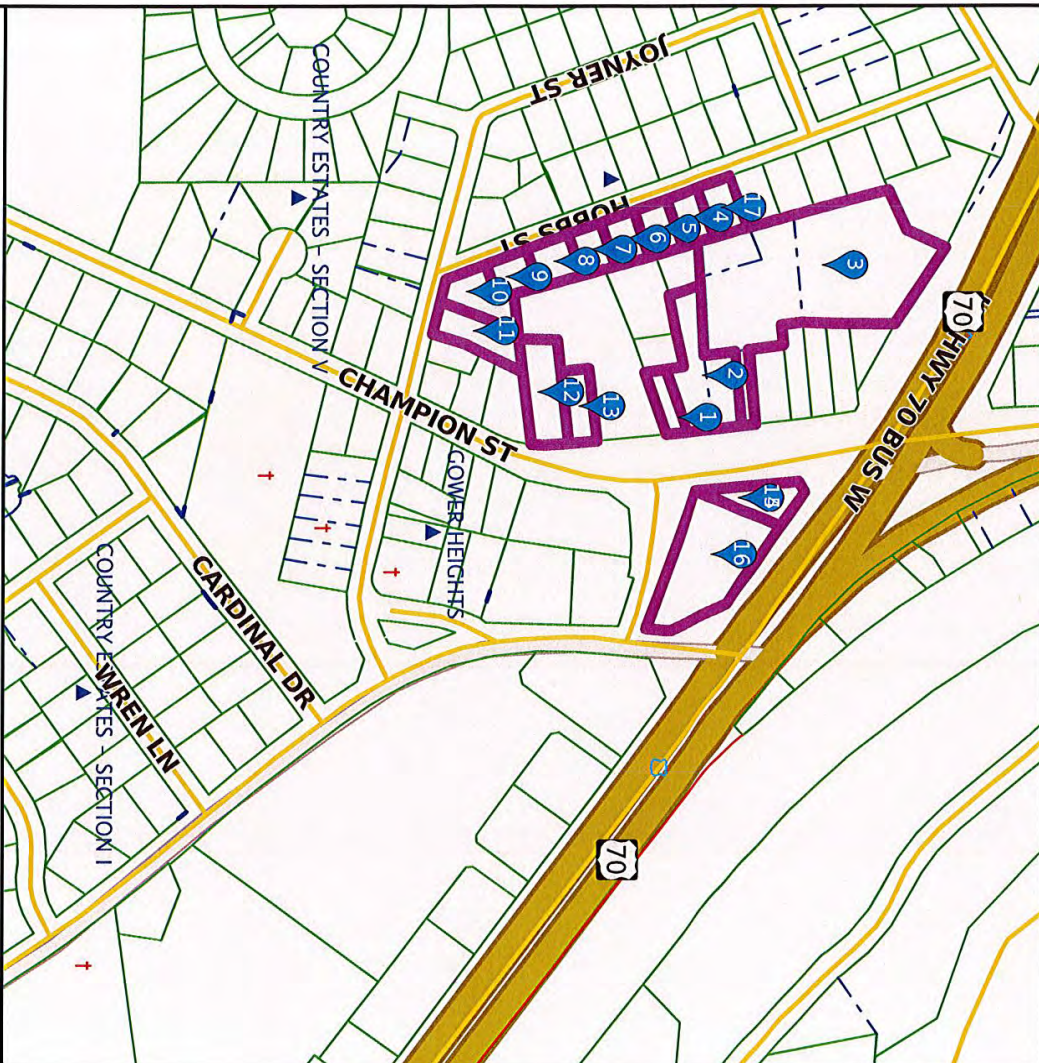
Project Name: Champion West

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

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

PARCEL NUMBER	NAME	ADDRESS
See Exhibit C		

*** DISCLAIMER ***
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Scale: 1:4285 - 1 in. = 357.07 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
April 28, 2020

Result 1

id: 05003035
Tag: 05003035
NCPin: 166806-28-9515
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY
ACTION

Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:

Book:

Page:

Market Value: 28500

Assessed Acreage: 1.000

Calc. Acreage: 0.150

Sales Price: 0

Sale Date:



*** DISCLAIMER ***

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

Result 2

id: 05003037
Tag: 05003037
NCPin: 166806-28-8614
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY
ACTION
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 311 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00914
Page: 0215
Market Value: 105570
Assessed Acreage: 0.750
Calc. Acreage: 0.730
Sales Price: 0
Sale Date: 1982-01-01

Result 4

id: 05005046
Tag: 05005046
NCPin: 166806-28-5610
Mapsheet No: 166806
Owner Name 1: LEE, CHARLES FRED
Owner Name 2: LEE, TEXIE C
Mail Address 1: 2130 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 920 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01466
Page: 0011
Market Value: 73300
Assessed Acreage: 1.000
Calc. Acreage: 0.193
Sales Price: 35000
Sale Date: 1995-09-05

Result 3

id: 05005052F
Tag: 05005052F
NCPin: 166806-28-7805
Mapsheet No: 166806
Owner Name 1: MCCALL-WESTBROOK, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 10906
Mail Address 3: GOLDSBORO, NC 27532-0906
Site Address 1: 10365 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 03975
Page: 0769
Market Value: 2601760
Assessed Acreage: 3.120
Calc. Acreage: 2.920
Sales Price: 0
Sale Date: 2011-04-26

Result 5

id: 05005045
Tag: 05005045
NCPin: 166805-28-4455
Mapsheet No: 166805
Owner Name 1: OBURU, JUNE A.
Owner Name 2: CHAUHAN, SUNNY
Mail Address 1: 924 HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2933
Site Address 1: 924 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05417
Page: 0953
Market Value: 135210
Assessed Acreage: 1.000
Calc. Acreage: 0.186
Sales Price: 0
Sale Date: 2019-08-30



*** DISCLAIMER ***

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Result 6

id: 05005044
Tag: 05005044
NCPin: 166805-28-4368
Mapsheet No: 166805
Owner Name 1: BULLARO, NICHOLAS A
Owner Name 2:
Mail Address 1: 2021 WYNSTON WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3736
Site Address 1: 926 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 04968
Page: 0854
Market Value: 138730
Assessed Acreage: 1.000
Calc. Acreage: 0.178
Sales Price: 75000
Sale Date: 2017-06-01

Result 7

id: 05005043
Tag: 05005043
NCPin: 166805-28-4371
Mapsheet No: 166805
Owner Name 1: GREEN PATH ROAD
ASSOCIATES LLC
Owner Name 2:
Mail Address 1: 2153 MEDLIN ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 928 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 02271
Page: 0078
Market Value: 73300
Assessed Acreage: 1.000
Calc. Acreage: 0.168
Sales Price: 48000
Sale Date: 2002-08-09

Result 8

id: 05005042
Tag: 05005042
NCPin: 166806-28-5233
Mapsheet No: 166806
Owner Name 1: STRICKLAND, ANN M
Owner Name 2:
Mail Address 1: 932 EAST HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 932 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01223
Page: 0183
Market Value: 67750
Assessed Acreage: 1.000
Calc. Acreage: 0.197
Sales Price: 0
Sale Date: 1991-09-19

Result 9

id: 05005041
Tag: 05005041
NCPin: 166806-28-5164
Mapsheet No: 166806
Owner Name 1: MANUEL, CASTILLO BARAJAS
VICTOR
Owner Name 2:
Mail Address 1: 103 WEBB ST
Mail Address 2:
Mail Address 3: CARY, NC 27511-3662
Site Address 1: 934 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05377
Page: 0015
Market Value: 64440
Assessed Acreage: 0.170
Calc. Acreage: 0.174
Sales Price: 50000
Sale Date: 2019-06-28



*** DISCLAIMER ***

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Result 10

id: 05003020
Tag: 05003020
NCPin: 166806-28-5095
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD M
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 936 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01273
Page: 0439
Market Value: 77660
Assessed Acreage: 1.000
Calc. Acreage: 0.283
Sales Price: 35000
Sale Date: 1994-07-27

Result 11

id: 05003019
Tag: 05003019
NCPin: 166806-28-6087
Mapsheet No: 166806
Owner Name 1: DOWNS, STEPHEN C
Owner Name 2:
Mail Address 1: 406 EVERETTE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 406 EVERETTE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03096
Page: 0786
Market Value: 69890
Assessed Acreage: 1.000
Calc. Acreage: 0.320
Sales Price: 66000
Sale Date: 2006-04-06

Result 12

id: 05003021
Tag: 05003021
NCPin: 166806-28-8299
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 307 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00745
Page: 0524
Market Value: 155990
Assessed Acreage: 1.000
Calc. Acreage: 0.430
Sales Price: 0
Sale Date: 1973-01-01

Result 13

id: 05003021A
Tag: 05003021A
NCPin: 166806-28-9326
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00745
Page: 0523
Market Value: 28500
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 0
Sale Date: 1973-02-20



*** DISCLAIMER ***

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

Result 14

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 15

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 16

id: 05003001A
Tag: 05003001A
NCPin: 166806-38-2666
Mapsheet No: 166806
Owner Name 1: 101 BOLING STREET LLC
Owner Name 2:
Mail Address 1: 1241 NE 83RD ST
Mail Address 2:
Mail Address 3: MIAMI, FL 33138-4140
Site Address 1: 101 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 05032
Page: 0129
Market Value: 1680120
Assessed Acreage: 1.040
Calc. Acreage: 1.050
Sales Price: 2050000
Sale Date: 2017-09-25

Result 17

id: 05005047
Tag: 05005047
NCPin: 166805-28-4697
Mapsheet No: 166805
Owner Name 1: MCCARVER, RICHARD L.
Owner Name 2: MCCARVER, TONI
Mail Address 1: 918 HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2933
Site Address 1: 918 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05399
Page: 0201
Market Value: 92470
Assessed Acreage: 0.200
Calc. Acreage: 0.204
Sales Price: 0
Sale Date: 2019-08-02



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
December 21, 2020*

STAFF REPORT

Application Number: 2020-62-SUP
Project Name: Champion West – Special Use Permit

Tag #: 05003022
Location: Located west of Champion Street and Amos Street, south of US HWY 70 Business
Overlay: N/A
Applicant: Adams & Hodge, PC
Owner: Cloudbreak Investments, LLC
Project Planner: Jeff Caines, AICP

Public Noticing Dates:

- **Neighborhood Meeting:** June 11, 2020
- **Sign Posted:** December 11, 2020
- **Newspaper Ad Published:** December 9, 2020 & December 16, 2020
- **Letters Mailed:** December 11, 2020

REQUEST: Construct 23 townhomes in the R-6 zoning district. This SUP request is to allow the use of townhomes on the subject properties. It is running alongside a Major Subdivision (Preliminary Plat) application.

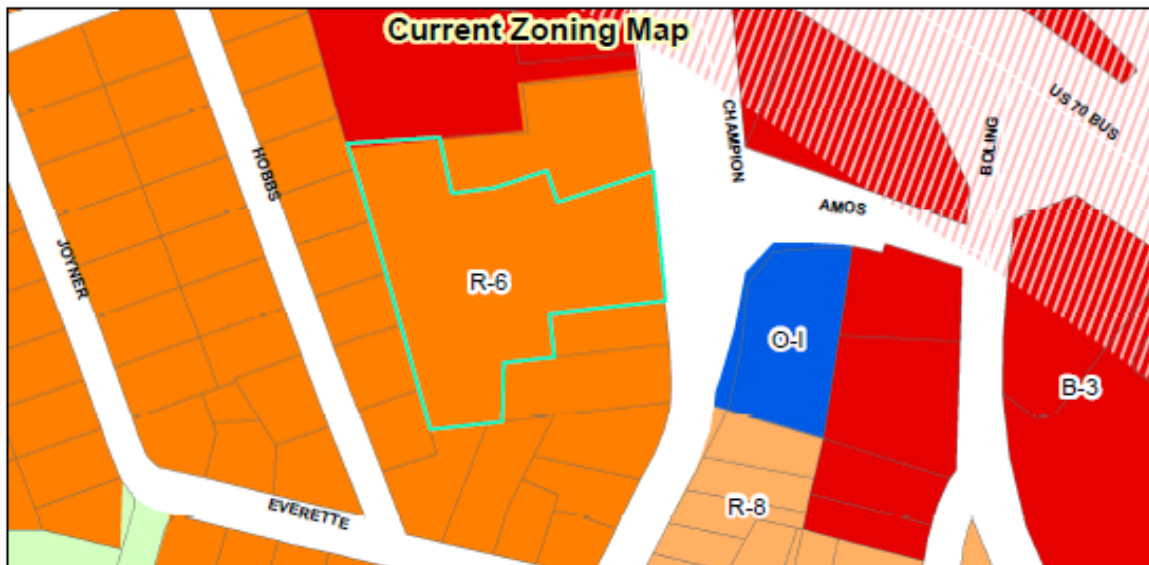
SITE DATA:

Acreage: 2.338 acres in total
Zoning: R-6
Existing Use: Vacant Land



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	B-3	McCalls BBQ / Head Start Center
South	R-6	Residential
East	O-1	Vacant
West	R-6	Residential



DEVELOPMENT DATA:

Proposed Uses: Townhomes

Lot Count: 23 units

Impervious Surface: 54% (54,998 sf / 1.26 ac)

Required Parking: 2 spaces per unit (46 spaces total)

Proposed Parking: 3 spaces per unit (69 spaces total)

Access/Streets: The site will be accessed via Champion Street near the intersection of Champion and Amos Streets.

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting a Special Use Permit to allow the use of townhomes on the site. Per UDC requirements, townhomes is only permitted in R-6 via issuance of a Special Use Permit. This Special Use Permit also sets the proposed dimensional standards for townhome development. There is an associated Preliminary Plat application running alongside this request to develop a 23 unit townhome subdivision. The site is located west of Champion Street near the intersection of Amos Street and is vacant.

See Proposed Dimensional Standards below, as outlined on the associated subdivision plan:

CHAMPION WEST 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. Lot Impervious Surface (%)	Front	Side	Side Interior	Side Street	Rear	BUILDING SEPARATION	Max. Height (ft.)
R-6	3+ UNIT TOWNHOMES	1,750	22	55	90	20	0	0	3	2	20	30
Note: 1. Garage setback 25' from back of sidewalk. 2. Driveways on property lines - 0' Setback 3. Driveways to be 18' wide												

PARKING REQUIREMENTS**NOTES:**

1. § 155.401(C)(2) FOR TOWNHOMES, (2) SPACES REQUIRED PER UNIT.
2. PROVIDED (2) SPACES IN DRIVEWAY, (1) SPACE IN GARAGE; TOTAL OF (3) SPACES PROVIDED PER UNIT PLUS 6 GUEST SPACES.

REQUIRED SPACES = 46
 PROPOSED SPACES = 78

Associated Site Plan

Pursuant to §155.711(D)(1), concurrent with a request for a Special Use Permit, an applicant is required to submit a subdivision plan for review and approval. This plan is processed as any other subdivision plan (in this case as a Major Subdivision file # 2020-61-SD Champion West), with a final decision made by the applicable reviewing body. The details of the subdivision plan are outlined partially herein, and in their entirety in the staff report for the associated Major Subdivision file # 2020-61-SD Champion West).

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The Future Land Use Map (below) shows that this area is designated as High density Residential. This designation may include townhome development. The applicant has proposed a density of 9.84 units/acre. This is consistent with the note in the comprehensive plan identifying High Density Residential designations to have densities up to 12 dwelling units/acre. Densities greater than 10 dwelling units/acre may be approved as part of a Planned Development.

- **Unified Development Code**

If the proposed development is approved, the townhome development will meet the code requirements as outlined in the Unified Development Code. The site meets landscape buffer requirements and general design requirements including parking, stormwater, and open space. The dimensional standards for the townhomes is set via this SUP.



CONSIDERATIONS

- The Town Council shall make final decisions regarding Special Use Permits.
- Special Use Permits shall address specific Findings of Fact. The burden of proof is on the applicant. These Findings all must be met for a Special Use Permit to be approved.
- Staff does not make recommendations on Quasi-Judicial applications in regards to approval/denial.

FINDINGS OF FACT

Special Use Permits shall address the following findings. The burden of proof is 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 distribution of traffic has been given much consideration when laying out the site success point and the internal private roads that serve the townhomes. Additional considerations were given to simplifying the traffic pattern in the vicinity to Champion Street in order to focus on safety. Care has been exercised in the townhome subdivision to protect the environment by prudent use of buffers and landscaping. The public's safety and health have been addressed by providing public water and sewer that meet the Town and State requirements. Storm water quality has been addressed during construction with erosion control measures and in the long term with storm water management facilities that address not only the quality of water but also the quantity of water. Street are so designed as to be safe for pedestrians and vehicles alike by providing adequate separation, traffic control and lighting. The public's health and welfare are further addressed by the townhome subdivision providing passive and active recreation opportunities offsite utilizing municipal recreation facilities via recreation assessment fees.

Staff Commentary:

The main access point to the development has been given much consideration. At this preliminary stage of the development process this street connection location has been determined to be the 'success point' to serve the townhomes. All other environmental, public health, safety, and general welfare measures have been reviewed by staff. Staff finds that preliminary review criteria of this development has been met for final review and determination. If approved the applicant will have to continue to meet this standard as well as any conditions of approval adopted for the next step in the development lifecycle.

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 subdivision meets or exceeds all applicable development standards that are established in the Subdivision Regulations and the Unified Development Code. Streets are designed in accordance with the Town standards so as to provide a development with safe streets for both vehicles and pedestrians. Public utilities are designed so as to provide adequate water for consumption as well as fire protection while the sewer collection system is designed to protect the health and welfare of the public. Area lighting is provided so as to provide a safe environment for the residents. Storm water management facilities have been incorporated into the design as to manage the volume of storm water as well as the quality of physical improvements during construction so as to minimize off site discharge of sediments. Passive and active recreation opportunities have been provided through open space, and indirectly through recreational assessment fees. By incorporating buffers, open space and landscaping the aesthetic quality of the development and as well as adjacent properties is maintained.

Staff Commentary:

The proposed development does comply with the Unified Development Code. The design of the proposed townhome project meets landscaping requirements, including all buffer and street tree requirements. The proposed private streets meet engineering standards as well as fire standards. Adequate utilities are available to serve the site and to manage any stormwater that is produced onsite via a stormwater facility.

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 Champion West development will be a development of single family townhomes. Even though the area around the development is primarily single family homes, the townhomes will offer refreshing and updated esthetics. The uses are in keeping with the surrounding properties.

Staff Commentary:

The development is a higher density use and is more appropriate near higher classifications of streets such as Champion Street. In addition, no traffic from this development will lead into the surrounding developed neighborhood. Finally, there is a class 'C' buffer to help mitigate impacts on adjacent 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 proposed development is in compliance with the Town of Clayton Comprehensive Plan 2040. In the Plan, the area of the townhome subdivision is designated as High Density Residential (HDR) land use. The HDR land use encourages higher density residential development by using multifamily developments (apartments and townhomes) that have high density ratios (up to 12 units/ac). The proposed development has a total acreage of 2.338 acres with .83 acres of open space. When the density is calculated at build out using 23 units, the density ratio is 9.84 units per acre of developable land. The proposed townhome development will continue to address the high density residential component envisioned in the Comprehensive Plan 2040 and will complement the surrounding areas on Champion Street.

Staff Commentary:

Staff agrees with the applicant's response. The proposed development does comply with the comprehensive plan as adopted by the Town Council. The proposed townhome development is within a density allowed by the HDR designation.

RECOMMENDED CONDITIONS OF APPROVAL:

If approved, staff is recommending conditions of approval be placed upon the application. These conditions are outlined in an attachment to the staff report. The applicant has reviewed the attachment and is in agreement with the conditions proposed by staff.

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps

- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Adjacent Property Letter
- 6) Newspaper Ad
- 7) Recommended Conditions of Approval – Signed by Applicant



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

December 11, 2020

Donnie Adams
Adams & Hodge, PC
314 East Main Street
Clayton, NC 27520
donnie@adamsandhodge.com

Re: 2020-62-SUP, Champion West Special Use Permit

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, December 21, 2020. 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,

Jeff Caines, AICP
Planner

Recommend Conditions of Approval (2020-62-SUP, Champion West Special Use Permit):

1. These Conditions of Approval, and any others included with the associated Preliminary Plat (2020-61-SD) shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and final approval.
2. Dimensional standards shall be set by those indicated on the associated preliminary plat (2020-61-SD). Any deviations from these standards are pursuant to modifications as outlined in Section 155.711 of the Unified Development Code.

APPLICANT AFFIDAVIT

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

Andrew Hodge
Print Name

[Signature]
Signature of Applicant

12/14/2020
Date



May 22, 2020

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: Thursday, June 11, 2020

Meeting Time: 7:00 p.m.

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

Type of Application: New Major Subdivision Plan

Project/proposal property location: This project location is 305 Champion Street Clayton, NC 27520

Description of project/proposal: Champion West townhomes are proposed to be constructed on 2.124 acres of land located on Champion Street. The development is comprised of 21 two story townhomes located on private streets that will be constructed to Town of Clayton standards.

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



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



Result 1

id: 05003035
Tag: 05003035
NCPin: 166806-28-9515
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY ACTION
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 28500
Assessed Acreage: 1.000
Calc. Acreage: 0.150
Sales Price: 0
Sale Date:

Scale: 1:4285 - 1 in. = 357.07 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



*** DISCLAIMER ***

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

Result 2

id: 05003037
Tag: 05003037
NCPin: 166806-28-8614
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY
ACTION
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 311 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00914
Page: 0215
Market Value: 105570
Assessed Acreage: 0.750
Calc. Acreage: 0.730
Sales Price: 0
Sale Date: 1982-01-01

Result 4

id: 05005046
Tag: 05005046
NCPin: 166806-28-5610
Mapsheet No: 166806
Owner Name 1: LEE, CHARLES FRED
Owner Name 2: LEE, TEXIE C
Mail Address 1: 2130 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 920 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01466
Page: 0011
Market Value: 73300
Assessed Acreage: 1.000
Calc. Acreage: 0.193
Sales Price: 35000
Sale Date: 1995-09-05

Result 3

id: 05005052F
Tag: 05005052F
NCPin: 166806-28-7805
Mapsheet No: 166806
Owner Name 1: MCCALL-WESTBROOK, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 10906
Mail Address 3: GOLDSBORO, NC 27532-0906
Site Address 1: 10365 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 03975
Page: 0769
Market Value: 2601760
Assessed Acreage: 3.120
Calc. Acreage: 2.920
Sales Price: 0
Sale Date: 2011-04-26

Result 5

id: 05005045
Tag: 05005045
NCPin: 166805-28-4455
Mapsheet No: 166805
Owner Name 1: OBURO, JUNE A.
Owner Name 2: CHAUHAN, SUNNY
Mail Address 1: 924 HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2933
Site Address 1: 924 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05417
Page: 0953
Market Value: 135210
Assessed Acreage: 1.000
Calc. Acreage: 0.186
Sales Price: 0
Sale Date: 2019-08-30

Result 6

id: 05005044
Tag: 05005044
NCPin: 166805-28-4368
Mapsheet No: 166805
Owner Name 1: BULLARO, NICHOLAS A
Owner Name 2:
Mail Address 1: 2021 WYNSTON WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3736
Site Address 1: 926 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 04968
Page: 0854
Market Value: 138730
Assessed Acreage: 1.000
Calc. Acreage: 0.178
Sales Price: 75000
Sale Date: 2017-06-01

Result 7

id: 05005043
Tag: 05005043
NCPin: 166805-28-4371
Mapsheet No: 166805
Owner Name 1: GREEN PATH ROAD
ASSOCIATES LLC
Owner Name 2:
Mail Address 1: 2153 MEDLIN ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 928 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 02271
Page: 0078
Market Value: 73300
Assessed Acreage: 1.000
Calc. Acreage: 0.168
Sales Price: 48000
Sale Date: 2002-08-09

Result 8

id: 05005042
Tag: 05005042
NCPin: 166806-28-5233
Mapsheet No: 166806
Owner Name 1: STRICKLAND, ANN M
Owner Name 2:
Mail Address 1: 932 EAST HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 932 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01223
Page: 0183
Market Value: 67750
Assessed Acreage: 1.000
Calc. Acreage: 0.197
Sales Price: 0
Sale Date: 1991-09-19

Result 9

id: 05005041
Tag: 05005041
NCPin: 166806-28-5164
Mapsheet No: 166806
Owner Name 1: MANUEL, CASTILLO BARAJAS
VICTOR
Owner Name 2:
Mail Address 1: 103 WEBB ST
Mail Address 2:
Mail Address 3: CARY, NC 27511-3662
Site Address 1: 934 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05377
Page: 0015
Market Value: 64440
Assessed Acreage: 0.170
Calc. Acreage: 0.174
Sales Price: 50000
Sale Date: 2019-06-28



*** DISCLAIMER ***

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Result 10

id: 05003020
Tag: 05003020
NCPin: 166806-28-5095
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD M
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 936 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01273
Page: 0439
Market Value: 77660
Assessed Acreage: 1.000
Calc. Acreage: 0.283
Sales Price: 35000
Sale Date: 1994-07-27

Result 11

id: 05003019
Tag: 05003019
NCPin: 166806-28-6087
Mapsheet No: 166806
Owner Name 1: DOWNS, STEPHEN C
Owner Name 2:
Mail Address 1: 406 EVERETTE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 406 EVERETTE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03096
Page: 0786
Market Value: 69890
Assessed Acreage: 1.000
Calc. Acreage: 0.320
Sales Price: 66000
Sale Date: 2006-04-06

Result 12

id: 05003021
Tag: 05003021
NCPin: 166806-28-8299
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 307 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00745
Page: 0524
Market Value: 155990
Assessed Acreage: 1.000
Calc. Acreage: 0.430
Sales Price: 0
Sale Date: 1973-01-01

Result 13

id: 05003021A
Tag: 05003021A
NCPin: 166806-28-9326
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00745
Page: 0523
Market Value: 28500
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 0
Sale Date: 1973-02-20



*** DISCLAIMER ***

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

Result 14

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 15

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 16

id: 05003001A
Tag: 05003001A
NCPin: 166806-38-2666
Mapsheet No: 166806
Owner Name 1: 101 BOLING STREET LLC
Owner Name 2:
Mail Address 1: 1241 NE 83RD ST
Mail Address 2:
Mail Address 3: MIAMI, FL 33138-4140
Site Address 1: 101 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 05032
Page: 0129
Market Value: 1680120
Assessed Acreage: 1.040
Calc. Acreage: 1.050
Sales Price: 2050000
Sale Date: 2017-09-25

Result 17

id: 05005047
Tag: 05005047
NCPin: 166805-28-4697
Mapsheet No: 166805
Owner Name 1: MCCARVER, RICHARD L.
Owner Name 2: MCCARVER, TONI
Mail Address 1: 918 HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2933
Site Address 1: 918 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05399
Page: 0201
Market Value: 92470
Assessed Acreage: 0.200
Calc. Acreage: 0.204
Sales Price: 0
Sale Date: 2019-08-02



June 12, 2020

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

Subject: Champion West
Neighborhood Meeting

Dear Ms. Bryant,

The neighborhood meeting for Champion West was held last night, June 11, 2020. Please find attached the attendance Roster and the Meeting Minutes for the Champion West Project.

Please let me know if you need anything else.

Sincerely,

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Champion West

Application: Major Subdivision

Location/Date: Adams & Hodge Engineering (outside building due to Covid-19)

	NAME	ADDRESS
1	Holland Adams	404 Swann Trail - Clayton NC 27527
2	Donnie Adams	404 Swann Trail - Clayton NC 27527
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



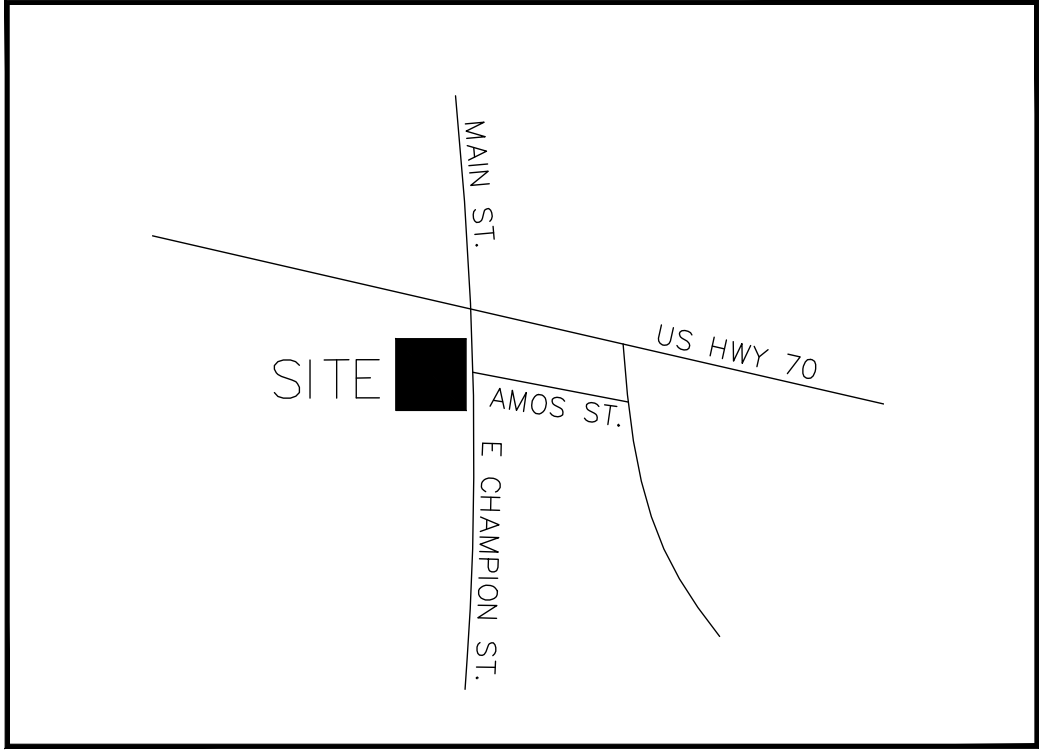
Champion West Neighborhood Meeting Minutes

Date: June 12, 2020

Time: 7:00pm

Location: 314 E. Main Street (Adams & Hodge Engineering – outside parking lot due to Covid 19)

The meeting was ready to begin at 7:00pm for the Champion West Project, however, as of 7:15pm there were no adjacent property owners that showed up. Therefore, there were not any minutes to report.



VICINITY MAP
NTS



MAJOR SUBDIVISION PLAN

FOR

CHAMPION WEST

IN

TOWN OF CLAYTON,
JOHNSTON COUNTY,
NORTH CAROLINA

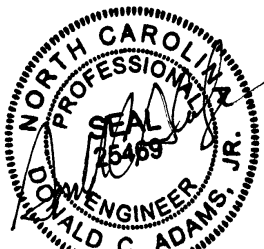
SHEET INDEX

SHEET TITLE	SHEET No.
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS & DEMOLITION PLAN.....	C1.01
SITE PLAN & PRELIMINARY PLAT	C2.01
PRELIMINARY UTILITY PLAN.....	C3.01
PRELIMINARY EROSION CONTROL PLAN.....	C4.01
PRELIMINARY GRADING & DRAINAGE PLAN.....	C5.01
PRELIMINARY LANDSCAPE PLAN.....	L1.01
REGULATORY STANDARDS & ARCHITECTURAL ELEVATIONS.....	DT1.00
ARCHITECTURAL ELEVATIONS & FLOORPLANS.....	A-01-A-03

DEVELOPER/APPLICANT:

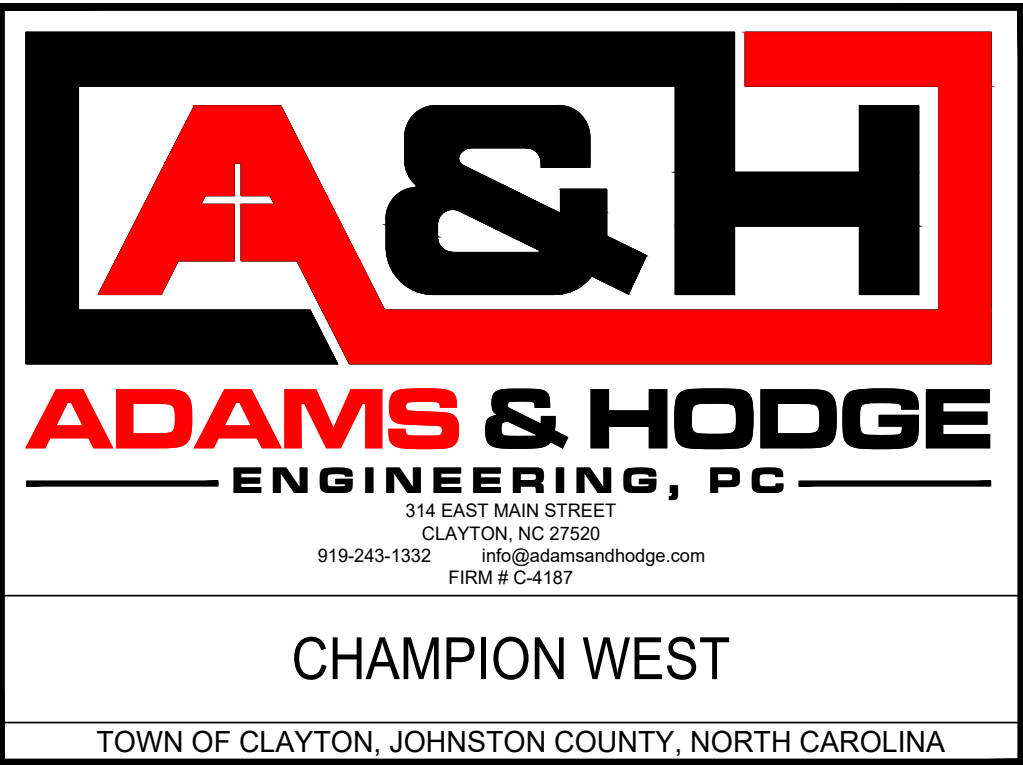
CLOUDBREAK INVESTMENTS, LLC
PO BOX 189
CLAYTON, NC 27528

CONTACT: (919)345-6729



REVISED
10/22/2020 4:45 PM

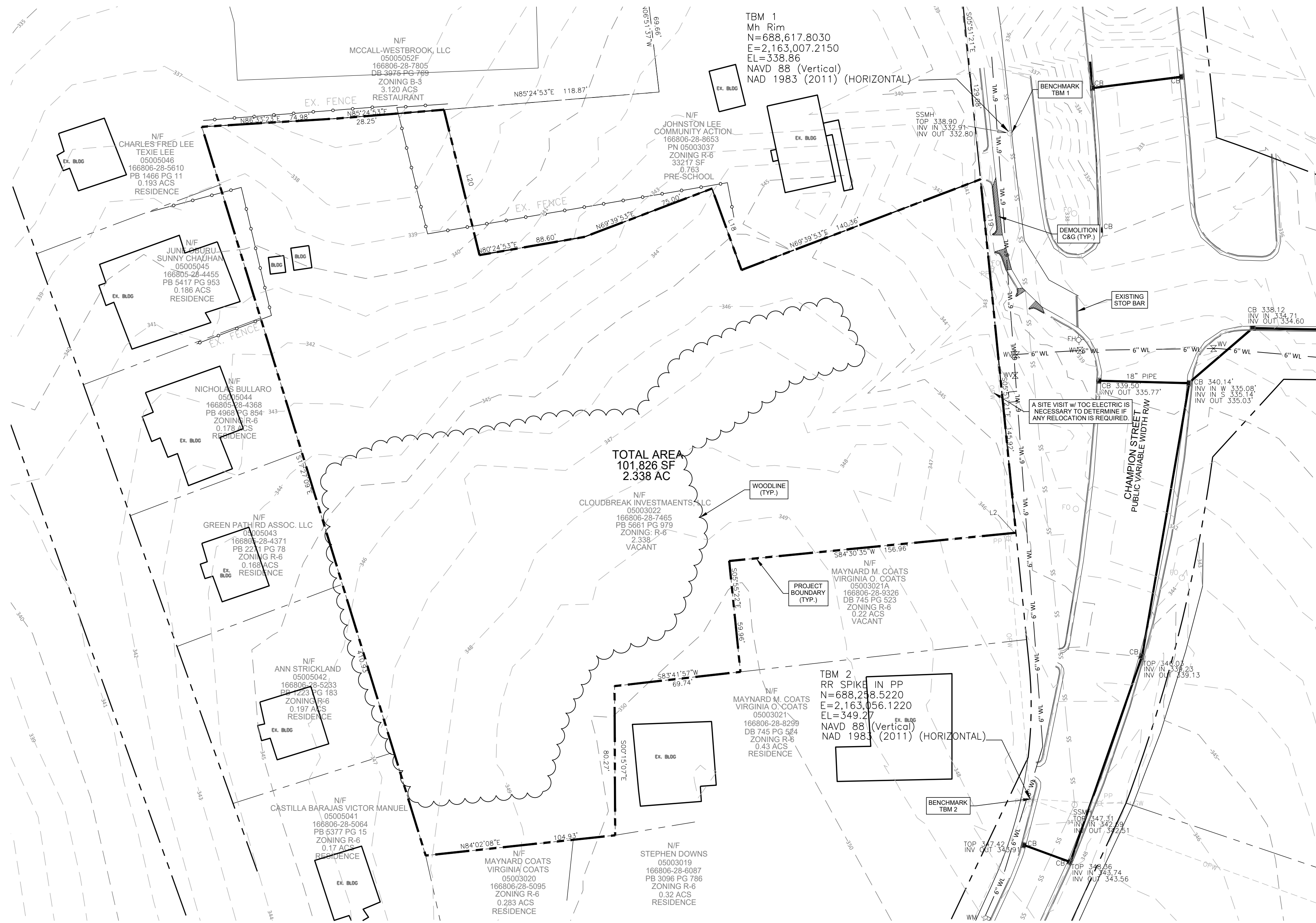
PRELIMINARY



MAY 1, 2020

*AUGUST 27, 2020 1ST TRC COMMENTS
*OCTOBER 2, 2020 2ND TRC COMMENTS
*OCTOBER 22, 2020 3rd TRC COMMENTS

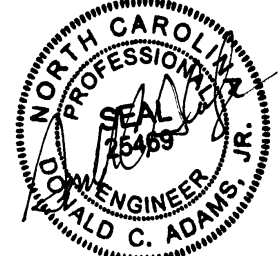
T.O.C. PROJECT: 2020-61-SD
ASSOCIATED WITH T.O.C. PROJECT: 2020-62-SUP



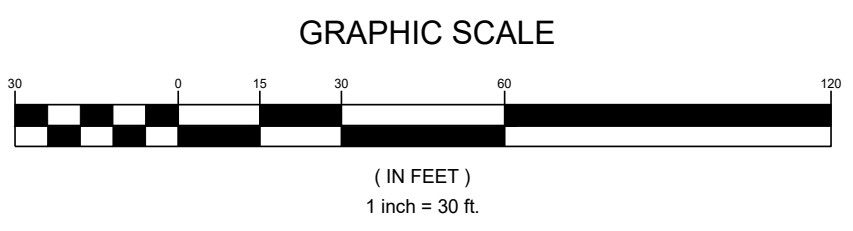
LEGEND	
EXISTING	
MAJOR CONTOUR	295
MINOR CONTOUR	294
6" WATERLINE	6" WL
FENCE	
OVERHEAD POWERLINE	OPW
POWER POLE	
SANITARY SEWER MANHOLE	SS
SANITARY SEWER PIPE	SS
FIRE HYDRANT	FH
EXISTING STORM PIPE	

RCA SUMMARY	
100 YR FLOODPLAIN	NONE PRESENT
STREAM BUFFER AREAS PER UDC 155.502	NONE PRESENT
SLOPES GREATER THAN 25% & GREATER THAN 5,000 SF CONTIGUOUS AREA	NONE PRESENT
JURISDICTIONAL WETLANDS	NONE PRESENT

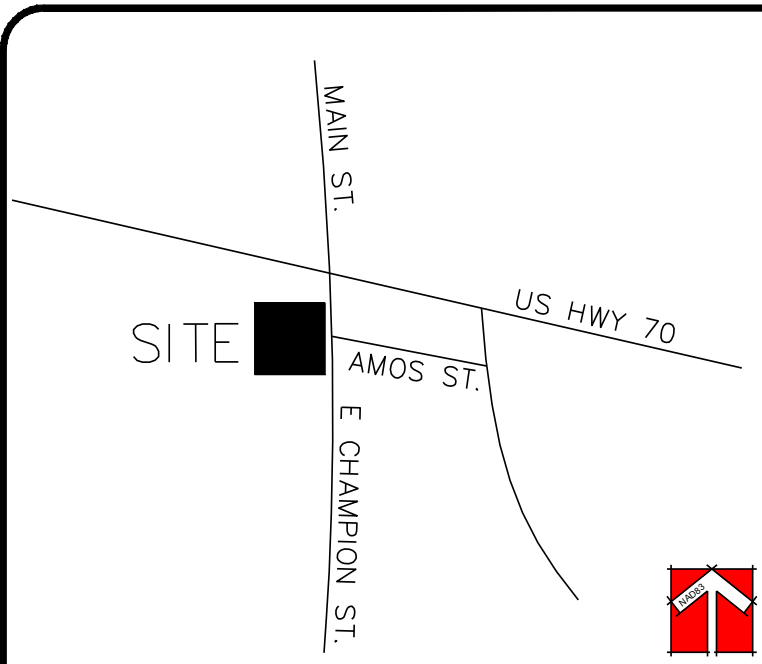
BENCHMARK INFO:
TBM 1:
MH RIM
N=688,617.8030
E=2,163,007.2150
EL=338.86
NAVD 88 (VERTICAL)
NAD 1983 (2011) (HORIZONTAL)
TBM 2:
RR SPIKE IN PP
N=688,258.5220
E=2,163,056.1220
EL=349.27
NAVD 88 (VERTICAL)
NAD 1983 (2011) (HORIZONTAL)



PRELIMINARY
REVISED
11:17 am, Sep 04, 2020



- SOURCES OF INFORMATION:**
1. EXISTING SURVEY OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED APRIL 10, 2020 AND REVISED JULY 27, 2020.
 2. EXISTING TOPO OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED MAY 10, 2020.
 3. EXISTING TOPO OUTSIDE OF SITE FROM JOHNSTON COUNTY LIDAR 2017.
 4. PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018.
 5. EXISTING WATER & SEWER MAIN INFORMATION TAKEN FROM TOWN OF CLAYTON GIS MAP.



