



**Town of Clayton
Regular Town Council Meeting Minutes
Monday, August 17, 2020 @ 6:00 PM
Council Chambers**

COUNCIL PRESENT:

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

STAFF PRESENT:

Adam Lindsay, Town Manager
Nancy Medlin, Deputy Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
Samantha Wullenwaber, Planning Director
Rich Cappola, Public Services Director
Patrick Pierce, Economic Development Director
Stacy Beard, Communications Director
Heidi Holland, Deputy Town Clerk
Joshua Baird, Town Engineer

COUNCIL ABSENT:

1 CALL TO ORDER

Pledge of Allegiance and Invocation

- a) Mayor McLeod called the meeting to order at 6:03 p.m. He led everyone in the Pledge of Allegiance and offered the Invocation.

2 ADJUSTMENT OF THE AGENDA

3 CONSENT AGENDA

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

- a) Warranty Acceptances
- Parkview, Phase 13
 - Badger Pass, Phase 7B
- b) DRAFT Minutes
- June 15, 2020 - Closed Session
- July 20, 2020 - Regular Session
- July 20, 2020 - Closed Session
- c) Town Hall Basement Renovation
- d) Resolution - NC Governor's Highway Safety Program Grant Agreement
- e) Resolution - Directing Clerk to Certify Sufficiency
- Annexation - Shoppes at Glen Laurel - 2020-23-ANX
- f) Resolution - Directing Clerk to Certify Sufficiency

- Annexation - West End - 2020-115-ANX

ACTION: Adoption of Consent Agenda as Presented

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

4 ADMINISTRATIVE ITEMS

- a) Amended - NC State Ordinance #1076840 - Speed Limit .004 E of SR 1552 & .044 W of Laurel Ridge Drive
Presenter: Kimberly Moffett, Town Clerk

Ms. Moffett presented this ordinance which is an amendment of original ordinance from NCDOT that came before council in February 2020. this amended ordinance corrects the speed limit to indicate 45 MPH for cars and trucks between 0.004 mile east of SR 1552 and .044 W of Laurel Ridge Drive.

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a) Presentation of DDA Awards
Presenters: Patrick Pierce, Economic Development Director & Jody McLeod, Mayor
- Tony Johnson
 - Kim Lawter
 - Jessica Lloyd
 - James Lipscomb

Mr. Pierce expressed his appreciation for the dedication to the DDA. They have all been very instrumental in numerous contributions to the town and specifically downtown. Mayor McLeod stated the town owed these folks a tremendous debt of gratitude for their leadership. Council Member Bunn also offered his appreciation and stated that everyone had put their heart and soul into the DDA.

- b) Comp Plan Update & 160D Regulations
Presenter: Stewart Engineering

Mr. Chad Sary was present and provided an update on the Comprehensive Plan as well as the Chapter 160D Regulations. He provided background on Stewart Engineering. He stated Jay McLeod, who was a planner for the town, will be on the team working on this project. He shared the previous comprehensive plan was completed in 2015 and is good until about 2025, so we are at a point where we need to begin working on the next comprehensive plan. He provided a schedule outlining the timeline for moving forward. He provided names of those who would be involved which include Michael Grannis, Marty Bizzell, Stacy Beard, Nathan Evans, Ava Evans, Will Lawson, Andria Merritt, Dean Penny, Jim Perricone, Sara Perricone, Patrick Pierce, Michael Sims, Christi Thompson and Dana Wooten. There will be a stakeholder meeting held on August 27. Provided were general dates for future meetings of the steering committee. Additionally a visioning workshop will be held in October. He shared slides providing details about the

breakdown of areas located in the town to include 42 West Spring Branch, Downtown, Riverwood, NC 42 East and Powhatan Road. Council Member Grannis asked when it would be expected and would there be an updated version. Mr. Sary stated it would be probably between the April - May 2021 time frame. Mayor McLeod asked why the south side of Highway 70 was not included. Mr. Sary stated he would notate that for further evaluation of that area.

Provided next was an update to the UDC - Chapter 160D. Mr. Sary provided a history overhaul by the General Assembly and stated this is the largest since the 70-80's and would be a statewide change. The deadline to enact is July 1, 2021. This update will consolidate regulations as well as clarifying regulations and procedures, uniform terminology and restrictions on imposing conditions.