VICINITY MAP
NTS

CHAMPION WEST DATA CHART	
PARCEL OWNER	CLOUDBREAK INVESTMENTS, LLC
PARCEL OWNER ADDRESS	PO BOX 189, CLAYTON, NC 27528
PARCEL IDENTIFICATION / TAG NO.	166806-28-7465/05003022
PROPERTY SIZE (SF)	TOTAL 2,338 ACS/101,826 SF
TOTAL PROPERTY SIZE (SF)	2,338 ACS/101,826 SF
PROPERTY LOCATION	TOWN OF CLAYTON / CLAYTON TOWNSHIP
EXISTING/PROPOSED ZONING	R-6 / R-6
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES
EXISTING DENSITY	VACANT
PROPOSED DENSITY	(23)- 3 BDRM UNITS / 9.84 UNITS PER AC
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	EACH UNIT 956 SF / (23 UNITS = 21,988 SF)
FLOOR AREA RATIO	21,988 SF/101,826 = 0.22
PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE)	21,988 SF/22%
MAX ALLOWABLE IMPERVIOUS AREA (% OF TOTAL SITE)	75%
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	54,998 SF/54%
PROPOSED PERVIOUS AREA (% OF TOTAL SITE)	46,828 SF/ 46%
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2 STORIES / 26'-4" EACH
ELECTRIC PROVIDER	TOWN OF CLAYTON
WATER PROVIDER	TOWN OF CLAYTON
SEWER PROVIDER	TOWN OF CLAYTON
WATERSUPPLY WATERSHED PROTECTION AREA	NO

- NOTE:
- THERE ARE NO AREAS OF 100 YEAR FEMA FLOOD ON PROPERTY FLOOD PANEL NO. 3720165900 K eff. DATE 06/20/2018
 - ROLL-OUT TRASH BINS TO BE LOCATED IN THE REAR OF EACH UNIT AND SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY. OR TRASH BINS MAY BE PUT INTO GARAGES OUT OF SIGHT.
 - TOWNHOMES TO BE CONSTRUCTED TO SINGLE-FAMILY RESIDENTIAL BUILDING CODE STANDARDS.

NOTE:
THIS IS A PRELIMINARY DESIGN. FUTURE DETAILED ANALYSIS OF THE SITE MAY DETERMINE THE NEED FOR RETAINING WALLS IN OR AROUND THE SCM AREA.

CHAMPION WEST 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. Lot Impervious Surface (%)	Front	Side	Side Interior	Side Street	Rear	BUILDING SEPARATION	Max. Height (ft.)
R-6	3+ UNIT TOWNHOMES	1,750	22	55	90	20	0	0	3	2	20	30

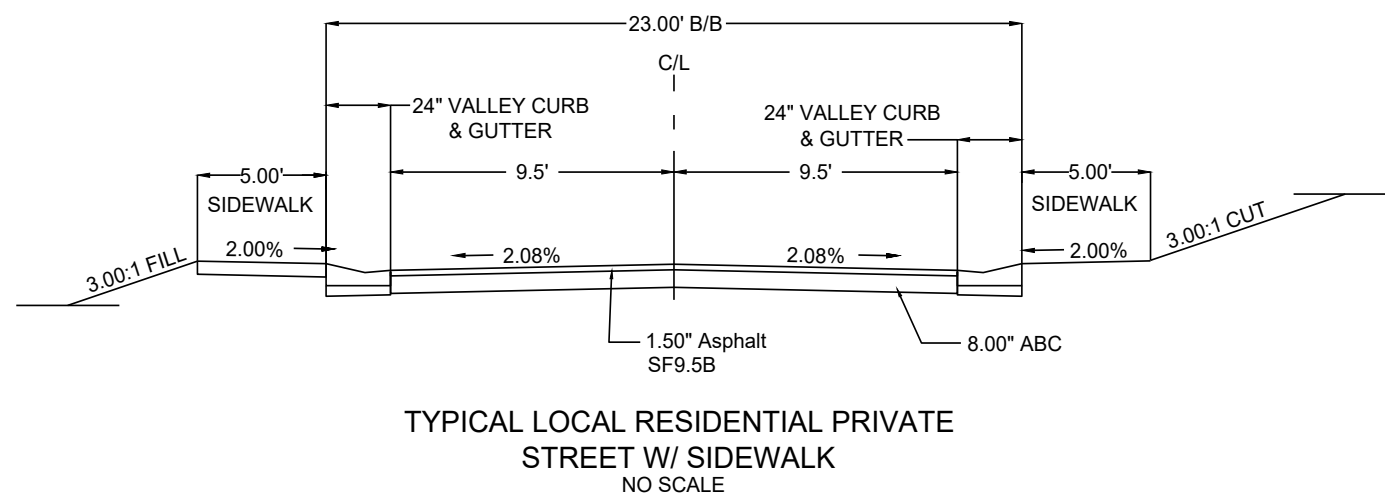
Note:

- Garage setback 25' from back of sidewalk.
- Driveways on property lines - 0' Setback
- Driveways to be 18' wide

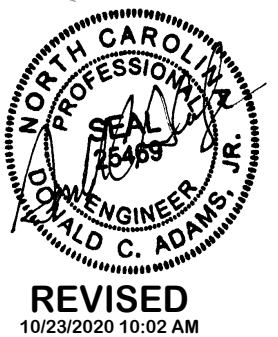
PARKING REQUIREMENTS

- NOTES:
- \$ 155.401(C)(2) FOR TOWNHOMES, (2) SPACES REQUIRED PER UNIT.
 - PROVIDED (2) SPACES IN DRIVEWAY, (1) SPACE IN GARAGE, TOTAL OF (3) SPACES PROVIDED PER UNIT PLUS 9 GUEST SPACES.

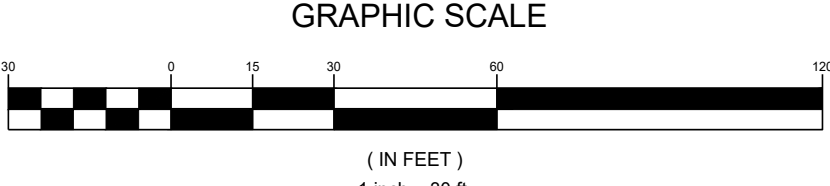
REQUIRED SPACES = 46
PROPOSED SPACES = 78



TYPICAL LOCAL RESIDENTIAL PRIVATE
STREET W/ SIDEWALK
NO SCALE



PRELIMINARY



ADAMS & HODGE
ENGINEERING, PC

CHAMPION WEST

SITE PLAN &
PRELIMINARY PLAT

DESIGN DCA
DRAWN ADS
CHECKED DCA
HORIZONTAL SCALE SEE ZONING SCALE
VERTICAL SCALE N/A
DATE 04/23/2020
JOB NO.
SHEET

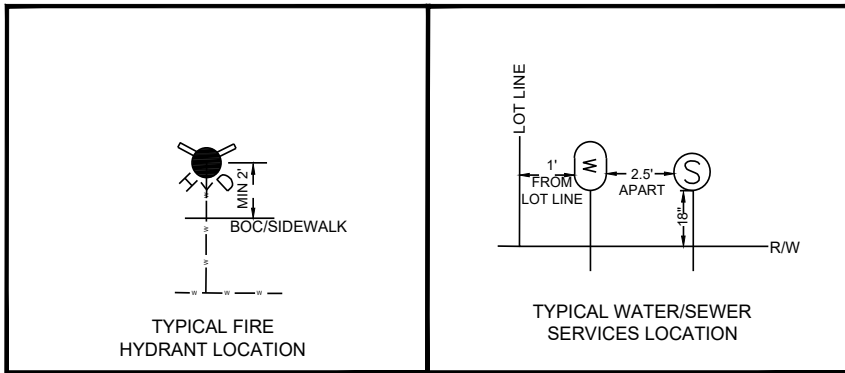
C2.01

314 EAST MAIN STREET
CLAYTON, NC 27528
info@adamshodge.com
919-243-1332
FIRM # C-4187

REVISIONS:
8/20/2019 PRELIMINARY
10/23/2020 PRELIMINARY
10/23/2020 PRELIMINARY

WASTEWATER ALLOCATION
(23) 3-BDRM UNITS @ 250 GPD = 5,750 GPD.

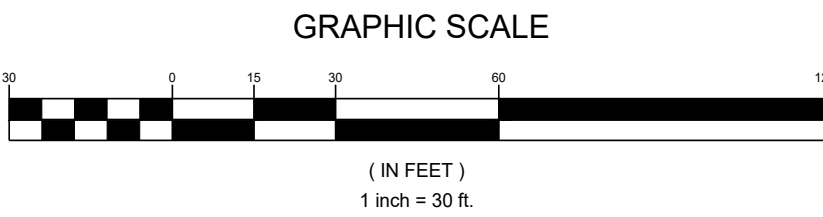
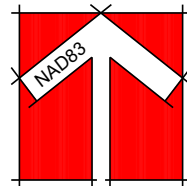
LEGEND	
PROPOSED	
6" WATERLINE SDR-21	6" WL
VALVE	VALVE
HYDRANT	HYDRANT
WATER METER FOR 3/4" SERVICE CONNECTION	WM
8" GRAVITY SEWER SDR-35	SS
SANITARY MANHOLE	SMH
SANITARY CLEANOUT	SC
PROPOSED STORM PIPE	STORM PIPE
CURB INLET	CI
STORM JUNCTION BOX	SJB
FLARED END SECTION	FLARED END
ROOF DRAIN LEADER	RDL
EXISTING STORM PIPE	EXISTING STORM PIPE



NOTE:
PLUMBER TO COORDINATE WITH BUILDER AND LANDSCAPER PRIOR TO INSTALLING WATER AND SEWER CONNECTIONS TO AVOID CONFLICTS WITH REQUIRED STREET TREES.



REVISED
10/23/2020 10:00 AM
PRELIMINARY



ADAMS & HODGE
ENGINEERING, PC



CHAMPION WEST

PRELIMINARY
UTILITY PLAN

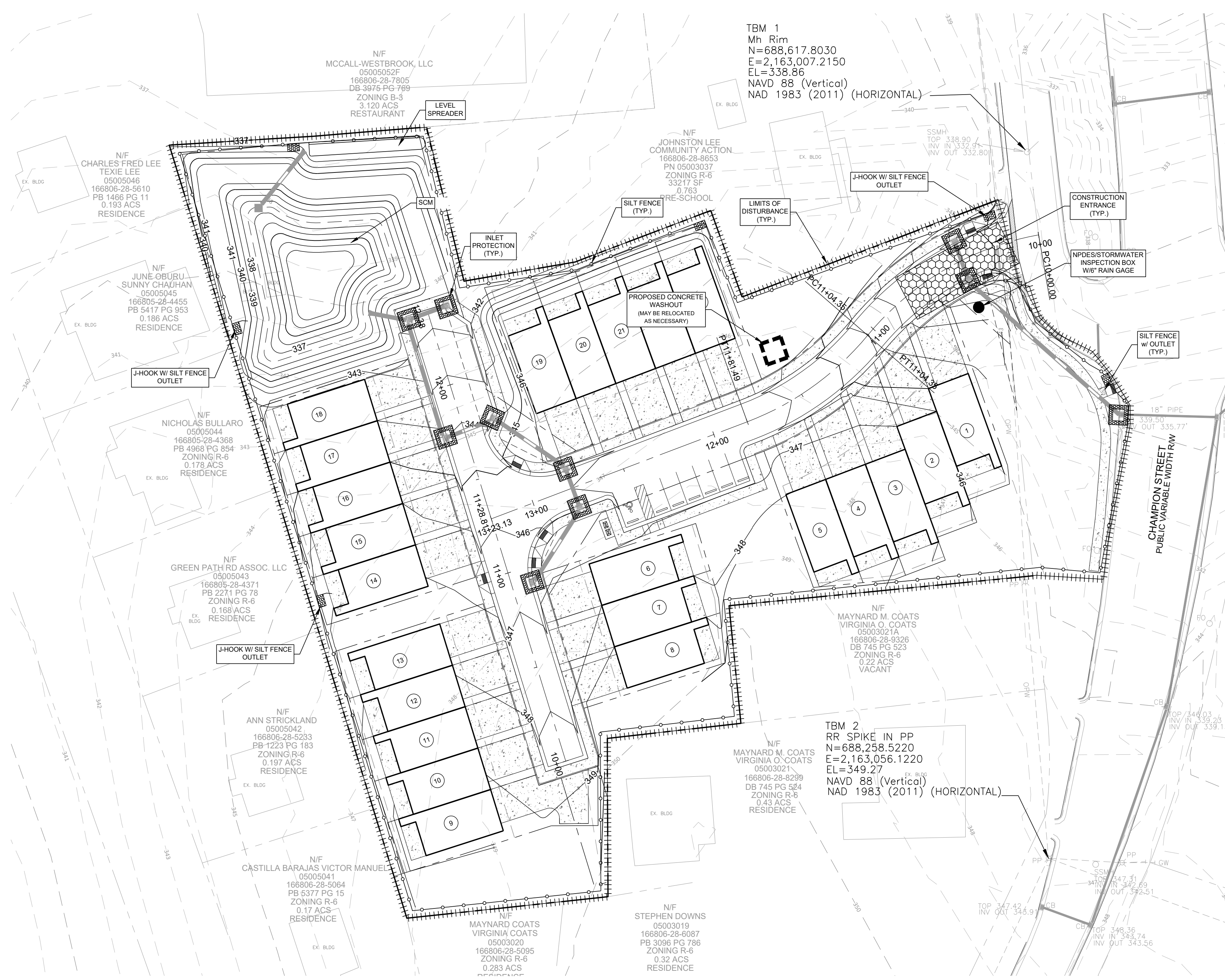
DESIGN
DCA
DRAWN
ADS
CHECKED
DCA
HORIZONTAL SCALE
SEE DRAWING SCALE
VERTICAL SCALE
N/A
DATE
04/23/2020
JOB NO.
SHEET

C3.01

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
FIRM # C-4187





LEGEND			
LIMITS OF DISTURBANCE		ARC INLET PROTECTION	
MAJOR CONTOUR EXISTING	— 295 —	WATTLE	
MINOR CONTOUR EXISTING	— 294 —	CHECK DAM	
MAJOR CONTOUR PROPOSED	310	SKIMMER WEIR	
MINOR CONTOUR PROPOSED	311	DITCH LINER - NAG350 OR EQUAL	XXXX
SKIMMER BAFFLES		CONSTRUCTION ENTRANCE	
SILT FENCE		INLET PROTECTION	
SILT FENCE OUTLET			
PERMANENT DIVERSION DITCH			

DISTURBED AREA = 2.48 AC

FOR GRAPHIC PURPOSES SILT FENCE AND LIMITS OF DISTURBANCE ARE SHOWN SEPARATED. SILT FENCE IS TO BE INSTALLED AT THE ACTUAL LIMITS OF DISTURBANCE.

THIS SHEET IS FOR GRADING AND EROSION CONTROL PURPOSES ONLY. DO NOT USE THIS SHEET FOR STORM DRAIN INSTALLATION.

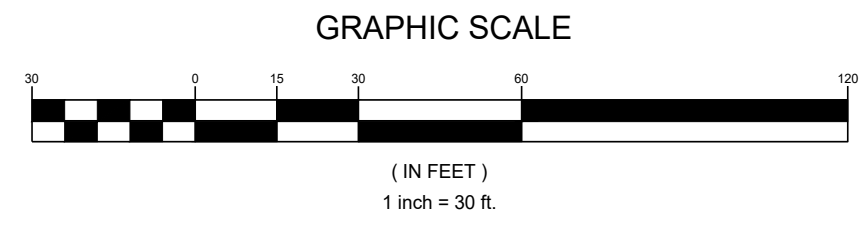
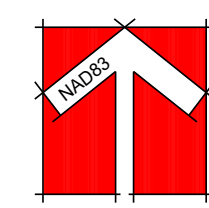
JOHNSTON COUNTY AND TOWN OF CLAYTON RESERVES THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

ALL DITCHES/SWALES ARE TO BE IMMEDIATELY LINED USING NAG S150 OR SOD UNLESS OTHERWISE SPECIFIED.



REVISED
10/23/2020 10:09 AM

PRELIMINARY



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

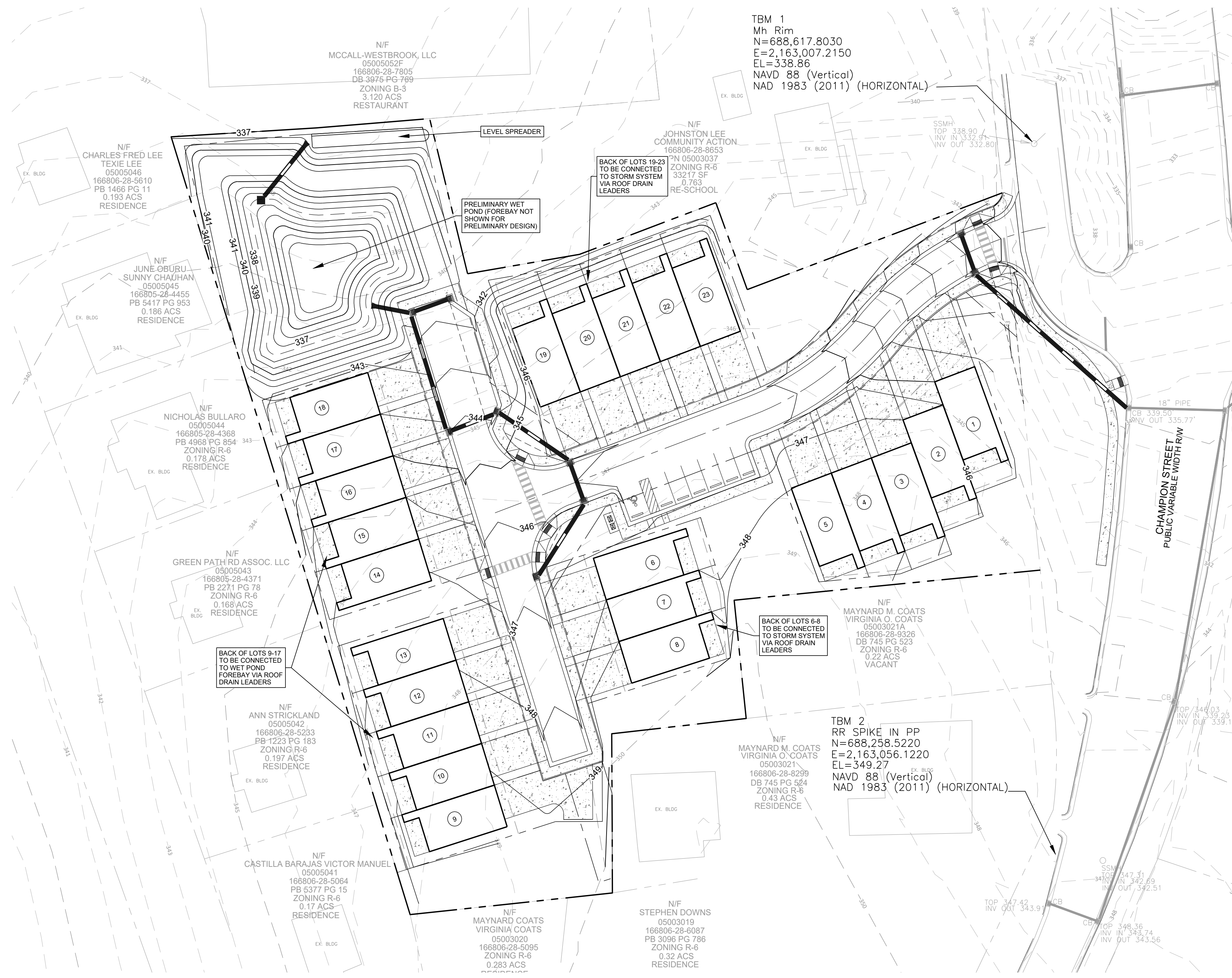
ADAMS & HODGE
ENGINEERING, PC

CHAMPION WEST

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY
EROSION CONTROL

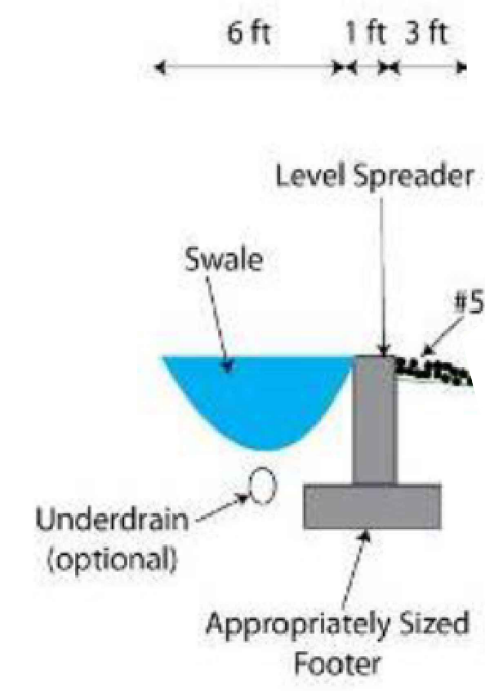
DESIGN: DCA
DRAWN: DCA
CHECKED: DCA
HORIZONTAL SCALE: SET, GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 04/23/2020
JOB NO.:
SHEET: C4.01



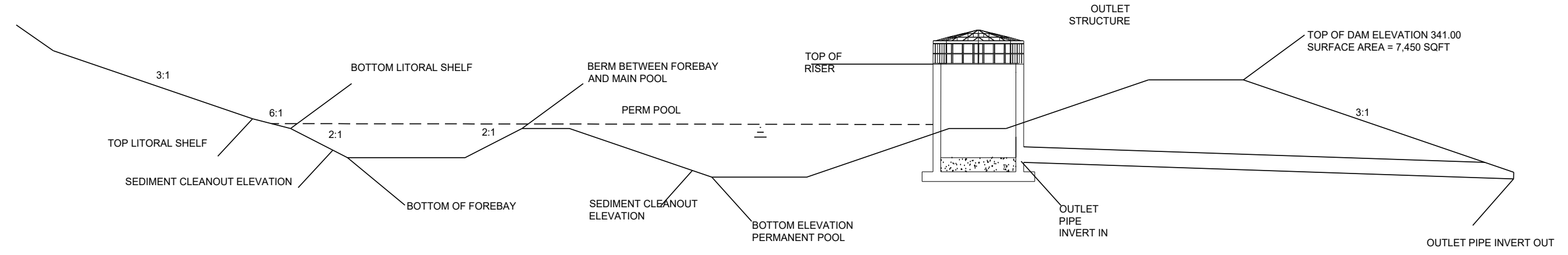
NOTE: ROOF DRAIN PIPES TO BE INSTALLED BY SITE CONTRACTOR ALONG WITH STORM PIPES TO ALLOW HOME BUILDER TO THE LEADERS INTO PIPES DURING THE HOME BUILDING PHASE. ROOF DRAIN PIPES SHALL BE LAYED WITH MINIMUM SLOPE OF 1% AND MINIMUM OF 1' COVER.

LEGEND	
PROPOSED	
MAJOR CONTOURS EXISTING	295
MINOR CONTOURS EXISTING	294
MAJOR CONTOURS PROPOSED	310
MINOR CONTOURS PROPOSED	311
FINISHED FLOOR ELEVATION	FFE 312.90
STORM PIPE	
CURB INLET	
STORM JUNCTION BOX	
FLARED END SECTION	
6" ROOF DRAIN LEADER	
EXISTING STORM PIPE	

NOTE: THIS IS A PRELIMINARY DESIGN. FUTURE DETAILED ANALYSIS OF THE SIGHT MAY DETERMINE THE NEED FOR RETAINING WALLS IN OR AROUND THE SCM AREA.



TYPICAL LEVELSPREADER CROSS SECTION
NOT TO SCALE

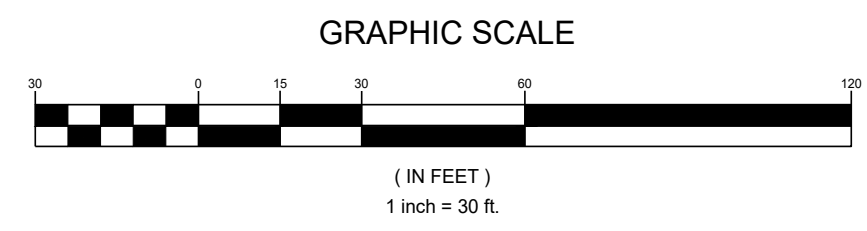
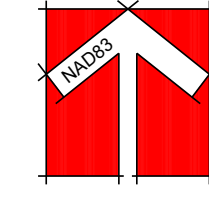


NOTE: INSTALL ANTI-SEEP MEASURES.

TYPICAL WET POND CROSS SECTION
NOT TO SCALE



REVISED
10/23/2020 10:21 AM
PRELIMINARY



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

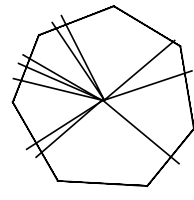
ADAMS & HODGE
ENGINEERING, PC

CHAMPION WEST
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

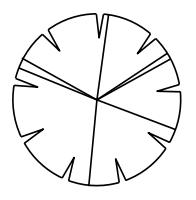
PRELIMINARY GRADING
& DRAINAGE PLAN

DESIGN: DCA
DRAWN: EK
CHECKED: DCA
HORIZONTAL SCALE: SEE DRIVING SCALE
VERTICAL SCALE: N/A
DATE: 04/23/2020
JOB NO.:
SHEET: C5.01

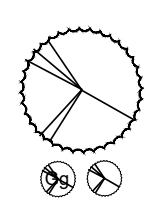
Plant Symbol Key



CANOPY TREE:



CANOPY TREE:
STREET YARD TREE



UNDERSTORY TREE:

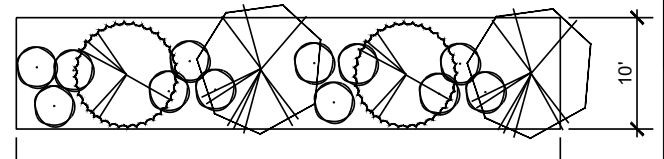


SHRUB:

NOTE:

PLUMBER TO COORDINATE WITH BUILDER AND LANDSCAPER PRIOR TO INSTALLING WATER AND SEWER CONNECTIONS TO AVOID CONFLICTS WITH REQUIRED STREET TREES

TOTAL LENGTH OF CLASS "A" BUFFER: ±145 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(3) CANOPY TREES
(3) UNDERSTORY TREE
(18) SHRUBS



PLANTINGS PER 100' LENGTH OF BUFFER
CLASS "A" BUFFER - ALTERNATE 1 PLANTING SCHEME
REQUIRED PER 100':
(2) CANOPY TREES
(2) UNDERSTORY TREE
(12) SHRUBS

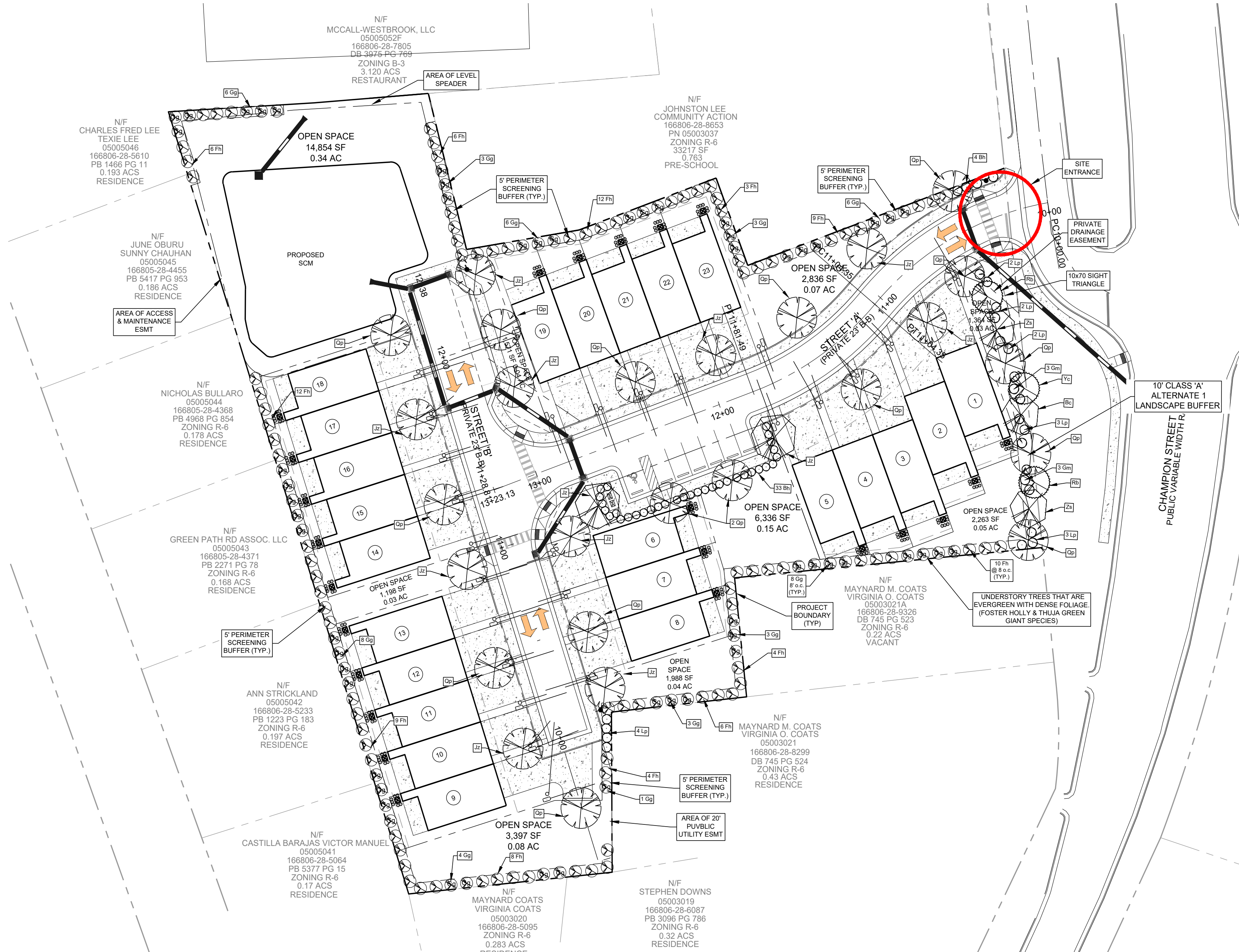
Class "A" Buffer ALTERNATE 1

LANDSCAPE PLANT LIST

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS	HEIGHT AT PLANTING	WIDTH	ROOT
CANOPY TREES							
16	Op	QUERCUS PHELLUS	WILLOW OAK	2.5" CAL MIN.	8'	4'-5'	B&B
2	Za	ZELKOVA SERRATA	GREEN VASE ZELKOVA	2.5" CAL MIN.	8'	4'-5'	B&B
1	Bc	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL MIN.	8'	4'-5'	B&B
12	Jz	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5" CAL MIN.	8'	4'-5'	B&B
UNDERSTORY TREES							
2	Rb	CERCIS CANADENSIS	REDBUD	2" CAL MIN.	6'	3'-4'	B&B
89	Fh	ILEX ATTENUATA 'FOSTERII' #2	FOSTER HOLLY #2	4'-6"	8'-10'	B&B	
1	Yc	PRUNUS YEDOENSIS	AKEBONO YOSHINO CHERRY	2" CAL MIN.	6'	3'-4'	B&B
59	Gg	THUJA STANDISHII 'GREEN GIANT'	THUJA GREEN GIANT	4'-6"	8'-10'	CONT/B&B	
SHRUBS							
6	Gm	CHAMAECYPARIS PISIFERA	GOLD MOPS CYPRESS	-	24"	-	7 GAL
37	Bh	ILEX CORNUTA 'BURFORDII' NANA'	DWARF BURFORD HOLLY	-	24"	-	7 GAL
16	Lp	LOROPETALUM CHINENSE 'ZHU ZHOU'	ZHUZHOU LOROPETALUM	-	24"	-	7 GAL

NOTES

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
- 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.
- 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.
- 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.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.



LANDSCAPE REQUIREMENTS

Interior Landscape (155.402, Part 1.D.1)		
Description	Requirement	Provided
Landscape Area (20% of site):	20,365 SF	26,500
Canopy Trees:	21	0
Understory Trees:	21	148
Shrubs:	41	41

Understory trees have been planted to replace all canopy trees in the interior landscape at a rate of two understory trees per required canopy tree.

Vehicular Use Area (155.402, Part 1.D.2)		
Description	Requirement	Provided
Terminal Island		
Canopy Trees:	4	4
Shrubs:	0	0

PERIMETER BUFFERS (155.402, Part 2. E)		
Description	Requirement	Provided
Street Buffers		
Champion St. +/- 145'		
Berm:	no	no
Canopy Trees:	3	3
Understory Trees:	3	3
Shrubs:	18	18

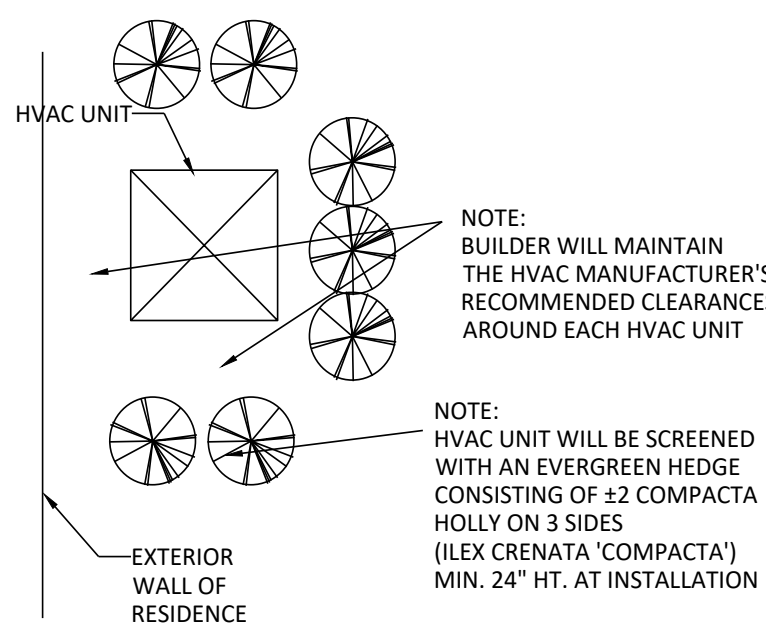
Perimeter Compatibility Buffer This is a Special Use Permit. There is not a required class of buffer in this situation from table 4-5 in the UDC. A 5' buffer around the entire site, where applicable, has been proposed for screening for adjacent properties.

Street Trees (155.402, Part 3. F)		
Description	Requirement	Provided
Canopy Trees:	26	26

STREET YARD TREES

- STREET YARD TREES SHALL BE REQUIRED ALONG ALL ROADWAYS 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).
- 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.

NOTE: HVAC EQUIPMENT TO BE LOCATED ON THE REAR OF THE TOWNHOME UNITS TO BE ENTIRELY SCREENED FROM VIEW. THE BUILDER SHALL SCREEN WITH AN EVERGREEN HEDGE. SEE BELOW FOR DETAILS.

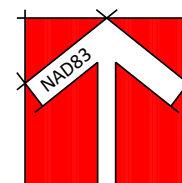


TYPICAL HVAC SCREENING
REAR SIDE

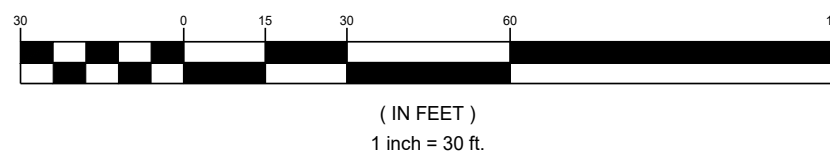


REVISED
10/23/2020 10:12 AM

PRELIMINARY



GRAPHIC SCALE



ADAMS & HODGE
ENGINEERING, PC



CHAMPION WEST

PRELIMINARY
LANDSCAPE PLAN

DESIGN

DCA

DRAWN

DCA

CHECKED

DCA

HORIZONTAL SCALE

SEE GRAPHIC SCALE

VERTICAL SCALE

N/A

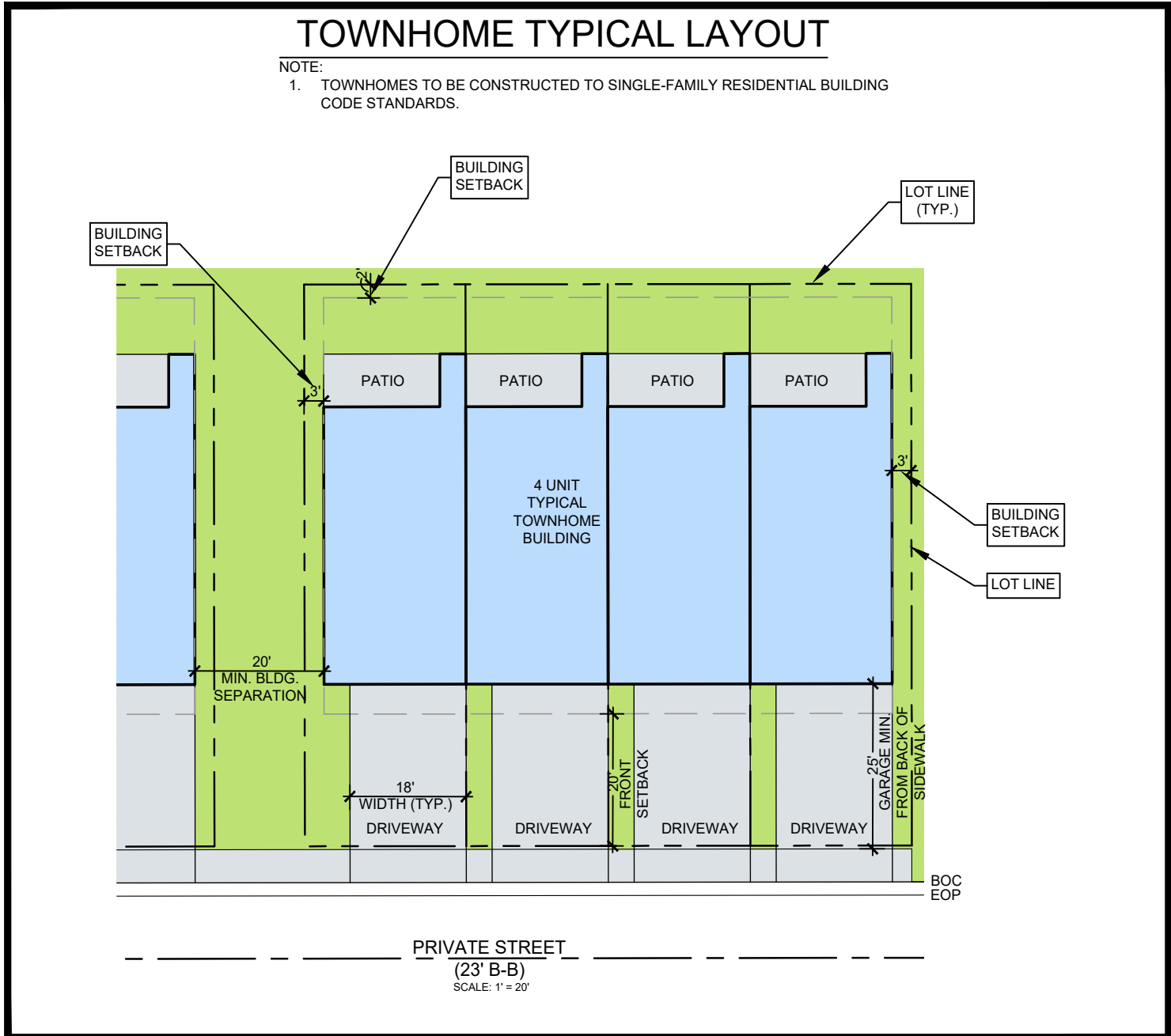
DATE

04/23/2020

JOB NO.

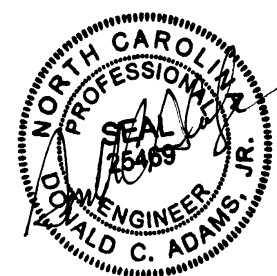
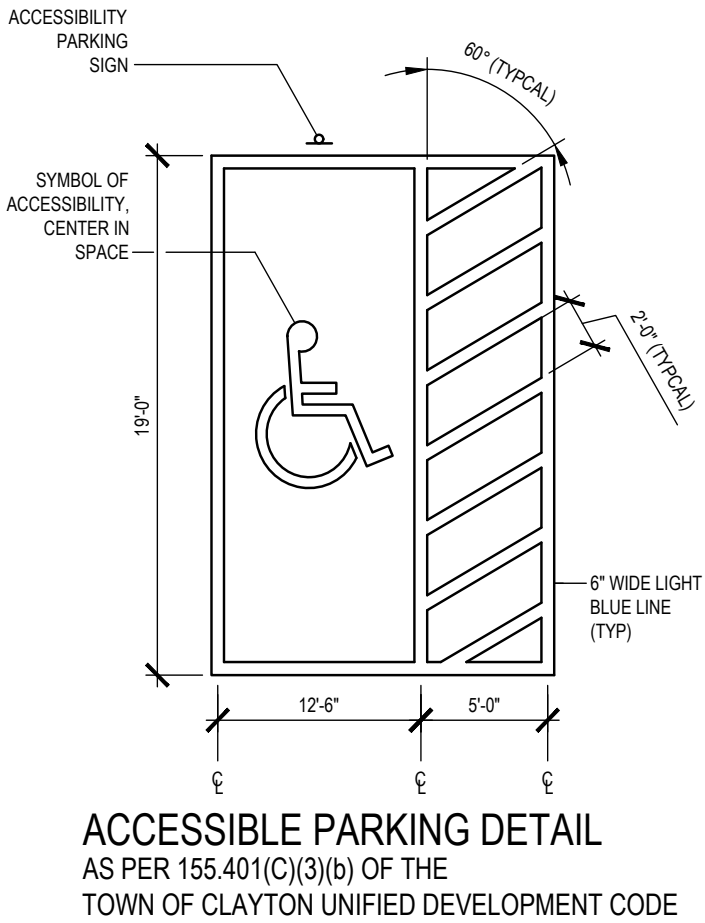
SHEET

L1.01



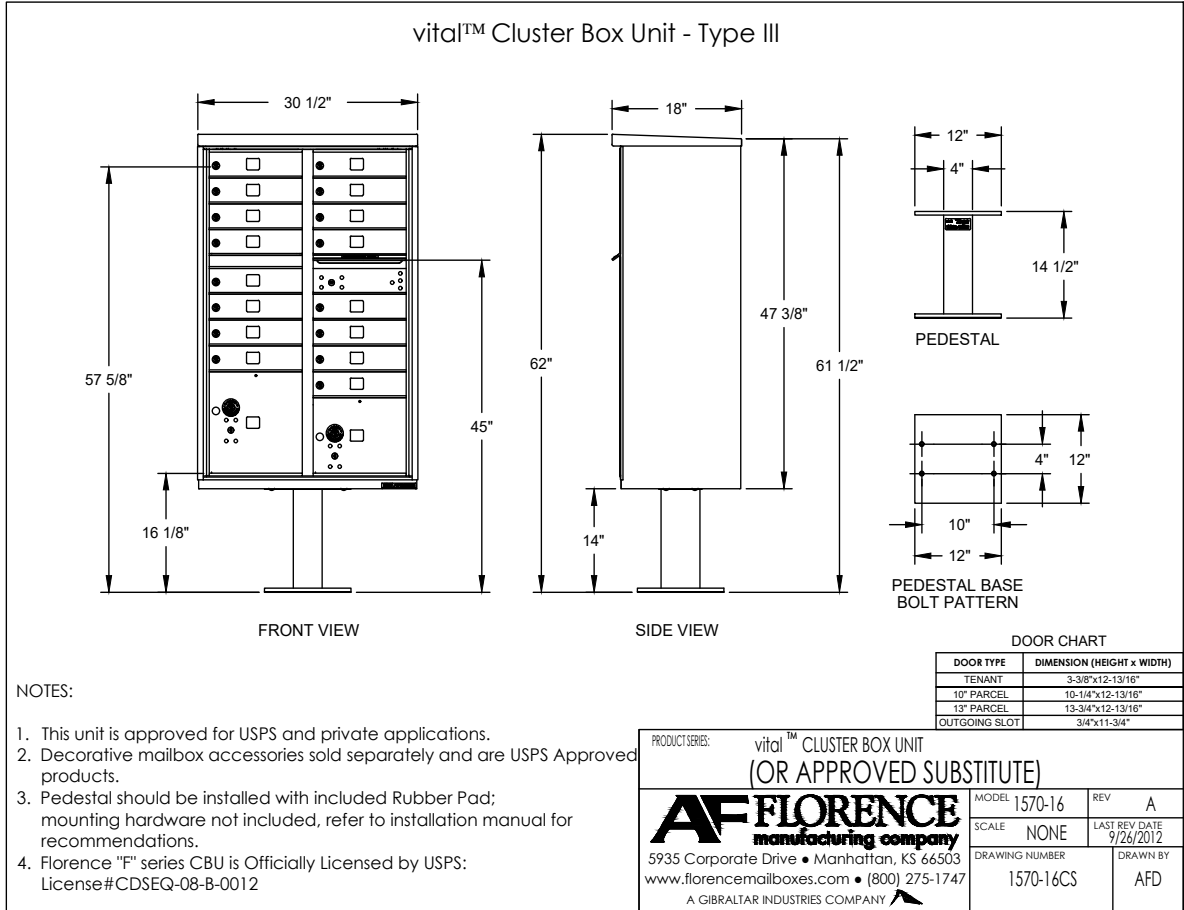
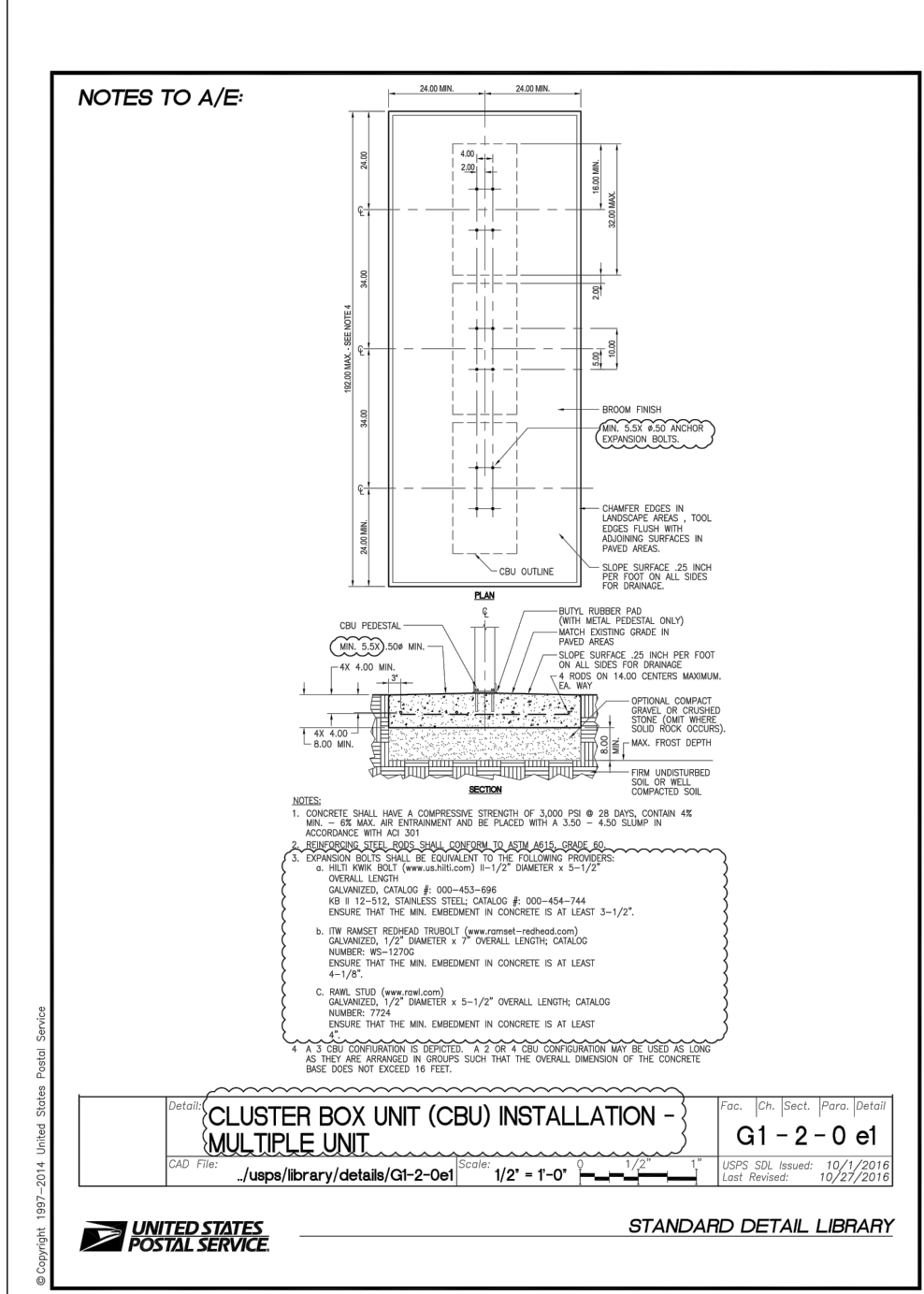
ZONING	UNIT TYPE	LOT STANDARDS				MINIMUM SETBACKS (FT.)					BUILDING STANDARDS	
		Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Max. Lot Coverage (%)	Max. Lot Impervious Surface (%)	Front	Side	Side Interior	Side Street	Rear	BUILDING SEPARATION	Max. Height (ft.)
R-6	3+ UNIT TOWNHOMES	1,750	22	55	90	20	0	0	3	2	20	30

Note:
1. Garage setback 25' from back of sidewalk.
2. Driveways on property lines - 0' Setback
3. Driveways to be 18' wide



REVISED
4:58 pm, Oct 22, 2020

PRELIMINARY



CLUSTER MAILBOX UNIT
NOT TO SCALE

314 EAST MAIN STREET
84000 THE COMMENTS
info@adamshodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

CHAMPION WEST
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

REGULATORY STANDARDS

DESIGN DCA
DRAWN ADS
CHECKED DCA
HORIZONTAL SCALE
SEE GRAPHIC SCALE
VERTICAL SCALE
DATE 04/23/2020
JOB NO.
SHEET

DT1.00

CHAMPION WEST TOWNHOMES

CLAYTON, NC



AREA TABULATION

FIRST FLOOR	
HEATED -	623 SQUARE FEET
UNHEATED -	24 SQUARE FEET
SECOND FLOOR	
HEATED -	870 SQUARE FEET
GARAGE	
UNHEATED -	205 SQUARE FEET
SUITE	
HEATED -	N/A
MEAN ROOF HEIGHT	
HEIGHT -	26' - 4"
TOTAL	
HEATED -	1,493 SQUARE FEET
UNHEATED -	229 SQUARE FEET
* AREA IS MEASURED TO INSIDE OF STUDS.	

NOTE:
TOWNHOMES TO BE CONSTRUCTED TO SINGLE-FAMILY RESIDENTIAL BUILDING CODE STANDARDS.

REVISIONS	
NUMBER	DATE

CHAMPION WEST TOWNHOMES

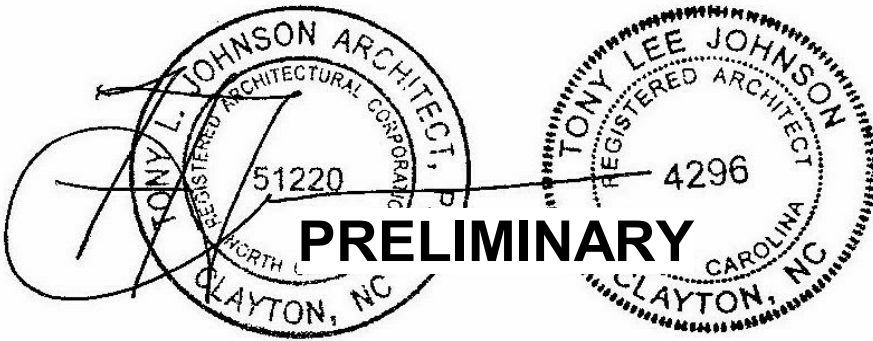
CLAYTON, NORTH CAROLINA

919.552.7717
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com



DATE:	10/1/2020 11:21:59 AM
PROJECT #	Project Number
TITLE SHEET	
SHEET	

A-01

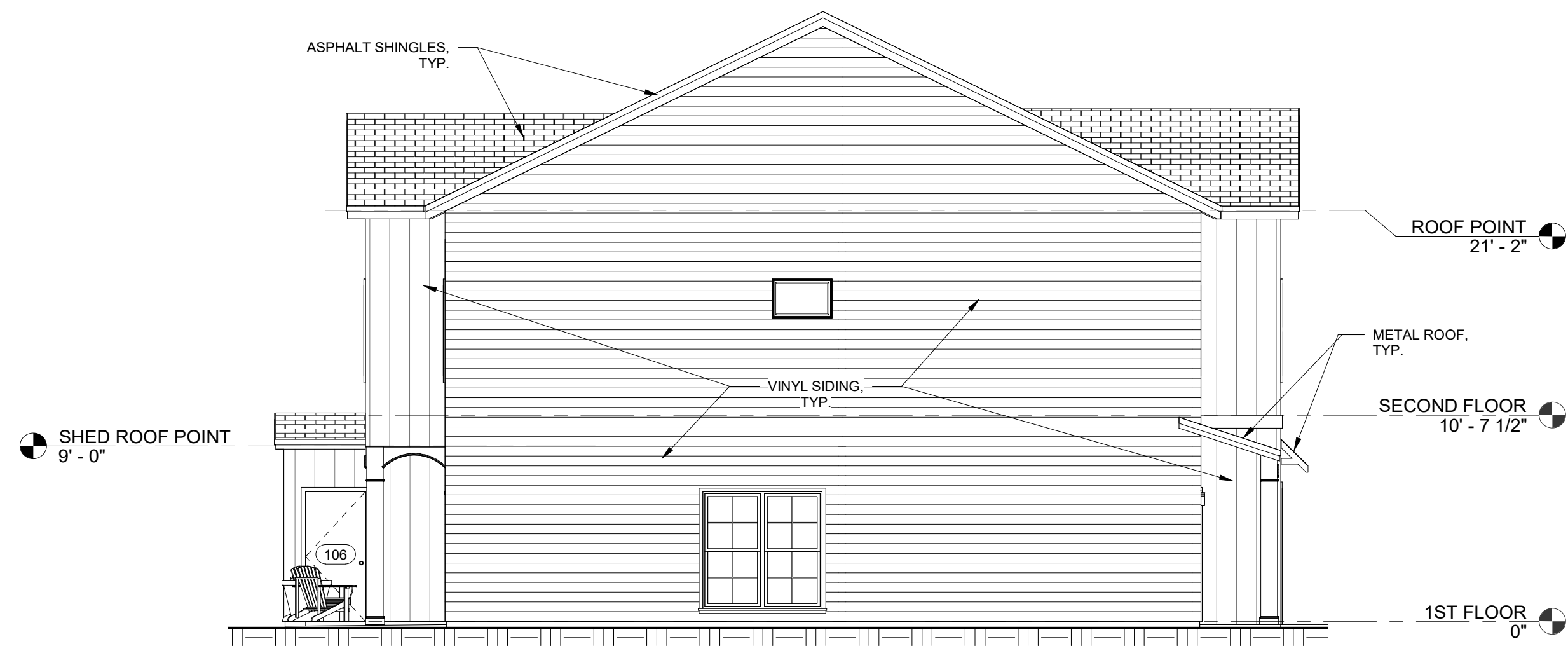




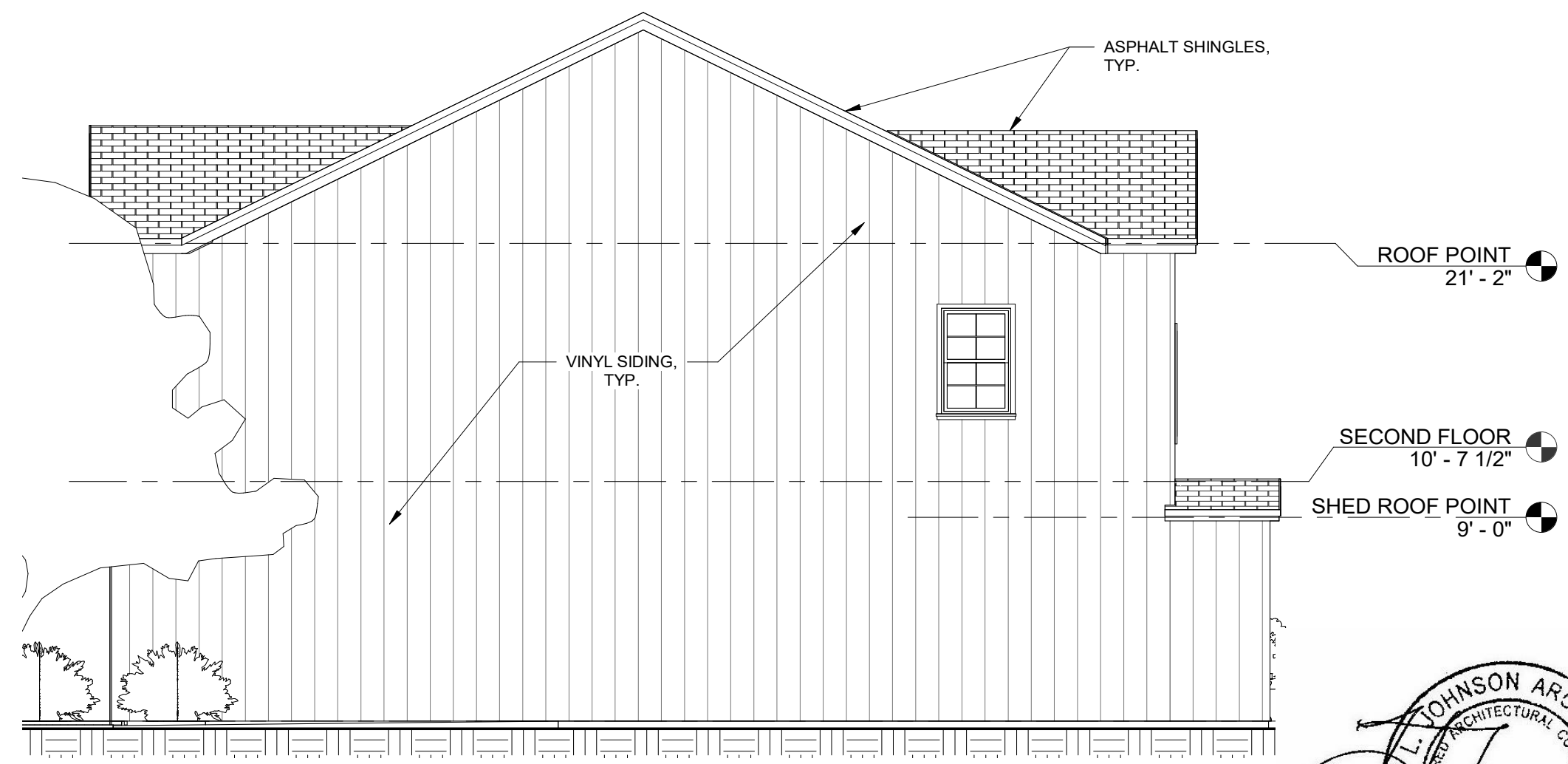
3 BLDG 1 & 2 TYPICAL FRONT ELEVATION
3/16" = 1'-0"



4 BLDG 1 & 2 TYPICAL REAR ELEVATION
3/16" = 1'-0"



1 BLDG 1, 2, & 3 TYPICAL LEFT ELEVATION
3/16" = 1'-0"



2 BLDG 1, 2 & 3 TYPICAL RIGHT ELEVATION
3/16" = 1'-0"

REVISIONS	
NUMBER	DATE

CHAMPION WEST TOWNHOMES

CLAYTON, NORTH CAROLINA

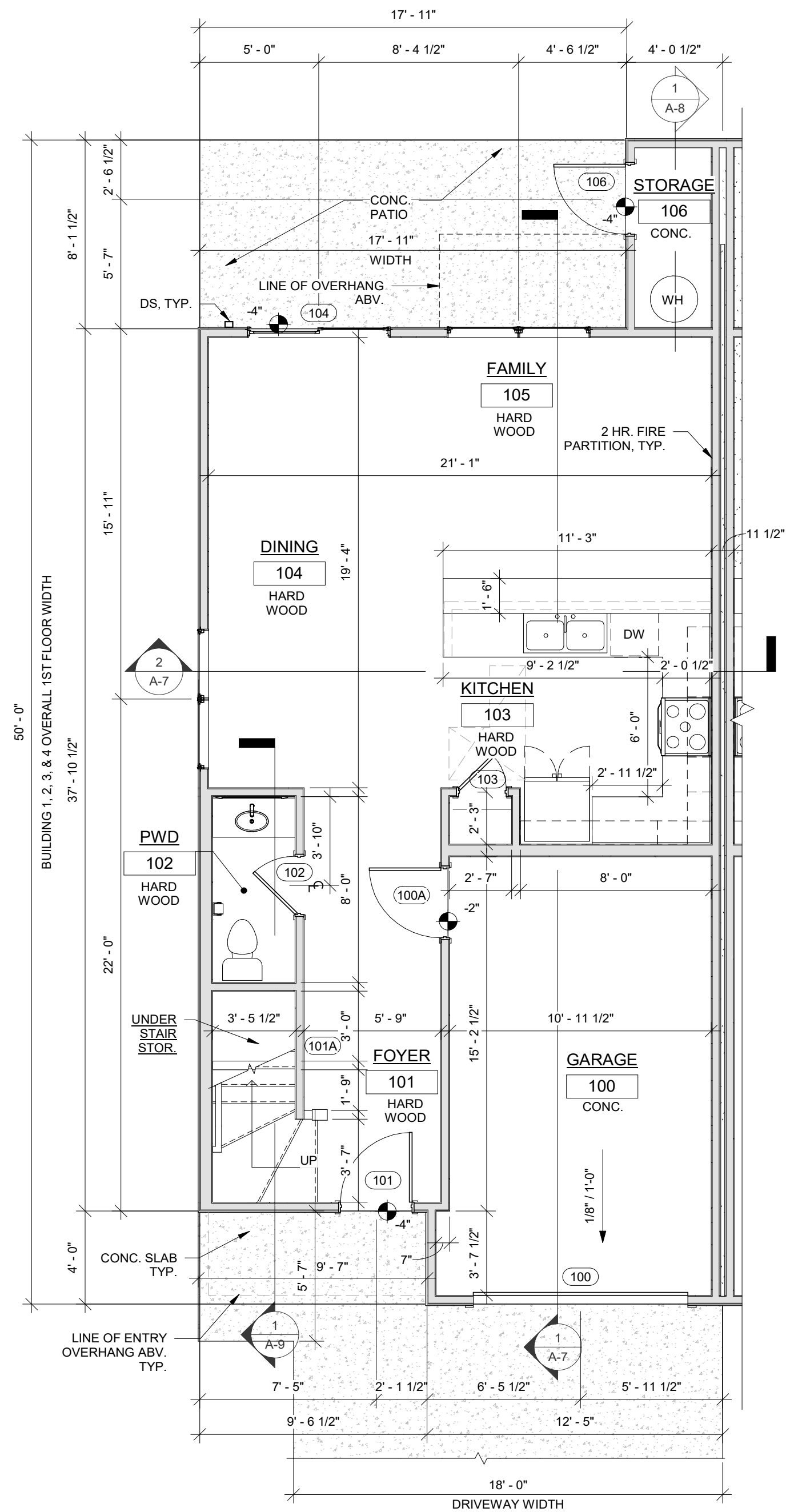
919-552-7777
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com



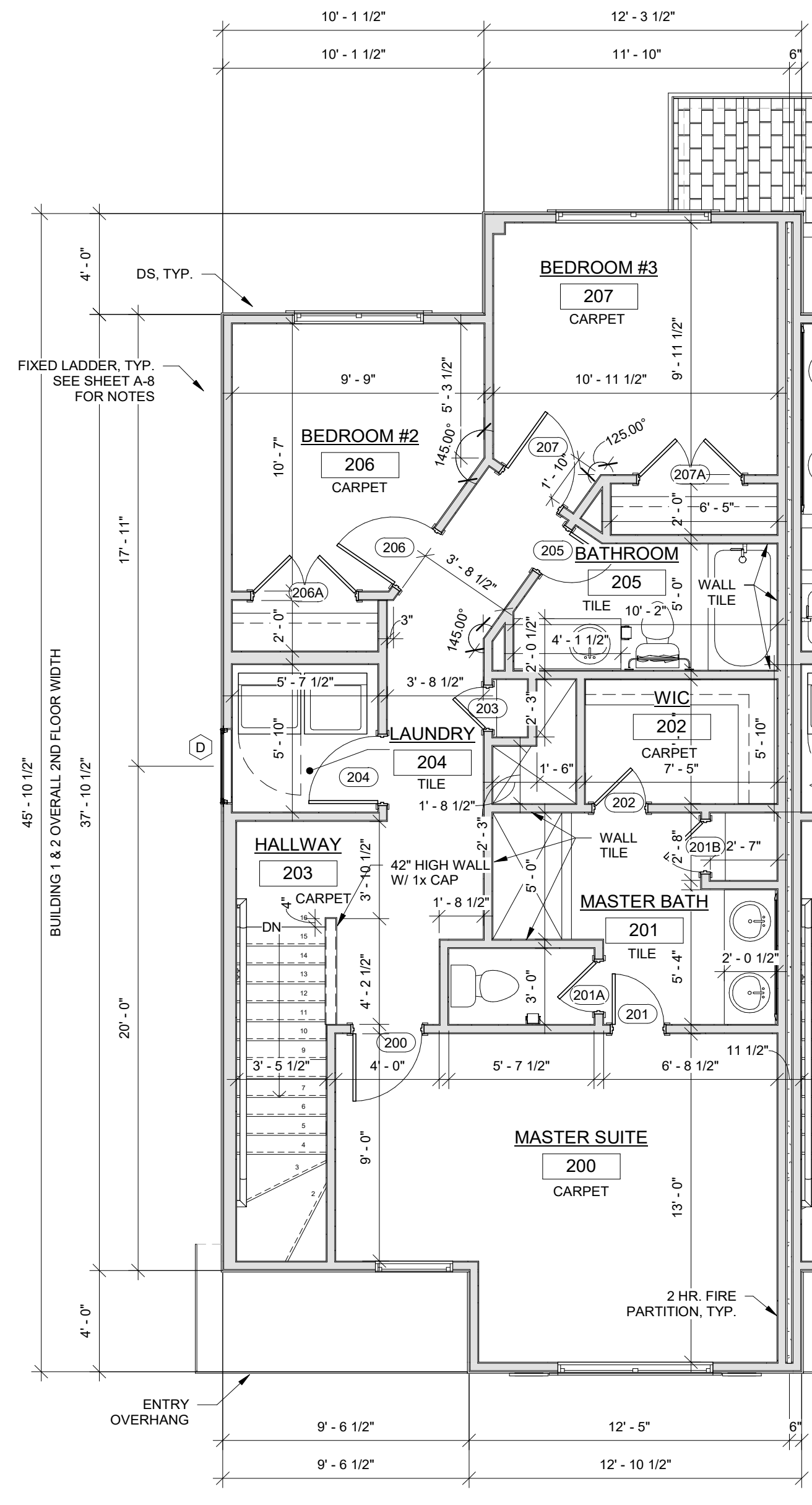
DATE: 10/1/2020
11:22:03 AM
PROJECT # Project Number
EXTERIOR
ELEVATIONS
SHEET

A-02





1 ENLARGED TYPICAL FIRST FLOOR PLAN BLDG 1, 2, 3, & 4
1/4" = 1'-0"



2 ENLARGED SECOND FLOOR PLAN UNITS BLDG 1, 2, & 3
1/4" = 1'-0"



REVISIONS	
NUMBER	DATE

CHAMPION WEST TOWNHOMES

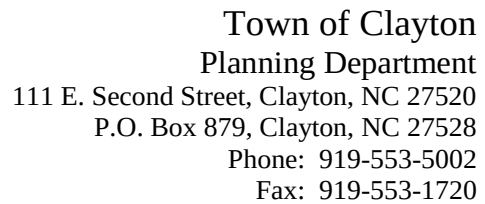
CLAYTON, NORTH CAROLINA

919-552-7717
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com



DATE:	10/1/2020 11:22:04 AM
PROJECT #:	Project Number
ENLARGED FLOOR PLANS	
SHEET	

A-03



NOTICE

SUBJECT: **Project:** 2020-62-SUP Champion West Special Use Permit;
2020-61-SD Champion West Preliminary Plat

Address: Located west of Champion Street and Amos Street, south of US HWY 70
Business

TAG #(s): 05003022, 05003023, 05003024

Applicant: Adams & Hodge Engineering, PC

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold an evidentiary hearing on **Monday, December 21, 2020 at 6:00 PM**, to make a decision on the above referenced project.

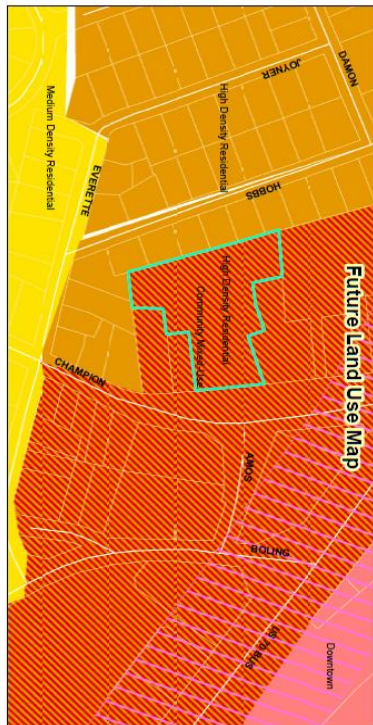
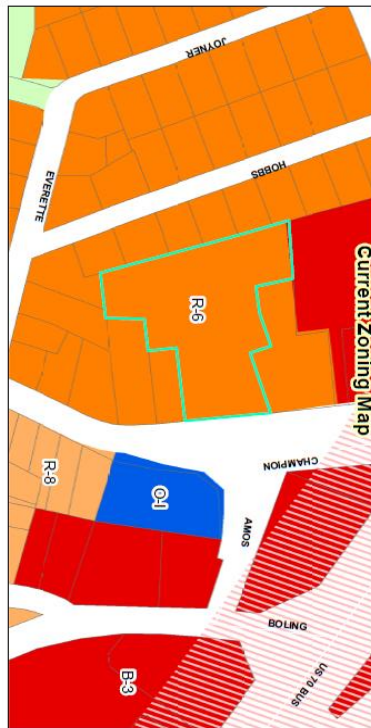
The Town Council will hold an Evidentiary Hearing to consider the above referenced Special Use Permit and Preliminary Plat request. The applicant is requesting to allow the use of and develop 23 townhomes in the R-6 zoning district. The development is located off Champion Street and Amos Street, south of US HWY 70 Bus. Please see the map on the back of this letter.

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to join this meeting and express your opinions on this request to the Town Council.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at icaines@townofclaytonnc.org.

Sincerely,

Jeff Caines, ACIP
Planner



Champion West Special Use Permit & Preliminary Plat
File #: 2020-62-SUP & 2020-61-SD
Request: Allow townhomes and develop
23 townhomes in the R-6 zoning district.
 Applicant: Adams & Hodges Engineering, PC
 Property Owners: Cloudbreak Investments, LLC
 Tag #: 05003022



Staff Report Map
Prepared by: TOC Planning Department
November, 19, 2020
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality to the data represented here.

Document Path: g:\clayton\clayton\reports\2020\2020-62-SUP & 2020-61-SD\Champion West\Staff Report\Report Map.mxd



328 E. Main Street Clayton, NC 27520 • myHTR.com • 919.550.7355

December 21, 2020

Mayor Jody McLeod and Council Members,

I would appreciate your consideration and approval of this project located on Champion Street -"Champion West Townhomes". We are supplying some information critical to compare current market values with this project, and the positive impact it will make on, not only holding the integrity of the area, but improving both the aesthetics and increasing the value and positively impacting and supporting the local commercial businesses in the area.

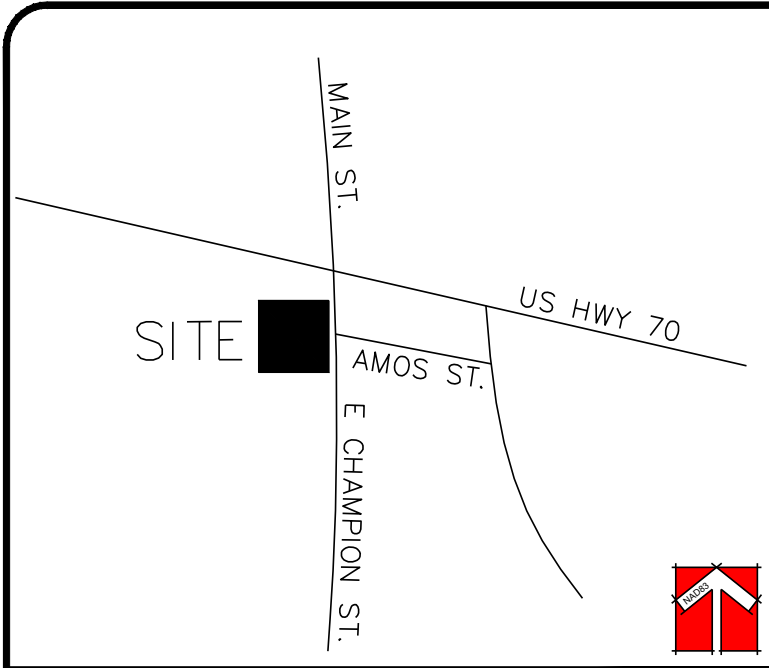
Realizing that this location is in a highly desirable area of Clayton, Mr. Evans has taken the steps to insure quality and value in his approach to designing and building out this project. Attached is some details on the project, as well as, a Comparative Market Analysis to further give us all confidence that this project will support and enhance the area and supply the needed product for the demand that our community is requiring and desired in the current trends we are facing. As you will see, the price points that are the most recent comps for Closed properties, as well as, current Active and Pending, show that this price point will exceed current values in and around Champion Street, as well as, much of this area of Clayton.

I sincerely hope you will approve this project and support the overall vision and redevelopment of these areas of Clayton, which improve not only the aesthetics but enhance the desire to do business here now and in the future!

Respectfully,

A handwritten signature in dark ink, appearing to be "Barry Woodard", written over a large, light-colored oval shape.

Barry Woodard
Owner, Managing Partner
HomeTowne Realty Group
328 E Main Street
Clayton, NC 27520



VICINITY MAP
NTS

CHAMPION WEST DATA CHART		
PARCEL OWNER	JOHNSTON LEE COMMUNITY ACTION	CLODBREAK INVESTMENTS, LLC
PARCEL OWNER ADDRESS	2013 SMITH DR, CLAYTON, NC 27520	PO BOX 189, CLAYTON, NC 27528
PARCEL IDENTIFICATION / TAG NO.	166806-28-9515/05003035 & 166806-28-8614/05003037	166806-28-6580/05003023, 166806-28-6580/0500303, 166806-28-8503/05003024 & 166806-28-6528/05003025
PROPERTY SIZE (SF)	Partial 0.977 AC / 42,538 SF	TOTAL 2.124 ACS/92,504 SF
TOTAL PROPERTY SIZE (SF)	2,338 ACS/101,826 SF	
PROPERTY LOCATION	TOWN OF CLAYTON / CLAYTON TOWNSHIP	
EXISTING/PROPOSED ZONING	R-6 / R-6	
EXISTING USE	VACANT	
PROPOSED USE	TOWNHOMES	
EXISTING DENSITY	VACANT	
PROPOSED DENSITY	(23)-3 BDRM UNITS /9.84UNITS PER AC	
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	EACH UNIT 956 SF/(23 UNITS = 21,988 SF)	
FLOOR AREA RATIO	21,988/101,826 = 0.22	
PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE)	21,988 SF/22%	
PROPOSED IMPERVIOUS PER LOT	1,541 SF	
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	54,998 SF/54%	
PROPOSED PERVIOUS AREA (% OF TOTAL SITE)	46,828 SF/46%	
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2 STORIES / 24'-8" EACH	
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. 972016890 K-# DATE 06/20/2016
2. ROLL-OUT TRASH BINS TO BE LOCATED IN THE REAR OF EACH UNIT AND
SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND/OR
PUBLIC RIGHTS-OF-WAY. OR TRASH BINS MAY BE PUT INTO GARAGES OUT OF
SIGHT.

NOTE:
THIS IS A PRELIMINARY DESIGN. FUTURE
DETAILED ANALYSIS OF THE SIGHT MAY
DETERMINE THE NEED FOR RETAINING WALLS IN
OR AROUND THE SCM AREA.

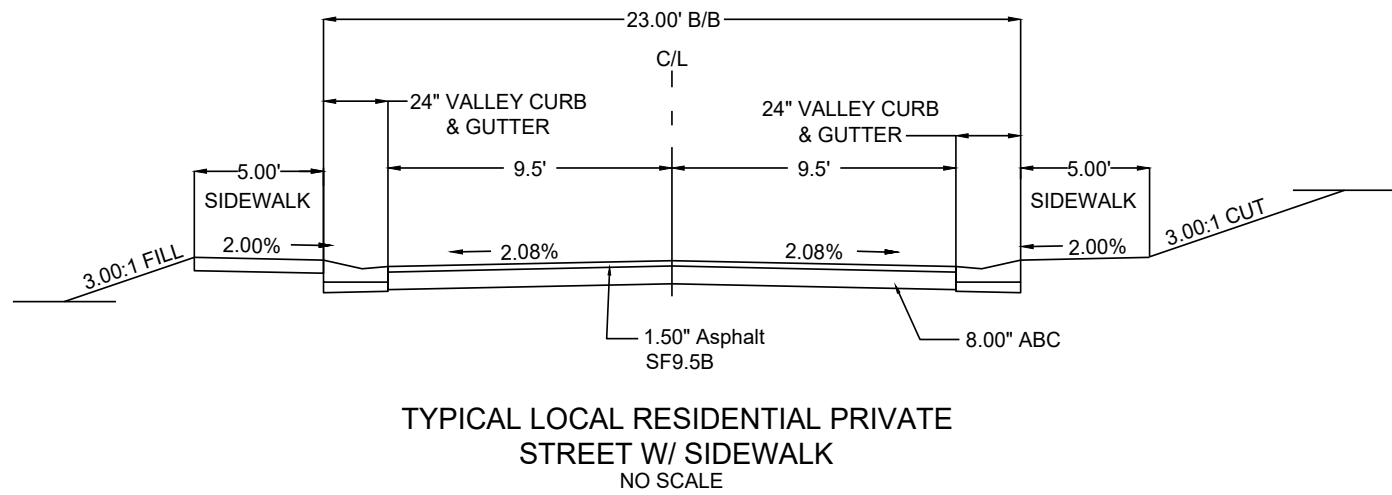
CHAMPION WEST LOT STANDARDS												
ZONING	UNIT TYPE	LOT STANDARDS				MINIMUM SETBACKS (FT.)					BUILDING STANDARDS	
		Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Max. Lot Coverage (%)	Max. Lot Impervious Surface (%)	Front	Side	Side Interior	Side Street	Rear	BUILDING SEPARATION	Max. Height (ft.)
R-6	3+ UNIT TOWNHOMES	1,750	22	55	90	20	0	0	3	2	20	30

Note:
1. Garage setback 25' from back of sidewalk.
2. Driveways on property lines. (Driveways are 18' wide to accommodate 2 vehicles.)