He shared information about administrative, legislative and quasi-judicial hearings. Information was also shared regarding decision types. Also discussed was Conditional Zoning. There would be no more conditional use or special use zones. He stated existing PUDS would automatically become Conditional Zoning. He also discussed the subdivision process. Information was shared regarding the current subdivision process. These changes would be brought back to Council prior to the final compliance with state statutes within a month or two. He wrapped up the discussion with a brief recap of these topics. Council Member Grannis asked about the amount of involvement the steering committee would have regarding the 160D update. Mr. Sary stated the committee would mainly be involved in the comprehensive plan. The 160D update would be more staff and planning board technical decisions. There were no additional questions.

6 OLD BUSINESS

a) 2020-17-RZ - Tract on Powhatan Road

Presenter: Samantha Wullenwaber, Planning Director

Public Hearing for this item was held on July 20, 2020. A minimum period of 24 hours was allowed for receipt of additional public comments. All those received in the state time frame are attached to this agenda as part of the official record.

Ms. Wullenwaber was present and stated the public hearing for this item was held on July 20 with a request to rezone from RE (Residential Estate) to I-1 (Industrial-Light). Ms. Wullenwaber provided an overview and refresher of what was shared at the public hearing. Staff recommended approval and so did the Planning Board. Mayor McLeod advised all comments received within the 24 hour period were made part of the record. Council Member Grannis asked for clarification as to whether or not this property would be applicable in respect to a goal that is stated in the Comprehensive Plan 2040 which states that would encourage quality which maximizes existing infrastructure and promotes walking, biking and travel. Ms. Wullenwaber stated she did not believe this would be applicable. Council Member Grannis asked about natural resources and if the property was a conservation area how/if that would affect what could be developed. Council Member Grannis asked if the cemetery is applicable with respect to a rezoning. MS. Wullenwaber stated that would be something the property owner and who holds the deed of the cemetery would

be responsible for. The survey submitted with the application shows this is one parcel so there is authority to rezone this with the current owner's consent. Ms. Wullenwaber stated the Town Attorney Ms. Ross could speak more on this. Ms. Ross stated a state permit level would be required if there were any applicable natural resource issues. She stated additionally, the relocation of the cemetery is handled on a state level. This could be something the Council could address with the applicant if they return to Council with future approval for permitted uses. Mayor Pro Thompson asked if we do rezone, are they subject to traffic studies with future use. Ms. Wullenwaber stated they would be. There were no further questions for staff. Mayor McLeod stated he was happy to hear the cemetery issue would have to be discussed with future use plan.

Council Member Grannis had questions for the applicant, Mr. Orringer, regarding MLS and deed restrictions. He stated he was not aware of any deed restrictions. What could be located on this property would be able to provide jobs for highly skilled/paid employees. Mr. Orringer stated he did feel there was a possibility of that.

Council Member Everett asked why the applicant felt he was getting push back on this item with regards to dust, noise and traffic. Mr. Orringer stated at one time it was a rural road, however, it is not that any longer, it is now industrial with Novo Nordisk located at this location. He stated he is aware of push back and respects their feelings however, he feels it is a loud minority. Council Member Everett asked the applicant if there were anybody else that is in favor of the rezoning. Mr. Orringer stated folks he had conversations with feel it is an industrial area. Council Member Everett stated his concern as he certainly understood this was part of the comprehensive plan but he did understand the concerns of the citizens feeling pushed out. Mr. Orringer stated there would be buffers in place and reminded they would not be receiving carte blanche when it came to the area. He did not feel that denying the rezoning would be a good use of the land. Mayor McLeod stated concerns included on the record are concerns from citizens that it was rural. However, he feels it is in a very centralized location and doesn't feel that it is anyone's intent to cause harm to neighbors and further whatever use is decided, many processes are in place to help protect these folks. He feels this is an industrial area and does not see it as being marketable for residential. He definitely wants folks to have a good quality of life.

With there being nothing further the item was turned over to Council for deliberation at 6:56 p.m.