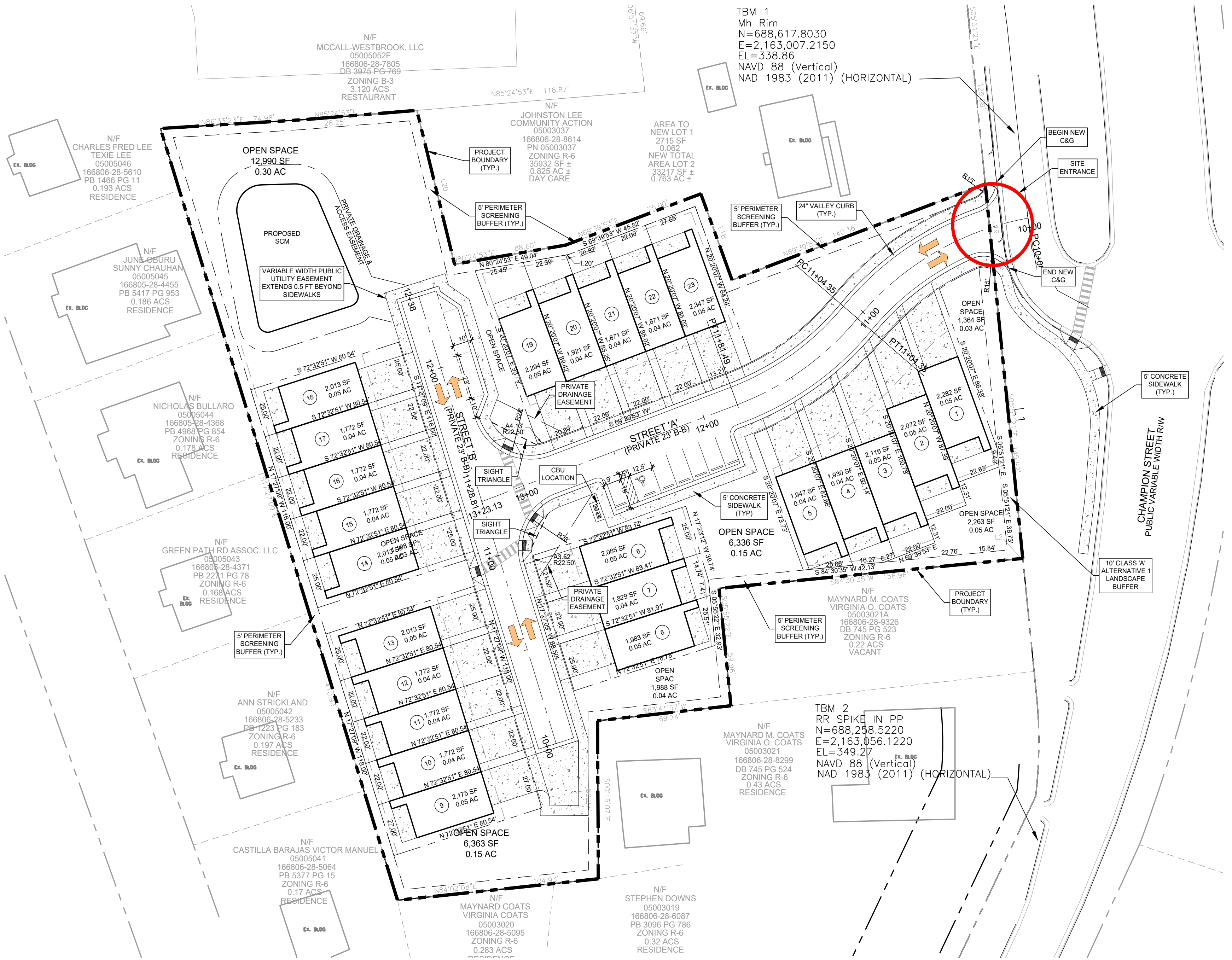
PARKING REQUIREMENTS
§ 155.401(C)(2) FOR TOWNHOMES, (2) SPACES REQUIRED PER UNIT, PROVIDED (2) SPACES IN DRIVEWAY, (1) SPACE IN GARAGE; TOTAL OF (3) SPACES PROVIDED PER UNIT.

OPEN SPACE TABLE	
	SQUARE FEET
REQUIRED OPEN SPACE 1,245 SF/LOT (21 LOTS)	28,635
OPEN SPACE PROVIDED	34,037

*NOTE: ACREAGE SHOWN IS APPROXIMATE AS THIS IS A MAJOR SITE PLAN.

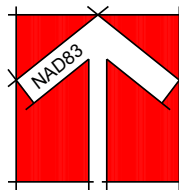


TYPICAL LOCAL RESIDENTIAL PRIVATE
STREET W/ SIDEWALK
NO SCALE



REVISED
8/5/2020 5:11 PM

PRELIMINARY



GRAPHIC SCALE



SOURCES OF INFORMATION:

- EXISTING SURVEY OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED APRIL 10, 2020
- EXISTING TOPO OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED MAY 10, 2020
- EXISTING TOPO OUTSIDE OF SITE FROM JOHNSTON COUNTY LIDAR 2017.
- PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018.
- EXISTING WATER & SEWER MAIN INFORMATION TAKEN FROM TOWN OF CLAYTON GIS MAP.

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919.245-1332
FIRM # C-167

ADAMS & HODGE
ENGINEERING, PC

CHAMPION WEST
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SITE PLAN &
PRELIMINARY PLAT

DESIGN DCA
DRAWN ADS
CHECKED DCA
HORIZONTAL SCALE
VERTICAL SCALE
DATE 04/23/2020
JOB NO.
SHEET

C2.01

CHAMPION WEST TOWNHOMES

CLAYTON, NC



AREA TABULATION

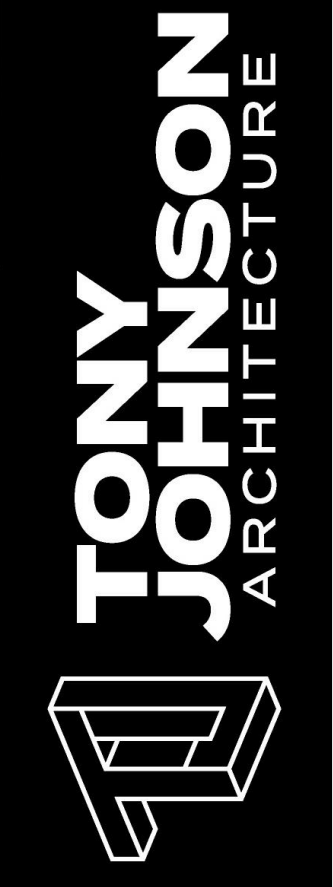
FIRST FLOOR	
HEATED -	623 SQUARE FEET
UNHEATED -	24 SQUARE FEET
SECOND FLOOR	
HEATED -	870 SQUARE FEET
GARAGE	
UNHEATED -	205 SQUARE FEET
SUITE	
HEATED -	N/A
MEAN ROOF HEIGHT	
HEIGHT -	26' - 4"
TOTAL	
HEATED -	1,493 SQUARE FEET
UNHEATED -	229 SQUARE FEET
* AREA IS MEASURED TO INSIDE OF STUDS.	

REVISIONS	
NUMBER	DATE

CHAMPION WEST TOWNHOMES

CLAYTON, NORTH CAROLINA

919.552.7777
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com



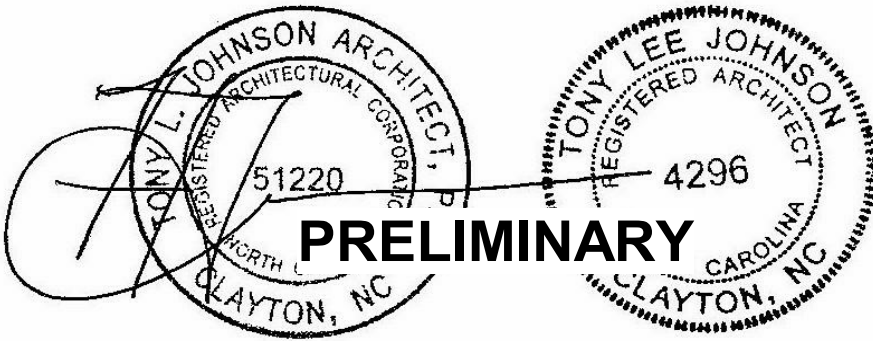
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PROJECT # Project Number

TITLE SHEET

SHEET

A-01

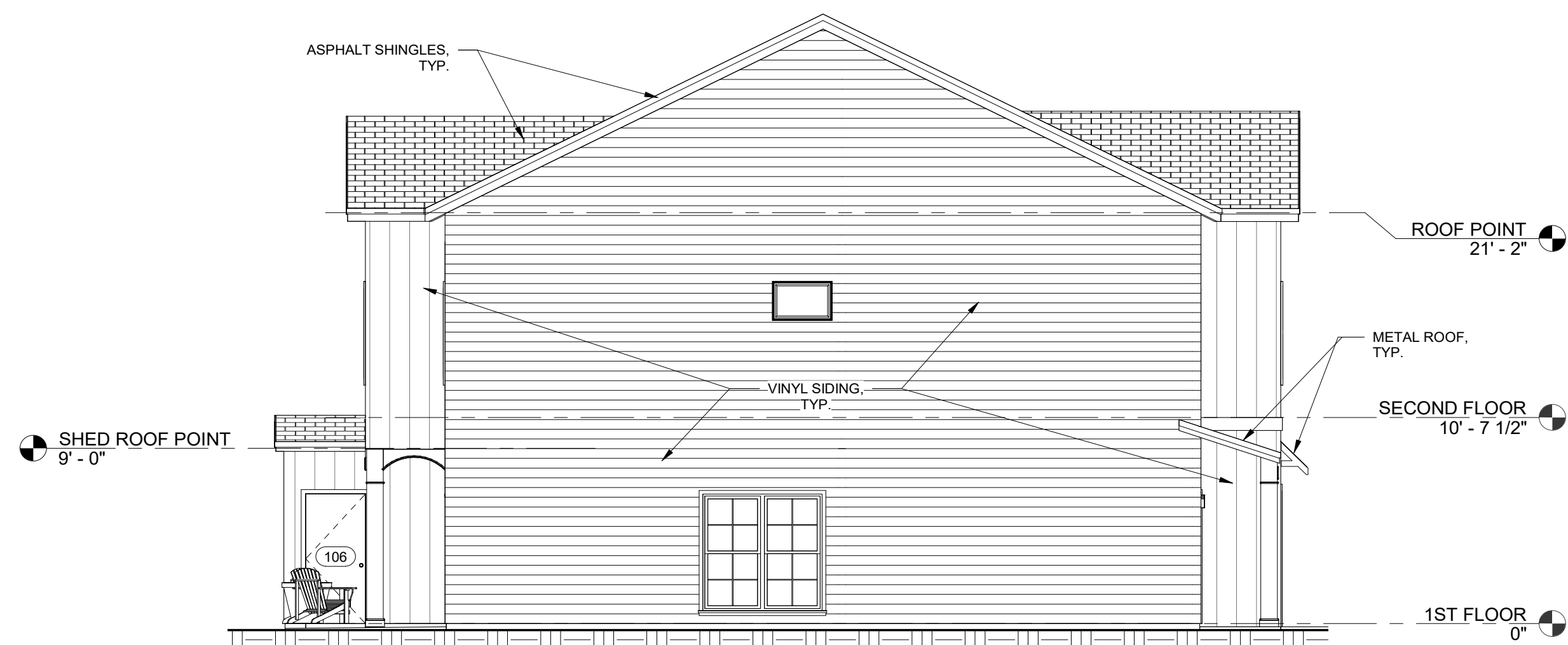




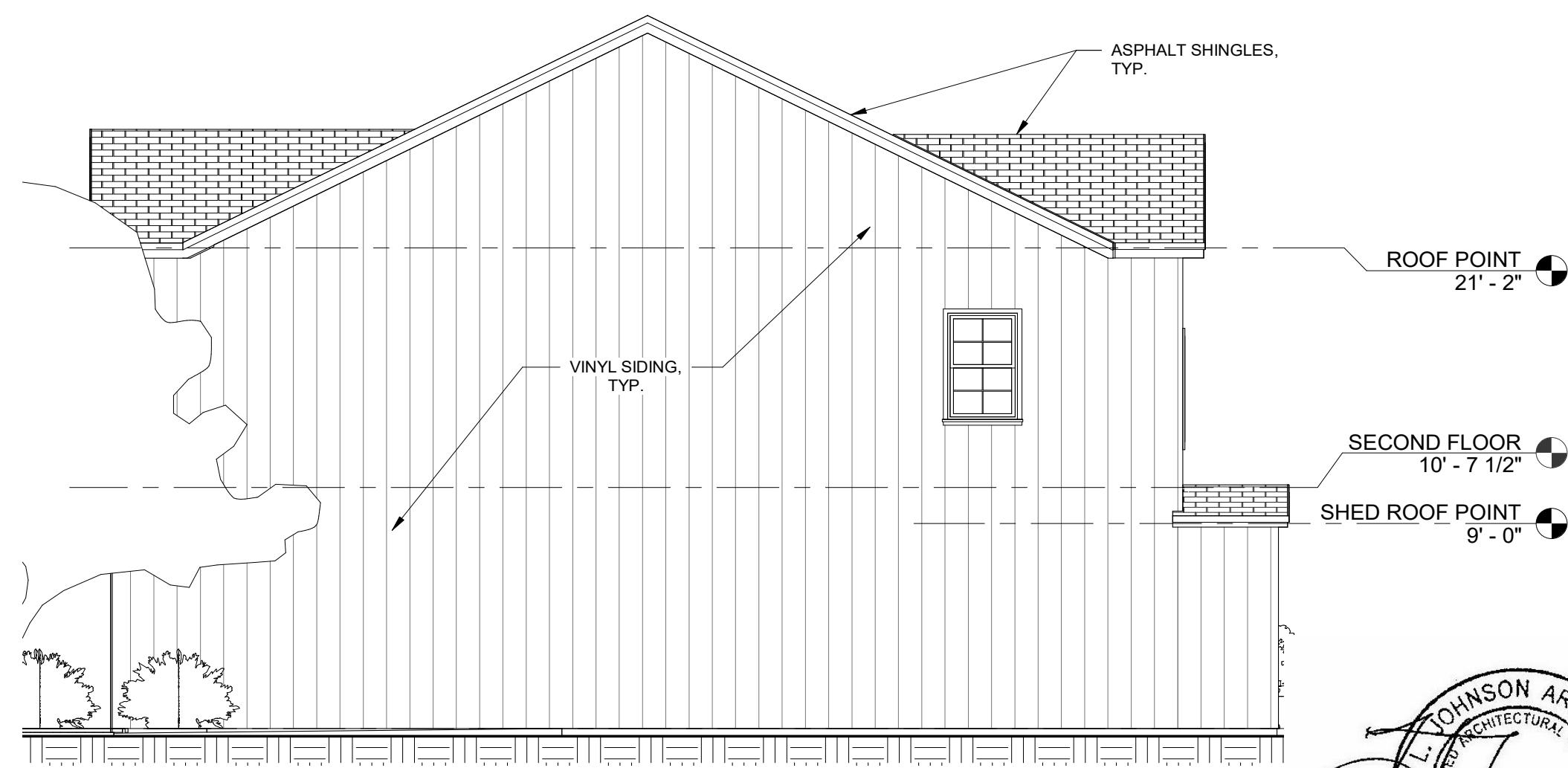
3 BLDG 1 & 2 TYPICAL FRONT ELEVATION
3/16" = 1'-0"



4 BLDG 1 & 2 TYPICAL REAR ELEVATION
3/16" = 1'-0"



1 BLDG 1, 2, & 3 TYPICAL LEFT ELEVATION
3/16" = 1'-0"



2 BLDG 1, 2 & 3 TYPICAL RIGHT ELEVATION
3/16" = 1'-0"

REVISIONS	
NUMBER	DATE

CHAMPION WEST TOWNHOMES

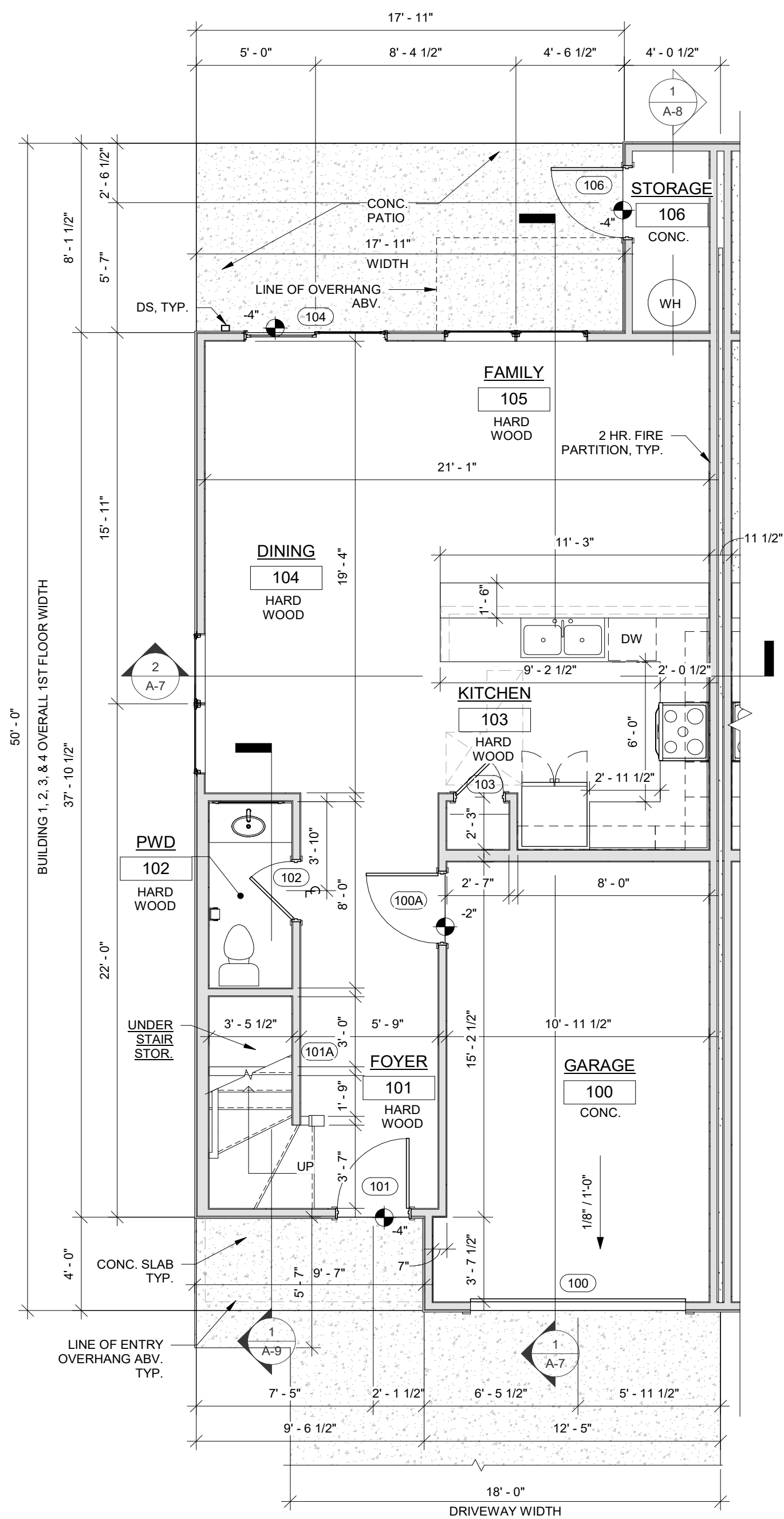
CLAYTON, NORTH CAROLINA

919-552-7777
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com

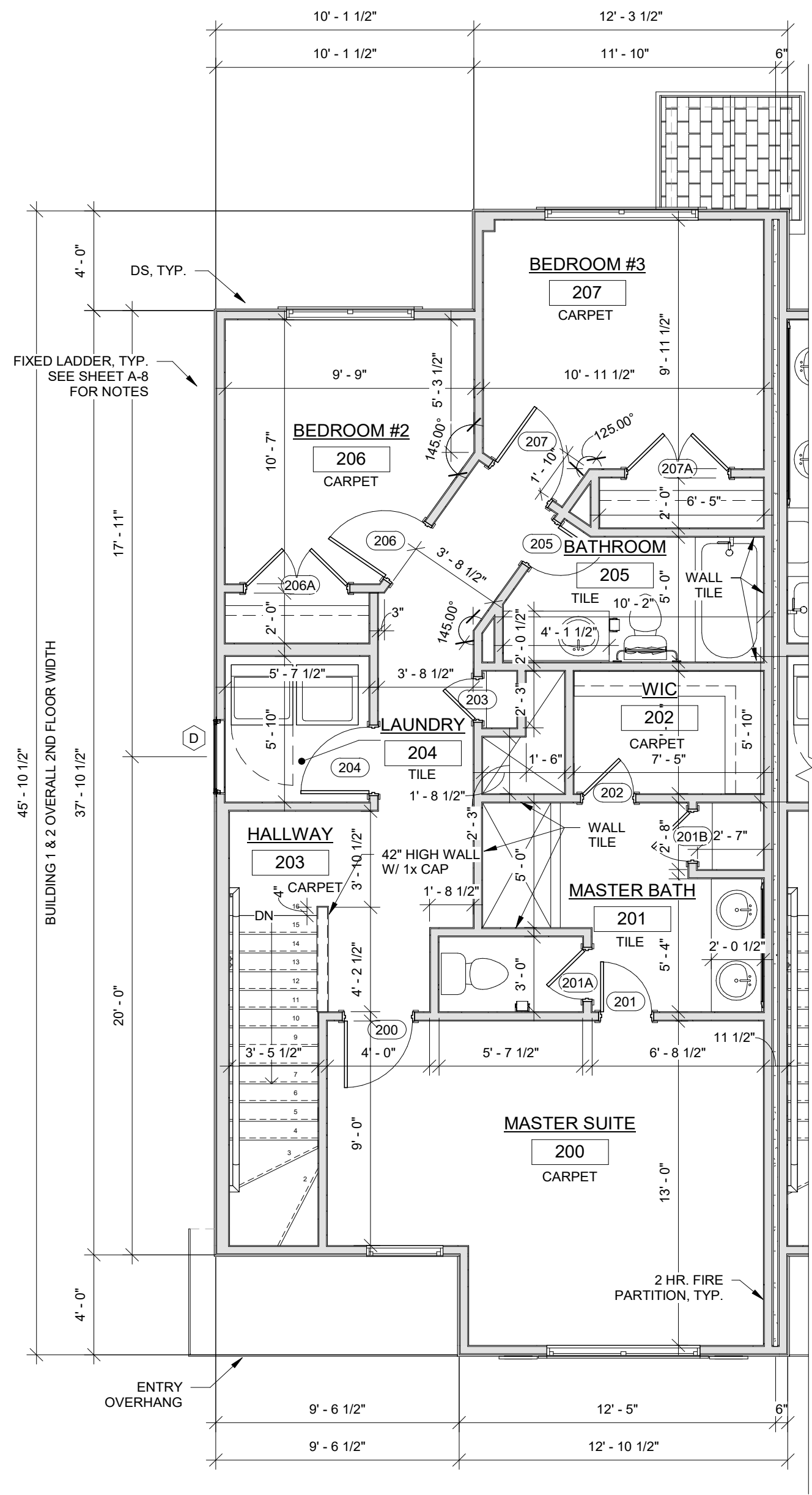


DATE: 10/1/2020 11:22:03 AM
PROJECT # Project Number
EXTERIOR ELEVATIONS
SHEET
A-02

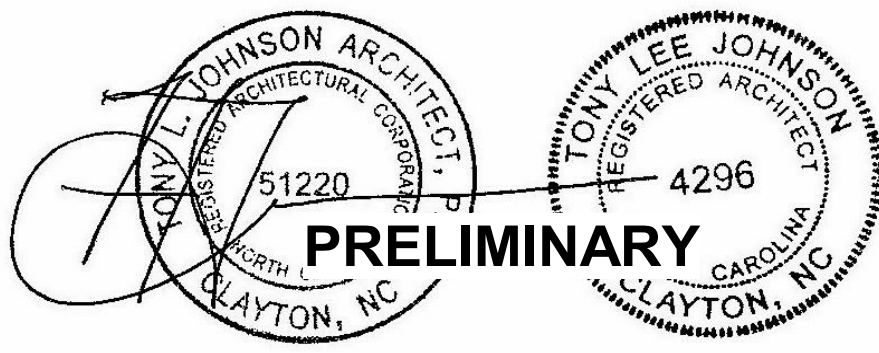




1 ENLARGED TYPICAL FIRST FLOOR PLAN BLDG 1, 2, 3, & 4
1/4" = 1'-0"



2 ENLARGED SECOND FLOOR PLAN UNITS BLDG 1, 2, & 3
1/4" = 1'-0"



REVISIONS	
NUMBER	DATE

CHAMPION WEST TOWNHOMES

CLAYTON, NORTH CAROLINA

919-552-7717
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com



DATE	10/1/2020 11:22:04 AM
PROJECT #	Project Number
ENLARGED FLOOR PLANS	
SHEET	

A-03



328 E. Main Street Clayton, NC 27520 • myHTR.com • 919.550.7355



Bus House



Church—307 Everett Ave., Clayton NC 27520



Hair Studio—211 Champion St., Clayton NC 27520



Lot



Burger King—101 Boling Street, Clayton NC 27520

Residential Summary Statistics

High	Low	Average	Median:
LP: \$239,401	LP: \$149,000	\$227,738	\$233,900
SP: \$ 296,136	SP: \$150,000	\$227,142	\$231,157

RESIDENTIAL - SOLD

MLS #	Address	Subdivision	Beds	Baths	Year Built	Sold /List Price	Total Sq. Ft.	DOM	List Price	List Price/SqFt	Sold Price	Sold Price/SqFt	Closing Date
2272011	428 Cardinal Drive	Country Estates	3	2	1983	1.07	1,139	4	\$155,000	\$136.08	\$165,100	\$130.70	12/19/18
2227492	420 Cardinal Drive	Country Estates	3	2	1984	1.00	1,344	108	\$166,000	\$123.51	\$166,000	\$131.58	05/21/19
2258600	206 Falcon Court	Country Estates	3	2	1985	1.05	1,343	4	\$165,000	\$122.86	\$173,000	\$141.45	11/25/19
2322130	313 Flamingo Drive	Country Estates	3	3	1986	1.03	1,286	1	\$179,000	\$139.19	\$185,000	\$90.11	10/04/19
2246015	422 E Champion Street	Country Estates	3	2	1990	1.03	1,177	3	\$158,500	\$134.66	\$163,000	\$147.79	06/01/20
2227847	416 Westminster Drive	Cobblestone	3	2	1994	1.01	1,487	0	\$170,000	\$114.32	\$172,000	\$99.07	06/09/20
2328336	504 Westminster Drive	Cobblestone	3	2	1994	1.01	1,396	3	\$215,000	\$154.01	\$217,000	\$73.52	06/18/19
2268662	417 Westminster Drive	Cobblestone	3	3	1995	1.00	1,651	0	\$183,000	\$110.84	\$183,000	\$147.85	09/20/19
2223038	509 Westminster Drive	Cobblestone	4	3	1996	1.01	2,059	18	\$193,000	\$93.73	\$194,000	\$135.92	10/15/19
2286479	412 Westminster Drive	Cobblestone	3	3	2001	1.00	1,790	17	\$215,000	\$120.11	\$215,000	\$107.10	10/01/19
2309854	212 Westminster Drive	Cobblestone	3	2	2003	0.99	1,145	3	\$165,000	\$144.10	\$163,000	\$143.12	04/11/19
2285144	613 Avondale Drive	Cobblestone	3	2	2003	1.00	1,230	0	\$165,000	\$134.15	\$165,000	\$135.98	11/13/19
2347881	616 Avondale Drive	Cobblestone	3	2	2003	1.04	1,026	3	\$175,000	\$170.57	\$182,000	\$97.07	06/14/19
2269714	617 Agincourt Place	Cobblestone	3	2	2003	1.01	1,230	6	\$159,900	\$130.00	\$161,500	\$125.60	04/25/19
2267902	629 Agincourt Place	Cobblestone	3	2	2003	1.01	1,026	4	\$149,000	\$145.22	\$150,000	\$130.80	11/19/19
2235297	213 Tavistock Court	Cobblestone	3	2	2004	0.97	1,206	3	\$155,000	\$128.52	\$150,000	\$105.18	03/10/20
2302292	617 Champion Street	Cobblestone	3	3	2004	0.95	1,687	10	\$215,000	\$127.45	\$205,000	\$138.96	02/28/19
2249524	614 Yorkshire Drive	Cobblestone	3	3	2005	0.99	2,361	26	\$235,000	\$99.53	\$232,000	\$129.45	11/12/19
2339314	705 Champion Street	Cobblestone	4	3	2005	1.02	1,618	3	\$220,000	\$135.97	\$225,000	\$82.82	06/04/19
2245651	642 Yorkshire Drive	Cobblestone	4	3	2006	1.01	1,858	5	\$210,000	\$113.02	\$213,000	\$147.20	09/04/20
2238172	12 Drexel Court	Cobblestone	5	4	2007	1.00	3,739	63	\$274,900	\$73.52	\$274,900	\$135.77	12/04/20
2346265	30 Rowan Drive	Cobblestone	3	3	2007	1.00	2,365	5	\$239,900	\$101.44	\$239,900	\$96.55	09/20/19
2271696	32 Chesterfield Court	Cobblestone	4	3	2007	1.00	2,294	21	\$225,000	\$98.08	\$225,000	\$133.77	05/29/19
2240495	76 Averagesboro Drive	Cobblestone	3	3	2007	0.94	2,232	1	\$215,000	\$96.33	\$203,000	\$134.11	10/04/19
2313525	116 Rowan Drive	Cobblestone	3	3	2008	0.99	2,372	12	\$238,000	\$100.34	\$235,000	\$129.79	10/23/19
2266278	106 Yarmouth Drive	Cobblestone	4	3	2010	0.98	2,619	20	\$240,000	\$91.64	\$236,000	\$143.63	08/16/19
2284566	762 Champion Street	Cobblestone	3	3	2010	0.95	1,750	2	\$209,000	\$119.43	\$198,500	\$102.83	09/17/19
2249026	155 Rowan Drive	Cobblestone	4	3	2012	1.02	2,898	27	\$235,000	\$81.09	\$240,000	\$146.34	09/27/19
2271509	160 Rowan Drive	Cobblestone	3	3	2012	1.02	2,320	5	\$220,000	\$94.83	\$224,000	\$128.82	07/10/19
2332856	16 Averagesboro Drive	Cobblestone	4	2	2013	1.01	1,678	4	\$245,000	\$146.01	\$247,000	\$142.36	05/11/20
2351104	16 Averagesboro Drive	Cobblestone	4	3	2013	1.04	1,915	2	\$249,900	\$130.50	\$260,000	\$124.38	03/07/19
2243185	32 Yadkin Street	Creekside Commu	3	2	2014	1.00	1,616	2	\$210,000	\$129.95	\$210,000	\$146.70	07/02/20
2316286	1080 Avondale Drive	Creekside Commu	2	2	2015	0.99	1,536	1	\$229,000	\$149.09	\$227,000	\$138.35	09/16/19
2311906	42 Yadkin Street	Creekside Commu	3	2	2015	0.98	1,604	6	\$230,000	\$143.39	\$225,000	\$133.49	03/26/20
2252297	984 Avondale Drive	Creekside Commu	3	2	2015	1.00	1,591	22	\$215,000	\$135.14	\$215,000	\$101.44	11/13/20
2234457	1005 Lakemont Drive	Bristol	3	2	2016	0.96	1,710	50	\$235,000	\$137.43	\$225,000	\$110.98	06/13/19
2316054	223 Douglas Fir Place	Cobblestone	3	3	2016	0.98	1,561	36	\$233,900	\$149.84	\$229,000	\$143.86	06/19/20
2274619	255 W Falcon Court	Bristol	3	3	2016	1.00	1,554	10	\$214,900	\$138.29	\$215,000	\$98.08	11/04/19
2294465	28 Averagesboro Drive	Cobblestone	3	2	2016	0.97	1,723	52	\$235,900	\$136.91	\$230,000	\$129.95	04/26/19
2246678	301 W Falcon Court	Bristol	4	3	2016	0.98	2,140	19	\$242,500	\$113.32	\$237,500	\$120.11	12/17/19
2284412	1029 Avondale Drive	Creekside Commu	3	2	2017	0.98	1,520	9	\$219,900	\$144.67	\$215,000	\$115.67	01/28/19
2238939	142 Pamlico Drive	Creekside Commu	4	3	2017	0.99	2,627	85	\$258,000	\$98.21	\$255,000	\$110.84	08/15/19
2261113	503 Lakemont Drive	Bristol	4	3	2017	0.97	1,812	11	\$249,900	\$137.91	\$243,000	\$140.27	05/18/20
2307789	52 Yadkin Street	Creekside Commu	3	3	2017	0.96	2,004	2	\$229,900	\$114.72	\$220,000	\$123.51	05/30/19

2270968	522 Lakemont Drive	Bristol	4	3	2017	1.00	1,832	9	\$249,900	\$136.41	\$249,900	\$138.49	05/16/19
2309058	904 Avondale Drive	Creekside Commu	3	2	2017	0.98	1,541	1	\$227,000	\$147.31	\$222,000	\$144.95	08/30/19
2228458	913 Avondale Drive	Creekside Commu	3	2	2017	0.97	1,671	20	\$225,000	\$134.65	\$219,000	\$134.11	09/16/19
2257393	969 Avondale Drive	Creekside Commu	3	2	2017	0.99	1,530	2	\$212,000	\$138.56	\$210,000	\$155.44	08/07/20
2277154	99 Yadkin Street	Creekside Commu	3	2	2017	1.00	1,544	17	\$217,500	\$140.87	\$216,500	\$94.22	02/15/19
2176346	100 Douglas Fir Place	Bristol	4	3	2018	1.00	1,834	0	\$239,700	\$130.70	\$239,700	\$109.78	04/24/20
2223040	135 Douglas Fir Place	Bristol	4	3	2018	0.99	1,556	0	\$224,700	\$144.41	\$222,700	\$136.41	09/30/19
2295225	151 Yadkin Street	Creekside Commu	3	3	2018	0.93	1,987	29	\$225,000	\$113.24	\$209,000	\$124.25	01/23/20
2179821	154 Douglas Fir Place	Bristol	3	2	2018	1.00	1,689	0	\$234,700	\$138.96	\$234,700	\$134.15	11/27/19
2258823	120 W Falcon Court	Bristol	4	3	2019	1.01	1,556	0	\$226,700	\$145.69	\$230,058	\$98.26	07/12/19
2258824	129 W Falcon Court	Bristol	4	3	2019	1.00	1,712	0	\$232,700	\$135.92	\$232,700	\$177.39	11/09/20
2257692	132 W Falcon Court	Bristol	4	3	2019	1.05	2,765	0	\$282,480	\$102.16	\$296,136	\$131.30	09/05/19
2258857	141 W Falcon Lane	Bristol	4	3	2019	1.02	1,834	0	\$245,700	\$133.97	\$249,394	\$121.52	03/18/20
2223274	143 Douglas Fir Place	Bristol	5	3	2019	1.00	1,833	0	\$229,700	\$125.31	\$230,227	\$132.47	09/12/19
2257698	151 W Falcon Court	Bristol	4	4	2019	1.02	1,712	0	\$219,700	\$128.33	\$223,933	\$127.96	11/22/19
2258692	154 W Falcon Court	Cobblestone	5	3	2019	1.02	1,833	0	\$232,700	\$126.95	\$237,280	\$146.20	08/27/19
2240080	161 Douglas Fir Place	Bristol	4	3	2019	1.01	1,856	0	\$245,700	\$132.38	\$248,281	\$114.64	06/14/19
2250263	164 W Falcon Court	Bristol	4	3	2019	1.00	1,834	0	\$245,700	\$133.97	\$245,950	\$143.13	03/18/19
2256896	173 W Falcon Court	Bristol	3	3	2019	1.02	1,781	0	\$226,600	\$127.23	\$231,157	\$120.64	03/20/20
2252970	174 W Falcon Court	Bristol	3	3	2019	1.00	1,515	0	\$217,604	\$143.63	\$217,604	\$139.06	09/25/20
2252971	184 W Falcon Court	Bristol	4	3	2019	1.00	2,765	0	\$284,322	\$102.83	\$284,322	\$138.27	02/13/20
2258862	187 W Falcon Court	Bristol	4	3	2019	1.00	1,556	0	\$227,700	\$146.34	\$227,700	\$147.94	06/03/20
2282522	57 Yadkin Street	Creekside Commu	3	3	2019	0.99	1,658	0	\$208,337	\$125.66	\$206,000	\$155.88	05/07/20
2258691	62 W Falcon Court	Cobblestone	4	3	2019	1.00	1,856	0	\$245,700	\$132.38	\$245,870	\$139.34	05/13/20
2282982	621 Lakemont Drive	Bristol	3	3	2019	1.00	2,010	0	\$257,190	\$127.96	\$257,190	\$137.08	03/12/20
2226177	653 Lakemont Drive	Bristol	3	3	2019	1.00	1,556	0	\$222,700	\$143.12	\$222,707	\$129.81	05/07/20
2282432	698 Lakemont Drive	Bristol	4	4	2019	0.95	2,321	0	\$293,401	\$126.41	\$280,000	\$150.22	05/07/20
2275067	709 Lakemont Drive	Cobblestone	3	3	2019	1.00	1,763	0	\$243,774	\$138.27	\$243,774	\$130.06	03/31/20
2277585	712 Lakemont Drive	Bristol	4	3	2019	1.00	1,557	0	\$229,900	\$147.66	\$230,350	\$129.79	05/29/20
2293489	715 Lakemont Drive	Bristol	3	2	2019	0.99	1,693	0	\$266,900	\$157.65	\$263,900	\$125.55	04/28/20
2293210	721 Lakemont Drive	Bristol	4	3	2019	1.00	1,858	0	\$258,900	\$139.34	\$258,900	\$151.19	06/17/20
2277192	740 Lakemont Drive	Bristol	5	3	2019	1.00	1,833	0	\$238,400	\$130.06	\$238,400	\$136.53	04/23/20
2277205	748 Lakemont Drive	Bristol	4	3	2019	0.98	2,035	0	\$261,400	\$128.45	\$255,500	\$90.95	03/28/19
2297703	753 Lakemont Drive	Bristol	4	3	2019	1.01	1,557	0	\$233,900	\$150.22	\$235,400	\$113.43	11/12/19
2277226	756 Lakemont Drive	Bristol	4	3	2019	1.00	1,834	0	\$250,400	\$136.53	\$250,400	\$147.43	01/30/20
2268343	778 Lakemont Drive	Bristol	4	3	2019	1.00	1,557	0	\$233,800	\$150.16	\$233,800	\$137.35	06/23/20
2268349	786 Lakemont Drive	Bristol	5	3	2019	1.00	1,833	0	\$238,200	\$129.95	\$238,200	\$150.16	03/02/20
2279397	793 Lakemont Drive	Bristol	3	2	2019	1.00	1,514	0	\$239,900	\$158.45	\$239,900	\$129.95	05/08/20
2279295	801 Lakemont Drive	Bristol	4	3	2019	1.00	1,834	0	\$253,400	\$138.17	\$253,400	\$158.45	04/24/20
2268391	802 Lakemont Drive	Bristol	3	2	2019	1.01	1,514	0	\$244,700	\$161.62	\$247,442	\$138.56	01/23/20
2266799	810 Lakemont Drive	Bristol	5	3	2019	1.00	1,833	0	\$240,400	\$131.15	\$240,400	\$138.17	04/08/20
2278866	817 Lakemont Drive	Bristol	5	3	2019	1.00	1,833	0	\$241,400	\$131.70	\$241,400	\$163.44	01/23/20
2349298	817 Lakemont Drive	Bristol	5	3	2019	0.97	1,868	2	\$271,900	\$145.56	\$265,000	\$131.15	03/31/20
2293199	829 Lakemont Drive	Bristol	4	3	2019	1.00	1,858	0	\$255,517	\$137.52	\$255,517	\$131.70	03/18/20
2268375	834 Lakemont Drive	Bristol	4	3	2019	1.01	1,858	0	\$244,900	\$131.81	\$246,630	\$141.86	11/06/20
2292862	837 Lakemont Road	Bristol	4	3	2019	1.00	1,712	0	\$235,968	\$137.83	\$235,968	\$137.52	01/16/20
2226949	95 Douglas Fir Place	Bristol	4	3	2019	1.00	1,556	0	\$224,700	\$144.41	\$224,700	\$132.74	01/29/20
2244574	98 W Falcon Court	Bristol	4	3	2019	1.07	1,856	0	\$245,700	\$132.38	\$262,217	\$137.83	01/10/20
2278862	722 Lakemont Drive	Bristol	4	3	2020	1.00	1,834	0	\$251,400	\$137.08	\$251,400	\$123.41	04/30/20
2297717	729 Lakemont Drive	Bristol	5	3	2020	1.00	1,833	0	\$237,900	\$129.79	\$237,934	\$144.06	04/22/20
2297736	737 Lakemont Drive	Bristol	4	3	2020	1.00	1,557	0	\$233,900	\$150.22	\$233,900	\$131.06	03/11/19
2297745	745 Lakemont Drive	Bristol	5	3	2020	1.00	1,833	0	\$237,900	\$129.79	\$237,900	\$144.41	07/19/19
2275163	764 Lakemont Drive	Bristol	4	3	2020	1.00	1,556	0	\$229,400	\$147.43	\$229,400	\$137.25	07/02/19

2297714	767 Lakemont Drive	Bristol	4	3	2020	1.00	1,834	0	\$251,900	\$137.35	\$251,900	\$141.28	08/27/19
2268353	794 Lakemont Drive	Bristol	4	3	2020	1.02	1,834	0	\$248,700	\$135.61	\$254,120	\$135.14	06/28/19
2292214	845 Lakemont Drive	Bristol	4	3	2020	1.00	2,187	0	\$269,900	\$123.41	\$269,900	\$140.22	11/22/19
2267085	21 Averagesboro Drive	Cobblestone	3	2	2006	0.98	2,250	1	\$207,500	\$92.22	\$203,750	\$90.56	08/30/19
2272438	413 Westminister Drive	Cobblestone	3	2	1994	0.95	1,875	15	\$214,900	\$114.61	\$205,000	\$109.33	10/04/19
2233784	140 Douglas Fir Place	Bristol	4	2	2019	1.02	2,053	0	\$254,700	\$124.06	\$259,872	\$126.58	05/16/19
Avg			3	2	2012	1.00	1793	7	\$ 227,537.00	\$ 129.96	\$227,143.00	\$ 129.83	
Min			2	2	1983	0.93	1026	0	\$ 149,000.00	\$ 73.52	\$150,000.00	\$ 73.52	
Max			5	4	2020	1.07	3739	108	\$ 293,401.00	\$ 170.57	\$296,136.00	\$ 177.39	
Median			4	3	2018	1.00	1781	0	\$ 233,800.00	\$ 133.97	\$231,157.00	\$ 133.77	

RESIDENTIAL - PENDING

MLS #	Address	Subdivision	Beds	Baths	Year Built	Sold /List Price	Total Sq. Ft.	DOM	List Price	List Price/SqFt	Sold Price	Sold Price/SqFt	Closing Date
2354820	78 Chesterfield Court	Cobblestone	3	3	2006		1,396	1	\$189,900	\$136.03			12/15/20
2356428	811 Yorkshire Drive	Cobblestone	3	3	1996		1,687	3	\$235,900	\$139.83			01/06/21
2356045	1064 Avondale Drive	Creekside Comm	3	3	2017		1,977	3	\$240,000	\$121.40			01/25/21
2336176	118 Black Oak Court	Bristol	4	3	2020		1,557	0	\$266,484	\$171.15			01/07/21
2320498	785 Lakemont Drive	Bristol	4	3	2020		1,557	0	\$267,000	\$171.48			01/21/21
2352785	424 Champion Street	Countrywood Est	3	2	1990		1,150	1	\$187,900	\$164.39			12/16/2020
Avg			3	2	2008		1554	1	\$ 231,197.00	\$ 150.55			
Min			2	2	1990		1150	0	\$ 187,900.00	\$ 121.40			
Max			4	3	2020		1977	3	\$ 267,000.00	\$ 171.48			
Median			3	3	2011		1557	1	\$ 237,950.00	\$ 151.61			

HOMETOWNE REALTY

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold evidentiary hearings on Monday, December 21, 2020, at 6 PM at Town Hall, 111 East Second Street, to consider the following requests:

- 2020-62-SUP Champion West Special Use Permit; to allow the use of townhomes in the R-6 zoning district. The subject property is located west of Champion Street and Amos Street, south of US HWY 70 Business. TAG # 05003022, 05003023, 05003024.
- 2020-61-SD Champion West Preliminary Plat; request to develop 23 townhomes in the R-6 zoning district. The subject property is located west of Champion Street and Amos Street, south of US HWY 70 Business. TAG # 05003022, 05003023, 05003024.