ACTION: Adoption of Ordinance #2020-08-02

Motion: Council Member Bunn

Second: Council Member Holder

Vote: 3-2 (Opposed: Everett & Thompson)

- b) Delinquent Account Update & Resolution Amending Temporary Changes Related to Town Utility Policy

Presenter: Ann Game, Customer Service

Ms. Game provided an update on the lifting of the Governor's Order regarding utility bills, no disconnects and no late fees or charges. A total of \$333,000 in late fees and penalties were not billed during that time. Currently there are 500 customers with outstanding balances. These customers have been contacted directly by phone, email and letters. As of July 31, there is a total of \$400,000 due. We will be offering a 6-month payment plan with no late fees or penalties. Of 800 customers that received letters, 392 have paid in full, 174 have arrangements on file and 274 have not responded. Staff will be following up again to advise of outstanding balance and presenting their 6-month payment plan. Ms. Game stated she is pleased with the numbers and further stated staff had been working extremely hard. Council Member Bunn asked if there were allowances to disconnect folks that have not made contact. Ms. Game stated no, we have to reach out to set up payment plan and if they do not respond with their August payment by September they could be cut off. She further explained they would only have to pay their August bill and 1/6 to get turned back on. Mayor McLeod asked if the next letter would be certified. Ms. Game stated it would be certified. Mayor McLeod asked why we weren't offering a 12-month plan. Ms. Game stated we could, however, it was not really doable for staff. Ms. Game stated if there were a crisis situation, they would work with people the best they can. Mayor Pro Tem Thompson offered his thanks to Ms. Game and her staff for all the hard work and creating a solution to this and making it work for folks. Ms. Game stated it has been difficult and they are directing folks to all services available.

Ms. Game also provided a brief update on the Digital Meter Project and stated the project is going extremely well. She stated to date there are a little more than 5,000 water meters in the ground and about 300 electric meters installed. The electric meter project was to start August 3 but was postponed a week due to the hurricane. A soft roll out of the portal will be upcoming shortly followed by a broad rollout with a public campaign. Council Member Grannis asked how we are installing the electric meters. Ms. Game stated the 300 are existing structures that have been installed by staff and the new construction is being installed at the time of construction.

ACTION: Adoption of Resolution #2020-27

Motion: Council Member Grannis

Second: Council Member Everett

Vote: Unanimous

7 PUBLIC HEARINGS

- a) 2019-130-SUP - The Quad - Special Use Permit **(Quasi-Judicial)**
Presenter: Samantha Wullenwaber, Planning Director

Town Attorney provided details regarding the process for quasi-judicial hearings. She stated anyone wishing to offer testimony must do so under oath. The Town Clerk issued the oath.

Ms. Wullenwaber provided details about this item. She stated this item is for 20 townhomes located on 2.3 acres on the North side of Guy Road. Currently this

is zoned O-1 in the ETJ, if approved this area would be required to annex into town as they are requesting utilities. The density for this proposal is 9.86 units per acre. The current access is Guy Road, once Brandon Drive is developed the Guy Road access would be close. There will be mail kiosk, roll out trash cans and landscape buffers. Proposed renderings were provided. This plan is consistent with the Comprehensive Plan 2040 and consistent with Surrounding Land Uses. The applicant has addressed the Findings of Fact for both the Special Use Permit and Subdivision projects.

Staff recommends approval with conditions that have been agreed to and signed by applicant.

Council Member Grannis asked for additional information regarding Brandon Drive. Ms. Wullenwaber stated originally staff requested Brandon Drive be completed, however, there was a letter of understanding from 2003 that stated the property owner adjacent would be responsible for the development so there really is not a time frame.

There were no further questions for staff.

Applicant, Donnie Adams of 314 E. Main Street, was present. He stated he has been in the engineering field for over 20 years. He offered appreciation for the set-up of safety and health guidelines.

Mr. Adams provided details about Finding of Facts for Special Use Permit. He stated there was adequate turn around room in both Guy Road and Brandon Road access points. He stated the project complied with all UDO regulations, they would be connecting to town utilities and also are doing sidewalk extensions along Guy Road. He stated the application would not substantially injure adjoining properties. The proposed use is consistent with the Comprehensive Plan 2040.