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

This is an open meeting and the public is invited to attend.

Jeff Caines, Planner
919-553-5002

The Johnstonian Newspaper

Please advertise on the following dates:

Wednesday, December 9, 2020

Wednesday, December 16, 2020

Affidavit of publication required.



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

TRC CERTIFICATION

November 17, 2020

Donnie Adams/Amy Stancil
314 E. Main Street
Clayton, NC 27520
Donnie@adamsandhodge.com / Amy@adamsandhodge.com

Re: 2020-61-SD Champion West Major Subdivision and 2020-62-SUP Champion West Special Use Permit

Mr. Adams / Ms. Stancil,

The project listed above has received certification from the Technical Review Committee on November 17, 2020. In order to prepare for your upcoming Town Council meeting, please submit **ONE** clean, digital copy of your latest site plan no later than 5PM on November 24, 2020. Please email Submittals@townofclaytonnc.org and copy my email address. Please label the email "Final Digital Copy for Town Council". The project will now proceed to the following meeting:

Town Council: Monday December 7, 2020 at 6:00pm

Please let me know if you have any questions or need further assistance.

Thank you,

Lori Bryant
Development Services Coordinator
Lbryant@townofclaytonnc.org
(919) 359-9337

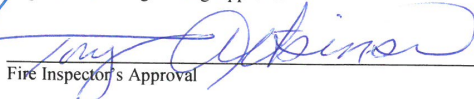
Staff Approval:


Project Manager's Approval

11/17/2020
Date


Department of Engineering Approval

11/17/2020
Date


Fire Inspector's Approval

11-19-2020
Date

Updated February 2019

**TOWN OF CLAYTON
SPECIAL USE PERMIT
#2020-62-SUP
GRANTED**

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

Applicant: Adam & Hodges Engineering

Property Owner: Cloudbreak Investments

Property Location: 305 Champion Street

Brief Property Description: 2.338 acres

Tax Parcel Number: 05003022

Proposed Use of Property: Single Family Townhomes

Hearing Date: December 21, 2020

Having heard all the evidence and argument presented at the hearing, the Town Council makes the following findings:

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

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

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

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

ADDITIONAL CONDITIONS:

1. These Conditions of Approval, and any others included with the associated Preliminary Plat (2020-61-SD) shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and final approval.
2. Dimensional standards shall be set by those indicated on the associated Preliminary Plat (2020-61-SD). Any deviations from these standards are pursuant to modifications as outlined in Section 155.711 of the Unified Development Code.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

TOWN OF CLAYTON

BY: _____
Jody McLeod
Mayor

DATE: _____
[Note: within 14 days of decision per Code Section 155.702(G)]

ATTEST:

_____(SEAL)
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**Town of Clayton
Town Council
SUP Motion Sheet**

After considering the competent, material, and substantial evidence presented, including the application and materials of record, I move to (PICK ONE):

- ☐ Approve
- ☐ Deny
- ☐ Approve with Conditions

SUP Application **#2020-62-SUP – Champion West – Special Use Permit.**

This motion is based on the following findings:

1. 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.

OR

The application **WILL** materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved. (State evidence supporting finding.)

2. The application **MEETS** all required specifications and **CONFORMS** to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations.

OR

The application **DOES NOT MEET** all required specifications and **DOES NOT CONFORM** to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations. (State evidence supporting finding.)

**MOTION FORM
#2020-62-SUP
CHAMPION WEST
ITEM 6A**

3. 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.

OR

The application **WILL** substantially injure the value of adjoining or abutting property, and **WILL** be detrimental to the use or development of adjacent properties or other neighborhood uses. (State evidence supporting finding).

4. 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.

OR

The application **WILL** adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties. (State evidence supporting finding.)

[If approved with conditions] The applicant meets the above findings subject to the following conditions:

**MOTION FORM
#2020-62-SUP
CHAMPION WEST
ITEM 6A**



Town Council Agenda Cover Sheet

Meeting Date

December 21, 2020

Agenda Location

Public Hearings

Item Title

Champion West Townhomes – Subdivision and Special Use Permit

Presenter

Samantha Wullenwaber, AICP – Planning Director

Summary/Description

Champion West – Subdivision

The applicant is requesting a Preliminary Plat approval to develop the site for townhomes on the subject property, which is zoned Single-Family Residential 6 (R-6). Per UDC requirements, the use of townhomes in this district is only permitted with an approved Special Use Permit which is running concurrently with this application via 2020-62-SUP.

Requested Action

Approval with Conditions

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.



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

MAJOR SUBDIVISION (PRELIMINARY PLAT) APPLICATION

- ☒ New Major Subdivision: \$400.00 + \$5.00 per lot
☒ Conventional
☐ Open Space
☐ Master Plan
- ☐ Modification to approved plan
☐ Major: \$400.00 + \$5.00 per lot modified
☐ Minor: \$200.00 + \$5.00 per lot modified
Modified Plan: _____
- Advertising Fee: \$200.00

SITE INFORMATION

Name of Project: Champion West Acreage of Property: 2.338acs
Tag #: See Exhibit A NC Pin #: See Exhibit A
Location: 305 Champion Street
Number of lots (Existing): 0 (Proposed): 23 Min. Lot Size: 1,750 sf
Zoning District: R-6 Electric Provider: Town of Clayton
Wastewater: ☐ Septic ☒ Sewer Water: ☐ Well ☒ Public/Private Water
Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – acreage: _____

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 314 E. Main Street, Clayton, NC 27520
Phone Number: 919-243-1332 Fax: _____
Contact Person: Donnie Adams / Amy Stancil
Email Address: donnied@adamsandhodge.com / amy@adamsandhodge.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: Cloudbreak Investments LLC

Mailing Address: PO Box 189

Fax: _____

Email Address: nathan@nlevans.com

EXPLANATION OF PROJECT

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

See Exhibit B

[illegible]

FINDINGS OF FACT

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

- (1) Consistency with the adopted plans and policies of the Town..

See Exhibit B

- (2) The subdivision meets all required specifications of this chapter.

See Exhibit B

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

See Exhibit B

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

See Exhibit B

****Planned developments must also meet the Master Plan Approval Criteria in Section 155.705(J)****

MAJOR SUBDIVISION PLAN CHECKLIST

Pursuant to Article 7, Section 155.706 of the Unified Development Code, applications requesting a public hearing or administrative approval process shall submit a plan set to the Planning Department. These plans may include Master Plan, Site Plan, Subdivision Plan, Regulating Plan, Architectural Elevations, Landscape Plan, Photometric/Lighting Plan, Engineering Plans, and Survey. The plan requirements shall be based on the type of development application or approval process.

PLAN FORMAT

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

- All plans and architectural elevations shall be limited to 24" x 36" in size, and **folded to an 8.5" x 11" format.**

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

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

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

Amy D. Stancil

Print Name



Signature of Applicant

05/01/2020

Date



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

OWNER'S CONSENT FORM

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

Project Name: Champion West Address or PIN #: 166806-28-8410

AGENT/APPLICANT INFORMATION:

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

314 E Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision (Planning) Final Plats
Construction Plans Administrative Amendment

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:

Thomas Alan Stephenson & Elizabeth King Stephenson
(Name - type, print clearly)

2013 Smith Dr
(Address)
Clayton, NC 27520
(City, State, Zip)

Thomas A. Stephenson & Elizabeth King Stephenson
(Owner's Signature)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Kacie Wallace, a Notary Public for the above State and County, this the 29th day of April, 2020.

SEAL

KACIE WALLACE
Notary Public
Wake Co., North Carolina
My Commission Expires May 18, 2024

Kacie Wallace
Notary Public

My Commission
Expires:

May 18, 2024

April 2019

17 of 17



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: Champion West **Address or PIN #:** 166806-28-8503, 166806-28-6580

& 166806-28-6528

AGENT/APPLICANT INFORMATION:

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

314 E Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Major Subdivision (Planning)

Final Plats

Construction Plans

Administrative Amendment

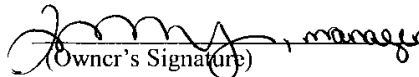
Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

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:

Cloudbreak Investments, LLC
(Name - type, print clearly)

PO Box 189
(Address)


(Owner's Signature)

Clayton, NC 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Natalie W Braxton, a Notary Public for the above State and County, this the 29 day of April, 20 20.

SEAL


Notary Public

My Commission
Expires:

09-20-22

April 2019

17 of 17

ADJACENT PROPERTY OWNERS LIST

Project Name: Champion West

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

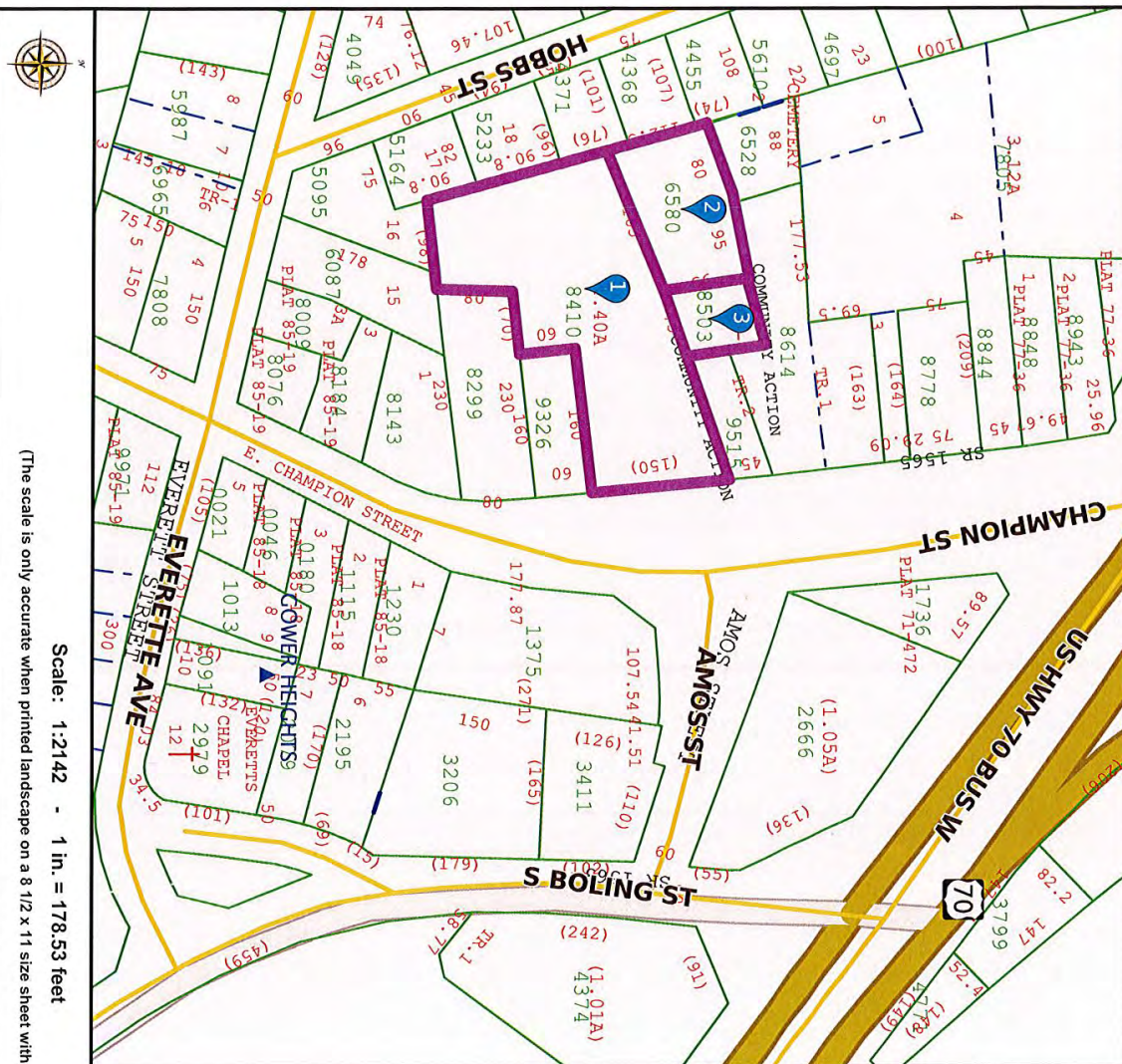
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

[illegible]

Exhibit A

**Tag # and NC Pin #'s
for site**

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



Scale: 1:2142 - 1 in. = 178.53 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
February 3, 2020

Result 1

id: 05003022
Tag: 05003022
NCPin: 166806-28-8410
Mapsheet No: 166806
Owner Name 1: STEPHENSON, THOMAS ALAN
Owner Name 2: STEPHENSON, ELIZABETH KING
Mail Address 1: 2013 SMITH DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8253
Site Address 1: 305 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 05438
Page: 0549
Market Value: 71250
Assessed Acreage: 1.400
Calc. Acreage: 1.380
Sales Price: 0
Sale Date: 2019-10-02



*** DISCLAIMER ***

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

Result 2

id: 05003023
Tag: 05003023
NCPin: 166806-28-6580
Mapsheet No: 166806
Owner Name 1: STEPHENSON, JENNIE ESTATE
Owner Name 2:
Mail Address 1: 6725 S FRY RD STE 700 PMB 318
Mail Address 2:
Mail Address 3: KATY, TX 77494-8103
Site Address 1:
Site Address 2:
Book: 00937
Page: 0771
Market Value: 13290
Assessed Acreage: 0.410
Calc. Acreage: 0.410
Sales Price: 0
Sale Date: 1983-01-01

Result 3

id: 05003024
Tag: 05003024
NCPin: 166806-28-8503
Mapsheet No: 166806
Owner Name 1: STEPHENSON, JENNIE ESTATE
Owner Name 2:
Mail Address 1: 6725 S FRY RD STE 700 PMB 318
Mail Address 2:
Mail Address 3: KATY, TX 77494-8103
Site Address 1:
Site Address 2:
Book: 00937
Page: 0771
Market Value: 5870
Assessed Acreage: 0.150
Calc. Acreage: 0.150
Sales Price: 0
Sale Date: 1983-03-07

Exhibit B

Explanation of Project Findings of Fact

Explanation of Project

Champion West townhomes are proposed to be constructed on 2.338 acres of land located on Champion Street. The development is comprised of 23 two story townhomes located on private streets that will be constructed to Town of Clayton standards.

The adjacent zonings and uses around the property are R-6 single family houses except for the far north adjacent property that is zoned B-3. The townhomes will require a special use permit that request a maximum density of 10 units per acre (9.84 units/ac actual).

Water, sewer and electric will be provided by the Town of Clayton. Stormwater management facilities are located on-site and will be designed and constructed to the Town of Clayton standards.

There are no active or passive recreational facilities proposed on-site. The project is proposed that a fee in lieu of on-site recreational facilities will be paid to the Town of Clayton.



Item No. 1 The subdivision is consistent with the adopted plans and policies of the Town.

The proposed development is in compliance with the Town of Clayton Comprehensive Plan 2040. In the Plan, the area of the townhome subdivision is designated as High Density Residential (HDR) land use. The HDR land use encourages higher density residential development by using multifamily developments (apartments and townhomes) that have high density (up to 12 units/ac). The proposed development has a total acreage of 2.338 acres with .83 acres of open space. When the density is calculated at build out using 23 units, the density ratio is 9.84 units per acre of developable land. The proposed townhome development will continue to address the high density residential component envisioned in the Comprehensive Plan 2040 and will complement the surrounding areas on Champion Street.

Item No. 2 The subdivision meets all required specifications of the Unified Development code.

The subdivision meets or exceeds all applicable development standards that are established in the Subdivision Regulations and the Unified Development Code. The private streets are designed so as to provide a development with safe streets for both vehicles and pedestrians. Public utilities are designed so as to provide adequate water for consumption as well as fire protection while the sewer collection system is designed to protect the health and welfare of the public. Area lighting is provided so as to provide a safe environment for the residents. Storm water management facilities have been incorporated into the design as to manage the volume of storm water as well as the quality of physical improvements during construction so as to minimize off site discharge of sediments. Passive and active recreation opportunities have been provided through open space, and indirectly through recreational assessment fees. By incorporating buffers, open space and landscaping the aesthetic quality of the development and as well as adjacent properties is maintained.

Item No. 3 The subdivision will not be detrimental to the use of orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

The Champion West development will be a development of single family townhomes. Even though the area around the development is primarily single family homes, the townhomes will offer refreshing and updated esthetics. The uses are in keeping with the surrounding properties.



ADAMS & HODGE
ENGINEERING, PC

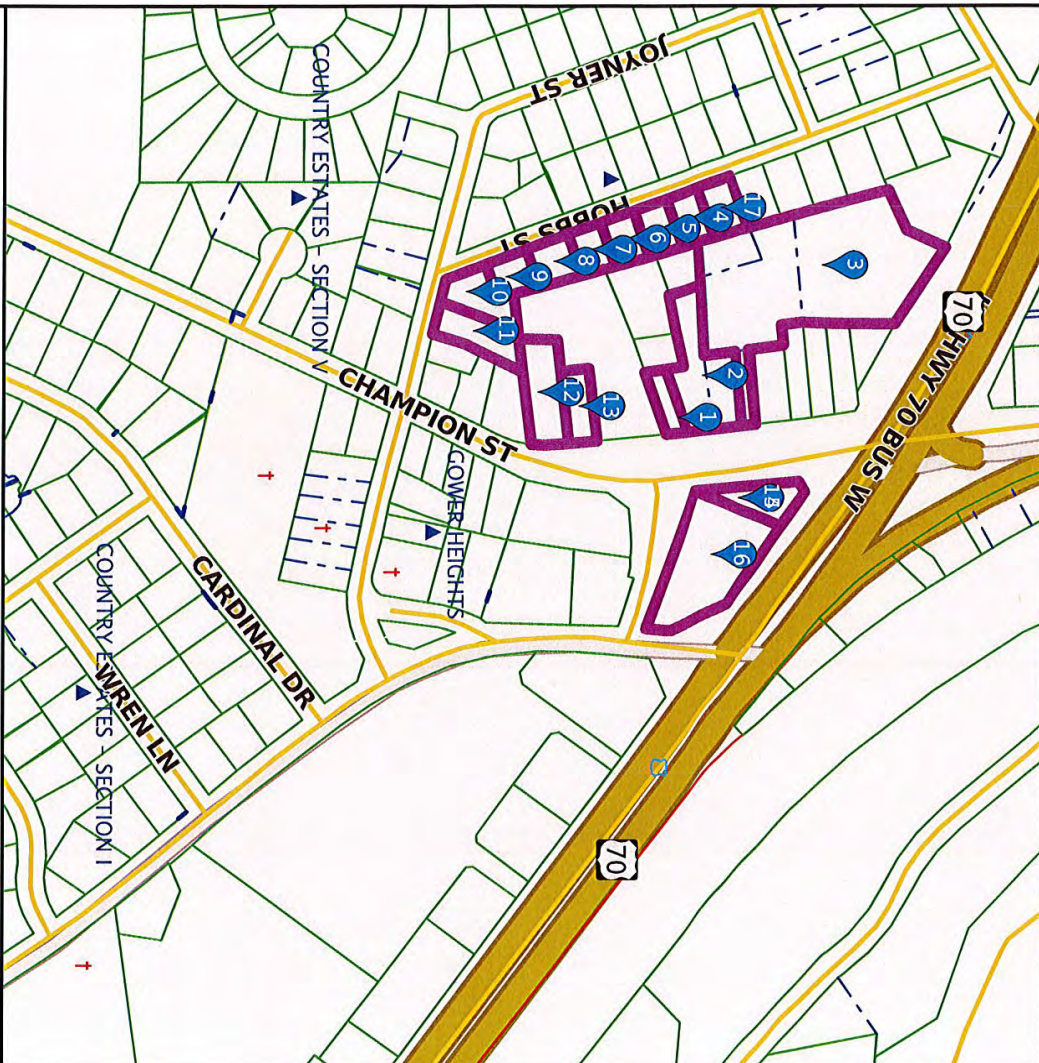
Item No. 4 That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate are, will provide for the unifies and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

The distribution of traffic has been given much consideration when laying out the site success point and the internal private roads that serve the townhomes. Additional considerations were given to simplifying the traffic pattern in the vicinity of Champion Street in order to focus on safety. Care has been exercised in the townhome subdivision to protect the environment by prudent use of buffers and landscaping. The public's safety and health have been addressed by providing public water and sewer that meet the Town and State requirements. Storm water quality has been addressed during construction with erosion control measures and in the long term with storm water management facilities that address not only the quality of water but also the quantity of water. Streets are so designed as to be safe for pedestrians and vehicles alike by providing adequate separation, traffic control and lighting. The public's health and welfare are further addressed by the townhome subdivision providing passive and active recreation opportunities offsite utilizing municipal recreation facilities via recreation assessment fees.

Exhibit C

Adjacent Property Owners List

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



Scale: 1:4285 - 1 in. = 357.07 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
April 28, 2020

Result 1

id: 05003035
Tag: 05003035
NCPin: 166806-28-9515
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY
ACTION

Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:

Book:

Page:

Market Value: 28500

Assessed Acreage: 1.000

Calc. Acreage: 0.150

Sales Price: 0

Sale Date:



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Result 2

id: 05003037
Tag: 05003037
NCPin: 166806-28-8614
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY
ACTION
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 311 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00914
Page: 0215
Market Value: 105570
Assessed Acreage: 0.750
Calc. Acreage: 0.730
Sales Price: 0
Sale Date: 1982-01-01

Result 4

id: 05005046
Tag: 05005046
NCPin: 166806-28-5610
Mapsheet No: 166806
Owner Name 1: LEE, CHARLES FRED
Owner Name 2: LEE, TEXIE C
Mail Address 1: 2130 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 920 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01466
Page: 0011
Market Value: 73300
Assessed Acreage: 1.000
Calc. Acreage: 0.193
Sales Price: 35000
Sale Date: 1995-09-05

Result 3

id: 05005052F
Tag: 05005052F
NCPin: 166806-28-7805
Mapsheet No: 166806
Owner Name 1: MCCALL-WESTBROOK, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 10906
Mail Address 3: GOLDSBORO, NC 27532-0906
Site Address 1: 10365 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 03975
Page: 0769
Market Value: 2601760
Assessed Acreage: 3.120
Calc. Acreage: 2.920
Sales Price: 0
Sale Date: 2011-04-26

Result 5

id: 05005045
Tag: 05005045
NCPin: 166805-28-4455
Mapsheet No: 166805
Owner Name 1: OBURO, JUNE A.
Owner Name 2: CHAUHAN, SUNNY
Mail Address 1: 924 HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2933
Site Address 1: 924 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05417
Page: 0953
Market Value: 135210
Assessed Acreage: 1.000
Calc. Acreage: 0.186
Sales Price: 0
Sale Date: 2019-08-30



*** DISCLAIMER ***

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Result 6

id: 05005044
Tag: 05005044
NCPin: 166805-28-4368
Mapsheet No: 166805
Owner Name 1: BULLARO, NICHOLAS A
Owner Name 2:
Mail Address 1: 2021 WYNSTON WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3736
Site Address 1: 926 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 04968
Page: 0854
Market Value: 138730
Assessed Acreage: 1.000
Calc. Acreage: 0.178
Sales Price: 75000
Sale Date: 2017-06-01

Result 7

id: 05005043
Tag: 05005043
NCPin: 166805-28-4371
Mapsheet No: 166805
Owner Name 1: GREEN PATH ROAD
ASSOCIATES LLC
Owner Name 2:
Mail Address 1: 2153 MEDLIN ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 928 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 02271
Page: 0078
Market Value: 73300
Assessed Acreage: 1.000
Calc. Acreage: 0.168
Sales Price: 48000
Sale Date: 2002-08-09

Result 8

id: 05005042
Tag: 05005042
NCPin: 166806-28-5233
Mapsheet No: 166806
Owner Name 1: STRICKLAND, ANN M
Owner Name 2:
Mail Address 1: 932 EAST HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 932 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01223
Page: 0183
Market Value: 67750
Assessed Acreage: 1.000
Calc. Acreage: 0.197
Sales Price: 0
Sale Date: 1991-09-19

Result 9

id: 05005041
Tag: 05005041
NCPin: 166806-28-5164
Mapsheet No: 166806
Owner Name 1: MANUEL, CASTILLO BARAJAS
VICTOR
Owner Name 2:
Mail Address 1: 103 WEBB ST
Mail Address 2:
Mail Address 3: CARY, NC 27511-3662
Site Address 1: 934 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05377
Page: 0015
Market Value: 64440
Assessed Acreage: 0.170
Calc. Acreage: 0.174
Sales Price: 50000
Sale Date: 2019-06-28



*** DISCLAIMER ***

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Result 10

id: 05003020
Tag: 05003020
NCPin: 166806-28-5095
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD M
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 936 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01273
Page: 0439
Market Value: 77660
Assessed Acreage: 1.000
Calc. Acreage: 0.283
Sales Price: 35000
Sale Date: 1994-07-27

Result 11

id: 05003019
Tag: 05003019
NCPin: 166806-28-6087
Mapsheet No: 166806
Owner Name 1: DOWNS, STEPHEN C
Owner Name 2:
Mail Address 1: 406 EVERETTE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 406 EVERETTE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03096
Page: 0786
Market Value: 69890
Assessed Acreage: 1.000
Calc. Acreage: 0.320
Sales Price: 66000
Sale Date: 2006-04-06

Result 12

id: 05003021
Tag: 05003021
NCPin: 166806-28-8299
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 307 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00745
Page: 0524
Market Value: 155990
Assessed Acreage: 1.000
Calc. Acreage: 0.430
Sales Price: 0
Sale Date: 1973-01-01

Result 13

id: 05003021A
Tag: 05003021A
NCPin: 166806-28-9326
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00745
Page: 0523
Market Value: 28500
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 0
Sale Date: 1973-02-20



*** DISCLAIMER ***

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

Result 14

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 15

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 16

id: 05003001A
Tag: 05003001A
NCPin: 166806-38-2666
Mapsheet No: 166806
Owner Name 1: 101 BOLING STREET LLC
Owner Name 2:
Mail Address 1: 1241 NE 83RD ST
Mail Address 2:
Mail Address 3: MIAMI, FL 33138-4140
Site Address 1: 101 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 05032
Page: 0129
Market Value: 1680120
Assessed Acreage: 1.040
Calc. Acreage: 1.050
Sales Price: 2050000
Sale Date: 2017-09-25

Result 17

id: 05005047
Tag: 05005047
NCPin: 166805-28-4697
Mapsheet No: 166805
Owner Name 1: MCCARVER, RICHARD L.
Owner Name 2: MCCARVER, TONI
Mail Address 1: 918 HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2933
Site Address 1: 918 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05399
Page: 0201
Market Value: 92470
Assessed Acreage: 0.200
Calc. Acreage: 0.204
Sales Price: 0
Sale Date: 2019-08-02



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
December 21, 2020*

STAFF REPORT

Application Number: 2020-61-SD

Project Name: Champion West, Major Subdivision, Preliminary Plat

Tag #: 05003022
Location: Located west of Champion Street and Amos Street, south of US HWY 70 Business
Overlay: N/A
Applicant: Adams & Hodge, PC
Owner: Cloudbreak Investments, LLC
Project Planner: Jeff Caines, AICP

Public Noticing Dates:

- **Neighborhood Meeting:** June 11, 2020
- **Sign Posted:** December 11, 2020
- **Newspaper Ad Published:** December 9, 2020 & December 16, 2020
- **Letters Mailed:** December 11, 2020

REQUEST: Construct 23 townhomes in the R-6 zoning district. This type of development requires a Major Subdivision (Preliminary Plat) and a Special Use Permit to allow Townhomes in the R-6 District.

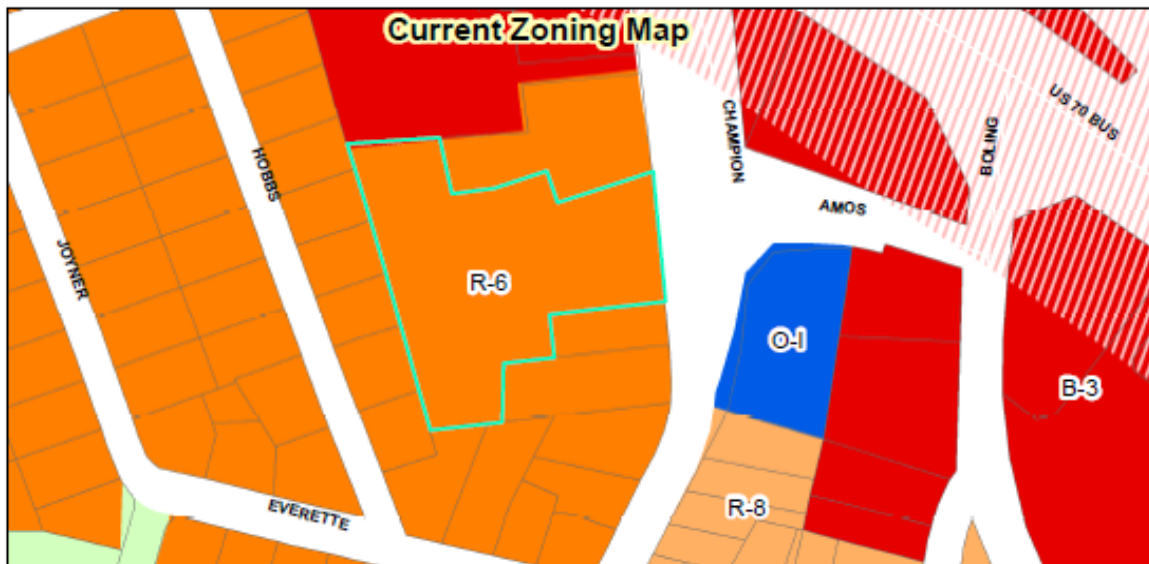
SITE DATA:

Acreage: 2.338 acres in total
Zoning: R-6
Existing Use: Vacant Land



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	B-3	McCalls BBQ / Head Start Center
South	R-6	Residential
East	O-1	Vacant
West	R-6	Residential



DEVELOPMENT DATA:

Proposed Uses:	Townhomes
Lot Count:	23 units
Impervious Surface:	54% (54,998 sf / 1.26 ac) overall; 90% max. per lot
Required Parking:	2 spaces per unit (46 spaces total)
Proposed Parking:	3 spaces per unit (69 spaces total)
Access/Streets:	The site will be accessed via Champion Street near the intersection of Champion and Amos Streets.

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is proposing a 23 unit townhome development that will be located west of Champion Street near the intersection of Amos Street. The site is currently zoned Single Family Residential 6 (R-6). The site is currently vacant and will not have connections to adjacent properties due to design constraints. In addition to this Major Subdivision the applicant has filed a Special Use Permit (2020-62-SUP) to allow the construction of the use of Townhomes in the R-6 zoning district and the proposed dimensional standards as they are set by the SUP per the code. The Special Use Permit will be reviewed and determined under a separate motion.

Landscaping and Buffering

The site plan show the landscaping design on Sheet L1.01. There is a class "C" buffer between the proposed residential townhome units and the existing single family residential properties. There are street trees proposed along Champion Street and internally on both sides of Private Street 'A' and Private Street 'B'. The site plan shows all HVAC units to be screen with landscaping and each townhome unit has a private area in the back of each unit.

Recreation and Open Space

The site provides open space areas throughout the site for the residence to enjoy. Due to the type of development no amenity center or clubhouse will be provided. However, passive recreation is provided in the open space areas within the development. The development will be subject to required recreation fees prior to plat recordation.

Environmental

The Town's Stormwater Engineer has reviewed the site plans to determine compliance. The preliminary site plan does not show concern with regard to stormwater control measures. A more detailed review will take place during the construction drawing review of the development. The proposed plan has shown all the required buffers and there does not appear to be any environmental features on the site, so no environmental concerns have been raised at this time in the review process.

Access/Streets

Proposed Private Street 'A' connects to an access road just to the north of the intersection of Champion and Amos Streets. This will serve as the entrance/exit to the development.

Multi-Modal Access

The site has provided internal sidewalks for residential pedestrians. There are sidewalks provided along Champion Street for the development's frontage. There are no other forms of public transportation in the area.

Traffic

A Traffic Impact Analysis was not required for this project.

Trash Collection

Trash collection will take place on an individual level with roll out trash receptacles. Each unit should be provided an individual receptor for the sanitation truck to pick up on a regularly scheduled service.

Requested Waivers

No waivers were applied for by the applicant.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The Future Land Use Map (below) shows that this area is designated as High density Residential. The applicant has proposed a density of 9.84 units/acre. This is consistent with the note in the comprehensive plan identifying High Density Residential designations to have densities up to 12 dwelling units/acre. Densities greater than 10 dwelling units/acre may be approved as part of a Planned Development; as a result this proposed design is consistent with the Comprehensive Plan.

- **Unified Development Code**

If the proposed development is approved, the townhome development will meet the code requirements as outlined in the Unified Development Code. The site meets landscape buffer requirements, and general design requirements including parking, stormwater, and open space. Dimensional standards such as setbacks are set via the associated SUP.



CONSIDERATIONS

- The Town Council shall make final decisions regarding Preliminary Plats.
 - Preliminary Plats shall address specific Findings of Fact. The burden of proof is on the applicant. These Findings all must be met for a Preliminary Plat to be approved.
 - Staff does not make recommendations on Quasi-Judicial applications in regards to approval/denial.
-

FINDINGS OF FACT:

1. *Consistency with the adopted plans and policies of the Town.*

• Applicant Response:

The proposed development is in compliance with the Town of Clayton Comprehensive Plan 2040. In the Plan, the area of the townhome subdivision is designated as High Density Residential (HDR) land use. The HDR land use encourages higher density residential development by using multifamily developments (apartments and townhomes) that have high density (up to 12 units/ac). The proposed development has a total acreage of 2.338 acres with .83 acres of open space. When the density is calculated at build out using 23 units, the density ration is 9.84 units per acre of developable land. The proposed townhome development will continue to address the high density residential component envisioned in the Comprehensive Plan 2040 and will complement the surrounding areas on Champion Street.

• Staff Commentary:

The proposed development does comply with the comprehensive plan as adopted by the Town Council. The proposed townhome development is within a density allowed by the HDR designation.

2. *The subdivisions meets all required specifications of this chapter.*

• Applicant Response:

The subdivision meets or exceeds all applicable development standards that are established in the Subdivision Regulations and the Unified Development Code. The private streets are designed so as to provide a development with safe streets for both vehicles and pedestrians. Public utilities are designed so as to provide adequate water for consumption as well as fire protection while the sewer collection system is designed to protect the health and welfare of the public. Area lighting is provided so as to provide a safe environment for the residents. Storm water management facilities have been incorporated into the design as to manage the volume of storm water as well as the quality of physical improvements during construction so as to minimize off site discharge of sediments. Passive and active recreation opportunities have been provided through open space, and indirectly through recreational assessment fees. By incorporating buffers, open space and landscaping the aesthetic quality of the development and as well as adjacent properties is maintained.

• Staff Commentary:

The proposed development does comply with the Unified Development Code. The design of the proposed townhome project meets landscaping requirements, including all buffer and street tree requirements. The proposed private streets meet engineering standards as well as fire standards. Adequate utilities are available to serve the site and to manage any stormwater that is produced onsite via a stormwater facility.

3. *The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.*

- **Applicant Response:**

The Champion West development will be a development of single family townhomes. Even though the area around the development is primarily single family homes, the townhomes will offer refreshing and updated esthetics. The uses are in keeping with the surrounding properties.

- **Staff Commentary:**

The development is a higher density use and is more appropriate near higher classifications of streets such as Champion Street. In addition, no traffic from this development will lead into the surrounding developed neighborhood. Finally, there is a class 'C' buffer to help mitigate impacts on adjacent property.

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

- **Applicant Response:**

The distribution of traffic has been given much consideration when laying out the site success point and the internal private roads that serve the townhomes. Additional considerations were given to simplifying the traffic pattern in the vicinity of Champion Street in order to focus on safety. Care has been exercised in the townhome subdivision to protect the environment by prudent use of buffers and landscaping. The public's safety and health have been addressed by providing public water and sewer that meet the Town and State requirements. Storm water quality has been addressed during construction with erosion control measures and in the long term with storm water management facilities that address not only the quality of water but also the quantity of water. Streets are so designed as to be safe for pedestrians and vehicles alike by providing adequate separation, traffic control and lighting. The public's health and welfare are further addressed by the townhome subdivision providing passive and active recreation opportunities offsite utilizing municipal recreation facilities via recreation assessment fees.

- **Staff Commentary:**

The main access point to the development has been given much consideration. TRC staff is comfortable with this access point, which has also been reviewed by NCDOT.. All environmental, public health, safety, and general welfare measures have been reviewed by staff. Staff finds that preliminary review criteria of this development has been met for final review and determination. If approved the applicant will have to continue to meet this standard as well as any conditions of approval adopted for the next step in the development lifecycle.

RECOMMENDED CONDITIONS OF APPROVAL:

If approved, staff is recommending conditions of approval be placed upon the application. These conditions are outlined in an attachment to the staff report. The applicant has reviewed the attachment and is in agreement with the conditions proposed by staff.

ATTACHMENTS:

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

- 4) Site Plan
- 5) Adjacent Property Letter
- 6) Newspaper Ad
- 7) Recommended Conditions of Approval – Applicant Signed



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

December 11, 2020

Donnie Adams
Adams & Hodge, PC
314 East Main Street
Clayton, NC 27520
donnie@adamsandhodge.com

Re: 2020-61-SD, Champion West, Major Subdivision, Preliminary Plat

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, December 21, 2020. 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,

Jeff Caines, AICP
Planner

Page 1 of 2

Recommend Conditions of Approval (2020-61-SD, Champion West, Major Subdivision, Preliminary Plat):

1. Following Town Council approvals, three copies of the Preliminary Plat meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The Conditions of Approval for the preliminary plat and associated applications shall be recorded on the cover sheet.
2. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
3. All required landscaping buffers or plantings shall be installed or bonded prior to the plat recordation.
4. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan and associated Special Use Permit. Modifications shall require additional approvals pursuant to Section 155.706 and 155.711 of the Unified Development Code.
5. Curb and Gutter, as well as sidewalk, shall be installed along the development's entire frontage along Champion Street as well as the frontage road, as shown on the site plan. This shall be installed or bonded prior to plat recordation.
6. Dimensional standards are limited to those outlined in the preliminary plat, as approved through the associated Special Use Permit 2020-62-SUP.

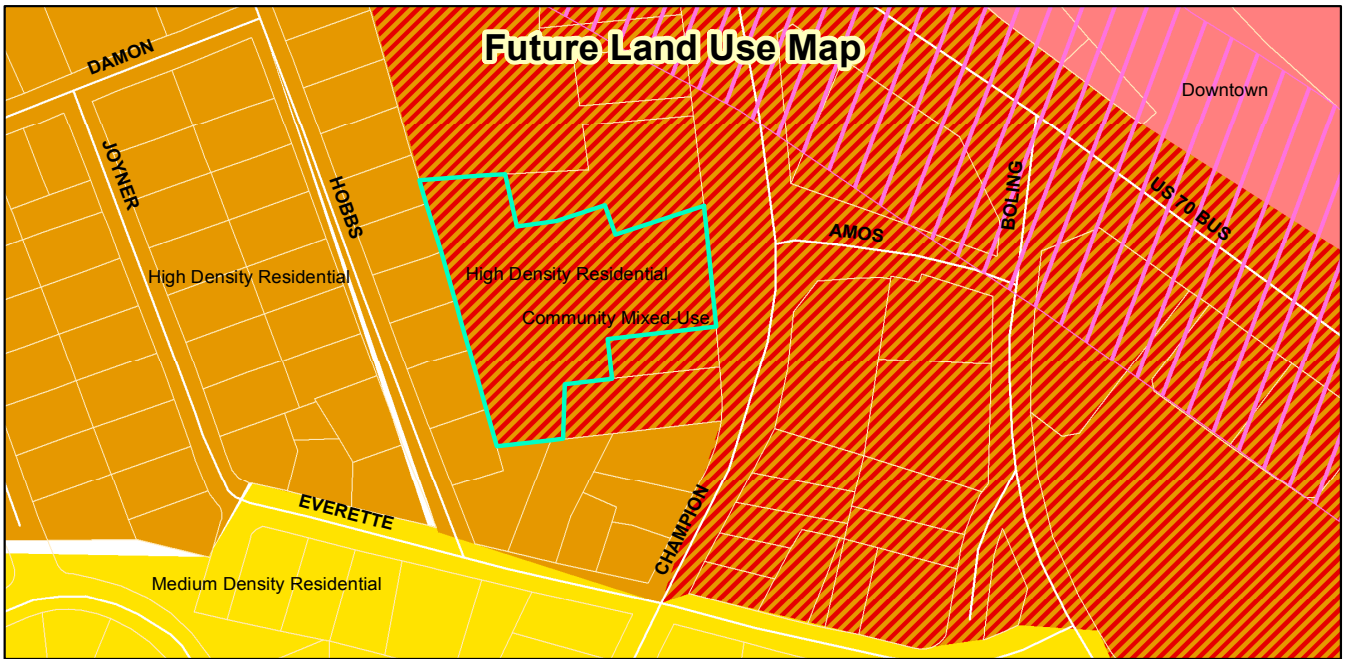
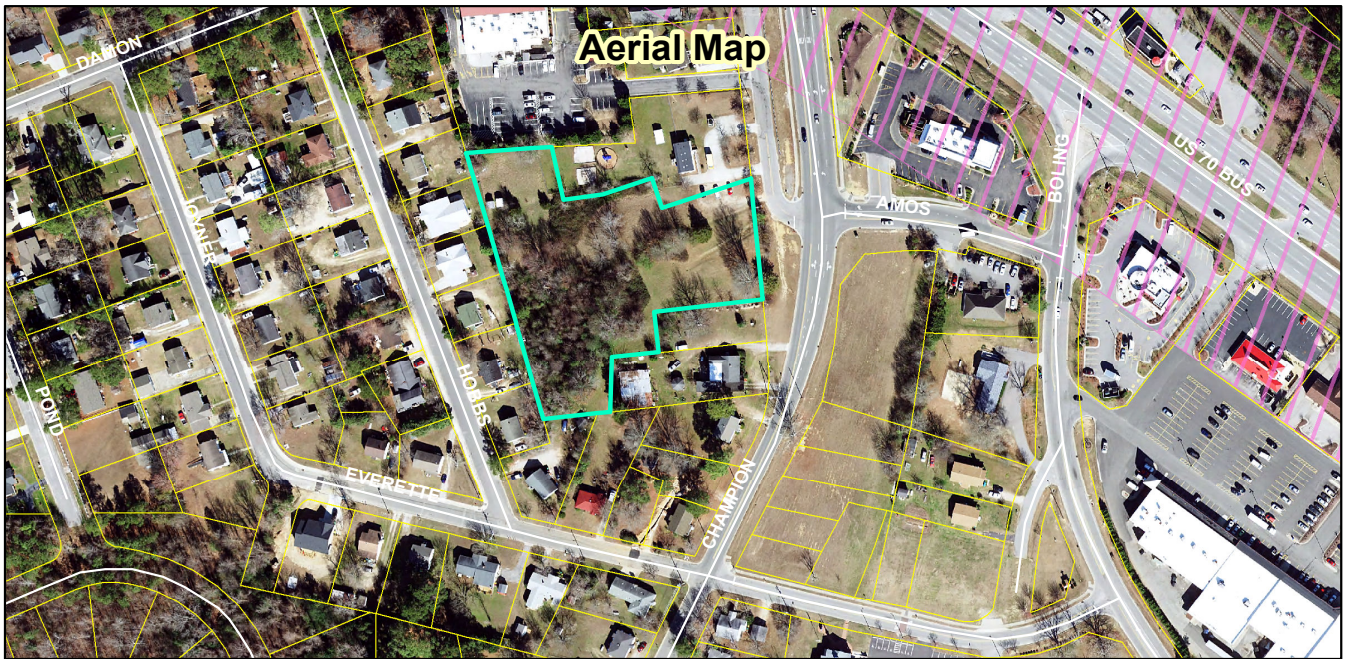
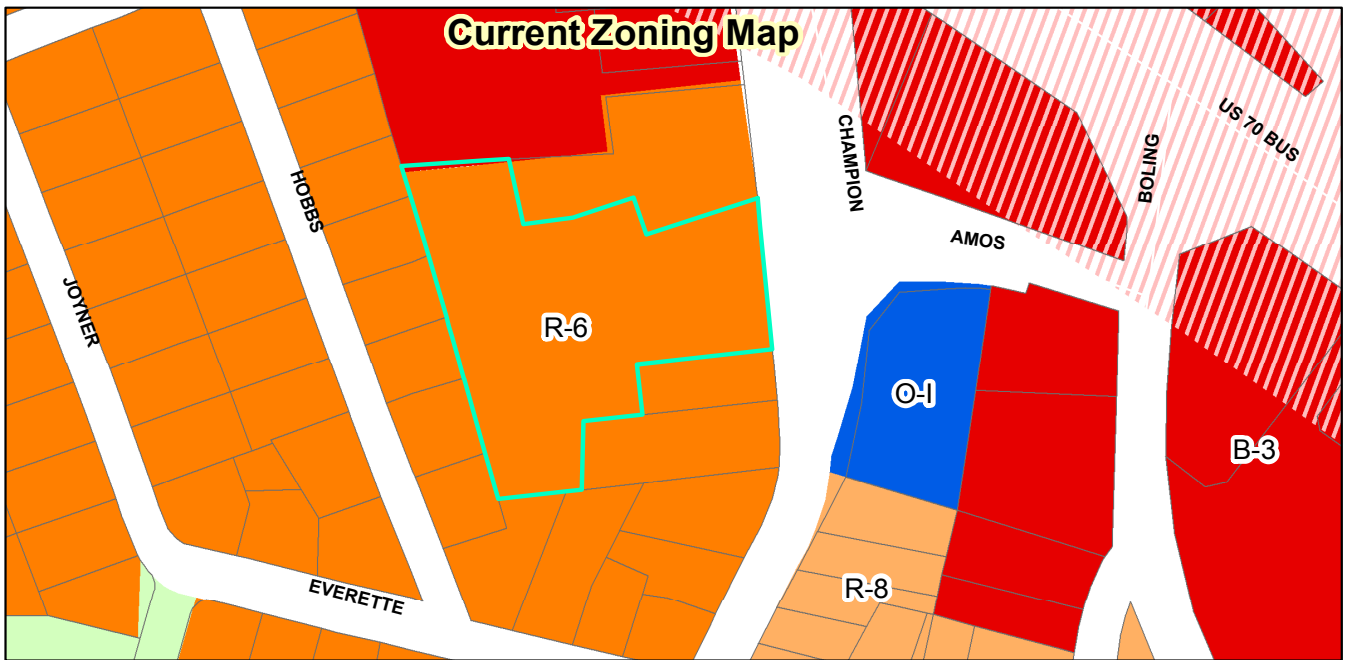
APPLICANT AFFIDAVIT

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

Dannia Adams
Print Name

[Signature]
Signature of Applicant

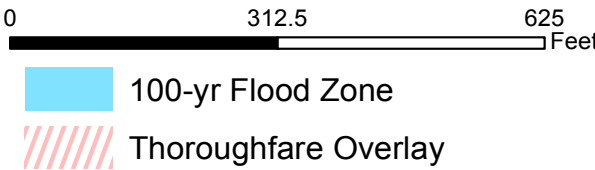
12/14/2020
Date



Champion West Special Use Permit & Preliminary Plat
File #: 2020-62-SUP & 2020-61-SD

**Request: Allow townhomes and develop
 23 townhomes in the R-6 zoning district.**

Applicant: Adams & Hodges Engineering, PC
 Property Owners: Cloudbreak Investments, LLC
 Tag #: 05003022



Staff Report Map
 Prepared by: TOC Planning Department
 November, 19, 2020

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

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2020\2020-61-SD Champion West\Staff Report Maps\Staff Report map.mxd



May 22, 2020

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: Thursday, June 11, 2020

Meeting Time: 7:00 p.m.

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

Type of Application: New Major Subdivision Plan

Project/proposal property location: This project location is 305 Champion Street Clayton, NC 27520

Description of project/proposal: Champion West townhomes are proposed to be constructed on 2.124 acres of land located on Champion Street. The development is comprised of 21 two story townhomes located on private streets that will be constructed to Town of Clayton standards.

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



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



Result 1

id: 05003035
Tag: 05003035
NCPin: 166806-28-9515
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY ACTION
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 28500
Assessed Acreage: 1.000
Calc. Acreage: 0.150
Sales Price: 0
Sale Date:

Scale: 1:4285 - 1 in. = 357.07 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



*** DISCLAIMER ***

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Result 2

id: 05003037
Tag: 05003037
NCPin: 166806-28-8614
Mapsheet No: 166806
Owner Name 1: JOHNSTON LEE COMMUNITY
ACTION
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 311 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00914
Page: 0215
Market Value: 105570
Assessed Acreage: 0.750
Calc. Acreage: 0.730
Sales Price: 0
Sale Date: 1982-01-01

Result 4

id: 05005046
Tag: 05005046
NCPin: 166806-28-5610
Mapsheet No: 166806
Owner Name 1: LEE, CHARLES FRED
Owner Name 2: LEE, TEXIE C
Mail Address 1: 2130 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 920 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01466
Page: 0011
Market Value: 73300
Assessed Acreage: 1.000
Calc. Acreage: 0.193
Sales Price: 35000
Sale Date: 1995-09-05

Result 3

id: 05005052F
Tag: 05005052F
NCPin: 166806-28-7805
Mapsheet No: 166806
Owner Name 1: MCCALL-WESTBROOK, LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 10906
Mail Address 3: GOLDSBORO, NC 27532-0906
Site Address 1: 10365 US HWY 70 BUS
Site Address 2: CLAYTON, NC 27520-
Book: 03975
Page: 0769
Market Value: 2601760
Assessed Acreage: 3.120
Calc. Acreage: 2.920
Sales Price: 0
Sale Date: 2011-04-26

Result 5

id: 05005045
Tag: 05005045
NCPin: 166805-28-4455
Mapsheet No: 166805
Owner Name 1: OBURO, JUNE A.
Owner Name 2: CHAUHAN, SUNNY
Mail Address 1: 924 HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2933
Site Address 1: 924 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05417
Page: 0953
Market Value: 135210
Assessed Acreage: 1.000
Calc. Acreage: 0.186
Sales Price: 0
Sale Date: 2019-08-30



*** DISCLAIMER ***

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Result 6

id: 05005044
Tag: 05005044
NCPin: 166805-28-4368
Mapsheet No: 166805
Owner Name 1: BULLARO, NICHOLAS A
Owner Name 2:
Mail Address 1: 2021 WYNSTON WAY
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-3736
Site Address 1: 926 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 04968
Page: 0854
Market Value: 138730
Assessed Acreage: 1.000
Calc. Acreage: 0.178
Sales Price: 75000
Sale Date: 2017-06-01

Result 7

id: 05005043
Tag: 05005043
NCPin: 166805-28-4371
Mapsheet No: 166805
Owner Name 1: GREEN PATH ROAD
ASSOCIATES LLC
Owner Name 2:
Mail Address 1: 2153 MEDLIN ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 928 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 02271
Page: 0078
Market Value: 73300
Assessed Acreage: 1.000
Calc. Acreage: 0.168
Sales Price: 48000
Sale Date: 2002-08-09

Result 8

id: 05005042
Tag: 05005042
NCPin: 166806-28-5233
Mapsheet No: 166806
Owner Name 1: STRICKLAND, ANN M
Owner Name 2:
Mail Address 1: 932 EAST HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 932 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01223
Page: 0183
Market Value: 67750
Assessed Acreage: 1.000
Calc. Acreage: 0.197
Sales Price: 0
Sale Date: 1991-09-19

Result 9

id: 05005041
Tag: 05005041
NCPin: 166806-28-5164
Mapsheet No: 166806
Owner Name 1: MANUEL, CASTILLO BARAJAS
VICTOR
Owner Name 2:
Mail Address 1: 103 WEBB ST
Mail Address 2:
Mail Address 3: CARY, NC 27511-3662
Site Address 1: 934 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05377
Page: 0015
Market Value: 64440
Assessed Acreage: 0.170
Calc. Acreage: 0.174
Sales Price: 50000
Sale Date: 2019-06-28



*** DISCLAIMER ***

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Result 10

id: 05003020
Tag: 05003020
NCPin: 166806-28-5095
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD M
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 936 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 01273
Page: 0439
Market Value: 77660
Assessed Acreage: 1.000
Calc. Acreage: 0.283
Sales Price: 35000
Sale Date: 1994-07-27

Result 11

id: 05003019
Tag: 05003019
NCPin: 166806-28-6087
Mapsheet No: 166806
Owner Name 1: DOWNS, STEPHEN C
Owner Name 2:
Mail Address 1: 406 EVERETTE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 406 EVERETTE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03096
Page: 0786
Market Value: 69890
Assessed Acreage: 1.000
Calc. Acreage: 0.320
Sales Price: 66000
Sale Date: 2006-04-06

Result 12

id: 05003021
Tag: 05003021
NCPin: 166806-28-8299
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 307 CHAMPION ST
Site Address 2: CLAYTON, NC 27520-
Book: 00745
Page: 0524
Market Value: 155990
Assessed Acreage: 1.000
Calc. Acreage: 0.430
Sales Price: 0
Sale Date: 1973-01-01

Result 13

id: 05003021A
Tag: 05003021A
NCPin: 166806-28-9326
Mapsheet No: 166806
Owner Name 1: COATS, MAYNARD MAURICE
Owner Name 2: COATS, VIRGINIA O
Mail Address 1: 307 CHAMPION ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00745
Page: 0523
Market Value: 28500
Assessed Acreage: 0.220
Calc. Acreage: 0.220
Sales Price: 0
Sale Date: 1973-02-20



*** DISCLAIMER ***

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Result 14

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 15

id: 05003001
Tag: 05003001
NCPin: 166806-38-1736
Mapsheet No: 166806
Owner Name 1: IRONWOOD DEVELOPERS,
LLC
Owner Name 2:
Mail Address 1: 442 1/2 EAST MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04726
Page: 0573
Market Value: 29400
Assessed Acreage: 0.270
Calc. Acreage: 0.270
Sales Price: 0
Sale Date: 2016-03-01

Result 16

id: 05003001A
Tag: 05003001A
NCPin: 166806-38-2666
Mapsheet No: 166806
Owner Name 1: 101 BOLING STREET LLC
Owner Name 2:
Mail Address 1: 1241 NE 83RD ST
Mail Address 2:
Mail Address 3: MIAMI, FL 33138-4140
Site Address 1: 101 S BOLING ST
Site Address 2: CLAYTON, NC 27520-
Book: 05032
Page: 0129
Market Value: 1680120
Assessed Acreage: 1.040
Calc. Acreage: 1.050
Sales Price: 2050000
Sale Date: 2017-09-25

Result 17

id: 05005047
Tag: 05005047
NCPin: 166805-28-4697
Mapsheet No: 166805
Owner Name 1: MCCARVER, RICHARD L.
Owner Name 2: MCCARVER, TONI
Mail Address 1: 918 HOBBS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2933
Site Address 1: 918 HOBBS ST
Site Address 2: CLAYTON, NC 27520-
Book: 05399
Page: 0201
Market Value: 92470
Assessed Acreage: 0.200
Calc. Acreage: 0.204
Sales Price: 0
Sale Date: 2019-08-02



June 12, 2020

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

Subject: Champion West
Neighborhood Meeting

Dear Ms. Bryant,

The neighborhood meeting for Champion West was held last night, June 11, 2020. Please find attached the attendance Roster and the Meeting Minutes for the Champion West Project.

Please let me know if you need anything else.

Sincerely,

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Champion West

Application: Major Subdivision

Location/Date: Adams & Hodge Engineering (outside building due to Covid-19)

	NAME	ADDRESS
1	Holland Adams	404 Swann Trail - Clayton NC 27527
2	Donnie Adams	404 Swann Trail - Clayton NC 27527
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



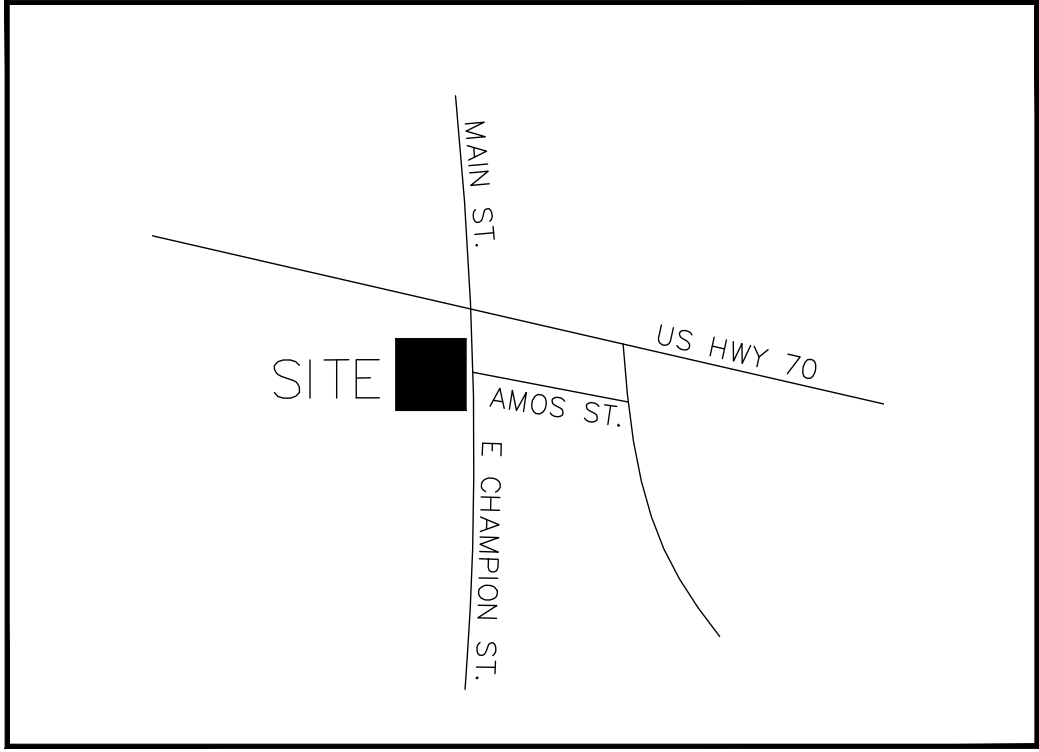
Champion West Neighborhood Meeting Minutes

Date: June 12, 2020

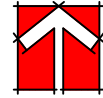
Time: 7:00pm

Location: 314 E. Main Street (Adams & Hodge Engineering – outside parking lot due to Covid 19)

The meeting was ready to begin at 7:00pm for the Champion West Project, however, as of 7:15pm there were no adjacent property owners that showed up. Therefore, there were not any minutes to report.



VICINITY MAP
NTS



MAJOR SUBDIVISION PLAN

FOR

CHAMPION WEST

IN

TOWN OF CLAYTON,
JOHNSTON COUNTY,
NORTH CAROLINA

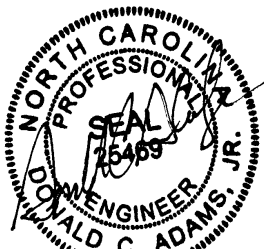
SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET No.</u>
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS & DEMOLITION PLAN.....	C1.01
SITE PLAN & PRELIMINARY PLAT	C2.01
PRELIMINARY UTILITY PLAN.....	C3.01
PRELIMINARY EROSION CONTROL PLAN.....	C4.01
PRELIMINARY GRADING & DRAINAGE PLAN.....	C5.01
PRELIMINARY LANDSCAPE PLAN.....	L1.01
REGULATORY STANDARDS & ARCHITECTURAL ELEVATIONS.....	DT1.00
ARCHITECTURAL ELEVATIONS & FLOORPLANS.....	A-01-A-03

DEVELOPER/APPLICANT:

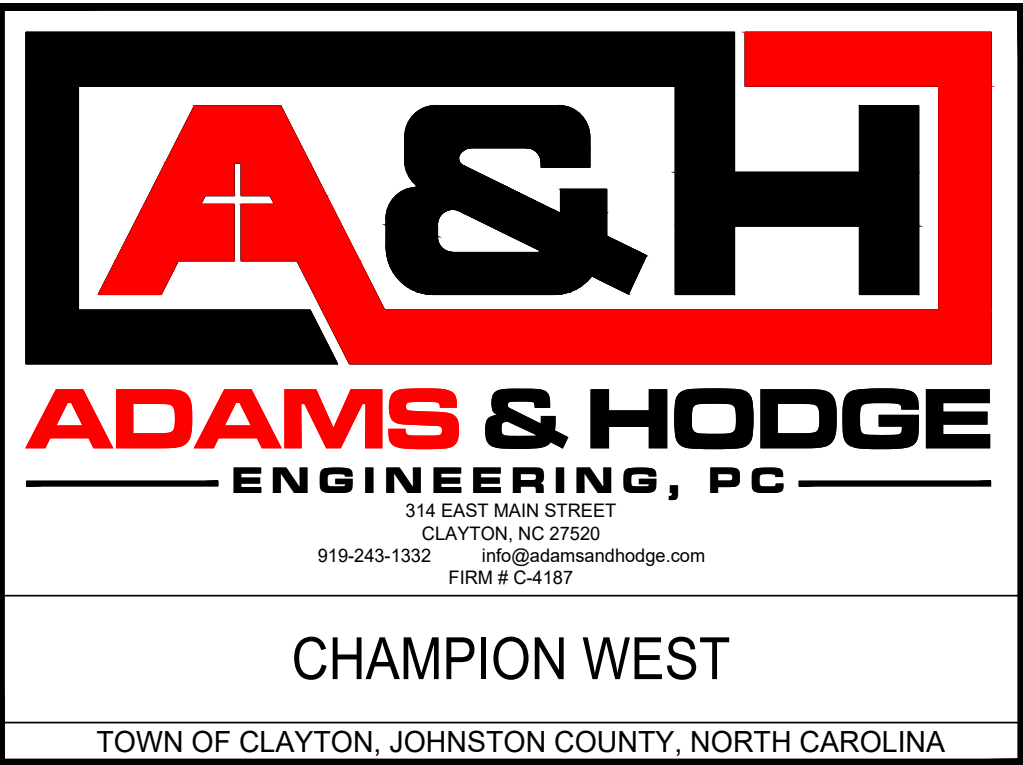
CLOUDBREAK INVESTMENTS, LLC
PO BOX 189
CLAYTON, NC 27528

CONTACT: (919)345-6729



REVISED
10/22/2020 4:45 PM

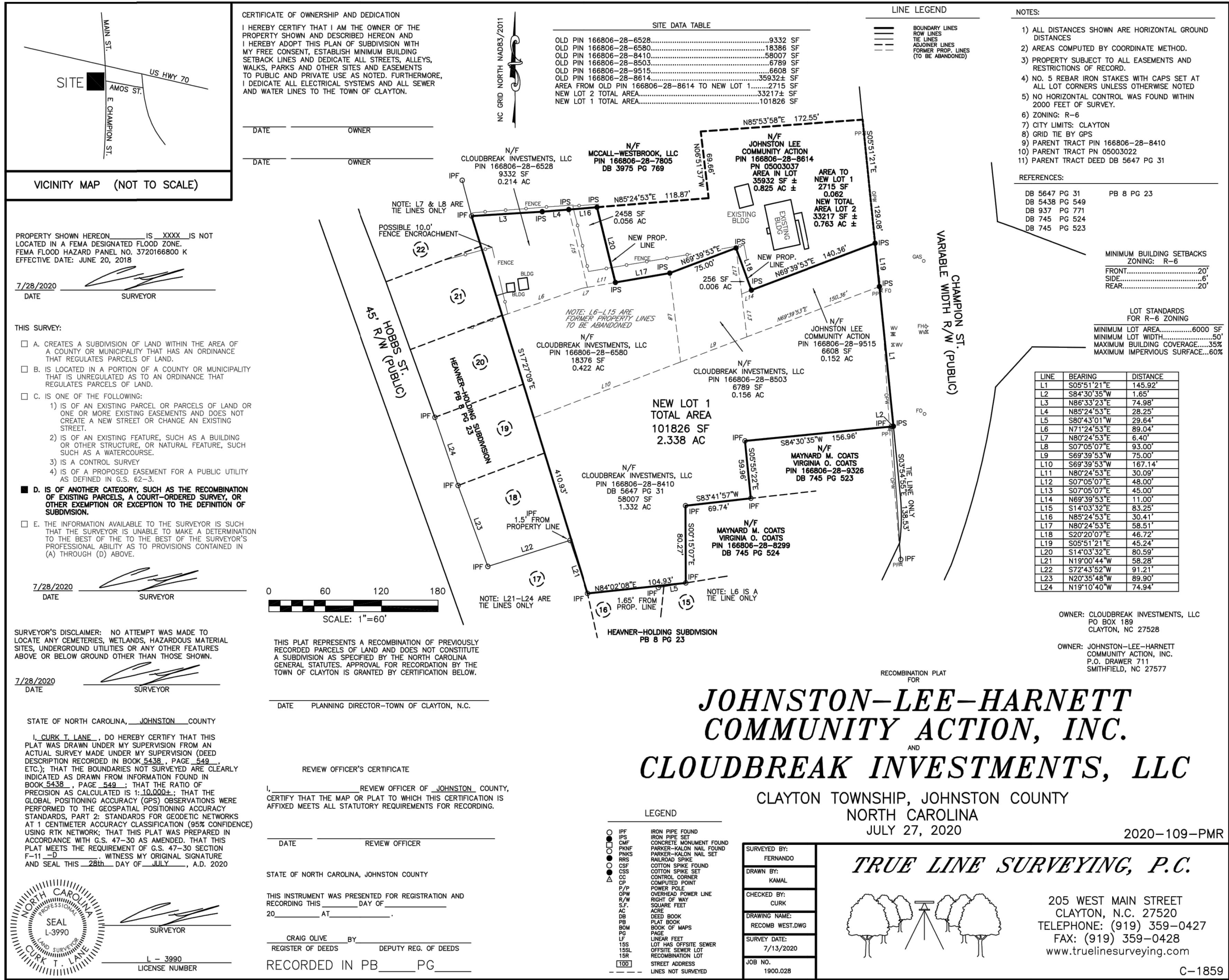
PRELIMINARY



MAY 1, 2020

*AUGUST 27, 2020 1ST TRC COMMENTS
*OCTOBER 2, 2020 2ND TRC COMMENTS
*OCTOBER 22, 2020 3rd TRC COMMENTS

T.O.C. PROJECT: 2020-61-SD
ASSOCIATED WITH T.O.C. PROJECT: 2020-62-SUP



314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1332
FIRM # C-187

ADAMS & HODGE
ENGINEERING, P.C.



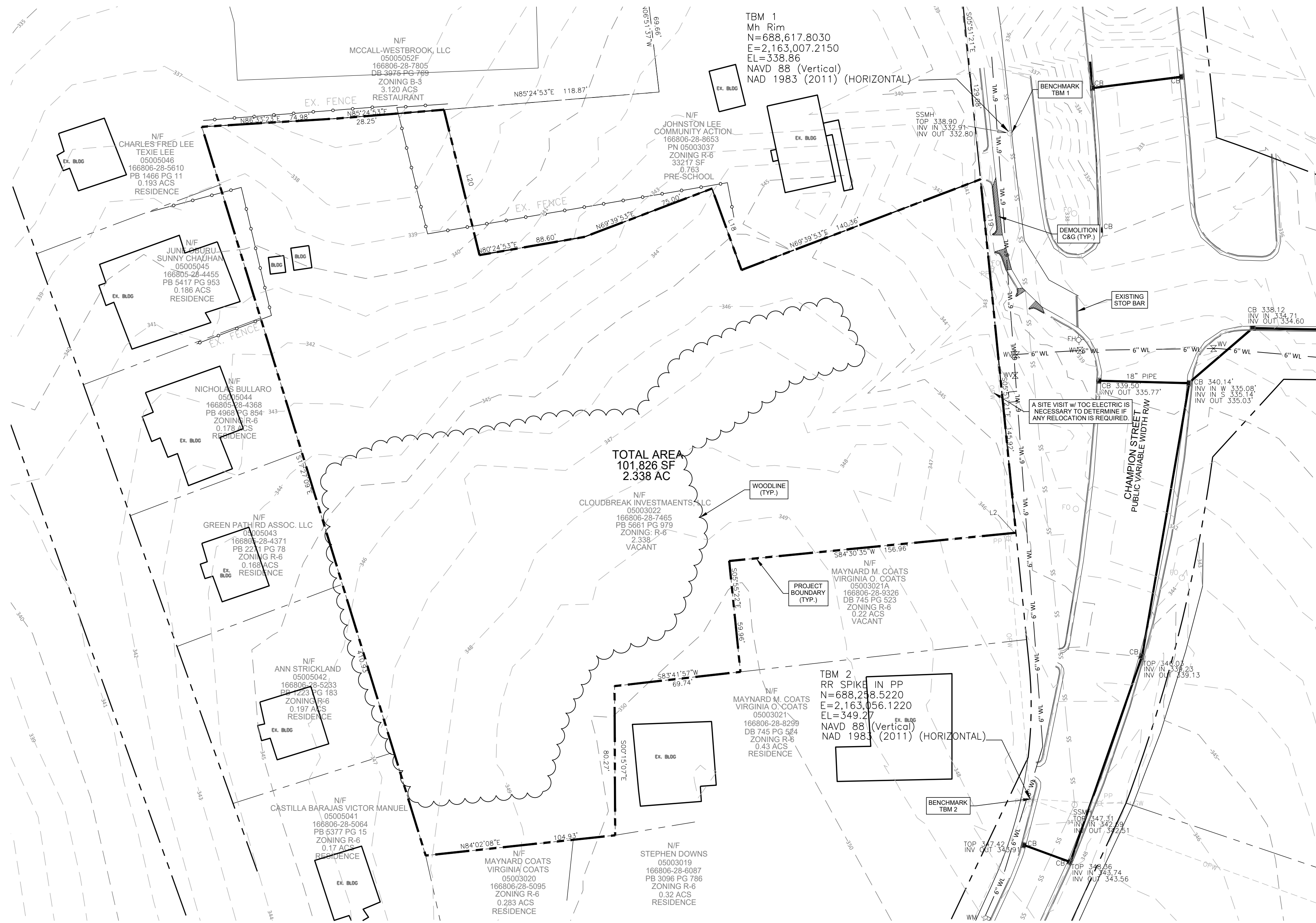
CHAMPION WEST

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SEALED BOUNDARY

DESIGN
DRAWN
CHECKED
HORIZONTAL SCALE
VERTICAL SCALE
DATE
JOB NO.
SHEET

C1.00



LEGEND	
EXISTING	
MAJOR CONTOUR	— 295 —
MINOR CONTOUR	— 294 —
6" WATERLINE	— 6" WL —
FENCE	— ○ —
OVERHEAD POWERLINE	— OPW —
POWER POLE	⊗
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER PIPE	— SS —
FIRE HYDRANT	⊕
EXISTING STORM PIPE	—

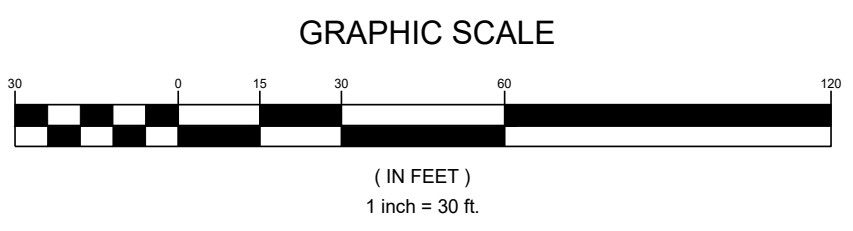
RCA SUMMARY	
100 YR FLOODPLAIN	NONE PRESENT
STREAM BUFFER AREAS PER UDC 155.502	NONE PRESENT
SLOPES GREATER THAN 25% & GREATER THAN 5,000 SF CONTIGUOUS AREA	NONE PRESENT
JURISDICTIONAL WETLANDS	NONE PRESENT

BENCHMARK INFO:
TBM 1:
MH RIM
N=688,617.8030
E=2,163,007.2150
EL=338.86
NAVD 88 (VERTICAL)
NAD 1983 (2011) (HORIZONTAL)

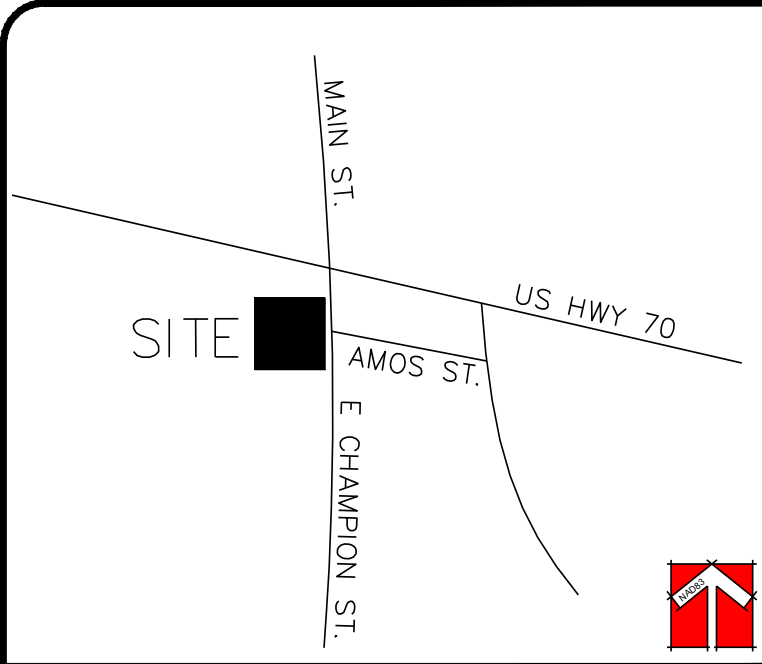
TBM 2:
RR SPIKE IN PP
N=688,258.5220
E=2,163,056.1220
EL=349.27
NAVD 88 (VERTICAL)
NAD 1983 (2011) (HORIZONTAL)



PRELIMINARY
REVISED
11:17 am, Sep 04, 2020



- SOURCES OF INFORMATION:**
1. EXISTING SURVEY OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED APRIL 10, 2020 AND REVISED JULY 27, 2020.
 2. EXISTING TOPO OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED MAY 10, 2020.
 3. EXISTING TOPO OUTSIDE OF SITE FROM JOHNSTON COUNTY LIDAR 2017.
 4. PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018.
 5. EXISTING WATER & SEWER MAIN INFORMATION TAKEN FROM TOWN OF CLAYTON GIS MAP.