Council Member Bunn questioned Mr. Adams about storm water management. He asked Mr. Adams if he could assure there would not be any issues later on. Mr. Adams stated this project would be designed to meet standards of the town or county as required.

Council Member Grannis asked for confirmation from Mr. Adams that there were no neighbors at meeting.

Mr. Adams discussed the Findings of Fact for the Subdivision Project.

- #1 - the plan is designed to be consistent with Comprehensive Plan 2040.
- #2 - this project has gone through the TRC process and has met all requirements of the UDO.
- #3 - stated this would be a continuation of development pattern along Guy Road.
- #4 - will find appropriate access to Guy Road and to the future access on Brandon Drive and along with that the improvements to connections and

existing sidewalks.

Council Member Grannis what was the length of driveways. Mr. Adams stated he believed they were 25 feet. He asked would the developer allow street parking. Mr. Adams stated there were no plans to allow for street parking. Council Member Grannis asked about the width of interior street. Mr. Adams stated it is 23' back to back. Council Member Grannis asked if cars are parking on both sides of street what they would be reduced to. Mr. Adams stated approximately 7'. Council Member Grannis stated he was concerned about access for emergency vehicles.

Council Member Holder asked would there be any turn lanes into property. Mr. Adams worked with DOT and stated there are no plans for that at this time. Council Member Holder stated this may be a concern.

With no one further wishing to speak, the public hearing was closed and turned over to Council for deliberations.

Council Member Grannis asked Attorney Ross if additional conditions could be added. Attorney Ross stated yes conditions could be placed to ensure project is in compliance.

Council Member Grannis asked that we consider adding a condition regarding no parking on either side of the street. Ms. Wullenwaber stated for this project it may be doable but for larger projects it may not. Council Member Thompson stated even if there was any type of street parking, any emergency vehicle would not be able to turn around as there is only one access and no cul-de-sac. Mr. Lindsay asked how we would enforce this condition, through signage. Council Member Grannis stated he did not know but perhaps require developer to put up signs on both sides of the street. Ms. Wullenwaber stated this is a private street.

Council Member Holder suggested extending the present street to accommodate emergency vehicles. Ms. Wullenwaber reminded that Council can impose additional conditions based on Findings of Fact.

Mr. Adams stated that with reference to turn around that there is an area of turnaround for emergency vehicles.

With nothing further this item was turned over to council for deliberation.

Council Member Grannis asked that a condition be added regarding the private street and the installation of no parking signs on both sides of the street and modifications to allow emergency vehicle or firetruck t turnaround.

ACTION: Approval of 2019-130-SUP w/ additional conditions as listed above

Motion: Council Member Grannis

Second: Council Member Holder

Vote: Unanimous

- b) 2019-129-SD - The Quad - Preliminary Plat (Quasi-Judicial)
Presenter: Samantha Wullenwaber, Planning Director

ACTION: Approval of 2019-129-SD w/ additional conditions as listed above

Motion: Council Member Grannis

Second: Council Member Holder

Vote: Unanimous

- c) 2020-22-PDD - Shoppes at Glen Laurel - Rezoning
Presenter: Samantha Wullenwaber, Planning Director

Ms. Wullenwaber presented this item and stated the request is to rezone 10.05 acres from RE to PD-MU. Additional land is requested to be added, so this portion would be the rezoning of that property. This rezoning is consistent with Comprehensive Plan 2040, Future Land Use Map and Surrounding Land Uses.

There were no questions or comments for staff.

Applicant, Mark Ashness was present and stated he was happy to answer any questions.

Jim Dimster, resident in Fox Ridge, which is located next to The Pines was present. He stated he had concerns regarding storm water. He shared current issues from a holding pond not properly working. He stated he had written numerous letters to the developer with no response and has had town staff out to the property. He stated this problem has caused a huge health problem with an explosion of mosquitoes. The applicant stated he would share this information with the master developer.

With nothing further, the hearing was closed and turned over to council for their deliberation. Council Member Bunn stated he would like to discuss storm water at the next phase of the project.