VICINITY MAP
NTS

CHAMPION WEST DATA CHART	
PARCEL OWNER	CLOUDBREAK INVESTMENTS, LLC
PARCEL OWNER ADDRESS	PO BOX 189, CLAYTON, NC 27528
PARCEL IDENTIFICATION / TAG NO.	166806-28-7465/05003022
PROPERTY SIZE (SF)	TOTAL 2,338 ACS/101,826 SF
TOTAL PROPERTY SIZE (SF)	2,338 ACS/101,826 SF
PROPERTY LOCATION	TOWN OF CLAYTON / CLAYTON TOWNSHIP
EXISTING/PROPOSED ZONING	R-6 / R-6
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES
EXISTING DENSITY	VACANT
PROPOSED DENSITY	(23)-3 BDRM UNITS /9.84UNITS PER AC
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	EACH UNIT 956 SF/(23 UNITS = 21,988 SF)
FLOOR AREA RATIO	21,988/101,826 = 0.22
PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE)	21,988 SF/22%
MAX ALLOWABLE IMPERVIOUS AREA (% OF TOTAL SITE)	75%
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	54,998 SF/54%
PROPOSED PERVIOUS AREA (% OF TOTAL SITE)	46,828 SF/ 46%
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2 STORIES / 26'-4" EACH
ELECTRIC PROVIDER	TOWN OF CLAYTON
WATER PROVIDER	TOWN OF CLAYTON
SEWER PROVIDER	TOWN OF CLAYTON
WATERSUPPLY WATERSHED PROTECTION AREA	NO

- NOTE:
- THERE ARE NO AREAS OF 100 YEAR FEMA FLOOD ON PROPERTY FLOOD PANEL NO. 3720165900 K eff. DATE 06/20/2018
 - ROLL-OUT TRASH BINS TO BE LOCATED IN THE REAR OF EACH UNIT AND SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY. OR TRASH BINS MAY BE PUT INTO GARAGES OUT OF SIGHT.
 - TOWNHOMES TO BE CONSTRUCTED TO SINGLE-FAMILY RESIDENTIAL BUILDING CODE STANDARDS.

NOTE:
THIS IS A PRELIMINARY DESIGN. FUTURE DETAILED ANALYSIS OF THE SITE MAY DETERMINE THE NEED FOR RETAINING WALLS IN OR AROUND THE SCM AREA.

CHAMPION WEST 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. Lot Impervious Surface (%)	Front	Side	Side Interior	Side Street	Rear	BUILDING SEPARATION	Max. Height (ft.)
R-6	3+ UNIT TOWNHOMES	1,750	22	55	90	20	0	0	3	2	20	30

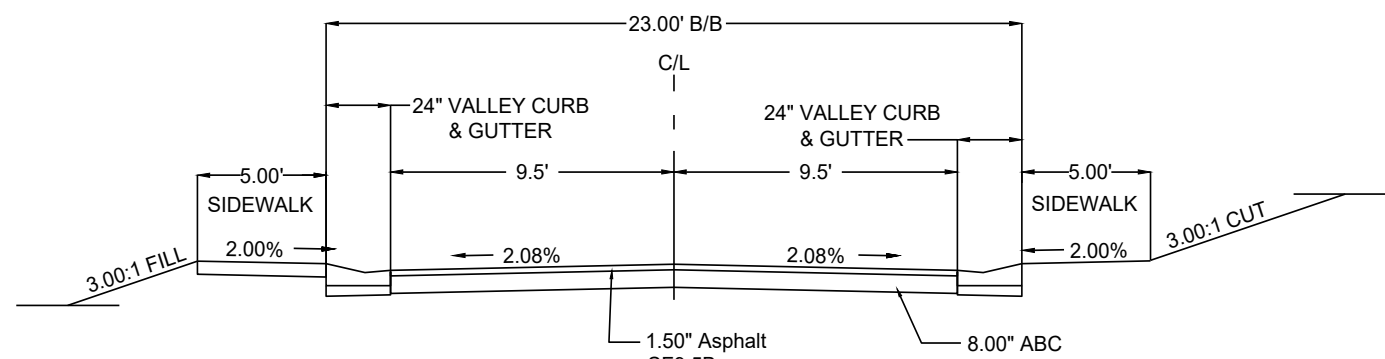
Note:

- Garage setback 25' from back of sidewalk.
- Driveways on property lines - 0' Setback
- Driveways to be 18' wide

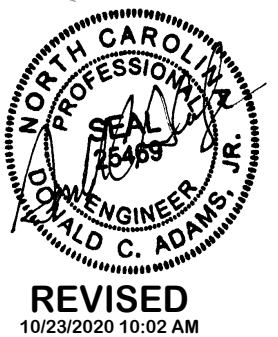
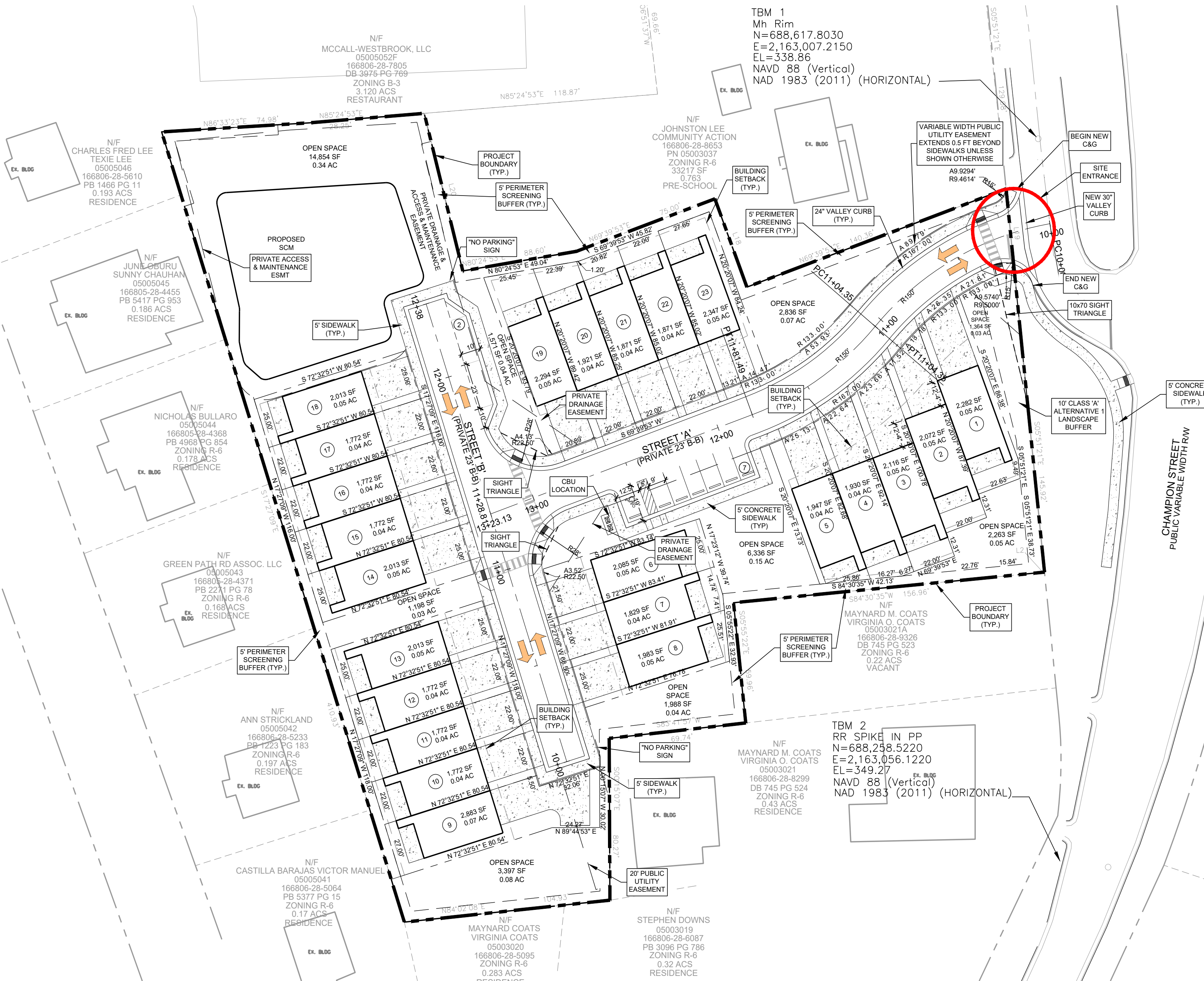
PARKING REQUIREMENTS

- NOTES:
- \$ 155.401(C)(2) FOR TOWNHOMES, (2) SPACES REQUIRED PER UNIT.
 - PROVIDED (2) SPACES IN DRIVEWAY, (1) SPACE IN GARAGE, TOTAL OF (3) SPACES PROVIDED PER UNIT PLUS 9 GUEST SPACES.

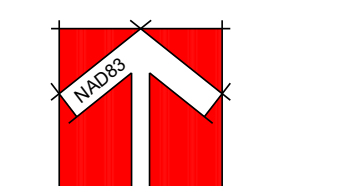
REQUIRED SPACES = 46
PROPOSED SPACES = 78



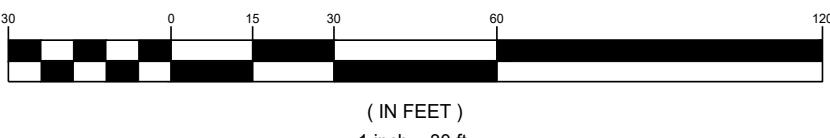
TYPICAL LOCAL RESIDENTIAL PRIVATE
STREET W/ SIDEWALK
NO SCALE



REVISED
10/23/2020 10:02 AM



GRAPHIC SCALE



ADAMS & HODGE
ENGINEERING, PC

CHAMPION WEST

SITE PLAN &
PRELIMINARY PLAT

DESIGN DCA
DRAWN ADS
CHECKED DCA
HORIZONTAL SCALE SEE ZONING SCALE
VERTICAL SCALE N/A
DATE 04/23/2020
JOB NO.
SHEET

C2.01

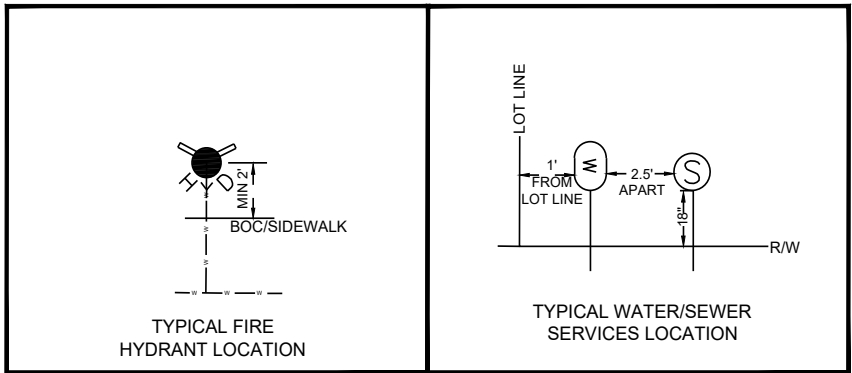
314 EAST MAIN STREET
CLAYTON, NC 27528
info@adamshodge.com
919-243-1332
FIRM # C-4187

REVISIONS:
8/20/2019 PRELIMINARY
10/23/2020 PRELIMINARY
10/23/2020 PRELIMINARY

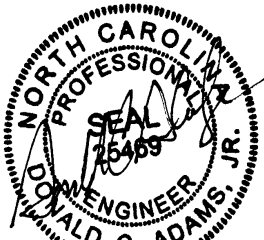
314 EAST MAIN STREET
CLAYTON, NC 27528
info@adamshodge.com
919-243-1332
FIRM # C-4187

WASTEWATER ALLOCATION
(23) 3-BDRM UNITS @ 250 GPD = 5,750 GPD.

LEGEND	
PROPOSED	
6" WATERLINE SDR-21	6" WL
VALVE	VALVE
HYDRANT	HYDRANT
WATER METER FOR 3/4" SERVICE CONNECTION	WM
8" GRAVITY SEWER SDR-35	SS
SANITARY MANHOLE	SMH
SANITARY CLEANOUT	SC
PROPOSED STORM PIPE	STORM PIPE
CURB INLET	CI
STORM JUNCTION BOX	SJB
FLARED END SECTION	FLARED END
ROOF DRAIN LEADER	RDL
EXISTING STORM PIPE	EXISTING STORM PIPE

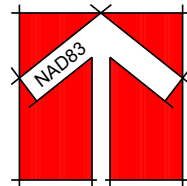


NOTE:
PLUMBER TO COORDINATE WITH BUILDER AND LANDSCAPER PRIOR TO INSTALLING WATER AND SEWER CONNECTIONS TO AVOID CONFLICTS WITH REQUIRED STREET TREES.

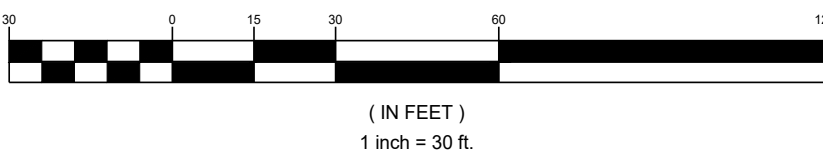


REVISED
10/23/2020 10:00 AM

PRELIMINARY



GRAPHIC SCALE



ADAMS & HODGE
ENGINEERING, PC



CHAMPION WEST

PRELIMINARY
UTILITY PLAN

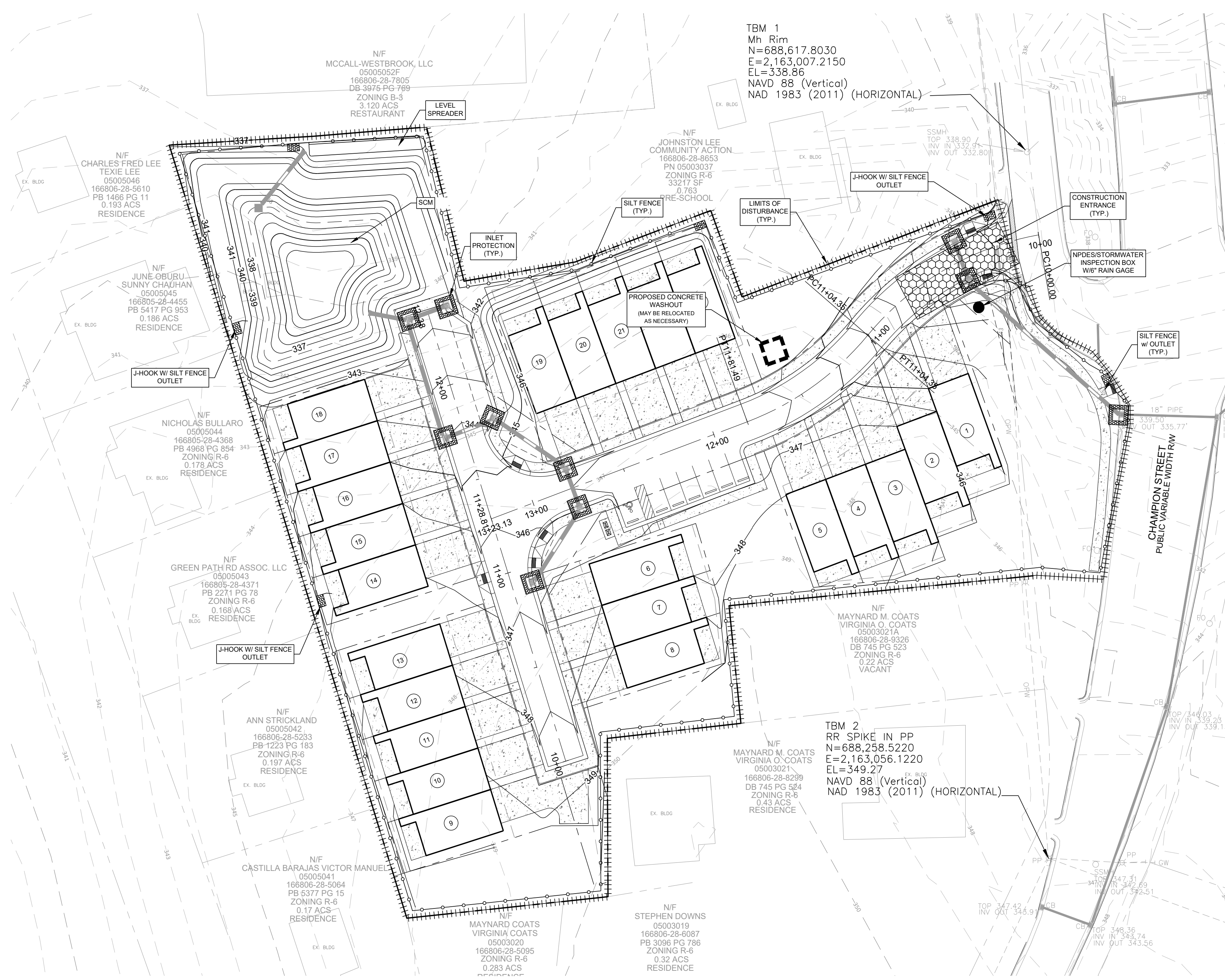
DESIGN
DCA
DRAWN
ADS
CHECKED
DCA
HORIZONTAL SCALE
1" = 30' (SEE DRAWING SCALE)
VERTICAL SCALE
N/A
DATE
04/23/2020
JOB NO.
SHEET

C3.01

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
FIRM # C-4187

REVISIONS
8/22/2020 10:00 AM
10/23/2020 10:00 AM



LEGEND			
LIMITS OF DISTURBANCE		ARC INLET PROTECTION	
MAJOR CONTOUR EXISTING	— 295 —	WATTLE	
MINOR CONTOUR EXISTING	— 294 —	CHECK DAM	
MAJOR CONTOUR PROPOSED	310	SKIMMER WEIR	
MINOR CONTOUR PROPOSED	311	DITCH LINER - NAG350 OR EQUAL	XXXX
SKIMMER BAFFLES		CONSTRUCTION ENTRANCE	
SILT FENCE		INLET PROTECTION	
SILT FENCE OUTLET			
PERMANENT DIVERSION DITCH	→ PD → PD →		

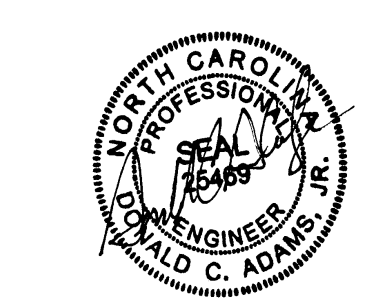
DISTURBED AREA = 2.48 AC

FOR GRAPHIC PURPOSES SILT FENCE AND LIMITS OF DISTURBANCE ARE SHOWN SEPARATED. SILT FENCE IS TO BE INSTALLED AT THE ACTUAL LIMITS OF DISTURBANCE.

THIS SHEET IS FOR GRADING AND EROSION CONTROL PURPOSES ONLY. DO NOT USE THIS SHEET FOR STORM DRAIN INSTALLATION.

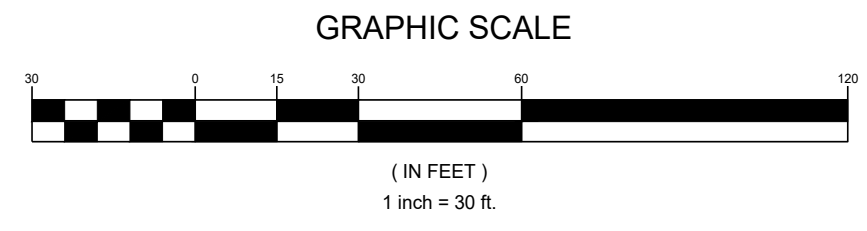
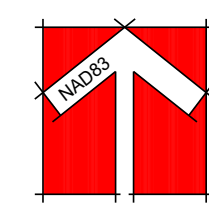
JOHNSTON COUNTY AND TOWN OF CLAYTON RESERVES THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

ALL DITCHES/SWALES ARE TO BE IMMEDIATELY LINED USING NAG S150 OR SOD UNLESS OTHERWISE SPECIFIED.



REVISED
10/23/2020 10:09 AM

PRELIMINARY



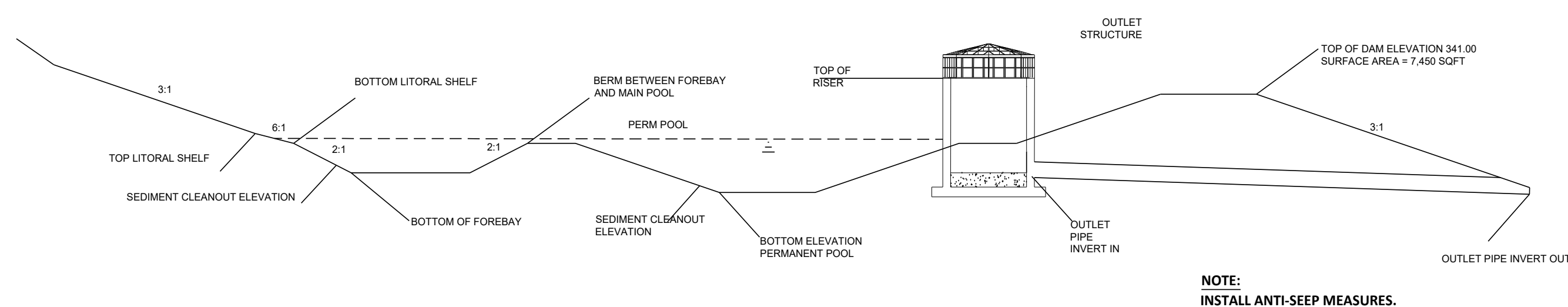
314 EAST MAIN STREET
CLAYTON, NC 27520
919-243-1332
info@adamsandhodge.com
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

CHAMPION WEST
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY
EROSION CONTROL

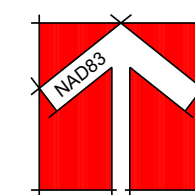
DESIGN: DCA
DRAWN: DCA
CHECKED: DCA
HORIZONTAL SCALE: SET, GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 04/23/2020
JOB NO.:
SHEET: C4.01



NOTE:
INSTALL ANTI-SEEP MEASURES

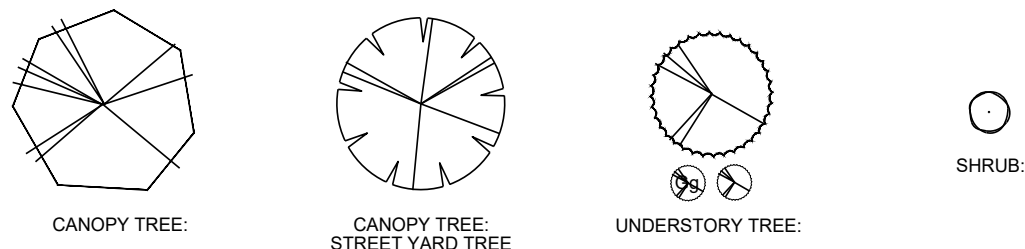
LEGEND	
<u>PROPOSED</u>	
MAJOR CONTOURS EXISTING	— 295 —
MINOR CONTOURS EXISTING	— 294 —
MAJOR CONTOURS PROPOSED	310
MINOR CONTOURS PROPOSED	311
FINISHED FLOOR ELEVATION	FFE 312.90
STORM PIPE	
CURB INLET	
STORM JUNCTION BOX	
FLARED END SECTION	
6" ROOF DRAIN LEADER	— — — — —
EXISTING STORM PIPE	

NOTE:
THIS IS A PRELIMINARY DESIGN. FUTURE DETAILED ANALYSIS OF THE SIGHT MAY DETERMINE THE NEED FOR RETAINING WALLS IN OR AROUND THE SCM AREA.



(IN FEET)
1 inch = 30 ft.

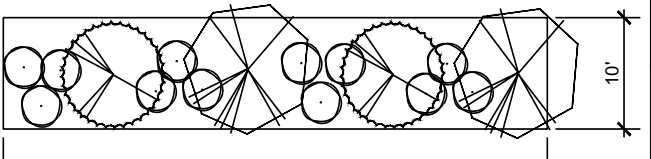
Plant Symbol Key



NOTE:

PLUMBER TO COORDINATE WITH BUILDER AND LANDSCAPER PRIOR TO INSTALLING WATER AND SEWER CONNECTIONS TO AVOID CONFLICTS WITH REQUIRED STREET TREES

TOTAL LENGTH OF CLASS "A" BUFFER : ±145 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(3) CANOPY TREES
(3) UNDERSTORY TREE
(18) SHRUBS



PLANTINGS PER 100' LENGTH OF BUFFER
CLASS "A" BUFFER - ALTERNATE 1 PLANTING SCHEME
REQUIRED PER 100':
(2) CANOPY TREES
(2) UNDERSTORY TREE
(12) SHRUBS

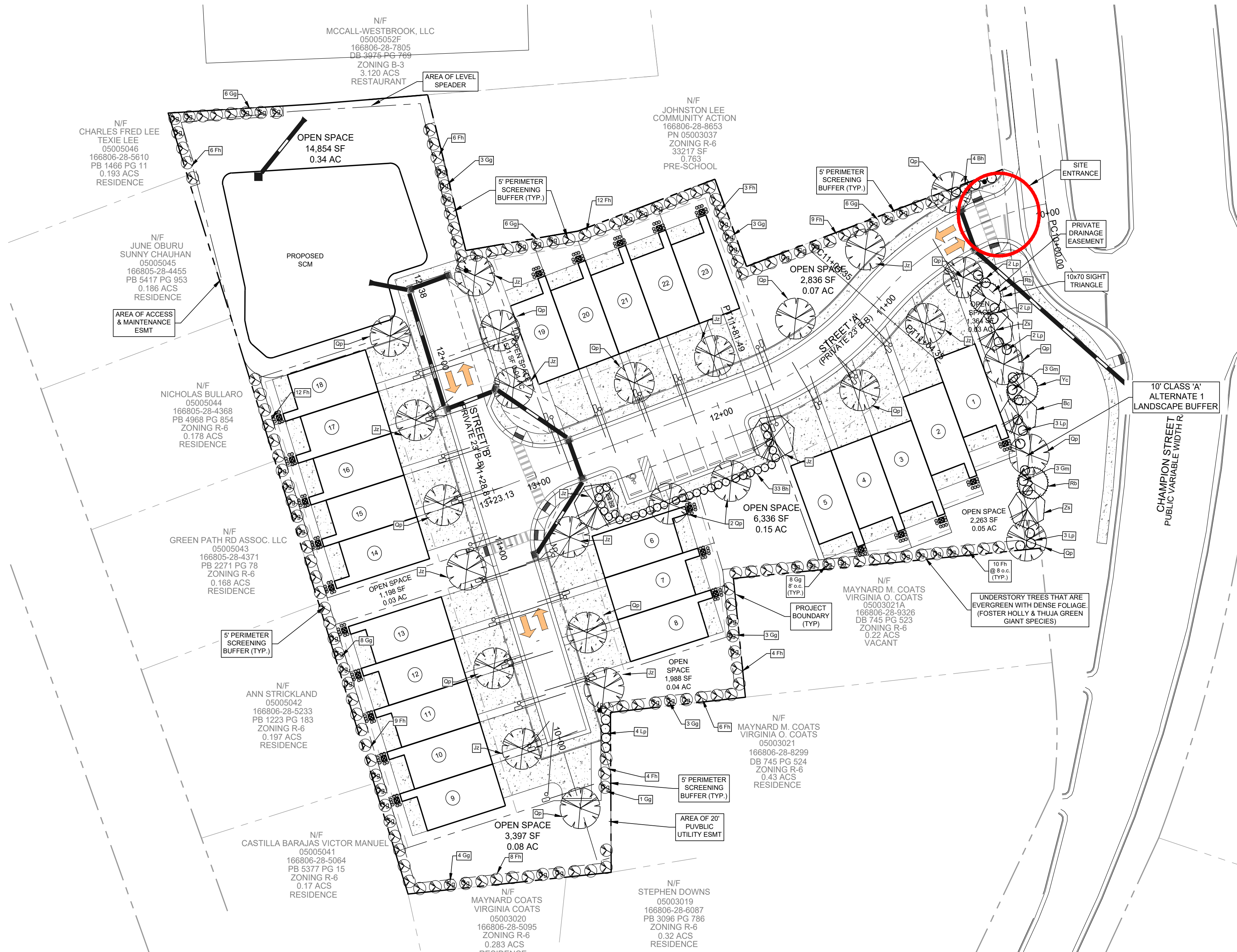
Class "A" Buffer
ALTERNATIVE 1

LANDSCAPE PLANT LIST

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS	HEIGHT AT PLANTING	WIDTH	ROOT
CANOPY TREES							
16	Qp	QUERCUS PHELLUS	WILLOW OAK	2.5" CAL. MIN.	8'	4'-5'	B&B
2	Za	ZELKOVA SERRATA	GREEN VASE ZELKOVA	2.5" CAL. MIN.	8'	4'-5'	B&B
1	Bc	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL. MIN.	8'	4'-5'	B&B
12	Jz	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5" CAL. MIN.	8'	4'-5'	B&B
UNDERSTORY TREES							
2	Rb	CERCIS CANADENSIS	REDBUD	2" CAL. MIN.	6'	3'-4'	B&B
89	Fh	ILEX ATTENUATA 'FOSTERII #2'	FOSTER HOLLY #2	4'-6"	8'-10'	B&B	
1	Yc	PRUNUS YEDOENSIS	AKEBONO YOSHINO CHERRY	2" CAL. MIN.	6'	3'-4'	B&B
59	Gg	THUJA STANDISHII 'GREEN GIANT'	THUJA GREEN GIANT	4'-6"	8'-10'	CONT/B&B	
SHRUBS							
6	Gm	CHAMAECYPARIS PISIFERA	GOLD MOPS CYPRESS	-	24"	-	7 GAL
37	Bh	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	-	24"	-	7 GAL
16	Lp	LOROPETALUM CHINENSE 'ZHU ZHOU'	ZHUZHOU LOROPETALUM	-	24"	-	7 GAL

NOTES

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
- 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.
- 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.
- 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.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.



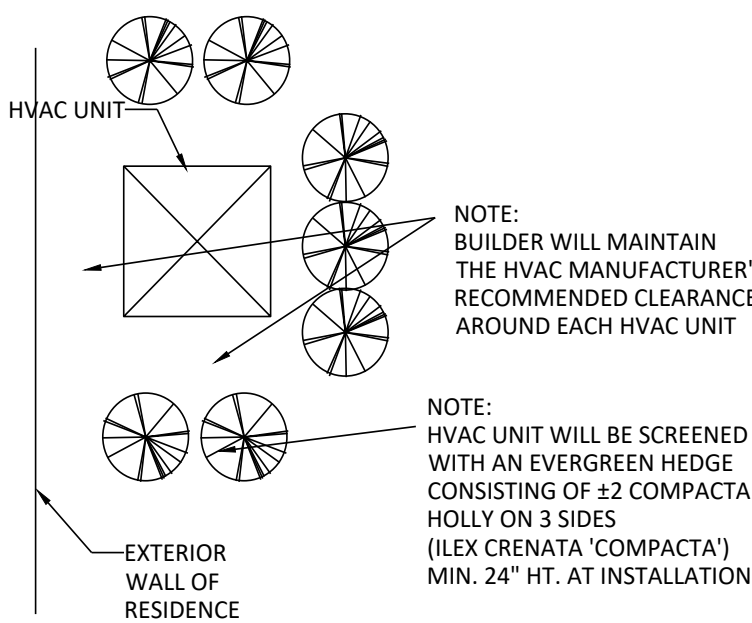
LANDSCAPE REQUIREMENTS

Interior Landscape (155.402, Part 1.D.1)		
Description	Requirement	Provided
Landscape Area (20% of site):	20,365 SF	26,500
Canopy Trees:	21	0
Understory Trees:	21	148
Shrubs:	41	41
Understory trees have been planted to replace all canopy trees in the interior landscape at a rate of two understory trees per required canopy tree.		
Vechicular Use Area (155.402, Part 1.D.2)		
Description	Requirement	Provided
Terminal Island		
Canopy Trees:	4	4
Shrubs:	0	0
PERIMETER BUFFERS (155.402, Part 2. E)		
Champion St. +/- 145'		
Description	Requirement	Provided
Berm:	no	no
Canopy Trees:	3	3
Understory Trees:	3	3
Shrubs:	18	18
Perimeter Compatibility Buffer This is a Special Use Permit. There is not a required class of buffer in this situation from table 4-5 in the UDC. A 5' buffer around the entire site, where applicable, has been proposed for screening for adjacent properties.		
Street Trees (155.402, Part 3. F)		
Description	Requirement	Provided
Canopy Trees:	26	26

STREET YARD TREES

- STREET YARD TREES SHALL BE REQUIRED ALONG ALL ROADWAYS 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).
- 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.

NOTE: HVAC EQUIPMENT TO BE LOCATED ON THE REAR OF THE TOWNHOME UNITS TO BE ENTIRELY SCREENED FROM VIEW. THE BUILDER SHALL SCREEN WITH AN EVERGREEN HEDGE. SEE BELOW FOR DETAILS.

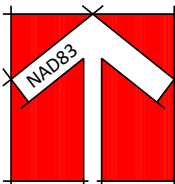


TYPICAL HVAC SCREENING
REAR SIDE

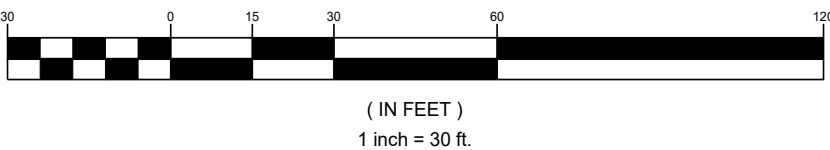


REVISED
10/23/2020 10:12 AM

PRELIMINARY



GRAPHIC SCALE



ADAMS & HODGE
ENGINEERING, PC

CHAMPION WEST

PRELIMINARY
LANDSCAPE PLAN

DESIGN: DCA
DRAWN: DCA
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 04/23/2020
JOB NO.:
SHEET: L1.01

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

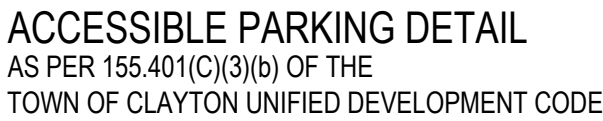
Diagram illustrating a typical townhome layout within a lot. The layout shows a row of four townhome units, each with a patio and a driveway. Key dimensions and setbacks are indicated:

- Building Setback:** Indicated by arrows pointing to the top and side setbacks of the building.
- Lot Line (Typ.):** Indicated by arrows pointing to the top and side lot lines.
- Building Setback (Typ.):** Indicated by an arrow pointing to the side setback of the building.
- Lot Line:** Indicated by an arrow pointing to the side lot line.
- Dimensions:**
 - 20' MIN. BLDG. SEPARATION (between units)
 - 15' WIDTH (TYP.) (driveway width)
 - 25' MIN. SIDEWALK OF FOREWALK (along the front)
 - 25' MIN. SIDEWALK OF FOREWALK (along the side)
- Labels:**
 - PATIO
 - 4 UNIT TYPICAL TOWNHOME BUILDING
 - DRIVEWAY
 - FRONT SETBACK
 - BOC EOP

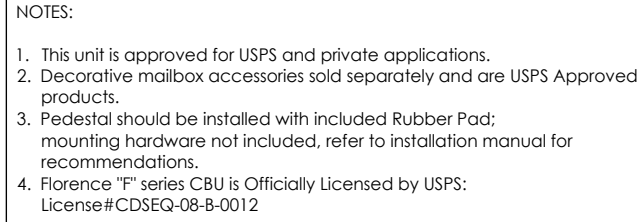
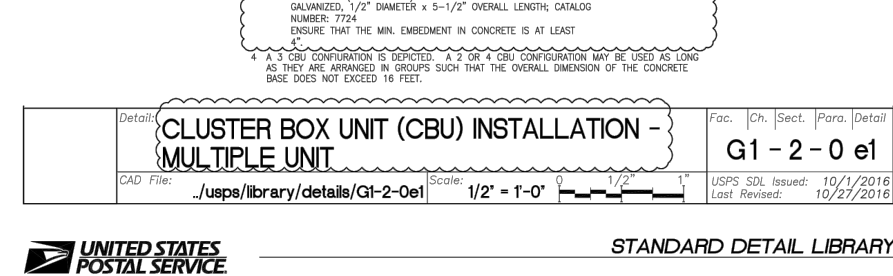
PRIVATE STREET
(23 B-B)
SCALE: 1" = 20'

Note:

1. Garage setback 25' from back of sidewalk.
2. Driveways on property lines - 0' Setback
3. Driveways to be 18' wide



PRELIMINARY



CLUSTER MAILBOX UNIT
NOT TO SCALE

CHAMPION WEST TOWNHOMES

CLAYTON, NC



AREA TABULATION

FIRST FLOOR	
HEATED -	623 SQUARE FEET
UNHEATED -	24 SQUARE FEET
SECOND FLOOR	
HEATED -	870 SQUARE FEET
GARAGE	
UNHEATED -	205 SQUARE FEET
SUITE	
HEATED -	N/A
MEAN ROOF HEIGHT	
HEIGHT -	26' - 4"
TOTAL	
HEATED -	1,493 SQUARE FEET
UNHEATED -	229 SQUARE FEET
* AREA IS MEASURED TO INSIDE OF STUDS.	

NOTE:
TOWNHOMES TO BE CONSTRUCTED TO SINGLE-FAMILY RESIDENTIAL BUILDING CODE STANDARDS.