ACTION: Adoption of Ordinance #2020-08-03

Motion: Council Member Bunn

Second: Council Member Holder

Vote: Unanimous

- d) 2020-39-SD - Shoppes at Glen Laurel - Preliminary Plat (Quasi-Judicial)
Presenter: Samantha Wullenwaber, Planning Director

Town Attorney provided details regarding the process for quasi-judicial hearings. She stated anyone wishing to offer testimony must do so under oath. The Town Clerk issued the oath.

Ms. Wullenwaber provided details about the request to modify the previously

approved master by adding 10.5 acres. The original plan was approved in 2015. Phase 1 is apartments, Phase 2 is self-storage and Phase 3 is commercial/retail. The proposed master plan has 11 phases to include 126 additional apartments, 146 assisted living. Phases 1, 3, 4, 6 and 7 of the master plan have already been approved for development. The traffic study was originally completed in 2015 and updated in 2020. The new master plan has decreased the trip generation from 11,733 trips per day down to 10,000.

The request is consistent with Comprehensive Plan 2040 and also the Future Land Use Map. The applicant has addressed Findings of Facts. If approved staff recommended conditions be placed as outlined in staff report. If approved this master plan would replace 15-48-01.

There were no questions for staff.

Applicant, Mark Ashness, was present and provided his education and background which includes 25 plus years of engineering experience.

He shared details about some retail currently underway or in review. He stated the shops will be local entrepreneurs with shops ranging in size from 1800-3600 square foot.

The applicant addressed the Findings of Facts.

#1 - Existing project & 10 plus acres are zoned appropriately per the Comprehensive Plan 2040.

#2 - Conforms to all town standards.

#3 - Proposed uses are allowed by town and additional acreages allows for more services.

#4 - Significant improvements have already made on Highway 42. An updated TIA was performed and no additional improvements are warranted.

Also addressed were storm water concerns. There are currently four ponds on the site and possibly proposing addition of another pond which would drain to the west and release into a swale on Glen Laurel Road. He stated the drainage patterns moves to the NCDOT right of way.

Council Member Bunn asked if there was definite interest in retail space or just hopes that there would be. The applicant stated there has been much interest in the retail space and with assisted living there is a huge interest for this.

Council Member Holder stated with reference to retail that we can't promise or guarantee it. Mayor McLeod stated if you went door to door things are not great right now. Times are different and the market determines it.

Town Clerk Ms. Moffett stated a letter was received from Ms. Powers who shared her concerns about this project. She stated the letter would be part of the record.

This hearing was turned over to council at 8:37 p.m. for deliberation. Council Member Grannis stated he felt Ms. Wullenwaber and applicant had done a good job explaining concerns about retail. He again stated the council cannot dictate what goes in and if the plan meets all criteria and Findings of Fact the development cannot be legally denied. He stated he appreciated the concerns raised by Ms. Powers.

Council Member Bunn asked that Mr. Cappola take a look at pond concern for resident at Fox Ridge. Mr. Baird stated he would. Council Member Holder stated we have a lot of holding ponds and standing water which breeds mosquito and he asked are we as a town doing anything to address that concern. Mr. Baird stated most are privately maintained and most that are maintained properly would not have mosquito issues.

ACTION: Approval of 2020-39-SD w/conditions as listed in staff report

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

ACTION: Adoption of Resolution #2020-28 (Wastewater Allocation)

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

8 NEW BUSINESS

- a) Firing Range Remediation
Presenter: Rich Cappola, Public Services Director

Mr. Cappola was present and provided details about the contract for the firing range remediation. He stated the bid from Contaminant Control Inc., came in lower than expected and work could begin as early as next Monday. Mayor McLeod wanted to ensure that the contractor knew from the start that the streets need to be cleaned every day after they finish. Mr. Cappola stated they would ensure that would be done.

ACTION: Authorize Town Manager to Execute Contract

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

9 STAFF REPORTS

- a) Town Manager
• Budget Update
Presenter: Nancy Medlin, D/Town Manager

Ms. Medlin provided a brief budget update. She stated there was no report

available on Ad valorem taxes, we have not started to collect property taxes, so we cannot provide. She stated that as of June 30, 2020 we did receive final allocation of tax revenues 10% higher and \$550,000 higher than budget. Projection for this year was that we would recognize 10% less but expectations that we will meet or exceed. Investment earnings are not yet available and the development fees assumption is that they would remain constant. We are already at 26% of what was budgeted so we are well ahead. She stated building permits remain on tract. Other revenue assumption would remain constant and currently are at 12%, but we still don't know if the state would take any of our additional revenues, this is still to be determined. With regards to general fund revenues, the percentage is higher than usual compared to previous years and expenditures are down over the previous 5 year period. We are holding back on significant expenditures. Water/sewer and electric funds are in good shape, we are taking in more than we are spending. Mayor McLeod asked about ABC taxes. Ms. Medlin stated that we don't know ahead of time, we receive check allocation when we know.

Council Member Grannis asked about subsidies from County and COVID expenses. Ms. Medlin stated we did file for public safety expenditures and it is approximately \$800,000. Mr. Lindsay stated the County is managing and we are working closely with them and following their recommendation as to how we apply for them. For this process it goes to county first and then to state. She stated there could be several adjustments along the way.

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

10 OTHER BUSINESS

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

11 CLOSED SESSION

- a) Pursuant to NCGS 143-318.11.(a)(1) & (6)

ACTION: Motion to Go Into Closed Session at 8:55 p.m.

Returned from closed session at 10:45 p.m. Motion: Council Member Holder

Second: Council Member Bunn

Vote: Unanimous

12 ADJOURNMENT

- a) Adjourn the meeting

With there being nothing further the meeting was adjourned at 10:46 p.m.

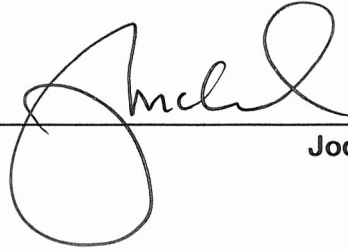
ACTION: **Motion to Adjourn**

Motion: **Council Member Holder**

Second: **Council Member Bunn**

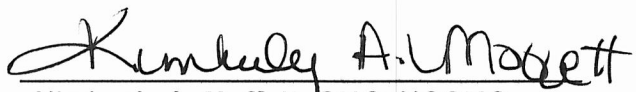
Vote: **Unanimous**

Duly adopted this the 8th day of September, 2020 while in regular session.



Jody L. McLeod
Mayor

ATTEST:



Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Kimberly Moffett

From: bekpow@aol.com
Sent: Sunday, August 16, 2020 3:48 PM
To: Kimberly Moffett
Subject: Glen Laurel Shoppes

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For the August 17, 2020 Town Council Meeting

On June 14, 2020 I sent a copied email to all Council members about the "Shoppes at Glen Laurel" and did not receive any reply, so I am writing hoping that my concerns be answered, acknowledged, or at least recorded.

This is the salient part of the letter I sent.

I live in Chandler's Ridge which is right off Glen Laurel Road and directly across from the main entrance to Glen Laurel Subdivision. We are all annexed and provide a nice tax base to the Town of Clayton, We have been promised a shopping center and for years (4 or 5) have put up with the destruction of a beautiful wooded area to watch red clay/mud replace it. We were told there would be apartments, a storage unit and retail including a grocery store. So far, we have the storage building, apartments, a credit union, a small foundation unit and a "promised" Goodwill distribution and retail building.

There is no retail anywhere! Unless you count the promised Goodwill (which I don't). The minute foundation unit might be retail, but other than that, nothing! Covid-19 is not an excuse for lack of development because nothing has been done (or nothing we know about) for years.

When we see what is happening at Flowers and 40/42; when we see what new things are done downtown; when we are paying taxes to the Town of Clayton, it does feel like we are already getting a very short end of the economic stick.

Now, the developers come back to the Town Council saying they want 120 more apartments, a 66-bed nursing home, 77 assisted living units and a daycare.

The developers have not done what they said they would do; what the Council first approved. Before automatically approving these housing changes (adding even more stress to the horrendous traffic on 42), can the Council not hold the developers accountable for what they said they were going to do...which is to build a **shopping** center? If not, who is in supposed to be getting retail at the Shoppes?

May I frustratingly suggest that if the Council cannot do anything for this part of "town", can you make the developers change the name to **The Bait and Switch Shoppes at Glen Laurel**.

Thank you,
Rebecca Laughter Powers
52 Cameo Court
Clayton, NC 27527