REVISIONS	
NUMBER	DATE

CHAMPION WEST TOWNHOMES

CLAYTON, NORTH CAROLINA

919.552.7777
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com



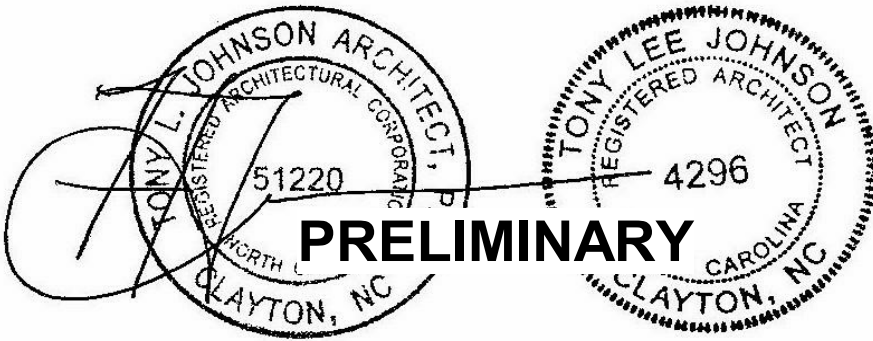
DATE: 10/1/2020
11:21:59 AM

PROJECT # Project Number

TITLE SHEET

SHEET

A-01



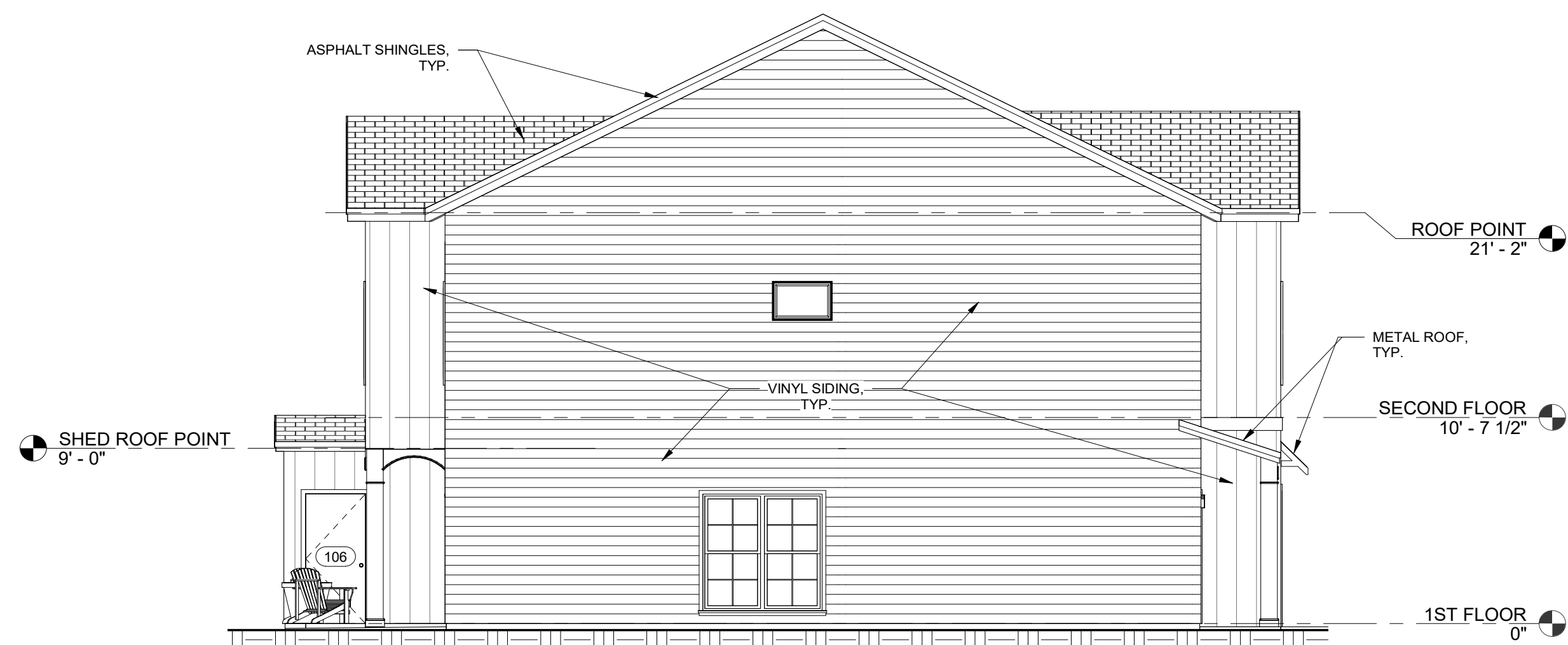
PRELIMINARY



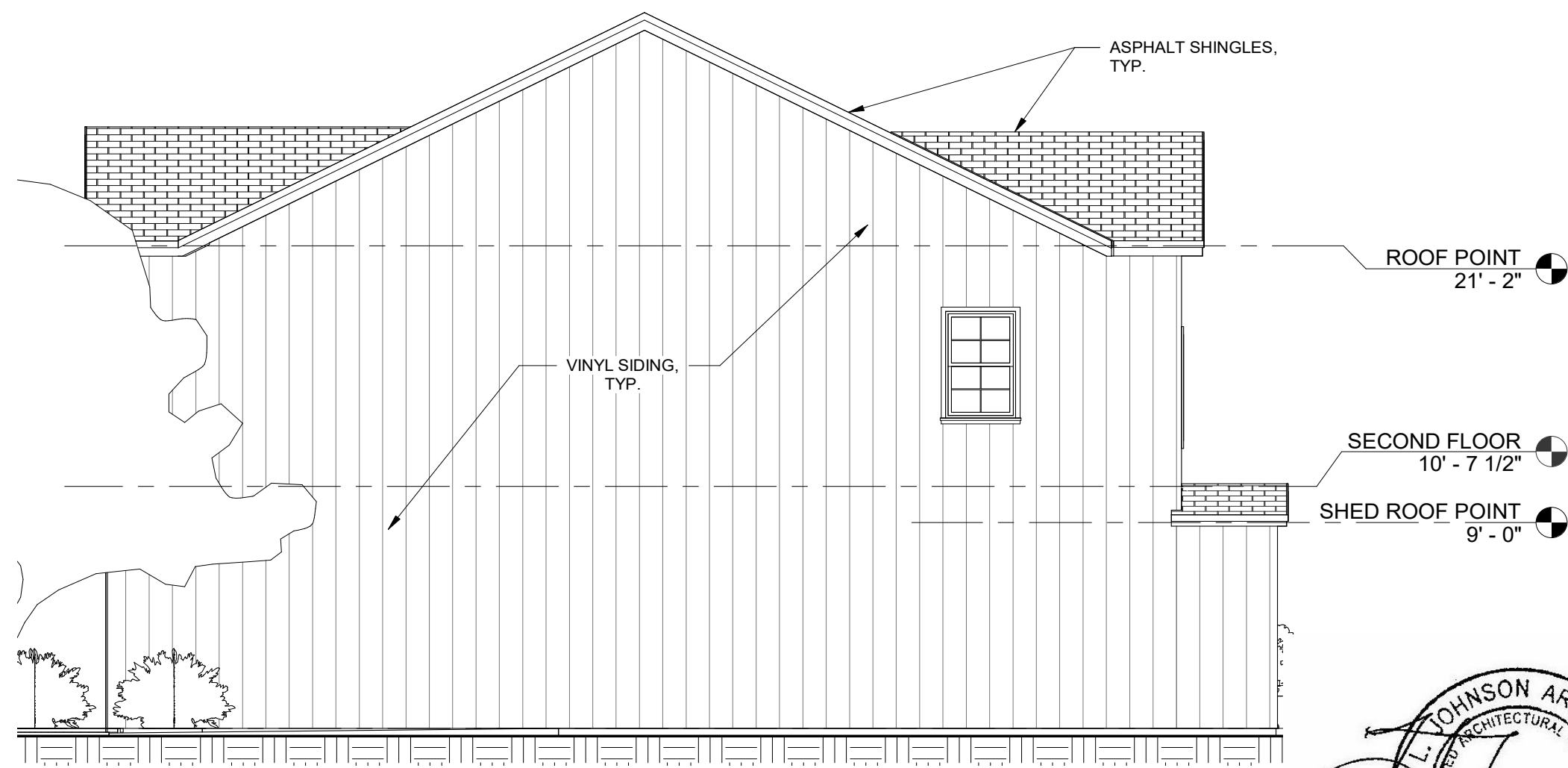
3 BLDG 1 & 2 TYPICAL FRONT ELEVATION
3/16" = 1'-0"



4 BLDG 1 & 2 TYPICAL REAR ELEVATION
3/16" = 1'-0"



1 BLDG 1, 2, & 3 TYPICAL LEFT ELEVATION
3/16" = 1'-0"



2 BLDG 1, 2 & 3 TYPICAL RIGHT ELEVATION
3/16" = 1'-0"

REVISIONS	
NUMBER	DATE

CHAMPION WEST TOWNHOMES

CLAYTON, NORTH CAROLINA

919-552-7777
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com



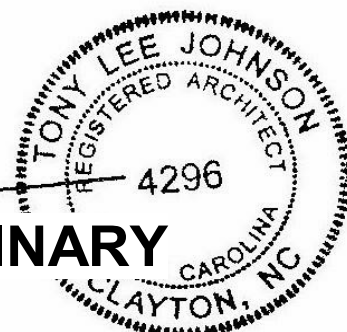
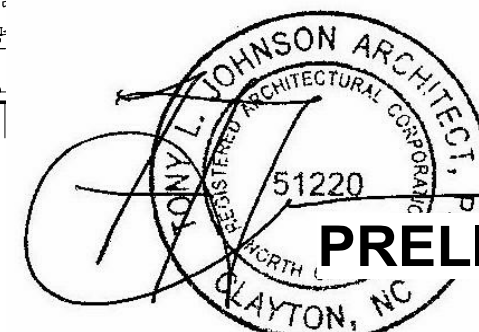
DATE: 10/1/2020
11:22:03 AM

PROJECT # Project Number

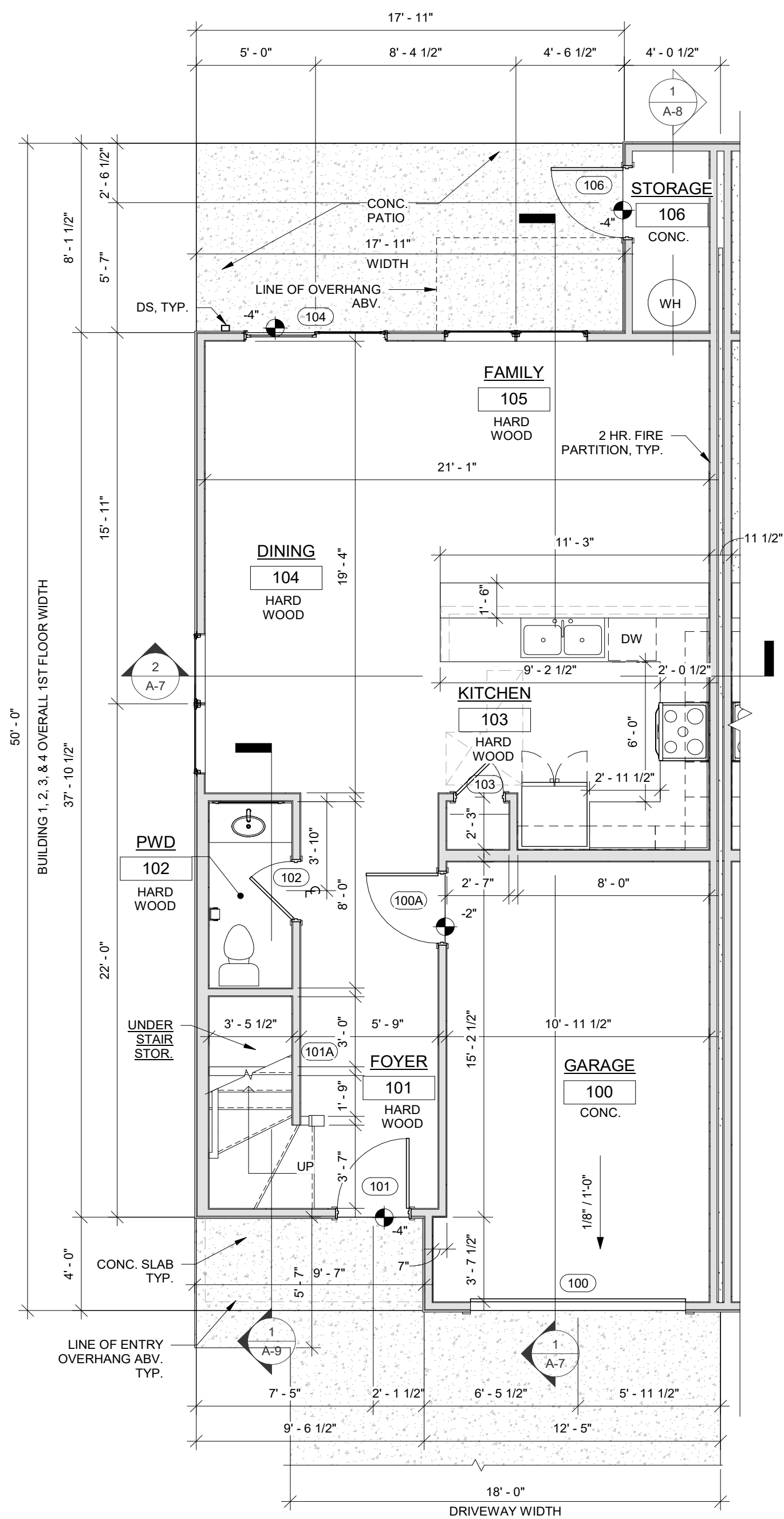
EXTERIOR
ELEVATIONS

SHEET

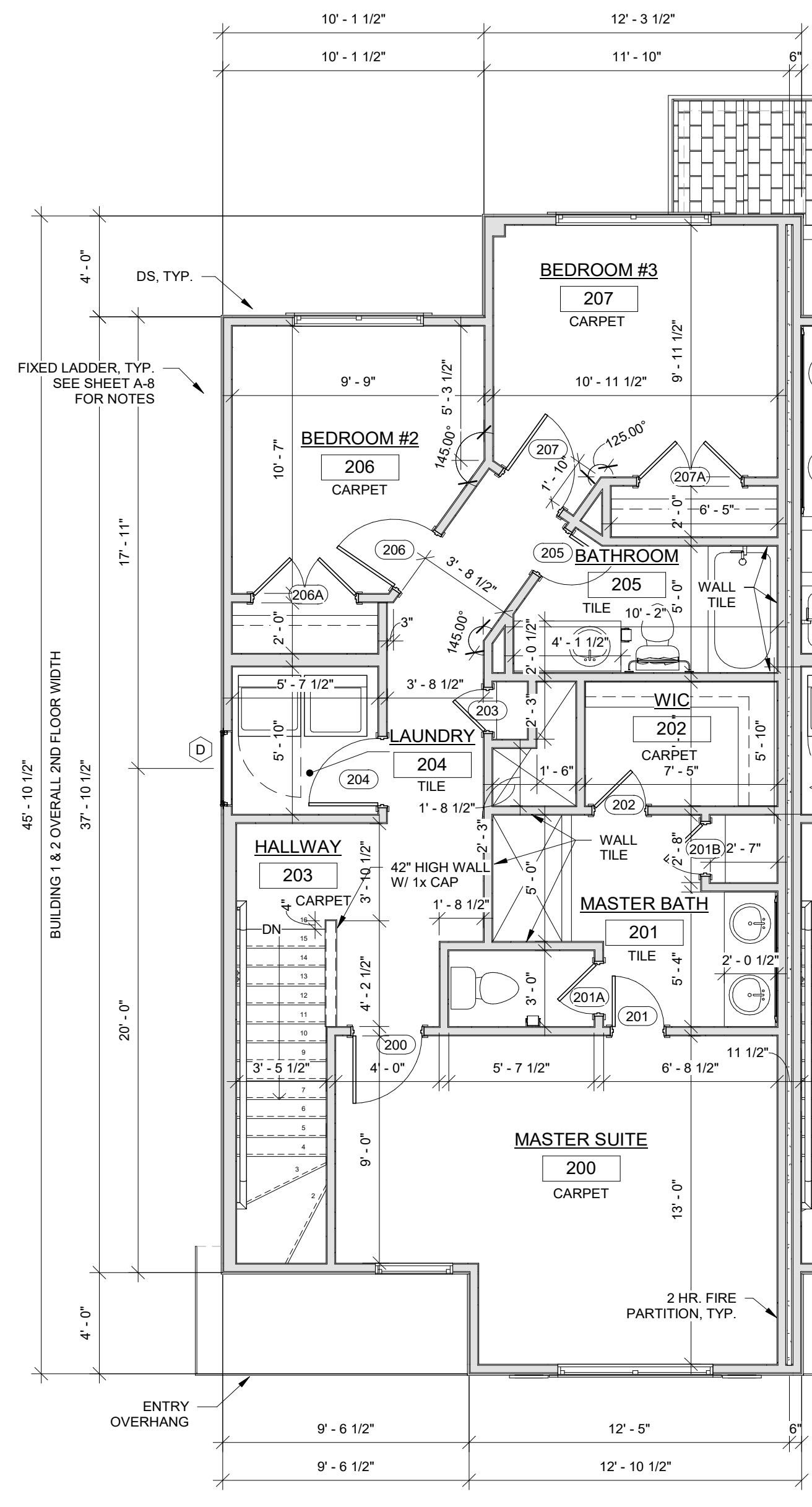
A-02



PRELIMINARY



1 ENLARGED TYPICAL FIRST FLOOR PLAN BLDG 1, 2, 3, & 4
1/4" = 1'-0"



2 ENLARGED SECOND FLOOR PLAN UNITS BLDG 1, 2, & 3
1/4" = 1'-0"



REVISIONS	
NUMBER	DATE

CHAMPION WEST TOWNHOMES

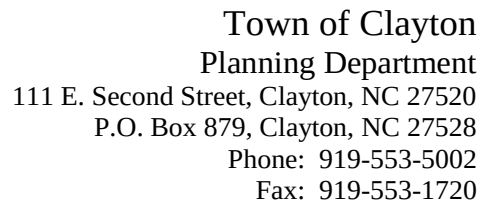
CLAYTON, NORTH CAROLINA

919-552-7717
Tony@TonyJohnsonArchitect.com
104 North Lombard St
Clayton, NC 27520
TonyJohnsonArchitect.com



DATE:	10/1/2020 11:22:04 AM
PROJECT #:	Project Number
ENLARGED FLOOR PLANS	
SHEET	

A-03



NOTICE

SUBJECT: **Project:** 2020-62-SUP Champion West Special Use Permit;
2020-61-SD Champion West Preliminary Plat

Address: Located west of Champion Street and Amos Street, south of US HWY 70
Business

TAG #(s): 05003022, 05003023, 05003024

Applicant: Adams & Hodge Engineering, PC

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold an evidentiary hearing on **Monday, December 21, 2020 at 6:00 PM**, to make a decision on the above referenced project.

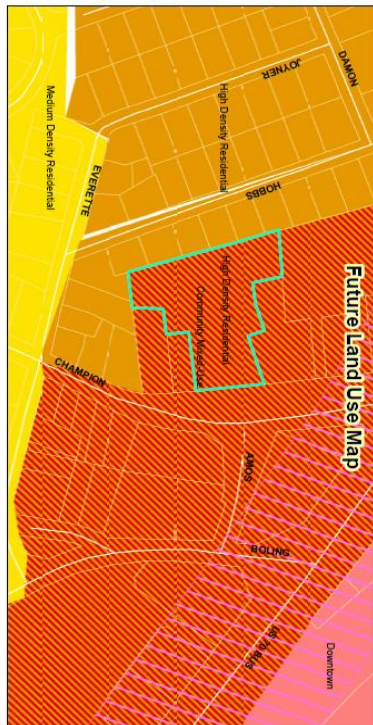
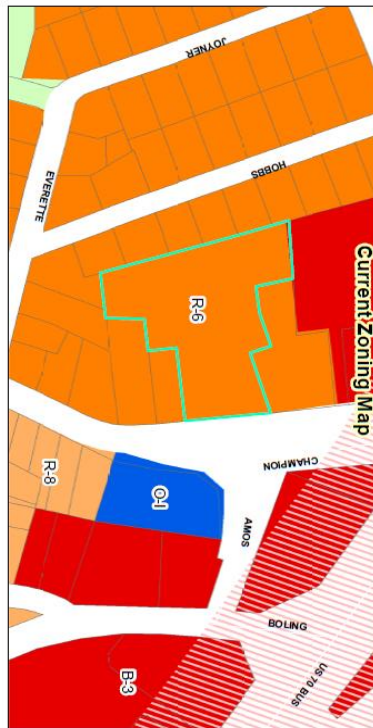
The Town Council will hold an Evidentiary Hearing to consider the above referenced Special Use Permit and Preliminary Plat request. The applicant is requesting to allow the use of and develop 23 townhomes in the R-6 zoning district. The development is located off Champion Street and Amos Street, south of US HWY 70 Bus. Please see the map on the back of this letter.

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to join this meeting and express your opinions on this request to the Town Council.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email at icaines@townofclaytonnc.org.

Sincerely,

Jeff Caines, ACIP
Planner



Champion West Special Use Permit & Preliminary Plat
File #: 2020-62-SUP & 2020-61-SD
Request: Allow townhomes and develop
23 townhomes in the R-6-zoning district.
 Applicant: Adams & Hodges Engineering, PC
 Property Owners: Cloudbreak Investments, LLC
 Tag #: 05003022



Staff Report Map
Prepared by: TOC Planning Department
November, 19, 2020
 Disclaimer: Town of Clayton assumes no legal responsibility
 for the quality to the data represented here.

Document Path: g:\clayton\clayton\reports\2020\2020-62-SUP & 2020-61-SD\Champion West\Staff Report\Report Map\map.mxd

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold evidentiary hearings on Monday, December 21, 2020, at 6 PM at Town Hall, 111 East Second Street, to consider the following requests:

- 2020-62-SUP Champion West Special Use Permit; to allow the use of townhomes in the R-6 zoning district. The subject property is located west of Champion Street and Amos Street, south of US HWY 70 Business. TAG # 05003022, 05003023, 05003024.
- 2020-61-SD Champion West Preliminary Plat; request to develop 23 townhomes in the R-6 zoning district. The subject property is located west of Champion Street and Amos Street, south of US HWY 70 Business. TAG # 05003022, 05003023, 05003024.

During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

This is an open meeting and the public is invited to attend.

Jeff Caines, Planner
919-553-5002

The Johnstonian Newspaper

Please advertise on the following dates:

Wednesday, December 9, 2020

Wednesday, December 16, 2020

Affidavit of publication required.



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

TRC CERTIFICATION

November 17, 2020

Donnie Adams/Amy Stancil
314 E. Main Street
Clayton, NC 27520
Donnie@adamsandhodge.com / Amy@adamsandhodge.com

Re: 2020-61-SD Champion West Major Subdivision and 2020-62-SUP Champion West Special Use Permit

Mr. Adams / Ms. Stancil,

The project listed above has received certification from the Technical Review Committee on November 17, 2020. In order to prepare for your upcoming Town Council meeting, please submit **ONE** clean, digital copy of your latest site plan no later than 5PM on November 24, 2020. Please email Submittals@townofclaytonnc.org and copy my email address. Please label the email "Final Digital Copy for Town Council". The project will now proceed to the following meeting:

Town Council: Monday December 7, 2020 at 6:00pm

Please let me know if you have any questions or need further assistance.

Thank you,

Lori Bryant
Development Services Coordinator
Lbryant@townofclaytonnc.org
(919) 359-9337

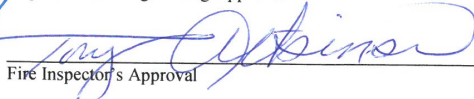
Staff Approval:


Project Manager's Approval

11/17/2020
Date


Department of Engineering Approval

11/17/2020
Date


Fire Inspector's Approval

11-19-2020
Date

Updated February 2019



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: Champion West Acreage of Property: 2.338 ACS
County Tag Number: See Exhibit A NC PIN: See Exhibit A
Address/Location: 305 Champion Street

Zoning District: R-6
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 E Main Street, Clayton, NC 27520
Phone Number: 919-243-1332 Fax: _____
Contact Person: Donnie Adams / Amy Stancil
Email Address: donnied@adamsandhodge.com / amy@adamsandhodge.com

PROPERTY OWNER INFORMATION

Name: Cloudbreak Investments, LLC and See Exhibit A
Mailing Address: PO Box 189, Clayton, NC 27528
Phone Number: 919-345-6729 Nathan Evans Fax: _____
Email Address: nathan@nleans.com

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Use: ☒ New ☐ Expanded ☐ Change

Use Type: ☒ Residential ☐ Non-Residential

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

Invoice shall be mailed to the following:

Developer Name: Cloudbreak Investments, LLC

Mailing Address: PO Box 189, Clayton, NC 27528

Phone Number: 919-345-6729 Nathan Evans Fax Number:

Email Address: nathan@nlevans.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: 2.338

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units	23	250	5,750
>3 Bedroom Units			
Total	23	-----	5,750

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

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

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

Gross Acreage: _____

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

TOTAL REQUESTED GALLONS PER DAY: 5,750

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:

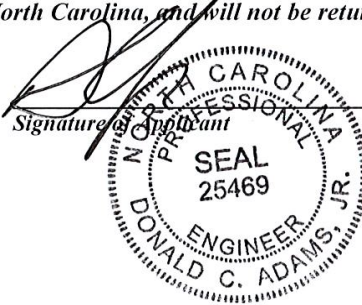
Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

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



9/4/2020
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.

TOWN OF CLAYTON
SUBDIVISION APPROVAL 2020-61-SD
CHAMPION WEST
GRANTED

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

Applicant:	Adam & Hodges Engineering
Property Owner:	Cloudbreak Investments
Property Location:	305 Champion Street
Brief Property Description:	2.338 acres
Tax Parcel Number:	05003022
Proposed Use of Property:	Single Family Townhomes
Hearing Date:	December 21, 2020

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

(1) The applicant shall complete the subdivision strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Planning Department office.

(2) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval shall be void and of no effect.

The Town Council imposed the following **additional conditions** of the Subdivision Approval:

1. Following Town Council approvals, three copies of the Preliminary Plat meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The Conditions of Approval for the preliminary plat and associated applications shall be recorded on the cover sheet.
2. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
3. All required landscaping buffers or plantings shall be installed or bonded prior to the plat recordation.
4. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan and associated Special Use Permit. Modifications shall require additional approvals pursuant to Section 155.706 and 155.711 of the Unified Development Code.
5. Curb and Gutter, as well as sidewalk, shall be installed along the development's entire frontage along Champion Street as well as the frontage road, as shown on the site plan. This shall be installed or bonded prior to plat recordation. Dimensional standards are limited to those outlined in the preliminary plat, as approved through the associated Special Use Permit 2020-62-SUP

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

TOWN OF CLAYTON

BY: _____
Jody L. McLeod
Mayor

ATTEST:

_____(SEAL)
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**Town of Clayton
Town Council
Preliminary Subdivision Plat Motion Sheet**

After considering the competent, material, and substantial evidence presented, including the application and materials of record, I move to **(PICK ONE)**:

- ☐ Approve
- ☐ Deny
- ☐ Approve with Conditions

Preliminary Subdivision Plat Application Number **#2020-61-SD – CHAMPION WEST**

This motion is based on the following findings:

1. The preliminary subdivision plat **IS** consistent with the adopted plans and policies of the town.

OR

The preliminary subdivision plat **IS NOT** consistent with the adopted plans and policies of the town. (State evidence supporting finding.)

2. The subdivision **MEETS** all required specifications of the Town of Clayton Unified Development Code.

OR

The subdivision **DOES NOT MEET** all required specifications of the Town of Clayton Unified Development Code. (State evidence supporting finding.)

3. The subdivision **WILL NOT** be detrimental to the use or orderly development of other properties in the surrounding area and **WILL NOT** violate the character of existing standards for development of properties in the surrounding area.

OR

The subdivision **WILL** be detrimental to the use or orderly development of other properties in the surrounding area and **WILL** violate the character of existing standards for development of properties in the surrounding area. (State evidence supporting finding).

**MOTION FORM
#2020-61-SD
CHAMPION WEST SUBDIVISION
ITEM #6B**

4. The subdivision design **WILL** provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, **WILL** provide for the unified and orderly use of or extension of public infrastructure, and **WILL NOT** materially endanger the environment, public health, safety, or the general welfare.

OR

The subdivision design **WILL NOT** provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, **WILL NOT** provide for the unified and orderly use of or extension of public infrastructure, and **WILL** materially endanger the environment, public health, safety, or the general welfare. (State evidence supporting finding).

[If approved with conditions] The applicant meets this finding subject to the following conditions:

**MOTION FORM
#2020-61-SD
CHAMPION WEST SUBDIVISION
ITEM #6B**



Town Council Agenda Cover Sheet

Meeting Date

December 21, 2020

Agenda Location

Old Business

Item Title

FY21 Mid-year Budget Review

Presenter

JD Solomon – Interim Town Manager

Summary/Description

The current budget includes a number of uncertainties associated with the impact of the pandemic. A mid-year review was included as part of the budget adoption. Major assumptions included in the approved budget include:

The Ad Valorem Tax Rate will remain at the same rate of \$0.58, but Ad Valorem property values will increase by 6.8% over FY 2019-2020.

- Property Tax Collection Rate will slightly decrease from 99.9% to 98.9%.
- Sales Tax revenues will reduce 10% below current year projection (each 5% change = \$240,000).
- Investment Earnings will reduce by \$230,000.
- Development Fees total revenue will remain at the same levels as anticipated to end FY 2019-2020.
- Total revenues from Other Fees for Services will not increase over FY 2019-2020 levels with some decreases (although some fees are going up).
- The State will not take additional revenues from us.
- The recession will last 8 to 12 months

Staff began evaluating potentially troubled budget items and projects in September. Concurrently, an initiative was implemented to collect approximately \$400,000 in COVID-deferred utility payments and to aggressively track indicators of revenue and expenses such as sales tax receipts, building permits, water sales, and solid waste charges. Our best conclusion is that Clayton has continued to grow, both in terms of demand for services and revenues, at a rate of 10 to 20 percent throughout calendar year 2020.

The process for performing the mid-year budget review included: an initial review by Town Manager Solomon, Deputy Town Manager Cappola, and Finance Director McKie; departmental reviews by each department manager; a meeting between Solomon, McKie, and each department manager in early December; and a follow-up meeting between Solomon, McKie, and Cappola to review the rolled-up numbers. The mid-year review also was coordinated to coincide with the start of the next fiscal year budget preparation, and was beneficial in stating the next budget with a realistic evaluation and roll-over of projects and initiatives that cannot be reasonably accomplished in the current fiscal year.

In summary, the mid-year budget review and modifications verify that the Town is well positioned to conclude the current fiscal year in a positive financial position.

Requested Action

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☒ No ☐

Additional Documents to be Included in Agenda Packet

Presentation

Meeting Timeline

10 Min.

Mid Year Budget Review

JD Solomon, Robert McKie, Rich Cappola

Town Council Meeting

December 21, 2020

The Bottom Line

- With all recommended modifications, we are forecasting a budget surplus of at least \$445,000.
- The verified and modified budget does not touch 30% budget reserves and does not touch \$1.5M to \$4M unrestricted reserves.
- There remains capital project challenges in the general fund, water & sewer fund, and electric fund
- There remains challenges in our Operations & Maintenance functions as we struggle to properly account for new facilities and infrastructure in our planning and budgeting
- There remains challenges related to the addition and integration of technology into our basic work processes

Key Assumptions in Current Budget

1. The Ad Valorem Tax Rate will remain at the same rate of \$0.58, but Ad Valorem property values will increase by 6.8% over FY 2019-2020.
2. Property Tax Collection Rate will slightly decrease from 99.9% to 98.9%.
3. Sales Tax revenues will reduce 10% below current year projection (each 5% change = \$240,000).
4. Investment Earnings will reduce by \$230,000.
5. Development Fees total revenue will remain at the same levels as anticipated to end FY 2019-2020.
6. Total revenues from Other Fees for Services will not increase over FY 2019-2020 levels with some decreases (although some fees are going up).
7. The State will not take additional revenues from us.
8. The recession will last 8 to 12 months.

Remainder of Current Fiscal Year Forecast Best Case Scenario

General Fund FY 2021 Budget Comparison Best Case Scenario			
Revenues by Source	Estimated	Budget	Variance
Ad Valorem Taxes	\$ 16,603,268	\$ 16,477,186	\$ 126,082
State Shared Revenues	7,785,814	6,188,551	1,597,263
Intergovernmental	4,300,093	2,620,168	1,679,925
Permits & Fees	1,457,227	1,394,218	63,009
Sales & Services	2,276,205	2,823,644	(547,439)
Grants & Donations	1,089,191	1,703,506	(614,315)
	879,739	-	879,739
	335,953	502,498	(166,545)
	-	3,231,492	(3,231,492)
Projected Surplus/(Deficit)	\$ 1,496,378	\$ -	\$ 1,496,378
Carryover Request			(273,475)
New Position - Fire Dept. Emergency Services Coordinator			(36,223)
New Positions - 2 Patrol Officers			(30,767)
Janitorial Contract - In-House Transition 3 Positions			(58,117)
Discretionary Surplus/(Deficit)			\$ 1,097,796
	Estimated	Budget	Variance
	\$ 2,736,553	\$ 2,179,650	\$ (556,903)
	884,154	805,448	(78,706)
	620,931	703,511	82,580
	68,927	67,528	(1,399)
	1,249,309	1,249,565	256
	182,201	197,628	15,427
	18,464	21,054	2,590
Customer Service	5,890,238	6,049,388	159,150
Law Enforcement	6,044,580	6,141,599	97,019
Fire Protection	9,318,634	9,814,795	496,161
Public Services	2,981,296	4,346,848	1,365,552
Parks & Recreation Services	529,557	621,883	92,326
Cultural & Performing Arts	720,076	756,174	36,098
Library Operations	1,511,192	1,986,192	-
Debt Service			
Total Expenditures	\$ 33,231,192	\$ 34,941,263	\$ 1,710,151
Projected Surplus/(Deficit)	\$ 1,496,378	\$ -	\$ 1,496,378
Carryover Request			(273,475)
New Position - Fire Dept. Emergency Services Coordinator			(36,223)
New Positions - 2 Patrol Officers			(30,767)
Janitorial Contract - In-House Transition 3 Positions			(58,117)
Discretionary Surplus/(Deficit)			\$ 1,097,796

Remainder of Current Fiscal Year Forecast Worst Case Scenario

General Fund FY 2021 Budget Comparison Worst Case Scenario			
Revenues by Source	Estimated	Budget	Variance
Ad Valorem Taxes	\$ 16,477,186	\$ 16,477,186	\$ -
State Shared Revenues	7,259,939	6,188,551	1,071,388
Intergovernmental	4,300,093	2,620,168	1,679,925
Permits & Fees	1,457,227	1,394,218	63,009
Sales & Services	2,276,205	2,823,644	(547,439)
Grants & Donations	1,089,191	1,703,506	(614,315)
Other Revenues	879,739	-	879,739
	335,953	502,498	(166,545)
	-	3,231,492	(3,231,492)
Projected Surplus/(Deficit)	\$ 844,421	\$ -	\$ 844,421
Carryover Request			(273,475)
New Position - Fire Dept. Emergency Services Coordinator			(36,223)
New Positions - 2 Patrol Officers			(30,767)
Janitorial Contract - In-House Transition 3 Positions			(58,117)
Discretionary Surplus/(Deficit)			\$ 445,839
	Estimated	Budget	Variance
Customer Service	\$ 2,736,553	\$ 2,179,650	\$ (556,903)
Law Enforcement	884,154	805,448	(78,706)
Fire Protection	620,931	703,511	82,580
Public Services	68,927	67,528	(1,399)
Parks & Recreation Services	249,309	1,249,565	256
Cultural & Performing Arts	182,201	197,628	15,427
Library Operations	18,464	21,054	2,590
Debt Service	5,890,238	6,049,388	159,150
	6,044,580	6,141,599	97,019
	9,318,634	9,814,795	496,161
	2,981,296	4,346,848	1,365,552
	529,557	621,883	92,326
	720,076	756,174	36,098
	1,366,192	1,986,192	-
Total Expenditures	\$ 33,231,112	\$ 34,941,263	\$ 1,710,151
Projected Surplus/(Deficit)	\$ 844,421	\$ -	\$ 844,421
Carryover Request			(273,475)
New Position - Fire Dept. Emergency Services Coordinator			(36,223)
New Positions - 2 Patrol Officers			(30,767)
Janitorial Contract - In-House Transition 3 Positions			(58,117)
Discretionary Surplus/(Deficit)			\$ 445,839

Remainder of Current Fiscal Year Forecast

Key Adjustments and Modifications

- Deferred Projects and Activities that could not be reasonably executed before the end of June
- Eliminated some items that were in current budget
- Added some items that were needed
 - Contract administrator (result of on-going financial process assessment)
 - Business analyst – Manager Office (result of on-going financial process assessment)
 - Business analysts – Operations (result of water meter program)
 - Asset Management Assessment – Facilities (result of emergency repairs)
- “Took hit” on cost overruns (AMI project as example)
- Adjusted revenue projects (Cultural Arts and Parks & Rec as examples)

Remainder of Current Fiscal Year Forecast

Three Key Decisions

- **Fire Department Emergency Services Coordinator**
 - EMS Coordination with County, Emergency Operations Center, Major Community Events, Communications
 - P&R will keep current position as Special Events Coordinator for their events and share marketing with Library
- **Two (2) New Patrol Officers**
 - Have a need for at least 2 more patrol officers if we can hire and on-board them
- **Transition Janitorial Services In-House (3 Positions)**
 - Will provide better general flexibility – current staff only cleans
 - Will defer some need for part-time COVID help as we re-open

Summary

- With all recommended modifications, we are forecasting a budget surplus of at least \$445,000.
- The verified and modified budget does not touch 30% budget reserves and does not touch \$1.5M to \$4M unrestricted reserves.
- There remains capital project challenges in the general fund, water & sewer fund, and electric fund
- There remains challenges in our Operations & Maintenance functions as we struggle to properly account for new facilities and infrastructure in our planning and budgeting
- There remains challenges related to the addition and integration of technology into our basic work processes

Potential Action(s)

- Approval of Mid-Year Review Per the Approved Fiscal Budget
- Approval of Modifications to the Approved Fiscal Budget



Council Agenda Item Cover Sheet

Meeting Date

December 21, 2020

Agenda Location

Old Business

Item Title

Downtown Street Tree Removal – Return of funds collected by Town

Presenters

Rich Cappola, Deputy Town Manager

Robert McKie, Finance Director

Summary/Description

After a presentation by Deputy Town Manager Rich Cappola and Economic Development Director Patrick Pierce at the December 7 meeting, Town Council asked staff to research the possibility to of refunding all of the funds collected by the Town from downtown business owners to remove holly trees in the public right-of-way.

Requested Action: Approval of refund of collected funds for tree removal

Funding Source (If Applicable): 210-49 53 Other Fin Scs Tree Replacement Fee Reserve

Cost: \$4,750

Additional Documents to be Included in Agenda Packet: Spreadsheet of funds collected, amount, from whom and for what properties.

TREE REMOVAL INFORMATION

Benefiting Business	Date	Address	Amount	# of Trees
Building under remodel	7/14/2017	228 E Main St	\$750	3
HTR	7/18/2017	328 E Main St	\$250	1
Primos	7/18/2017	225 E Main St	\$250	1
River Wild	7/18/2017	114 E Main St	\$1000	4
Revival 1869	7/19/2017	222/224 E Main St	\$250	1
Building under remodel	8/1/2017	228 E Main St	\$250	1
Wagner House	8/2/2017	121 E Main St	\$500	2
Brick & Mortar	8/9/2017	217 E Main St	\$250	1
Tony Johnson Architects	8/15/2017	104 N Lombard	\$250	1
Nina's Restaurant	10/30/2017	338 E Main St	\$250	1
Multiple tenants	9/20/2019	481 E Main St	\$500	2
Multiple tenants	10/20/2020	335 E Main St	\$250	1
TOTAL			4750	19



Town Council Agenda Cover Sheet

Meeting Date

December 21, 2020

Agenda Location

New Business

Item Title

Cybersecurity and Infrastructure Security Agency (CISA) Risk and Vulnerability Assessment (RVA)

Presenter

Rich Cappola, PE – Deputy Town Manager / Public Services Director

Summary/Description

The threats we face—digital and physical, man-made, technological, and natural—are more complex, and the threat actors more diverse, than at any point in our history. The Cybersecurity and Infrastructure Security Agency (CISA) is the Nation's risk advisor, working with partners to defend against today's threats and collaborating to build more secure and resilient infrastructure for the future. CISA builds the national capacity to defend against cyber-attacks and works with the federal government to provide cybersecurity tools, incident response services and assessment capabilities to safeguard the '.gov' networks that support the essential operations of partner departments and agencies. Risk assessments help the agency to understand the cybersecurity risks to the agency's operations (i.e., mission, functions, image, or reputation), organizational assets, and individuals. The CISA offers Risk and Vulnerability Assessment (RVA) to

A Risk and Vulnerability Assessment (RVA) collects data through onsite assessments and combines it with national threat and vulnerability information in order to provide an organization with actionable remediation recommendations prioritized by risk. This assessment is designed to identify vulnerabilities that adversaries could potentially exploit to compromise network security controls. Methodologies that a Risk and Vulnerability Assessment may incorporate include the following:

- Scenario-based network penetration testing
- Web application testing
- Social engineering testing
- Wireless testing
- Configuration reviews of servers and databases
- Detection and response capability evaluation

After completing the Risk and Vulnerability Assessment, the organization will receive a final report that includes business executive recommendations, specific findings and potential mitigations, as well as technical attack path details. An optional debrief presentation summarizing preliminary findings and observations is also available

Additional information can be found at <https://www.cisa.gov/>

Staff requests authorization to submit a formal request to CISA for a Risk and Vulnerability Assessment (RVA)

Requested Action

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Meeting Timeline

5 min.



Town Council Agenda Cover Sheet

Meeting Date

December 21, 2020

Agenda Location

New Business

Item Title

Second Street No Parking Zone

Presenter

Rich Cappola, PE – Deputy Town Manager / Public Services Director

Summary/Description

The Second Street corridor between S. Fayetteville Street and Church Street has historically allowed for parking on both sides of the street. This has become problematic during certain times of the day where higher traffic volumes cannot allow for two-way traffic or emergency vehicles to pass due to the width of the roadway. To alleviate this congestion, the Town is proposing to eliminate parking along the west side of Second Street by signing and striping it as a "No Parking Zone" from the end of the angled parking along the frontage of Town Hall, down to the Church Street intersection.

This would be the first step in improving the traffic flow along this corridor. Once the new zone is in place, staff will evaluate its effectiveness. If it is determined additional restriction is necessary, staff will pursue establishing the east side of the road as a No Parking Zone also. If this is necessary, notification will be made to the property owners along that frontage.

Staff requests authorization to install signage and striping along the west (town property) side of Second Street to create a No Parking Zone and evaluate if the east side needs to be also.

Requested Action

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet**Meeting Timeline**

5 min.

**TOWN OF CLAYTON
AMENDMENT TO THE CODE OF ORDINANCES
CHAPTER 74: PARKING SCHEDULES**

BE IT HEREBY ADOPTED THAT THE TOWN COUNCIL FOR THE TOWN OF CLAYTON, NORTH CAROLINA amends its Code of Ordinances with the following:

Amend the following section of CHAPTER 74: Parking Schedules, Schedule I, Prohibited Parking to read as follows:

Street	Location	Ord. No.	Passage Date
Second Street (East)	End of Angled Parking Along Frontage of Town Hall Down to Church Street Intersection	2020-12-01	12-21/2020

Duly adopted this 21st day of December, 2020 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk