



**Town of Clayton
Regular Town Council Meeting Agenda
Monday, April 1, 2019 @ 6:00 PM
Council Chambers**

1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. ADJUSTMENT OF THE AGENDA

3. CONSENT AGENDA

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

- a. Certification of Sufficiency - 2019-29-ANX - The Village @ Little Creek Subdivision
[Certificate of Sufficiency](#)
- b. Resolution Setting Public Hearing - 2019-29-ANX - The Village @ Little Creek Subdivision
[Resolution](#)
- c. Proclamation - Week of the Young Child
[Proclamation](#)
- d. Bid Award - Sam's Branch Greenway Phase II
[Cover](#)
[Resolution](#)
- e. Budget Ordinance - Sam's Branch Greenway Phase II
[Cover](#)
[Ordinance](#)

4. ADMINISTRATIVE ITEMS

- a. Warranty Acceptances
 - RWAC - Alpine Valley Phase 6A-4
 - Parkview Subdivision, Phase 1[RWAC - Alpine Valley Phase 6A-4](#)
[Parkview Subdivision, Phase 1](#)

POTENTIAL ACTION: Place on April 15, 2019 Consent Agenda

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. NEW EMPLOYEE INTRODUCTIONS
Presenter: Robert McKie, Finance Director
 - Kristie Germano - Staff Accountant

- Hector Nunez - Warehouse Specialist
- b. Presentation of Week of Young Child Proclamation
- c. 2019 Art Sculpture Trail Selections
Presenter: Sara Perricone, Public Art Advisory Board Chair
[Cover](#)
[2019-2020 Selections](#)

6. PUBLIC HEARINGS

- a. Abandonment of Portion of Horne Street
Presenter: Dave DeYoung, Economic Development Office

POTENTIAL ACTION: Continue to April 15, 2019

- b. 2018-231-PDD - Barbour Tract Rezoning
Presenter: Planning Department

[Cover](#)

[Application](#)

[Adj Property Letter](#)

[Neighborhood Meeting Materials](#)

[Owner's Consent Forms](#)

[Consistency Statement](#)

[Planning Board Recommendation](#)

[Newspaper Ad](#)

[Staff Report Updated](#)

[Map](#)

[Ordinance](#)

[Motion Form](#)

POTENTIAL ACTION: Adoption of Ordinance #2019-04-02

- c. 2018-233-SD - Barbour Tract - Master Plan (Quasi-Judicial)
Presenter: Planning Department

[Cover](#)

[Application Updated](#)

[Adj Property Letter](#)

[Neighborhood Meeting Materials](#)

[Owner's Consent](#)

[TIA Division 4 Review](#)

[TIA Congestion Mgmt Review](#)

[Site Plan](#)

[Newspaper Ad](#)

[Staff Report Updated](#)

[Map](#)

[Motion Form](#)

POTENTIAL ACTION: Approval/Denial of 2018-233-SD

- d. 2019-31-SUP - Kid's First Pediatrics - Special Use Permit (Quasi-Judicial)
Presenter: Planning Department

[Cover Sheet](#)

[Application](#)
[Adj. Property Owner List](#)
[Adj Property Letter](#)
[Neighborhood Meeting Letter](#)
[Owner's Consent Form](#)
[Site Plan Support Materials](#)
[Newspaper Ad](#)
[Staff Report](#)
[Map](#)
[Motion Form](#)

POTENTIAL ACTION: Approval/Denial 2019-31-SUP

- e. 2018-61-SUP - Camel Street Townhomes - Special Use Permit (Quasi-Judicial)

Presenter: Planning Department

[Cover](#)
[Application](#)
[Adjacent Property Letter](#)
[Neighborhood Meeting Materials](#)
[Owners Consent Form](#)
[Newspaper Ad](#)
[Staff Report](#)
[Map](#)
[Motion Form](#)

POTENTIAL ACTION: Approval/Denial 2018-61-SUP

- f. 2018-59-SD - Camel Street Townhomes (Quasi-Judicial)

Presenter: Planning Department

[Cover](#)
[Application - Revised](#)
[Adjacent Property Letter](#)
[Applicant Property Value Info](#)
[Neighborhood Meeting Materials](#)
[Owners Consent Form - Revised](#)
[Site Plan](#)
[Wastewater Allocation Request](#)
[Newspaper Ad](#)
[Staff Report](#)
[Maps](#)
[Motion Form](#)
[Resolution](#)

POTENTIAL ACTION: Approval/Denial 2018-59-SD

POTENTIAL ACTION: Adoption of Resolution #2019-11 (Wastewater Allocation)

- g. 2018-74-OA - Private Street Ordinance Update

Presenter: Planning Department

[Cover](#)

[Application](#)
[1st PB Recommendation](#)
[2nd PB Recommendation](#)
[March 2019 Strikethrough Copy](#)
[March 2019 Clean Copy](#)
[Newspaper Ad](#)
[Staff Report - March 2019](#)
[Motion Form](#)
[Ordinance](#)

POTENTIAL ACTION: Adoption of Ordinance #2019-04-03

7. OLD BUSINESS

8. NEW BUSINESS

- a. Vehicle Purchase Budget Amendment
Presenter: Robert McKie, Finance Director
[Cover](#)
[Ordinance](#)

POTENTIAL ACTION: Adoption of Ordinance #2019-04-04

9. STAFF REPORTS

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
- d. Other Staff
 - ADA Transition Plan
Presenter: Blake Mills, Asst. Public Works Director
[Cover](#)
[Notice Under ADA](#)
[Grievance Procedure ADA](#)

POTENTIAL ACTION: None - Informational Only

10. OTHER BUSINESS

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

11. CLOSED SESSION

- a. Closed Session Pursuant to NCGS 143-318.11.(a)(1)&(3)

12. ADJOURNMENT

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.

ANNEXATION PETITION 2019-29-ANX
The Village at Little Creek Subdivision
Parcel: Portion of 05H04002A & Portion of 05H03024
Owners: Clayton Properties Group, Inc.
Contiguous; 21.89 +/- acres

CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Clayton, this 1st day of April, 2019.

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

ANNEXATION PETITION 2019-29-ANX
The Village at Little Creek Subdivision
Parcel: Portion of 05H04002A & Portion of 05H03024
Owners: Clayton Properties Group, Inc.
Contiguous; 21.89 +/- acres

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

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

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

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

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

Section 1. A public hearing on the question of annexation of the contiguous area described herein will be held at Town Hall at 6:00 PM on Monday, April 15, 2019.

Section 2. Lying and being in Clayton Township, Johnston County, North Carolina and being more particularly described as follows:

Commencing at a point in the pavement of Dairy Road (SR 1583), the southwest corner of Tract 2 and a common corner with Stanly C. and Elaine B. Lee (DB 3387, Pg. 241), said point having NC Grid, NAD 83 (2011) coordinates of Y (N): 685,398.20 and X (E): 2,158,229.75 and being the TRUE POINT OF BEGINNING for the annexation area herein described:

Thence leaving the roadway N88°16'17"E, 1,012.44 feet along a former property line between Tract 2 and Tract 3 and the current Town of Clayton City Limit line to a point; Thence crossing the current property line between Tract 2 and Tract 3 S43°48'39"E, 884.88 feet along the current Town of Clayton City Limit to a point in Little Creek; Thence along the run of Little Creek and the current Town of Clayton City Limit the following courses and distances:

S33°35'38"W, 33.71 feet to a point; S11°27'38"W, 52.49 feet to a point; S14°50'46"E, 25.49 feet to a point; S67°54'47"E, 41.89 feet to a point; S68°30'10"E, 21.69 feet to a point; S26°02'55"E, 40.17 feet to a point; S37°10'24"E, 45.50 feet to a point; S38°51'50"E, 110.00 feet to a point; S08°19'46"E, 32.20 feet to a point; S32°14'26"W, 49.75 feet to a point;

N87°44'14"W, 55.11 feet to a point; S03°24'53"W, 56.65 feet to a point; S16°14'59"E, 34.04 feet to a point; S33°02'56"E, 28.51 feet to a point; S53°43'13"E, 48.22 feet to a point; and S03°16'09"E, 33.78 feet to a point;

Thence leaving Little Creek S89°56'52"W, 1,030.97 feet along the rear of lots 28, 9, 8, 7, and 6 (consecutively) of Horseman's Ridge Sections 1 and 2 (PB 39, Pg. 255 and PB 58, Pg. 374) to an existing iron pipe, a common corner with Stanly C. and Elaine B. Lee; Thence N04°25'12"W, 1,133.28 feet along a common line with Lee to an existing iron pipe; Thence N88°55'30"W, 642.53 feet along a common line with Lee to the point and place of beginning, containing 953,478 square feet or 21.889 acres for the annexation area herein described according to a map entitled "Annexation Map for the Town of Clayton, Portions of Tracts 2 and 3 – PB 70, Pg. 367, Property of Clayton Properties Group, Inc." by WithersRavenel, signed and sealed by Thomas M. Grzebien, NCPLS # 4695 on February 7, 2019.

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

Duly adopted this 1st day of April 2019 while in regular session.

Jody L. McLeod,
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Proclamation

Week of the Young Child

Whereas, the Week of the Young Child™ is a time to promote the needs of young children, their families, and the early childhood programs that serve them because the first years of a child's life are the period of most rapid brain development and lay the foundation for all future learning and success; and

Whereas, the Clayton Chamber of Commerce, along with the Partnership for Children of Johnston County, in conjunction with the North Carolina Association for the Education of Young Children (NCAEYC) and National Association for the Education of Young Children (NAEYC), are celebrating the Week of the Young Child™, April 8-12, 2019; and

Whereas, these organizations are working to promote and inspire high quality early childhood experiences for the youngest citizens of Clayton, NC as these programs provide important benefits to children, families, and our state and nation's economies; and

Whereas, teachers and others who work with or on behalf of young children birth through age eight, who make a difference in the lives of young children in Clayton, NC deserve thanks and professional recognition; and

Whereas, public policies that support early learning for all young children are crucial to young children's futures and to the prosperity of our society as participation in high-quality early childhood education saves taxpayer dollars, makes working families more economically secure, and prepares children to succeed in school, earn higher wages, and live healthier lives;

Therefore, on behalf of the Clayton Town Council, I, Mayor Jody McLeod do hereby proclaim April 8-12, 2019 as the Week of the Young Child™ and encourage all citizens to work to support and invest in early childhood in the Town of Clayton.

Duly adopted this the 1st day of April, 2019 while in regular session.

Jody McLeod
Mayor



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Consent Agenda

Item Title

Sam's Branch Phase 2 Resolution and Budget Ordinance Amendment

Presenter

Rich Cappola – Dir. Engineering & Inspections

Summary/Description

Town Council voted to award the Sam's Branch Greenway Phase 2 & N. O'Neil Street connector to Fred Smith Company (FSC) for \$2,689,345 and increase the Capital Project Fund to \$3.1M to include the FSC contract and the Construction Engineering & Inspection (CEI) contract to be awarded at a future date by the Town Manager. This action was memorialized in the minutes of the February 18, 2019 meeting, however NCDOT requires a formal resolution in support of the project to all the contract to be awarded. This item is placed on consent as it is intended to generate the formal resolution and Budget Ordinance Amendment that the initial action authorized.

Requested Action

Place on Consent Agenda

Funding Source (If Applicable):

See Feb. 18, 2019 documents

Cost: N/A Yes ☒ No ☐

Additional Documents to be Included in Agenda Packet

- Resolution to Award contract
- Budget Ordinance Amendment

Meeting Timeline

1

**TOWN OF CLAYTON
RESOLUTION OF AWARD OF BID
FOR SAM'S BRANCH GREENWAY, PHASE II**

WHEREAS, the Town of Clayton publicly advertised for bids to be received for Sam's Branch Greenway Phase II on October 5, 2018; and

WHEREAS, only one bid was received and in accordance with State Law, the project was re-bid on November 4, 2018; and

WHEREAS, the Town of Clayton exhibited good faith efforts to notify minority and women owned businesses of said project and encouraged bidding; and

WHEREAS, the BIDS were publicly opened on November 1, 2018 and November 14, 2018; and

WHEREAS, the only bid received was from Fred Smith Company, for the bid amount of \$2,689,345.00; and

WHEREAS, Fred Smith Company, is properly licensed and experienced in the type of construction involved in this project; and

WHEREAS, based on review of the only bid received it is the recommendation that award of the construction contract be granted to Fred Smith Company; and

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

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

The Town of Clayton award the construction of Sam's Branch Greenway, Phase II to Fred Smith Company, in the amount of \$2,689,345.00.

Duly adopted this the 1st day of April, 2019, while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC

Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Consent Agenda

Item Title

CAMPO LAPP Projects Capital Project Budget Ordinance Amendment for Sam's Branch Phase II.

Presenter

Robert McKie, Finance Director

Summary/Description

The Engineering Department is requesting approval to amend the capital project budget ordinance for CAMPO LAPP Projects to reflect actual construction costs for Sam's Branch Phase II in the amount of \$2,689,345 plus an additional \$95,655 for oversight, which will result in a total project cost of \$3,100,000 including design and easement costs.

Requested Action

Approval

Funding Source (If Applicable):

Fund Balance Appropriation - \$377,800; Recreation Fee in Lieu - \$427,200

Cost: Incremental Town Share: \$805,000 Yes ☒ No ☐

Additional Documents to be Included in Agenda Packet

CAMPO LAPP Capital Project Budget Ordinance

Meeting Timeline

Click or tap here to enter text.

Town of Clayton
Amendment to the Capital Project Budget Ordinance

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following amendments shall be made to the CAMPO LAPP Projects Budget Ordinance:

Fund: CAMPO LAPP Projects

<u>Line Item</u>	<u>Previous Appropriation</u>	<u>Adjustment</u>	<u>Revised Appropriation</u>
Revenues			
612-45 65	NCDOT TIP Project \$2,979,154	-156,000	\$2,823,154
612-49 80	Due from General Fund \$1,098,151	+805,000	\$1,903,151
Expenditures			
612-58 01	Construction \$3,746,305	+649,000	\$4,395,305

Explanation: Amendment to the capital project budget ordinance to reflect higher construction costs for the Sam's Branch Phase II projects, which are one project for construction purposes. This amendment is required for compliance with G.S. 159-13.2. The following LAPP projects comprise the above amount:

1. Pedestrian Connector (Design – \$16,000; Construction – \$1,610,305)
2. Sam's Branch Phase II (Easement – \$25,000; Design – \$290,000; Construction – \$2,785,000)

Duly adopted this ____ day of _____, 2019 while in regular session.

Jody L. McLeod
Mayor

Attest:

Kimberly A. Moffett
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: Donnie Adams, Adams and Hodge
Jesse Adams, Fred Smith Company
Lori Bryant, Development Services Coordinator

Date: March 11, 2019

Subject: RWAC – Alpine Valley Phase 6A-4

Please place a final acceptance request for the referenced public sewer, water, storm sewer utilities, and all pertinent easements on the next available agenda.



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: Chris Rowland, Construction Project Administrator 

Copy: Donnie Adams, Adams & Hodge Engineering
Karen Durham, Engineering & Inspections Coordinator

Date: March 20, 2019

Subject: Parkview Subdivision, Phase 1

Please place a final acceptance request for the subject public water, sewer, storm drain utilities, pertinent easements, and the asphalt pavement structure on the next available agenda. A final inspection was performed with all identified punch list items completed. Upon final acceptance, the Town will assume all operational and maintenance duties.



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Introductions & Special Presentations

Item Title

2019-2020 Sculpture Trail

Presenter

Sara Perricone, Town of Clayton Public Art Advisory Board Chair

Summary/Description

Clayton's reputation as an arts community is growing! More than 50 different sculptures were entered for consideration in the 2019-20 Clayton Sculpture Trail, a record-setting number for this annual rotating outdoor exhibit now going into its 7th year. Artists from as far a Florida and West Virginia submitted works to be displayed throughout Downtown Clayton.

On Monday, Sara Perricone, chairwoman of the Public Art Advisory Board, will present the newest selections chosen by a subcommittee of the board to be installed in June. Thirteen were chosen with 2 alternatives.

The [Public Art Advisory Board's](#) selection committee for this year's trail was comprised local artists, residents, business owners, elected officials, civic leaders and Town staff.

For lending us their work, the artists receive a \$1,000 honorarium for each sculpture on display for the coming year. In addition, each artist will be eligible to compete in a People's Choice vote, in which the public selects the winner of an additional \$1,000 award. We also proudly feature the artists' work in videos and on brochures that are distributed to businesses and organizations throughout the area. The artwork is switch out every year around June.

Requested Action

Informational Only

Funding Source (If Applicable):

Town General Fund – Public Art Advisory Board

Cost: N/A Yes ☒ No ☐

\$1,000 X 13 + \$1,000 People's Choice = \$14,000 plus staff time to process & install

Additional Documents to be Included in Agenda Packet

Selection PowerPoint

» TOWN SQUARE

Wings

by Adam Walls

Hope Mills, NC



Key Winds

by Adam Walls
Hope Mills, NC



Double Purple Whisper Bench

by Jim Gallucci
Greensboro, NC



Walking Watcher

by Adam Walls

Hope Mills, NC



» LIBRARY

High Rise

by Charles Pilkey
Mint Hill

Painted steel with bronze figures
brazed to surface of steel. 9 feet
high by 42 inches wide by 32
inches deep.

Weight: about 450 lb. Price:
\$12,500. (6' high fence for scale)



High Rise

by Charles Pilkey
Mint Hill



Painted steel with bronze figures brazed to surface of steel. 9 feet high by 42 inches wide by
Weight: about 450 lb. Price: \$12,500. (6' high fence for scale)



Magic Man

by Jason Morris
Lillington, NC

Scrap Metal - 7 ft tall 175lbs \$32,000



Magic Man



» HORNE SQUARE

Oculi Aqua

by Carmen Rojas Gines

Oscala FL

7.9 feet tall - steel, cable, resins



Black Eyed Susan

by Cathy Perry

Lewisburg, Kentucky



Steel
\$6,500
150lbs
6' H x 3'7 W x 2'6"L



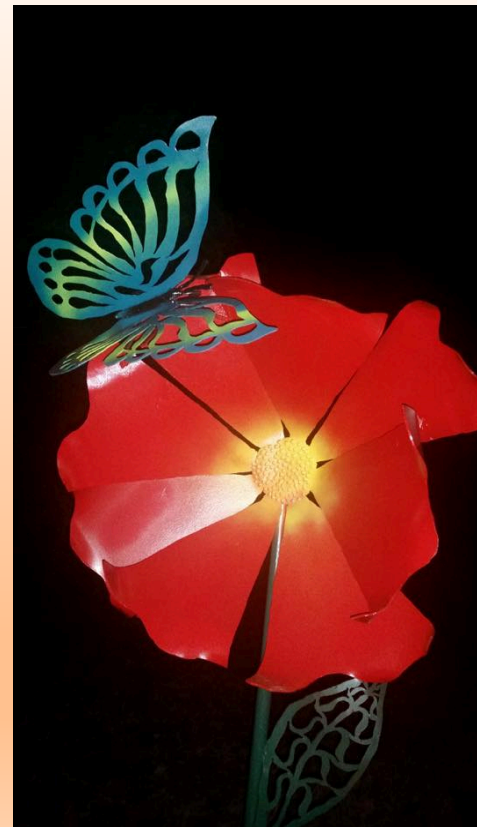
Summertime Blues

by Cathy Perry

Lewisburg, Kentucky



Steel - \$4500
6' H x 3' W x 2'L
100lbs



» ROUNDABOUT

Life Cycle

by Hanna Jubran
Grimesland, NC



» CLAYTON
COMMUNITY
CENTER

Big Orange Stack

by Robert Coon
Vero Beach, FL



2 feet wide – 7.3 feet high – 150 lbs - \$2800



» TOWN HALL

Peaceful Passage

by Jordan Parah



Peaceful Passage

by Jordan Parah



La Vie en Rose

by Jordan Parah



» ALTERNATES

City Limits

by Charles Pilkey
Mint Hill

Painted steel with bronze.
9' high x 30" wide x 24" deep.
Weight: 300 pounds. Price: \$9,000





Flower Girl

by Jason Morris
Lillington, NC







Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Public Hearings

Item Title

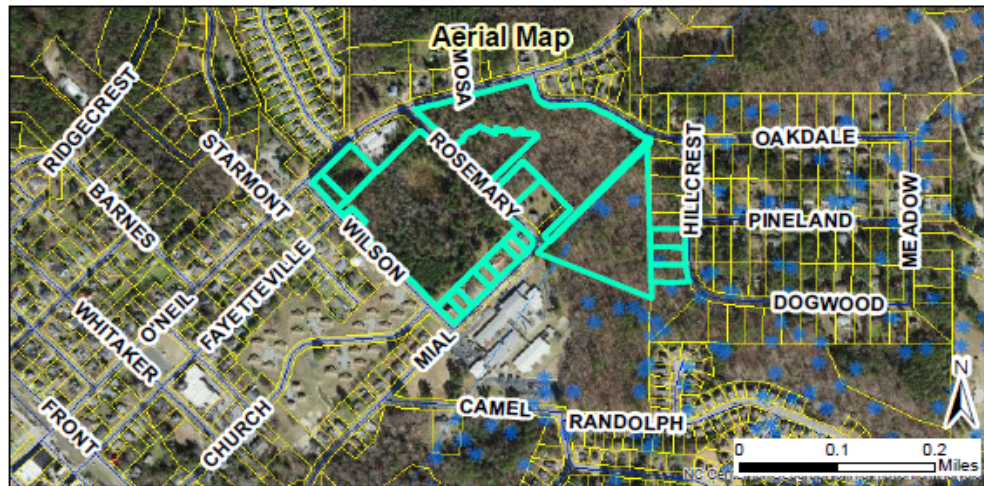
2018-231-PDD Barbour Tract

Presenter

Planning Department

Summary/Description

The applicant is requesting to rezone 32.10 acres from Single-Family Residential-8 (R-8) to Planned Development-Residential (PD-R).

**Requested Action**

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Application
Neighborhood Meeting Materials
Adjacent Property Letter
Newspaper Ad
Planning Board Motion Sheet
Owner's Consent Form
Staff Report
Staff Map

Meeting Timeline

February 25 – Planning Board
March 4 – Set Public Hearing (Town Council)
April 1 – Public Hearing (Town Council)



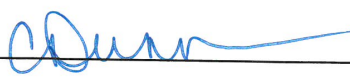
TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION COVER SHEET

Name of Project: Barbour Tract Date: 12-03-2018
Applicant Name: Adams & Hodge Engineering, PC

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: 10-03-2018
- ☐ Review Fee
- ☐ Advertisement Fee
- ☐ Completed Application
- ☐ Owner's Consent Form
- ☐ Adjacent Property Owner's List
- ☐ Neighborhood Meeting Notice Letter (1 copy)
- ☐ Set of stamped, addressed, empty envelopes for adjacent property owner notification
- ☐ Signed & Sealed Boundary Survey
- ☐ Copy of signed & sealed boundary survey in PDF on USB

Reviewed by: 



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

REZONING APPLICATION

- ☐ Standard Rezoning Fee: \$500.00
☒ Planned Development Rezoning Fee: \$1,000 + \$5.00 per acre
☒ Advertisement Fee: \$200.00

SITE INFORMATION

Name of Project: Barbour Tract
Acreage of Property: 33.71acs Zoning District: R-8
County Tag #: See Exhibit B NC Pin #: See Exhibit B
Address/Location: See Exhibit B
Existing Zoning District: R-8 Proposed Zoning District: PD-R

APPLICANT INFORMATION

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

PROPERTY OWNER INFORMATION

Name: See Exhibit B
Mailing Address: _____
Phone Number: _____ Fax: _____
Email Address: _____

OFFICE USE ONLY

Date Received: DEC 03 2018 Amount Paid: \$1370 File Number: 2018-231-PDD
Oct 1090
TOWN OF CLAYTON
PLANNING DEPARTMENT

July 2018

2 of 10

EXPLANATION OF PROJECT

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

See Exhibit C

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
See Exhibit D
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
See Exhibit D
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
See Exhibit D
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
See Exhibit D
5. It has been determined that the legal purposes for which zoning exists are not violated.
See Exhibit D
6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
See Exhibit D

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

See Exhibit D

APPLICANT AFFIDAVIT

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

Donnie Adams

Print Name


Signature of Applicant

11-30-2018

Date

Explanation of Project

The rezoning is located in what would be considered northeast Clayton, bound on the north by O'Neil Street and Oakdale Ave (Rolling Woods Subdivision), to the east and south by the Cooper Academy property and to the west by the Alice B. Wilson Subdivision which is adjacent to Wilson Street.

All the properties are currently zoned R-8 residential. The request is to rezone the property to Planned Development-Residential (PD-R). This request is in support of the Clayton 2040 Comprehensive Plan which calls for this area of Clayton to be a Downtown Residential (DR) area that is in support of the Downtown Core. The Downtown Residential area should generally retain established neighborhoods while fostering the historical character while allowing for a variety of higher density housing types. The Downtown Residential area should also have a connecting street network, with short block lengths that facilitate a grid-style street system that not only carries vehicular traffic but also accommodates pedestrians and bicycles.

The PD-R rezoning can accommodate all of the recommendation set forth in the Clayton 2040 Comprehensive Plan while at the same time provide for citizens' passive and active recreational opportunities and open space while at the same time allows for resource conservation space to protect riparian streams and wetland areas.

EXHIBIT D

APPROVAL CRITERIA

Approval Criteria

1. Consistency with the adopted plans of the Town.

By rezoning the properties from R-8 to PD-R the Town Council will lay the ground work and give the staff the tools necessary to assure that the properties can be developed into Downtown Residential as directed in the Clayton 2040 Comprehensive Plan. By rezoning to PD-R the Town Council can be assured of higher density residential development that will create recreational facilities, open space and provide resource conservation areas to protect critical features.

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

If the property remains R-8 residential (8000 sf/lots) given the existing physical constraints (riparian streams, topography and wetlands) the property cannot be developed in a manner to allow for a residential density of 12-20- units per acre as recommended by th Clayton 2040 Comprehensive Plan. The maximum density that could be expected from the existing R-8 zoning would be 3 to 4 lots per acre. If the Town Council rezones the properties to PD-R the density will be able to reach the densities (12-20 units /ac) suggested in the Clayton 2040 Comprehensive Plan while at the same time creating new recreational open space opportunities and establishing resource conservation areas.

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

The existing R-8 zoning is very limited in how it can impact the balances of uses. Primarily, R-8 zoning is set up for single family housing. PD-R zoning allows the flexibility to have a mix of residential products. By rezoning to PD-R there is flexibility to accommodate multi-family townhomes and single family within the same development. Flexibility in lot size is also provided by the rezoning to PD-R allowing for smaller single-family lots which will afford the availability of additional land for recreation/open space and resource conservation areas. The rezoning request will also allow for a mix of multi-family and single family that can more closely meet a larger segment of Clayton's housing market.

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

There is enough existing capacity in the Town's water system and the Town's wastewater system to accommodate the greater density of development that will occur if the properties are rezoned. Adequate public utilities (water, sewer, and electric) presently serve the area of the rezoning. Specific engineering provisions will need to be made at the time of connection to utilities.

The existing road network in the area of the rezoning is under-utilized because of the amount of undeveloped lots and vacant land. The existing street network is a traditional grid-style pattern with inter-connections blocks that allow for alternate traffic flows. In fact, the proposed property considered for rezoning has 6 connecting points to the existing road network. Impacts to the existing road network will be minimal if the rezoning is granted.

Once developed and occupied the neighborhood will have Cooper Academy Elementary School to attend. The area of rezoning is within easy walking distance of the school. Public School bus transportation will be provided from the neighborhood to either Cooper Academy, Riverwood Middle School, or Clayton High School.

Storm water management facilities will be to be construct onsite as part of the normal course of development. The storm water facilities will be required by ordinance not only manage the quantity of storm water generated by the development but also treat the quality of the water released from the property.

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

The rezoning of the R-8 properties to PD-R does not constitute "Spot Zoning" because the existing zoning is residential and proposed use zoning will also be residential. Existing single family residential and multi-family already exist on the property or adjacent to the properties. Therefore, the proposed zoning is compatible with existing land development patterns in the area.

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

The rezoning actually allows for a continuation of the existing development pattern of single family residential and multi-family residential, that exists in the neighborhood. With the rezoning and subsequent development of the property the existing streets will in whole or in part be upgraded, walks will be provided that do not exist now, recreation/open space/resource conservation areas will be created through development codes, storm water

will be managed, utilities will be upgraded, and the overall visual quality of the neighborhood will be improved. In general, adjacent property owners should experience a general upgrade in the physical and visual quality of the neighborhood.

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

The rezoning should greatly benefit the general public. The rezoning and subsequent development will not create any environmental consequences to the public interest, will not place an economic burden on the tax payers and will not over tax the existing utility systems requiring costly upgrades.

In fact, the rezoning and resulting development should benefit the Citizens of Clayton by creating new recreation/open space; new resource conservation areas, improve existing infrastructure, increases the utility base, and increase property tax revenues.



Barbour Tract Neighborhood Meeting Minutes

Date: January 8, 2019

Time: 7:00 PM

Location: 114 W Main St. Clayton, NC 27527

The meeting began at 7:05pm. Donnie Adams had the plans for the Barbour tract on the table for all of the residents to view as they came in. The application was also available for all to view.

Donnie began the meeting by discussing the overview of the Barbour Tract Project and had the plans displayed on the TV as a reference for all to view as he discussed what the plan consisted of. He discussed that we are going through rezoning to get this rezoned to PDR (Planned Development Residential). We are also seeking Master Plan approval from the town of Clayton. He discussed the process from start to finish to the residents including TRC, Town Council, and that they will be receiving letters from the Town to let them know when the Town Council meeting will be for the Barbour Tract. Donnie then explained the boundary of the project by giving the specific street names and explaining that the green area on the map shows the boundaries, the various phases of the project with 126 apartment units, triplexes, single family homes, and the alley loaded houses. He explained there will be curb and gutter throughout and sidewalks on both sides of the street. He also described how Rosemary will be upgraded to curb and gutter and sidewalks on both sides of the street, he explained about the round-about and how they had been working with Johnston County School System and Cooper Academy to maximize flow for school traffic. He pointed out that the proposed stormwater pond would include a walking trail around it and an outdoor classroom for Cooper Academy to use. He also identified Tot Lots, a Dog Park, and Cluster Unit mailboxes. The water and sewer will be served by Town of Clayton. Happy to answer any questions.

Resident: Once it is in this stage, how hard is it to rebuttable the apartments of this project?

Donnie: This project is in the review process as explained earlier so you are welcome to bring this concern or opinions to the Town Council Meeting to share. As an applicant we will demonstrate that our project meets the requirements for the requested rezoning.

Resident: Are they going to tear up the Sam's Branch Greenway? It's not like the walk it used to be where the first entrance is to the Greenway.

Donnie: This will not be touching the Greenway system.

Resident: Can you describe how the Townhouses are going to look. I live right across from where they are going to be built. Right now, it is a rural road, I'm wondering how that's all going to look? Are these Townhouses going to face Oakdale Street?

Donnie: Donnie described that there will be 4 buildings across from her, they will be the exact same as the single-family houses but with 2 party walls. Each will have individual driveways and two parking spaces for each house. Yes, these will be facing your house. They are really nice looking. Donnie showed an example in the plan set. The single-family homes will be very similar to what you see in Parkview.

Resident: Asked the question about the plan to clarify where all of the entrances will be to subdivision.

Donnie: Donnie pointed out and clarified where all the entrances would be.

Resident: Are there going to be sidewalks where those townhomes are? I was just curious if I was going to wake up one morning and my front yard was going to be dug up.

Donnie: Donnie stated, ss proposed right now there are no sidewalks in front of the townhomes.

Each resident wanted to know how this would affect their particular property. Donnie went through the map with each one and talked about the possible construction and road improvements that may occur during the building process.

Resident: Will this enhance my property value?

Donnie: I like to think so. I am really excited about this new community and how it's all going to look.

Resident: Are they going to have a lot more police presence with this new neighborhood there?

Donnie: I can't really speak to that.

Resident: When do you anticipate a start date for this project and how long will the process be?

Donnie: The project will be built in phases. We are on an aggressive schedule and plan to make the improvements along Rosemary while school is out this summer. In addition to those improvements, we would like to start developing single family lots with the goal to start building homes by late summer or early fall. We don't have a set schedule for the phasing, but we are probably looking at a 5-year total project before it is all built out.

Resident: How many stories are the apartments?

Donnie: The apartments will be three stories. The single family and triplexes are going to be a mix between ranch and two story.

Resident: Will there be any fencing?

Donnie: Don't have a plan for fencing at this point. But we will have fencing around the storm water pond.

Resident: Worst case scenario if this project is denied what will happen to this property?

Donnie: If it's denied there will be some reason it is denied, and we will address these reasons or conditions. Donnie went on to explain this process.

Resident: What is the 2040 Plan that the Town has in place.

Donnie: Explained that this is a long-range plan that the Town has in place. He further described some of the goals this plan touches on: different areas, density, use types etc. and explained how the Barbour Tract is in line with this plan.

Resident: How many houses do you have per acre.

Donnie: About 12 units per acre. Then discussed the areas they set as open space.

Resident: Are ya'll anticipating any issues with the sewer?

Donnie: The Town stays on top of growth projections so that they have the capacity for the future development.

Resident: Where my house is, I'm assuming that I will be facing the back of the apartments.

Donnie: No, the apartments will be facing Oneal street with parking in the back. End goal will be very attractive from the front. We are proposing sidewalks in front of those.

Resident: Are there any homes in that area that will be removed?

Donnie: Donnie pointed out the only one he was aware of.



Resident: Is the traffic pretty heavy around the school now?

Donnie: Explained how the traffic flow is structured now and how the round-a- bout would be a plus for the traffic flow.

Resident: I live on Rosemary Street what can I be expecting?

Donnie: Donnie helped her to locate her house and he said there will be a significant amount of construction on Rosemary. He again explained that they will be adding curb and gutter and sidewalks.

Resident: Would she have a fence around her property?

Donnie: Pointed out that during construction there may be a temporary fence put around the property, like a silt fence or construction fence. He also stated that they will be putting a buffer around the back of these lots.

Resident: What happened to that pond that used to be there.

Donnie: Someone drained it, maybe the owners before this, I'm not sure.

Resident: Is the name of Rosemary Street going to change?

Donnie: It has been proposed to change to something like Academy Drive, but it will have to be approved by the Town.

Resident: What's the neighborhood going to be called.

Jon Harrell: We are thinking about Academy Point.

Resident: Will we get notification about the Town meeting?

Donnie: Yes sir, the Town of Clayton will be sending all residents who are in the 100 ft buffer of the land, letters letting you know when the meeting will be just like we did with this meeting.

Resident: Who's the builder?

Donnie: Not been 100% firmed up, but I do know that One27 Homes will be a builder.

Donnie asked for any other questions from the residents and there were no more questions. The meeting was adjourned at 8:00pm.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Barbour Tract

Application: Major Subdivision / Rezoning

Location/Date: 114 W Main Street / January 8

	NAME	ADDRESS
1	Cheryl LAMBETH	154 OAKdale Avenue, CLAYTON, NC 27520
2	Irene Cannady	136 Rosemary St. Clayton, N.C. 27520
3	Jeff Burke	614 N Oneil st
4	JOHN D. COVE	214 HILLCREST
5	DAVID A. HAMER	582 N. Fayetteville Street
6	Dennie Adams	Rep. Adams + Hodge Engineering 404 Swann Trail Clayton, NC 27527
7	Holland Adams	404 Swann Trail Clayton, NC 27527
8	Jon Harrell	Rep. Sam's Branch LLC.
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



January 12, 2019

Samantha Wullenwaber
Planning Director
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: **Neighborhood Meeting Minutes/Attendance Roster
Barbour Tract**

Dear Ms. Wullenwaber,

Please find attached the Attendance Roster along with the Minutes from the Barbour Tract Neighborhood Meeting which was held on January 8, 2019. The addressed stamped envelopes were submitted with the application. If you have any questions, please don't hesitate to contact us.

Sincerely,

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

RECEIVED

JAN 15 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT



December 17, 2018

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: Tuesday, January 8, 2019

Meeting Time: 7:00 p.m.

Meeting Location: 114 W. Main Street (Former NC Paper Company Building)

Type of Application: Major Subdivision Application and Rezoning Application

Project/proposal property location: Fronts O'Neil Street from Wilson Street to Oak Dale Ave. Both sides of Rosemary Street and Adjacent to Cooper Academy.

Description of project/proposal: The proposed Barbour Tract development is located near Downtown Clayton and is currently designated as Downtown Residential (DR) in the Town of Clayton Comprehensive Plan 2040. The proposed development has a total acreage of 33.71 acs. The development will offer a walkable neighborhood near the Downtown Core with a variety of Single-Family Homes, Townhomes, and Apartments.

Upcoming Public Meetings for this application: Planning Board Meeting, January 23 (tent)

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.

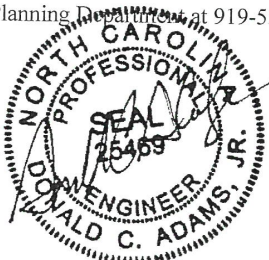
A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

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



ADAMS & HODGE ENGINEERING, PC • 314 E Main Street Clayton, NC 27520 • 919-369-1938 / 919-763-7278 • Firm # C-4187

EXHIBIT E

ADJACENT PROPERTY OWNERS

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

Result 1

id: 05I03199

Tag: 05103199

NCPin: 166913-14-6827

No: 166913

Owner Name 1: TRIANGLE HOUSING DEV
CORP

Owner Name 2:

Mail Address 1:

Mail Address 3:

Site Address 1: 600 4D N O'NEIL ST

Site Address 2: CLAYTON, NC 27520-

Book: 00787

Page: 0366

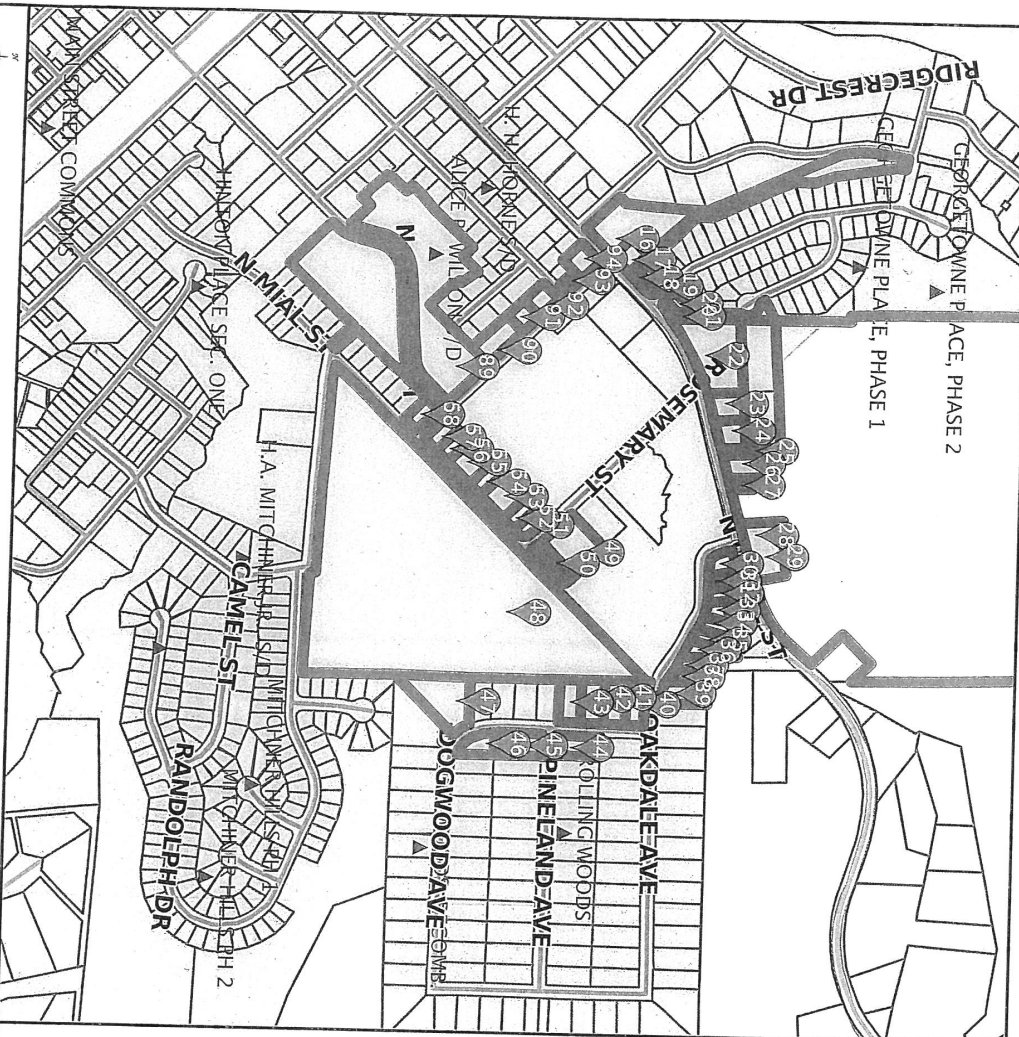
Market Value: 465150

Assessed Acreage: 1.59

Calc. Acreage: 1.59

Sales Price: 0

Sale Date: 1975-01-01



Scale: 1:8441 - 1 in. = 703.43 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
November 26, 2018



*** DISCLAIMER ***

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Result 2

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 4C N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 3

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 4B N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 4

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 1B N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 5

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 1D N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01



*** DISCLAIMER ***

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Result 6

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 4A N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 7

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 3C N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 8

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 3A N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 9

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 1A N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01



*** DISCLAIMER ***

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

Result 10

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 2C N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 11

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 2B N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 12

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 2A N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 13

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 2D N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01



*** DISCLAIMER ***

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

Result 14

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 1C N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 15

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 3D N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 16

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 3B N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 17

id: 05H02201A
Tag: 05H02201A
NCPin: 166913-14-8939
Mapsheet No: 166913
Owner Name 1: TECHTWOOD, LLC
Owner Name 2:
Mail Address 1: 328 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Site Address 1:
Site Address 2:
Book: 04917
Page: 0922
Market Value: 25730
Assessed Acreage: 0.35
Calc. Acreage: 0.284
Sales Price: 45000
Sale Date: 2017-02-28



*** DISCLAIMER ***

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

Result 18

id: 05H02201B
Tag: 05H02201B
NCPin: 166909-15-4914
Mapsheet No: 166909
Owner Name 1: GEORGETOWN COMMUNITY
ASSOC
Owner Name 2:
Mail Address 1: 2530 MERIDIAN PKWY
Mail Address 2:
Mail Address 3: DURHAM, NC 27713-0000
Site Address 1:
Site Address 2:
Book: 03525
Page: 0386
Market Value: 50
Assessed Acreage: 1.31
Calc. Acreage: 1.509
Sales Price: 0
Sale Date: 2008-04-08

Result 19

id: 05H02201C
Tag: 05H02201C
NCPin: 166909-15-9130
Mapsheet No: 166909
Owner Name 1: BRINKLEY, JERRY TODD
Owner Name 2: KRASOWSKI, CYNTHIA JEAN
Mail Address 1: 2125 DARTMOUTH GLEN DR
APT 306
Mail Address 2:
Mail Address 3: GARNER, NC 27529-5232
Site Address 1: 105 GEORGETOWNE DR
Site Address 2: CLAYTON, NC 27520-
Book: 03248
Page: 0551
Market Value: 163960
Assessed Acreage: 0.15
Calc. Acreage: 0.148
Sales Price: 200000
Sale Date: 2006-12-06

Result 20

id: 05H02203G
Tag: 05H02203G
NCPin: 166909-25-0240
Mapsheet No: 166909
Owner Name 1: TABOADA, BOBBY
Owner Name 2:
Mail Address 1: 104 GEORGETOWNE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1818
Site Address 1: 104 GEORGETOWNE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04735
Page: 0882
Market Value: 124840
Assessed Acreage: 0.13
Calc. Acreage: 0.132
Sales Price: 152000
Sale Date: 2016-03-21

Result 21

id: 05H02202K
Tag: 05H02202K
NCPin: 166909-25-1308
Mapsheet No: 166909
Owner Name 1: GEORGETOWN COMMUNITY
ASSOC
Owner Name 2:
Mail Address 1: 2530 MERIDIAN PKWY
Mail Address 2:
Mail Address 3: DURHAM, NC 27713-0000
Site Address 1:
Site Address 2:
Book: 03525
Page: 0386
Market Value: 20
Assessed Acreage: 0.41
Calc. Acreage: 0.412
Sales Price: 0
Sale Date: 2008-04-08



*** DISCLAIMER ***

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Result 22

id: 05H02199J
Tag: 05H02199J
NCPin: 166909-25-1382
Mapsheet No: 166909
Owner Name 1: BURKE, PATRICK A
Owner Name 2: BURKE, LAURIE
Mail Address 1: 178 HANCOCK AVE
Mail Address 2:
Mail Address 3: HANCOCK, MN 56244-9710
Site Address 1: 614 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 01136
Page: 0855
Market Value: 103870
Assessed Acreage: 1
Calc. Acreage: 1.712
Sales Price: 55000
Sale Date: 1989-08-01

Result 23

id: 05E99009G
Tag: 05E99009G
NCPin: 166909-25-4326
Mapsheet No: 166909
Owner Name 1: PEREZ, WELINTON MISAEAL
Owner Name 2:
Mail Address 1: 702 O'NEAL ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 702 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 04739
Page: 0792
Market Value: 73560
Assessed Acreage: 0.51
Calc. Acreage: 0.42
Sales Price: 0
Sale Date: 2016-03-29

Result 24

id: 05E99009F
Tag: 05E99009F
NCPin: 166910-25-5440
Mapsheet No: 166910
Owner Name 1: DRIVER, MICHAEL R
Owner Name 2: DRIVER, ANN J
Mail Address 1: 559 ANTIOCH CHURCH RD
Mail Address 2:
Mail Address 3: ZEBULON, NC 27597-1835
Site Address 1: 704 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 04339
Page: 0895
Market Value: 72080
Assessed Acreage: 0.36
Calc. Acreage: 0.356
Sales Price: 28500
Sale Date: 2013-08-14

Result 25

id: 05H02025
Tag: 05H02025
NCPin: 166910-36-0755
Mapsheet No: 166910
Owner Name 1: PEEDIN, EDNA S
Owner Name 2:
Mail Address 1: 2721 US 70 EAST
Mail Address 2:
Mail Address 3: SELMA, NC 27576-8174
Site Address 1:
Site Address 2:
Book: 00527
Page: 0089
Market Value: 292800
Assessed Acreage: 71.69
Calc. Acreage: 70.769
Sales Price: 0
Sale Date: 1953-01-01



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Result 26

id: 05H02199E
Tag: 05H02199E
NCPin: 166910-25-6496
Mapsheet No: 166910
Owner Name 1: JANCUSKA, THOMAS
Owner Name 2:
Mail Address 1: 116 KENSINGTON CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5324
Site Address 1: 802 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 04531
Page: 0488
Market Value: 91230
Assessed Acreage: 1
Calc. Acreage: 0.432
Sales Price: 0
Sale Date: 2014-12-03

Result 28

id: 05H02199A
Tag: 05H02199A
NCPin: 166910-35-0555
Mapsheet No: 166910
Owner Name 1: JERNIGAN, BELLE PEACOCK
Owner Name 2:
Mail Address 1: 789 N ONEIL STREET EXT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6243
Site Address 1: 789 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00664
Page: 0003
Market Value: 114380
Assessed Acreage: 1
Calc. Acreage: 0.976
Sales Price: 0
Sale Date: 1967-01-01

Result 27

id: 05H02199D
Tag: 05H02199D
NCPin: 166910-25-7474
Mapsheet No: 166910
Owner Name 1: JACKSON, EDNA PEEDIN
Owner Name 2:
Mail Address 1: 2721 US 70 EAST
Mail Address 2:
Mail Address 3: SELMA, NC 27576-8174
Site Address 1:
Site Address 2:
Book: 01189
Page: 0495
Market Value: 9770
Assessed Acreage: 1
Calc. Acreage: 0.115
Sales Price: 0
Sale Date: 1990-12-03

Result 29

id: 05H02199A
Tag: 05H02199A
NCPin: 166910-35-0555
Mapsheet No: 166910
Owner Name 1: JERNIGAN, BELLE PEACOCK
Owner Name 2:
Mail Address 1: 789 N ONEIL STREET EXT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6243
Site Address 1: 789 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00664
Page: 0003
Market Value: 114380
Assessed Acreage: 1
Calc. Acreage: 0.976
Sales Price: 0
Sale Date: 1967-01-01



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Result 30

id: 05H02199G
Tag: 05H02199G
NCPin: 166910-35-1337
Mapsheet No: 166910
Owner Name 1: FEREZ, NICHOLAS J
Owner Name 2: FEREZ, KIMBERLY
Mail Address 1: 780 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Site Address 1: 100 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03463
Page: 0813
Market Value: 96110
Assessed Acreage: 0.23
Calc. Acreage: 0.232
Sales Price: 72000
Sale Date: 2007-12-27

Result 32

id: 05H02200I
Tag: 05H02200I
NCPin: 166910-35-2379
Mapsheet No: 166910
Owner Name 1: HERNANDEZ, MARINA
IBARRA
Owner Name 2: COYOTE, JOSE MELCHOR
PULQUERO
Mail Address 1: 120 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1837
Site Address 1: 120 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 04828
Page: 0722
Market Value: 90410
Assessed Acreage: 0.22
Calc. Acreage: 0.22
Sales Price: 0
Sale Date: 2016-09-09

Result 31

id: 05H02200H
Tag: 05H02200H
NCPin: 166910-35-2308
Mapsheet No: 166910
Owner Name 1: ANTUNEZ, CARLOS
HERNANDEZ
Owner Name 2:
Mail Address 1: 1714 CASTLEBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-6277
Site Address 1: 110 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 02107
Page: 0349
Market Value: 101300
Assessed Acreage: 0.2
Calc. Acreage: 0.203
Sales Price: 82000
Sale Date: 2001-08-30

Result 33

id: 05H02200N
Tag: 05H02200N
NCPin: 166910-35-3345
Mapsheet No: 166910
Owner Name 1: FEREZ, NICHOLAS J
Owner Name 2: FEREZ, KIMBERLY D
Mail Address 1: 780 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Site Address 1: 130 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 02536
Page: 0370
Market Value: 98450
Assessed Acreage: 0.18
Calc. Acreage: 0.182
Sales Price: 77000
Sale Date: 2003-08-28



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Result 34

id: 05H02200O
Tag: 05H02200O
NCPin: 166910-35-4315
Mapsheet No: 166910
Owner Name 1: FEREZ, NICHOLAS J
Owner Name 2:
Mail Address 1: 780 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Site Address 1: 140 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 04144
Page: 0656
Market Value: 87970
Assessed Acreage: 0.2
Calc. Acreage: 0.204
Sales Price: 53000
Sale Date: 2012-07-12

Result 36

id: 05H02200Q
Tag: 05H02200Q
NCPin: 166910-35-5336
Mapsheet No: 166910
Owner Name 1: LAMBETH, CHERYL M
Owner Name 2:
Mail Address 1: 154 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1837
Site Address 1: 154 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 01700
Page: 0388
Market Value: 90030
Assessed Acreage: 0.27
Calc. Acreage: 0.266
Sales Price: 72000
Sale Date: 1998-04-29

Result 35

id: 05H02200P
Tag: 05H02200P
NCPin: 166910-35-4387
Mapsheet No: 166910
Owner Name 1: NEWKIRK, SONYA Y
Owner Name 2:
Mail Address 1: 150 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1837
Site Address 1: 150 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 01748
Page: 0433
Market Value: 101410
Assessed Acreage: 0.25
Calc. Acreage: 0.262
Sales Price: 78900
Sale Date: 1998-09-28

Result 37

id: 05033060
Tag: 05033060
NCPin: 166910-35-5284
Mapsheet No: 166910
Owner Name 1: FU, XIAOXING
Owner Name 2:
Mail Address 1: 2670 JANE DR
Mail Address 2:
Mail Address 3: CREEDMOOR, NC 27522-8650
Site Address 1: 160 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 04531
Page: 0093
Market Value: 92780
Assessed Acreage: 0.19
Calc. Acreage: 0.195
Sales Price: 56500
Sale Date: 2014-12-02



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Result 38

id: 05033060A
Tag: 05033060A
NCPin: 166910-35-6242
Mapsheet No: 166910
Owner Name 1: GARCIA, MANUEL
Owner Name 2: GARCIA, MARIA
Mail Address 1: 164 OAKDALE AVENUE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 164 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 01669
Page: 0643
Market Value: 92840
Assessed Acreage: 0.19
Calc. Acreage: 0.188
Sales Price: 0
Sale Date: 1998-01-28

Result 40

id: 05H031950
Tag: 05H031950
NCPin: 166910-35-7052
Mapsheet No: 166910
Owner Name 1: CLAYTON, WILLIAM H
Owner Name 2: CLAYTON, JANIE WATSON
Mail Address 1: 202 HILLCREST LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1819
Site Address 1: 202 HILLCREST LN
Site Address 2: CLAYTON, NC 27520-
Book: 00699
Page: 0205
Market Value: 84500
Assessed Acreage: 0.42
Calc. Acreage: 0.411
Sales Price: 0
Sale Date: 1966-01-01

Result 39

id: 05H03199W
Tag: 05H03199W
NCPin: 166910-35-7211
Mapsheet No: 166910
Owner Name 1: CORRAL, LAURA
Owner Name 2: CORRAL, JOSE
Mail Address 1: 192 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 192 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03349
Page: 0949
Market Value: 91490
Assessed Acreage: 0.47
Calc. Acreage: 0.462
Sales Price: 97000
Sale Date: 2007-05-24

Result 41

id: 05H03199E
Tag: 05H03199E
NCPin: 166914-34-7961
Mapsheet No: 166914
Owner Name 1: HILLARD, ELOISE C
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 1053
Mail Address 3: CLAYTON, NC 27520-1053
Site Address 1: 206 HILLCREST LN
Site Address 2: CLAYTON, NC 27520-
Book: 00680
Page: 0066
Market Value: 88630
Assessed Acreage: 0.44
Calc. Acreage: 0.443
Sales Price: 0
Sale Date: 1988-01-01



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Result 42

id: 05H03189J
Tag: 05H03189J
NCPin: 166914-34-7860
Mapsheet No: 166914
Owner Name 1: MANNING, CURTIS J. JR.
Owner Name 2: MANNING, TEESHA B.
Mail Address 1: 210 HILLCREST LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 05094
Page: 0919
Market Value: 162720
Assessed Acreage: 0.45
Calc. Acreage: 0.457
Sales Price: 190000
Sale Date: 2018-01-31

Result 43

id: 05H03189I
Tag: 05H03189I
NCPin: 166914-34-7760
Mapsheet No: 166914
Owner Name 1: COVE, JOHN D
Owner Name 2: COVE, CHARLENE B
Mail Address 1: 214 HILLCREST LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1819
Site Address 1:
Site Address 2:
Book: 05147
Page: 0799
Market Value: 17600
Assessed Acreage: 0.44
Calc. Acreage: 0.429
Sales Price: 190500
Sale Date: 2018-05-11

Result 44

id: 05H03199H
Tag: 05H03199H
NCPin: 166914-34-9774
Mapsheet No: 166914
Owner Name 1: JOHNSON, DOROTHY G
Owner Name 2:
Mail Address 1: 201 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 22000
Assessed Acreage: 0.41
Calc. Acreage: 0.414
Sales Price: 0
Sale Date:

Result 45

id: 05H03200E
Tag: 05H03200E
NCPin: 166914-34-9467
Mapsheet No: 166914
Owner Name 1: LASSITER, VALERIA
Owner Name 2:
Mail Address 1: 203 PINELAND AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 203 PINELAND AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03196
Page: 0324
Market Value: 140790
Assessed Acreage: 0.48
Calc. Acreage: 0.477
Sales Price: 150000
Sale Date: 2006-09-11



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Result 46

id: 05H03189D
Tag: 05H03189D
NCPin: 166914-34-9361
Mapsheet No: 166914
Owner Name 1: LASSITER, LEAMON
Owner Name 2: LASSITER, VALERIE
Mail Address 1: 203 PINELAND AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1842
Site Address 1:
Site Address 2:
Book: 01495
Page: 0830
Market Value: 22000
Assessed Acreage: 0.32
Calc. Acreage: 0.284
Sales Price: 15000
Sale Date: 1996-02-07

Result 48

id: 05E99021V
Tag: 05E99021V
NCPin: 166914-34-2175
Mapsheet No: 166914
Owner Name 1: JOHNSTON COUNTY BOARD
OF
Owner Name 2: EDUCATION
Mail Address 1:
Mail Address 2: P O BOX 1336
Mail Address 3: SMITHFIELD, NC 27577-1336
Site Address 1: 849 N MIAL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00501
Page: 0020
Market Value: 7733180
Assessed Acreage: 24.38
Calc. Acreage: 24.07
Sales Price: 0
Sale Date: 1990-02-01

Result 47

id: 05H03200H
Tag: 05H03200H
NCPin: 166914-34-8232
Mapsheet No: 166914
Owner Name 1: SCA VENTURES
Owner Name 2:
Mail Address 1: 132 CITATION LN
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-0000
Site Address 1:
Site Address 2:
Book: 03497
Page: 0230
Market Value: 22000
Assessed Acreage: 1.14
Calc. Acreage: 1.15
Sales Price: 25000
Sale Date: 2007-02-20

Result 49

id: 05H02200
Tag: 05H02200
NCPin: 166914-34-0668
Mapsheet No: 166914
Owner Name 1: CANNADY, IRENE H
Owner Name 2:
Mail Address 1: 136 ROSEMARY ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1845
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 133140
Assessed Acreage: 1
Calc. Acreage: 0.882
Sales Price: 0
Sale Date:



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Result 50

id: 05H02200D
Tag: 05H02200D
NCPin: 166914-34-1631
Mapsheet No: 166914
Owner Name 1: CANNADY, IRENE H
Owner Name 2:
Mail Address 1: 136 ROSEMARY ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1845
Site Address 1: 132 ROSEMARY ST
Site Address 2: CLAYTON, NC 27520-
Book: 00748
Page: 0028
Market Value: 20460
Assessed Acreage: 1
Calc. Acreage: 0.239
Sales Price: 0
Sale Date: 1990-01-25

Result 51

id: 05034075
Tag: 05034075
NCPin: 166914-24-9571
Mapsheet No: 166914
Owner Name 1: TRAVIS, DONNA ATKINSON
Owner Name 2: BLOW, CHERIE ATKINSON
HEIRS
Mail Address 1:
Mail Address 2: PO BOX 31220
Mail Address 3: HOUSTON, TX 77231-1220
Site Address 1: 862 N MIAL ST
Site Address 2: CLAYTON, NC 27520-
Book: 01661
Page: 0486
Market Value: 85810
Assessed Acreage: 0.19
Calc. Acreage: 0.187
Sales Price: 0
Sale Date: 1997-12-23

Result 52

id: 05034074
Tag: 05034074
NCPin: 166914-24-9425
Mapsheet No: 166914
Owner Name 1: TOMLINSON, LOIS HEIRS
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 31220
Mail Address 3: HOUSTON, TX 77231-1220
Site Address 1:
Site Address 2:
Book: 00544
Page: 0017
Market Value: 16780
Assessed Acreage: 0.21
Calc. Acreage: 0.211
Sales Price: 0
Sale Date: 1956-01-01

Result 53

id: 05034073
Tag: 05034073
NCPin: 166914-24-8471
Mapsheet No: 166914
Owner Name 1: MITCHELL, BETTIE C
Owner Name 2:
Mail Address 1: 856 MIAL ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 856 N MIAL ST
Site Address 2: CLAYTON, NC 27520-
Book: 02809
Page: 0781
Market Value: 102380
Assessed Acreage: 0.43
Calc. Acreage: 0.43
Sales Price: 0
Sale Date: 2004-12-07



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Result 54

id: 05034072
Tag: 05034072
NCPin: 166914-24-7371
Mapsheet No: 166914
Owner Name 1: BARNES, DONALD
Owner Name 2:
Mail Address 1: 130 RICHARD DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-6716
Site Address 1:
Site Address 2:
Book: 02207
Page: 0362
Market Value: 16780
Assessed Acreage: 0.21
Calc. Acreage: 0.214
Sales Price: 3000
Sale Date: 2002-03-28

Result 55

id: 05034071
Tag: 05034071
NCPin: 166914-24-7225
Mapsheet No: 166914
Owner Name 1: MOORE, MICHAEL
Owner Name 2:
Mail Address 1: 3400 BUAUX COURT
Mail Address 2:
Mail Address 3: RALEIGH, NC 27616-0000
Site Address 1: 840 N MIAL ST
Site Address 2: CLAYTON, NC 27520-
Book: 02201
Page: 0507
Market Value: 89430
Assessed Acreage: 0.41
Calc. Acreage: 0.414
Sales Price: 0
Sale Date: 2002-03-18

Result 56

id: 05003076
Tag: 05003076
NCPin: 166914-24-6126
Mapsheet No: 166914
Owner Name 1: BARNES, DONALD
Owner Name 2:
Mail Address 1: 130 RICHARD DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-6716
Site Address 1:
Site Address 2:
Book: 02207
Page: 0355
Market Value: 16780
Assessed Acreage: 1
Calc. Acreage: 0.211
Sales Price: 3000
Sale Date: 2002-03-28

Result 57

id: 05034068D
Tag: 05034068D
NCPin: 166914-24-5180
Mapsheet No: 166914
Owner Name 1: ROWE, SANDRA E
Owner Name 2:
Mail Address 1: 826 MIAL STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03533
Page: 0524
Market Value: 99610
Assessed Acreage: 0.23
Calc. Acreage: 0.234
Sales Price: 108000
Sale Date: 2008-04-23



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Result 58

id: 05034068C
Tag: 05034068C
NCPin: 166914-24-5160
Mapsheet No: 166914
Owner Name 1: EASTERN CAROLINA
REGIONAL
Owner Name 2: HOUSING AUTHORITY
Mail Address 1:
Mail Address 2: PO BOX 1315
Mail Address 3: GOLDSBORO, NC 27533-0000
Site Address 1:
Site Address 2:
Book: 03878
Page: 0792
Market Value: 18720
Assessed Acreage: 0.25
Calc. Acreage: 0.23
Sales Price: 0
Sale Date: 2010-08-10

Result 59

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 560 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 60

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 556 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 61

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 554 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



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Result 62

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 550 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 63

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 548 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 64

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 546 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 65

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 543 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



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Result 66

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 542 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 67

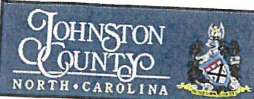
id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 540 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 68

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 538 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 69

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 536 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 70

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 534 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 71

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 533 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 72

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 532 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 73

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 531 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 74

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 530 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 75

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 529 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 76

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 526 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 77

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 524 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 78

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 522 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 79

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 520 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 80

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 518 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 81

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 516 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 82

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 512 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 83

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 510 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 84

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 506 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 85

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 505 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 86

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 504 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 88

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 502 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 87

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 503 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 89

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 501 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 90

id: 05034019
Tag: 05034019
NCPin: 166913-24-1344
Mapsheet No: 166913
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 879
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1:
Site Address 2:
Book: 00638
Page: 0359
Market Value: 76000
Assessed Acreage: 0.5
Calc. Acreage: 0.5
Sales Price: 0
Sale Date: 1965-01-01

Result 91

id: 05034018
Tag: 05034018
NCPin: 166913-24-0435
Mapsheet No: 166913
Owner Name 1: SWEITZER, DONNA P
Owner Name 2:
Mail Address 1: 1302 TIMBER DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Site Address 1:
Site Address 2:
Book: 01974
Page: 0234
Market Value: 5850
Assessed Acreage: 0.23
Calc. Acreage: 0.231
Sales Price: 0
Sale Date: 2000-09-26

Result 92

id: 05034015
Tag: 05034015
NCPin: 166913-14-9562
Mapsheet No: 166913
Owner Name 1: SWEITZER, DONNA P
Owner Name 2:
Mail Address 1: 1302 TIMBER DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Site Address 1:
Site Address 2:
Book: 01974
Page: 0236
Market Value: 90520
Assessed Acreage: 0.26
Calc. Acreage: 0.262
Sales Price: 0
Sale Date: 2000-09-26

Result 93

id: 05034001
Tag: 05034001
NCPin: 166913-14-8685
Mapsheet No: 166913
Owner Name 1: HAMER, DAVID ALEXANDER
Owner Name 2:
Mail Address 1: 588 N FAYETTEVILLE STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1802
Site Address 1: 588 N FAYETTEVILLE ST
Site Address 2: CLAYTON, NC 27520-
Book: 01904
Page: 0870
Market Value: 61920
Assessed Acreage: 0.09
Calc. Acreage: 0.089
Sales Price: 57000
Sale Date: 2000-02-02



*** DISCLAIMER ***

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

Result 94

id: 05034002
Tag: 05034002
NCPin: 166913-14-7780
Mapsheet No: 166913
Owner Name 1: STANCIL, ELIZABETH D
Owner Name 2:
Mail Address 1: 178 ARABELLA CT
Mail Address 2:
Mail Address 3: CARY, NC 27518-7155
Site Address 1: 583 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 04608
Page: 0417
Market Value: 100330
Assessed Acreage: 0.34
Calc. Acreage: 0.308
Sales Price: 0
Sale Date: 2015-06-08



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

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: BARBOUR TRACT Address or PIN #: 05E99003F

AGENT/APPLICANT INFORMATION:

JAMES LIPSCOMB
ADAMS AND HODGE ENGINEERING
(Name - type, print clearly)

328 EAST 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):

REZONING
SUBDIVISION PROCESS

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.

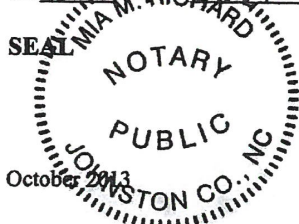
I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval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

OWNER AUTHORIZATION:

ROY BARBOUR & LOIS BARBOUR 125 Bobbitt Rd
(Name - type, print clearly) (Address)
Roy Barbour & Lois Barbour Clayton, NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Mia M. Richard, a Notary Public for the above State and County, this
the 3rd day of October, 2018.



Mia M. Richard
Notary Public

My Commission Expires: 6-21-2021



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: Barbour Tract Address or PIN #: 050050678
05H03189H

AGENT/APPLICANT INFORMATION:

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

314 E. Main St.
(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):

Rezoning

Subdivision Process

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:

Sam's Branch II, LLC
(Name - type, print clearly)

114 W Main St.
(Address)

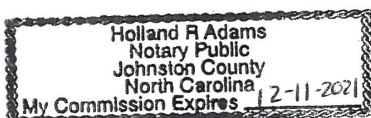
[Signature]
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Holland R. Adams, a Notary Public for the above State and County, this the 29th day of November, 2018.

SEAL



July 2018

Holland R. Adams
Notary Public

My Commission
Expires:

12-11-2021

10 of 10



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

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: Barbour Tract Address or PIN #: 05602026Q - N. O'Neil St. /
W. Wilson St.

AGENT/APPLICANT INFORMATION:

James H. Lipscomb
(Name - type, print clearly)

328 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):

Adams & Hodge Engineering

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:

Blondell Johnson
(Name - type, print clearly)

706 Fernwood Dr.
(Address)

Blondell D. Johnson
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Mia M. Richard, a Notary Public for the above State and County, this
the 27th day of November, 2018.



Mia M. Richard
Notary Public

My Commission Expires: 6-27-2021



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

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: _____ Address or PIN #: 641 N. O'NEIL STREET
CLAYTON, NC 05H022002

AGENT/APPLICANT INFORMATION:

Steven Ferrell
(Name - type, print clearly)

Paul Chapp

111 Hamby Street
(Address)
Clayton, N.C. 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*):

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:

BROOKE HACKNEY / BECKY GORDON
(Name - type, print clearly)

111 Hamby Street
(Address)

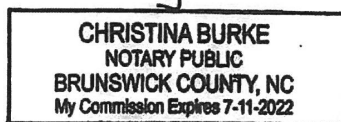
Brooke Hackney Becky Gordon
(Owner's Signature)

Clayton N.C. 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Brunswick

Sworn and subscribed before me Christina Burke, a Notary Public for the above State and County, this the 2 day of July, 2018.

SEAL



Christina Burke
Notary Public

My Commission Expires: 7-11-2022



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

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: Roseman/ Greet Lots Address or PIN #: 05E99008H and 05E99008J
2.284 acres on Rosemanys

AGENT/APPLICANT INFORMATION:

James Lipscomb
(Name - type, print clearly)

328 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):

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:

James H. and Ruth Harris
(Name - type, print clearly)

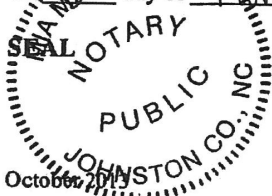
837 Broadhurst Rd.
(Address)

James H. Harris, Ruth Harris
(Owner's Signature)

Seven Springs, NC 28578
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me the 18th day of November, 2018, Mia M. Richard, a Notary Public for the above State and County, this



Mia M. Richard
Notary Public

My Commission Expires: 6-27-2021



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

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: Roseman/ Greet Lots Address or PIN #: 05E99008H and 05E99008J
2.284 acres on Rosemanys

AGENT/APPLICANT INFORMATION:

James Lipscomb
(Name - type, print clearly)

328 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):

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:

James H. and Ruth Harris
(Name - type, print clearly)

837 Broadhurst Rd.
(Address)

James H. Harris, Ruth Harris
(Owner's Signature)

Seven Springs, NC 28578
(City, State, Zip)

STATE OF _____

COUNTY OF _____

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

SEAL

Notary Public

My Commission Expires: _____

October 2013



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: Barbour Tract Address or PIN #: 05E99021V - N. Mial Street

AGENT/APPLICANT INFORMATION:

James Lipscomb

(Name - type, print clearly)

328 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*):

Adams & Hodge Engineering

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:

Johnston County Board of Education

(Name - type, print clearly)

[Signature]

(Owner's Signature)

P.O. Box 1336

(Address)

Smithfield, NC 27577

(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Megan M. Stewart, a Notary Public for the above State and County, this the 27th day of November, 2018.



Megan M. Stewart
Notary Public

My Commission
Expires:

03/27/23

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT
[2018-231-PDD Barbour Tract Planned Development Rezoning]

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS APPROVED.

Section 2: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Comprehensive Plan 2040, specifically:

- Objective LU1.1.2- Support residential development at varying densities based upon the future land use map
- Strategy H1.1.3 – Encourage a range of housing types and styles within Planned Developments that include a residential component.

Description of zoning amendment's consistency with the above plan objective:

The requested rezoning is consistent with the above referenced objective within the Comprehensive Plan 2040. The Future Land Use Map designates this property as being located within the "Downtown Residential" designation, which is designed to allow a variety of higher-density housing types that support and foster growth of the Downtown Core. Typical densities are up to 20 units per acre with a Planned Development zoning designation.

Section 3: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically

that the rezoning is consistent with the Future Land Use Map designation in the Comprehensive Plan 2040,

the above referenced zoning amendment is reasonable and in the public interest.

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
Rezoning**

2018-231-PDD Barbour Tract Planned Development Rezoning

On February 25, 2019 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to

☒ approve the request with the conditions presented by staff.

☐ approve the request with the following modified or added conditions:

☐ deny the request.

Recommendation(s) made this 25th day of February 2019 while in regular session.

Signed:



Robert J. Ahlert, Planning Board Chair

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Monday March 18, 2019, at 6 PM at Town Hall, 111 East Second Street, to consider the following:

- 2018-233-SD Barbour Tract; request to develop 33.71 acres with 119 units of Single-Family Homes, 12 units of Townhomes, and 126 units of Apartments.
- 2018-231-PDD Barbour Tract Rezoning; request to rezone subject properties from Single-Family Residential (R-8) to Planned Development-Residential (PD-R).

The properties for the projects above are located in the town limits off O'Neil St., Oakdale Ave., and Wilson St. Tag #s: 05E99003F, 05005067B, 05H03189G, 05H03189F, 05H03189E, 05G02026Q, 05E99008H, 05E99021V, 05H02200Z, & 05034068E.

For Rezoning, the Clayton Town Council reserves the right to approve the request as presented or any portion of the request without necessity of withdrawal or modification of the application or additional public hearing on the matter. Likewise, the Town Council may designate approval to the district requested or another district or districts without modification of the request or additional public hearing.

For Preliminary Plats (major subdivisions), 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.

Damiere Powell, Planner
919-553-5002

The Johnstonian Newspaper

Please advertise on the following dates:

March 6, 2019

March 13, 2019

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

*Town Council
April 1, 2019*

STAFF REPORT

Application Number: 2018-231-PDD Project Name: Barbour Tract, Rezoning

NC PIN / Tag #: 166913-24-0652 / 05E99003F, 166913-24-0827 / 05005067B, 166914-34-7560 / 05H03189G, 166914-34-7451 / 05H03189F, 166914-34-7371 / 05H03189E, 166913-14-9727 / 05G02026Q, 166914-24-8945 / 05E99008H, 166914-34-2175 / 05E99021V, 166909-25-2086 / 05H02200Z, 166914-24-5585 / 05034068E

Town Limits/ETJ: Town Limits

Overlay: Partially within the Watershed Protection Overlay

Applicant: Adams & Hodge Engineering, PC

Owner: Roy Barbour & Lois Barbour; Sam's Branch II, LLC; Blondell Johnson; James H Harris & Ruth Harris; Alan Neil Hartman Revocable Trust; Johnston County Board of Education

Location: 32.10 acres located south off O'Neil St. and Oakdale Ave., northwest of Cooper Academy, and east off Wilson St.

Public Noticing:

- Neighborhood meeting held on Tuesday, January 8, 2019
- Sign posted February 15, 2019
- Letters mailed prior to March 8, 2019
- Newspaper Ad published March 6, 2019 and March 13, 2019

REQUEST: Rezone 32.10 acres from Single-Family Residential-8 (R-8) to Planned Development-Residential (PD-R).

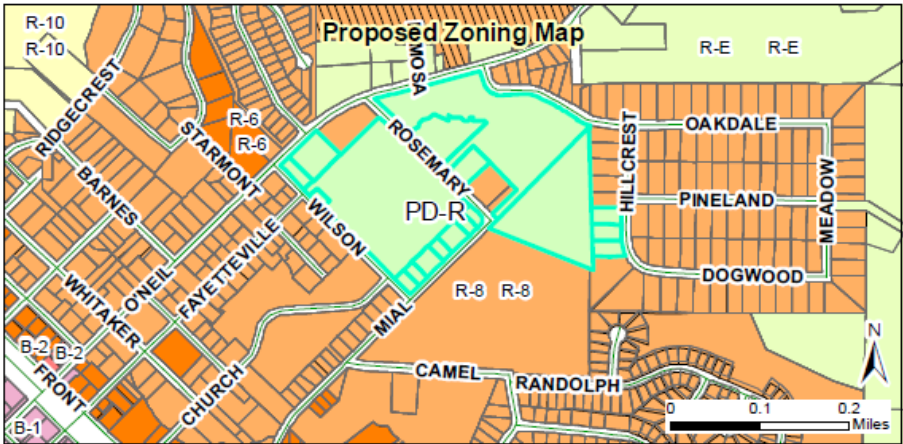


SITE DATA:

Acreage: 32.10 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate, Residential-8	Single-Family Residential
South	Residential-8	Single-Family Residential, School
East	Residential-8, Residential-Estate	Single-Family Residential
West	Residential-8, Residential-6	Single-Family Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 32.10 acres of land from Single-Family Residential-8 to Planned Development-Residential (PD-R).

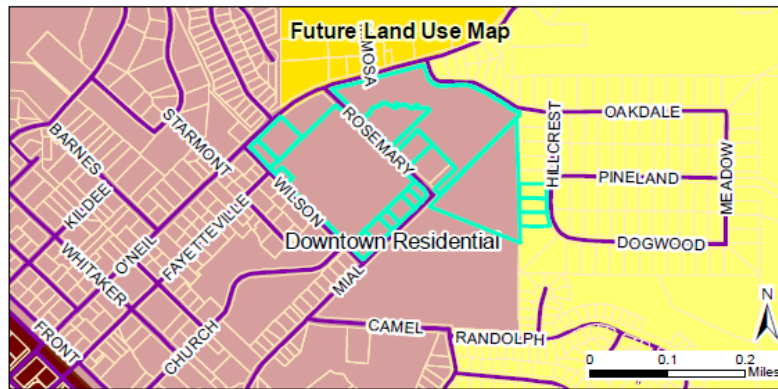
This application is running concurrently with a Preliminary Plat application, acting as a Master Plan (2018-233-SD). The Master Plan will designate the uses, dimensional standards, and other associated design elements. The proposed master plan proposes 133 units of Single-Family Homes with varying designs, 12 units of Townhomes, and 110 units of Apartments.

Compatibility with surrounding land uses

The proposed zoning is consistent with the surrounding land uses, which are primarily Single-Family Residential.

Consistency with the Comprehensive Plan 2040

The Comprehensive Plan 2040 designates this property as “Downtown Residential” in the future land use map. The requested rezoning is consistent with this designation, as it does allow for the development of an increased density of residential units, as well a variety of housing types which support and foster growth of the Downtown Core.

**Approval Criteria**

Applications for a Planned Development Rezoning must address the following Approval Criteria. The burden of proof is on the applicant. Please see below for the applicant’s response to each criteria, as well as staff’s commentary.

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

Applicant Response: “By rezoning the properties from R-8 to PD-R the Town Council will lay the ground work and give the staff the tools necessary to assure that the properties can be developed into Downtown Residential as directed in the Clayton 2040 Comprehensive Plan. By rezoning to PD-R the Town Council can be assured of higher density residential development that will create recreational facilities, open space and provide resource conservation areas to protect critical features.”

Staff Commentary: The proposed rezoning from R-8 to PD-R is consistent with the Clayton 2040 Comprehensive Plan. The Comprehensive Plan designates this area as “Downtown Residential”, which consists of a gross residential density of up to 12 units per acre. Open space will also be provided within the master plan in accordance with recreation and open space requirements outlined in section §155.203(I) of the Unified Development Code.

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

Applicant Response: “If the property remains R-8 (8000 sf/lots) given the existing physical constraints (riparian streams, topography and wetlands) the property cannot be developed in a manner to allow for a residential density of 12-20 units per acre as recommended by the Clayton 2040 Comprehensive Plan. The maximum density that could be expected from the existing R-8 zoning would be 3 to 4 lots per acre.

If the town Council rezones the properties to PD-R the density will be able to reach the densities (12-20 units / acre) suggested in the Clayton 2040 Comprehensive Plan while at the same time creating new recreational open space opportunities and establishing resource conservation areas.”

Staff Commentary: A zoning designation of PD-R allows for higher density development than a standard zoning district would. The “Downtown Residential” Future Land Use Designation encourages a density of up to 12 units per acre, and up to 20 units per acre with a Planned Development designation.

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

Applicant Response: “The existing R-8 zoning is very limited in how it can impact the balances of uses. Primarily, R-8 zoning is set up for single family housing. PD-R there is flexibility to accommodate multi-family townhomes and single family-within the same development. Flexibility in lot size is also required by the rezoning to PD-R allowing for smaller single-family lots which will afford the availability of additional land for recreation/open space and resource conservation areas. The rezoning request will also allow for a mix of multi-family and single-family that can more closely meet a larger segment of Clayton’s housing market.”

Staff Commentary: The existing R-8 zoning does permit the uses of single-family residences, townhomes, and apartments. However, townhomes and apartments are only permitted by a separate Special Use Permit. Additionally, the R-8 district requires more stringent lot standards, which would prohibit higher densities in the area. With a rezoning to PD-R, the applicant would be able to provide a balance of residential uses while simultaneously addressing the demand for increased density near the Downtown Core.

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

Applicant Response: “There is enough existing capacity in the Town’s water system and the Town’s wastewater system to accommodate the greater density of development that will occur if the properties are rezoned. Adequate public utilities (water, sewer, and electric) presently serve the area of the rezoning. Specific engineering provisions will need to be made at the time of connection to utilities.

The existing road network in the area of the rezoning is under-utilized due to the amount of undeveloped lots and vacant land. The existing street network is a traditional grid style pattern with interconnected blocks that allow for alternate traffic flows. The proposed property considered for rezoning has 6 connecting points to the existing road network. Impacts to the existing road network will be minimal if the rezoning is granted.

Once developed and occupied, the neighborhood will have Cooper Academy Elementary School to attend. The area of rezoning is within easy walking distance of the school. Public School bus transportation will be provided from the neighborhood to either Cooper Academy, Riverwood Middle School, or Clayton High School.

Storm water management facilities will be constructed on site as part of the normal course of development. The storm water facilities will be required by ordinance not only to manage the quantity

of storm water generated by the development but also treat the quality of the water released from the property.

Staff Commentary: Staff concurs that there will mostly be a sufficient capacity of public facilities to serve the proposed use. As mentioned by the applicant, the increased density and existing property size would require additional road access through the development that should be properly integrated into the existing street grid network for adequate pedestrian and vehicular traffic flow. Additionally, the increased storm water would require more infrastructure in order to treat the increased storm water generated by the development.

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

Applicant Response: “The rezoning of the R-8 properties to PD-R does not constitute “Spot Zoning” because the existing zoning is residential and proposed use zoning will also be residential. Existing single family residential and multi-family already exist on the property or adjacent properties. Therefore, the proposed zoning is compatible with existing land development patterns in the area.”

Staff Commentary: Staff concurs the use of residential is consistent with the existing development patterns.

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

Applicant Response: “The rezoning actually allows for a continuation of the existing development pattern of single family residential and multi-family residential, that exists in the neighborhood. With the rezoning and subsequent development of the property the existing streets will in whole or in part be upgraded, walks will be provided that do not exist now, recreation/open space/resource conservation areas will be created through development codes, storm water will be managed, utilities will be upgraded, and the overall visual quality of the neighborhood will be improved. In general, adjacent property owners should experience a general upgrade in the physical and visual quality of the neighborhood.”

Staff Commentary: The associated master plan will include enhancements to the existing streets, add pedestrian access, and provide open space.

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

Applicant Response: “The rezoning should greatly benefit the general public. The rezoning and subsequent development will not create any environmental consequences to the public interest, will not place and economic burden on the tax payers and will not over tax the existing utility systems requiring costly upgrades.

In fact, the rezoning and resulting development should benefit the Citizens of Clayton by creating new recreation/ open space; new resource conservation areas, improve existing infrastructure, increases the utility base, and increase property tax revenues.”

Staff Commentary: The associated master plan will provide recreation/open space, new RCAs, and will modify the existing infrastructure in regards to streets.

CONSIDERATIONS:

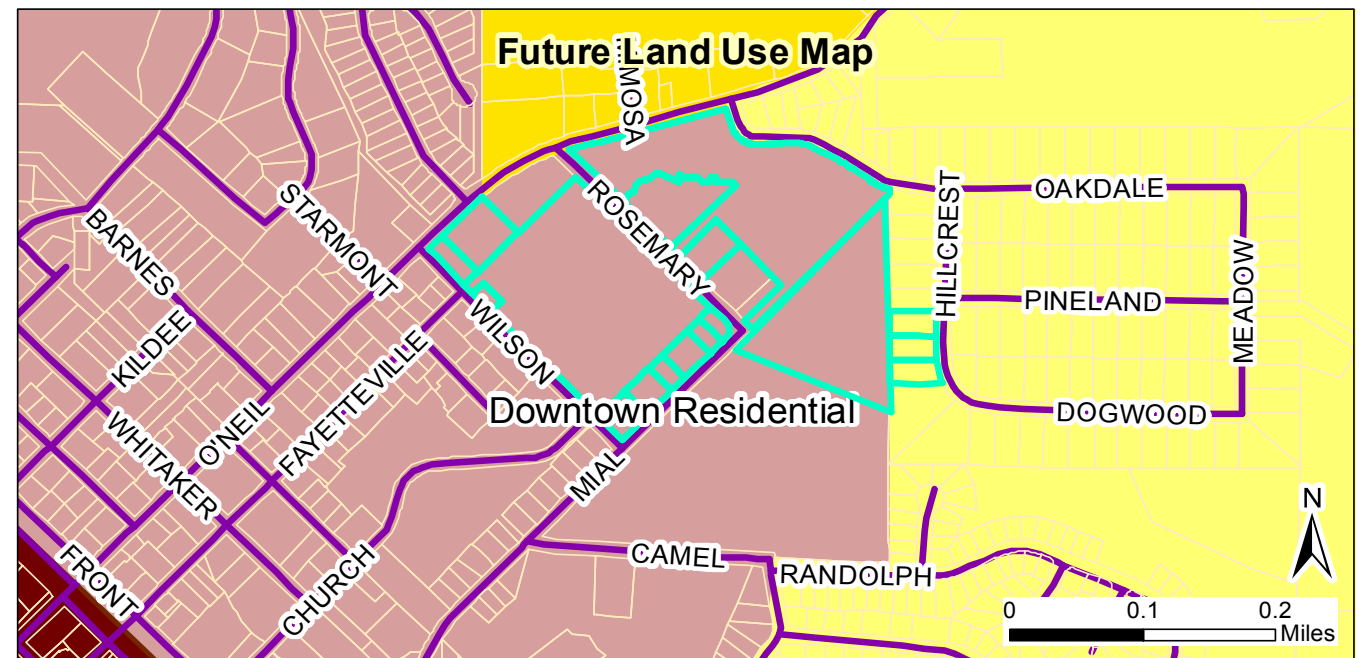
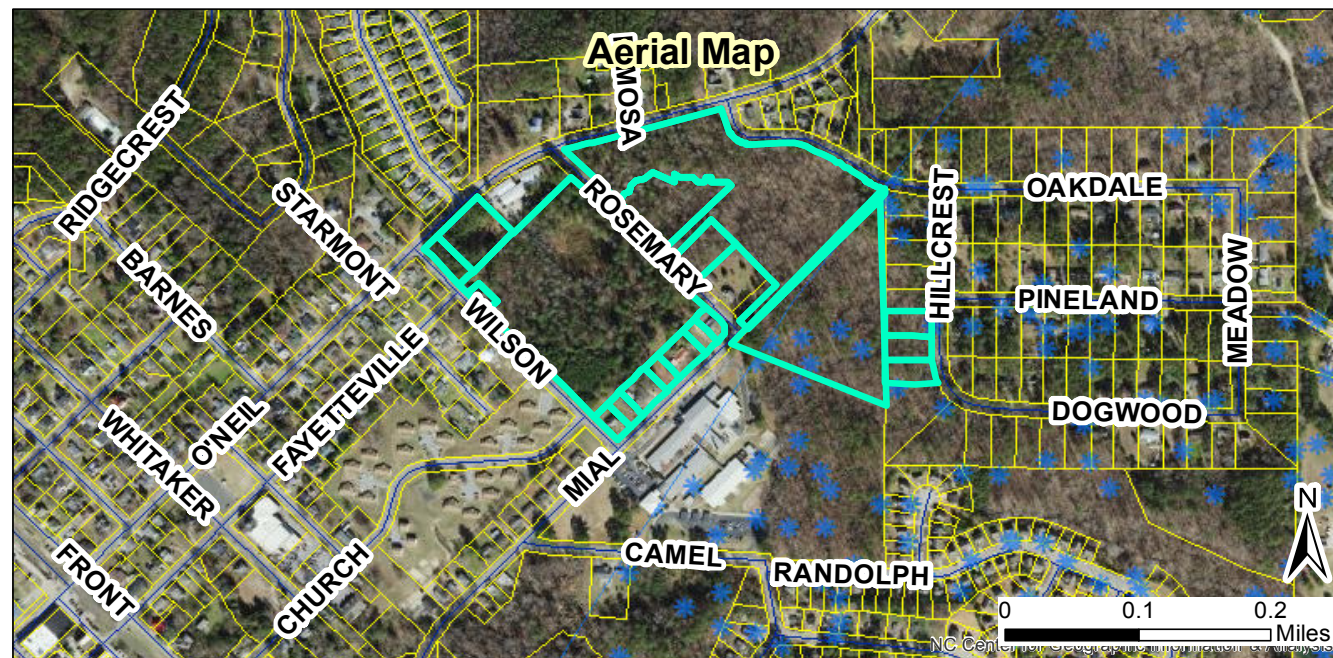
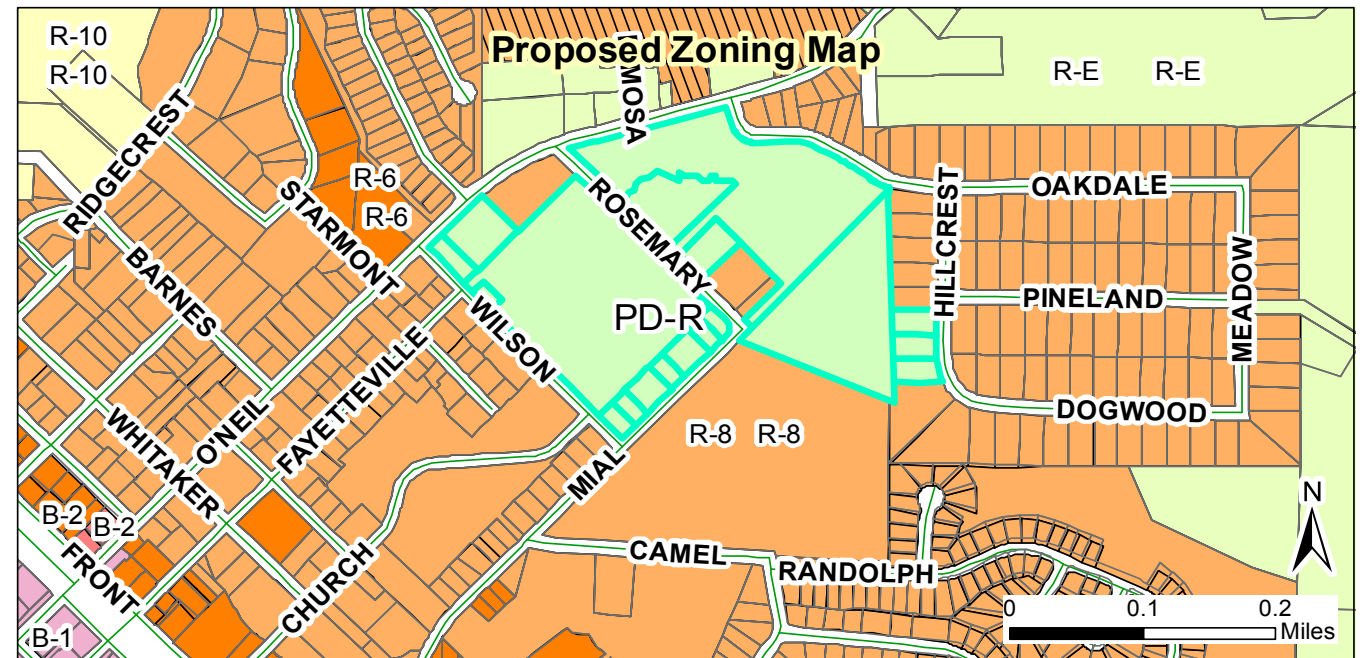
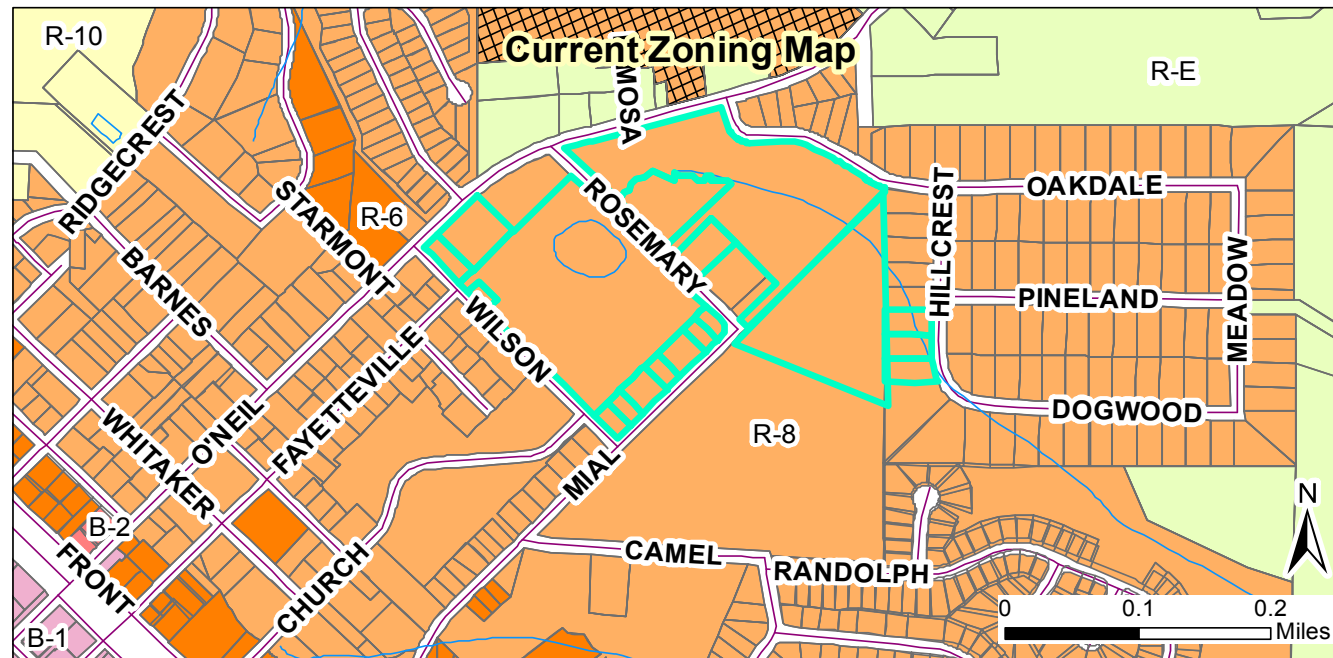
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
 - This rezoning is running concurrently with a major preliminary plat request (2018-233-SD, Barbour Tract Master Plan) acting as a Master Plan for the planned development.
 - Dimensional standards and other criteria for a planned development are set within the Master Plan.
-

APPROVAL CRITERIA:

The applicant has addressed the Rezoning Approval Criteria and Master Plan Approval Criteria outlined in §155.704 and .705. The applicant's responses are incorporated in the application, as an attachment to the Staff Report.

ATTACHMENTS:

- 1) Application
- 2) Staff Report Map
- 3) Neighborhood Meeting Materials
- 4) Associated Master Plan (2018-233-SD)



Request:

2018-231-PDD, Barbour Tract, Rezoning

Applicant: Adams & Hodge Engineering, PC

Property Owners: Roy Barbour & Lois Barbour; Sam's Branch II, LLC; Blondell Johnson; James H Harris & Ruth Harris; Alan Neil Hartman Revocable Trust; Johnston County Board of Education

Parcel ID: 166913-24-0652, 166913-24-0827, 166805-18-6162, 166914-34-7560, 166914-34-7451, 166914-34-7371, 166913-14-9727, 166914-24-8945, 166700-29-2835, 166914-34-2175

Tag #: 0599003F, 05005067B, 05005067H, 05H03189G, 05H03189F, 05H03189E, 05G02026Q, 05E99008H, 05E99008J, 05E99021V

Staff Report Map



Document Path: O:\PLANNING\REZONING\Planned Developments\2018\2018-231-PDD Barbour Tract\Map\Update Map 2018-231-PDD Barbour Tract.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Watershed Protection Overlay
- Site

03/22/2019

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

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND
ZONING MAP
OF THE TOWN OF CLAYTON, NORTH CAROLINA**

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include in the Planned Development Residential (PD-R) zone the property described below, said property formerly being zoned Residential 8 (R-8) and

WHEREAS said property is owned by Blondell Johnson, and

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

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 155.702(D) of the Clayton Unified Development Code and by Section 160A-364 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land and within 100 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 155.702(D) of the Zoning Ordinance of the Town of Clayton and by Section 160A-384 of the General Statutes; and

WHEREAS the said public hearing was actually conducted at 6:00 p.m. on April 1, 2019, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

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

SECTION 1. That the Unified Development Code of the Town of Clayton is hereby amended to include in the Planned Development Residential (PD-R) zone the following described property:

General Description:

Property is located at 706 Fernwood Drive, Clayton, NC

Specific Description:

NC Parcel Identification Numbers: 166913-14-9727

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Planned Development Residential (PD-R) zone the above-described property and will be so marked.

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

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED by the Clayton Town Council this 1st day of April, 2019 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**Town of Clayton
Town Council
Zoning Ordinance Amendment Motion Sheet
(Rezoning or Text Amendment)**

After considering the recommendations of the Planning Board and Planning Director, I move to **[approve OR deny]** **2018-231-PDD (Barbour Tract)**

[IF APPROVING]

and to approve the Statement of Consistency and Reasonableness included in the Agenda packet [with the following modifications: STATE MODIFICATIONS, IF ANY].

**MOTION FORM
Item 6b
2018-231-PDD
BarbourTract**



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Public Hearings

Item Title

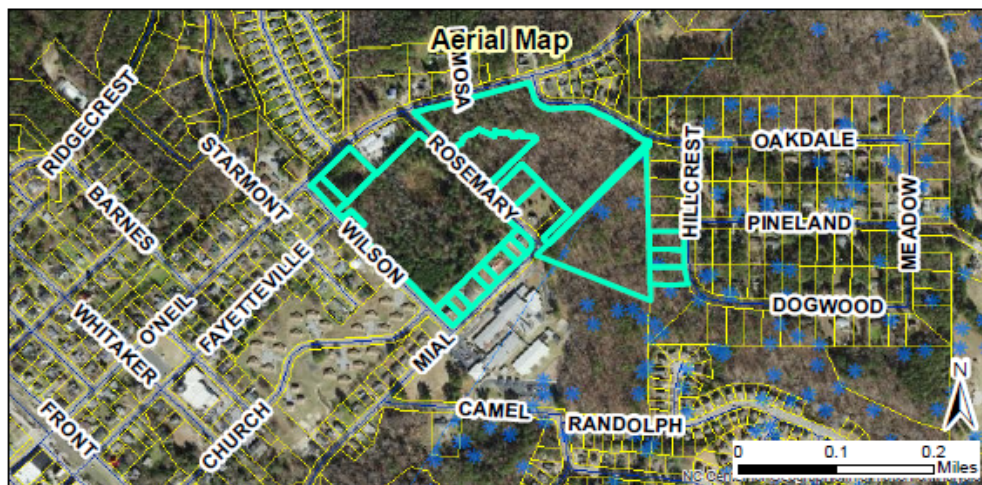
2018-233-SD Barbour Tract Master Plan

Presenter

Planning Department

Summary/Description

The applicant is requesting to entitle the Master Plan for the Barbour Tract Planned Development with a total of 255 residential units. This development is proposed to include 133 units of Single-Family Homes, 12 units of Townhomes, and 110 units of Apartments. (The associated Planned Development rezoning application is 2018-231-PDD).

**Requested Action**

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Application
Neighborhood Meeting Materials
Adjacent Property Letter
Newspaper Ad
Owner's Consent Form
Staff Report
Staff Map
Road Name Application

Transportation Impact Analysis

Transportation Impact Analysis Appendix

NCDOT Division 4 Transportation Impact Analysis Comments

NCDOT Congestion Management Transportation Impact Analysis Comments

Meeting Timeline

February 25 – Planning Board

March 4 – Set Public Hearing (Town Council)

April 1 – Public Hearing (Town Council)



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: Barbour Tract Acreage of Property: 32.10^{ACD} acs

Tag #: See Exhibit B NC Pin #: See Exhibit B

Location: See Exhibit B

Number of lots (Existing): 10^{MOB} (Proposed): 133^(HA) Min. Lot Size: 2750 SF^{ACD}

Zoning District: PD-R 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

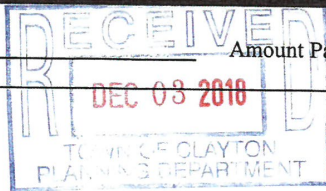
Phone Number: 919-243-1332 Fax: N/A

Contact Person: Amy Stancil

Email Address: amy@adamsandhodge.com

OFFICE USE ONLY

Date Received: DEC 03 2018 Amount Paid: \$1315 File Number: 2018-233-SD



\$50 waste water paid
\$435
due 12-3-18
AD

November 2018

2 of 17

PROPERTY OWNER INFORMATION

Name: See Exhibit B

Mailing Address:

Phone Number:

Fax:

Email Address:

EXPLANATION OF PROJECT

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

The proposed Barbour Tract development is located near Downtown Clayton and is currently designated as Downtown Residential (DR) in the Town of Clayton Comprehensive Plan 2040. The proposed development for the re-zoned area has a total acreage of 32.10 acs that includes 4.45 acs of Resource Conservation Area and 6.38 acs of recreation/open space. The development will offer a walkable neighborhood near the Downtown core with a variety of Single-Family Homes (133units) Townhomes (12 units), and Apartments (110 units), creating a density of approximately 12 units per acre.

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 attached Exhibit C

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

See attached Exhibit C

- (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 attached Exhibit C

- (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 attached Exhibit C

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.

- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA (TO BE ON ALL SHEETS)

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

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

The following elements are specific to each property and application request, and shall be shown graphically on the specific plan types listed below. These graphics shall be supported by text, labeling, and dimensional information (width, length, and depth).

SURVEY

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

EXISTING CONDITIONS SHEET

Provided		
Yes	N/A	
☒		The existing topographical conditions of the property with a two foot contour interval showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.
☒		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
☒		The existing structures located on the subject property.
☒		The existing structures within 100 feet of project boundary.
☒		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.
☒		Label subject parcel and adjacent property acreage, owners, and zoning districts.

PRELIMINARY SITE PLAN

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

Provided		
Yes	N/A	
☒		Site data table in tabular form
☒		Name of project (AKA names if applicable)
☒		Parcel identification number (and/or Tag number)
☒		Property size (acres and square feet)
☒		Property location (Town limits or ETJ)
☒		Existing zoning district
☒	☐	Proposed zoning district (if applicable)
☒	☐	Overlay (if applicable)

Provided		
Yes	N/A	
☒	☐	Existing use
☒	☐	Proposed use
☐	☒	Number of seats/students/fueling positions (as applicable).
☒	☐	Number of housing units proposed, per housing unit type.
☒	☐	Proposed density (number of units per acre)
☒	☐	Proposed intensity (gross floor area)
☒	☐	Building coverage (as percentage of total site)
☒	☐	Impervious surface area (square feet and as percentage of total site)
☒	☐	Building height (number of stories and in feet)
☒	☐	Required parking (list requirement i.e. 1 space per 300 SF)
☒	☐	Proposed parking
☒	☐	Required/proposed handicap accessible parking
☒	☐	Provide name of Electric Provider.
☒	☐	Provide name of Water Provider.
☒	☐	Provide name of Sewer Provider.
☒	☐	Max building height.

Other site plan elements:

Provided		
Yes	N/A	
☒	☐	Identify adjacent property owners, their parcel ID number, current zoning and present use.
☐	☒	Put a bubble around the affected area for amendments to previously approved projects.
☒	☐	Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
☒	☐	Identify existing and future right of ways.
☒	☐	Identify Watershed Protection Areas.
☒	☐	Identify existing easements by type, and distinguish if public or private.
☒	☐	Identify proposed easements by type, and distinguish if public or private.
☒	☐	Identify Open Space/Common Areas, amenities.
☒	☐	Identify clear sight triangle at project ingress/egress points with dimensions.
☒	☐	Identify main entrance/access driveways, curb and gutter, cross section with ROW. Proposed driveway and setbacks must be shown.

Provided		
Yes	N/A	
☐	☒	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☒	☐	Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
☐	☒	Provide queuing details for drive-up/drive-thru facilities (if applicable).
☒	☐	Provide the locations and dimensions of existing and proposed sidewalks and accessible routes.
☒	☐	Provide the location and details of refuse collection areas.
☒	☐	Provide the location, size and orientation of freestanding signs.
☒	☐	Identify proposed phasing (phasing lines) of construction on Phasing Plan sheet.
☒	☐	Cul-de-sacs must be dimensioned and meet Town of Clayton minimum design criteria.
☒	☐	Identify cluster mailbox unit (CBU) locations and details, including parking layout.

CONCEPTUAL ENGINEERING PLANS

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

Provided		
Yes	N/A	
☒	☐	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
☒	☐	Identify the curve radii for all internal and external vehicular use areas.
☒	☐	Identify all access points to the project.
☒	☐	Identify existing conditions and proposed grading plans.
☐	☒	Identify Tree Conservation Areas shown on grading plan.
☒	☐	Show proposed flow of traffic.
☒	☐	Identify proposed traffic control signs and striping.
☒	☐	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection(s).
☒	☐	Identify the proposed sanitary sewer collection system (including size) and point of connection(s). If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
☒	☐	Provide preliminary wastewater allocation calculation.

Provided		
Yes	N/A	
☐	☒	Identify proposed grease traps.
☒	☐	Identify backflow prevention devices.
☒	☐	Identify slopes steeper than 2.5:1.
☒	☐	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
☒	☐	Provide a Stormwater Management Statement.
☐	☒	Floodplain development permit required for this parcel – see Engineering Dept.

FIRE PLAN

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

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

PHASING PLAN

Provided		
Yes	N/A	
☒	☐	Provide a Phasing plan showing all proposed phases and phase titles, in different colors.

LANDSCAPE PLAN

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

LIGHTING PLAN

Provided		
Yes	N/A	
☒	☐	Conceptual Lighting Plan - any common lighting should not spill over to other properties.
☒	☐	Identify the light source and provide a detail of the fixture. NOTED
☒		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

Provided		
Yes	N/A	
☒		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina. 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.

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.

Donnie Adams

Print Name


Signature of Applicant

11/30/2018
Date

FINDINGS OF FACT

FOR THE

BARBOUR TRACT

Item No. 1 That the subdivision meets all required specification of the Town Subdivision Regulations and conforms to the Unified Development Code.

The proposed planned development 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 to provide the development with safe streets for both vehicles and pedestrians.

Public utilities are designed 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.

Street and area lighting are provided to Town standards to provide a safe environment for the residents.

Storm water management facilities have been incorporated into the design to manage the volume and quality of storm water over the long term. Storm water runoff during construction will be managed with specific facilities that protect storm water quality and quantity as well as control the discharge of sediments.

Passive and active recreation opportunities will be provided through private recreation open space as well as recreational assessment fees.

Resource Conservation Areas (RCA) have been set aside to protect buffered riparian streams and wetlands. By incorporating buffers, resource conservation areas, open space and landscaping the aesthetic quality of the development as well as the adjacent properties will be maintained.

Item No. 2 That 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.

The development of the proposed planned community should have minimal impact upon the future development of adjacent properties because the PD-R will be bound on the north, east and south by either environmental sensitive areas, existing recorded subdivisions or public property (Cooper

Academy), thus minimizing the possibility of adjacent developments. To the west the property is bound by public housing and an older existing residential subdivision.

All existing adjacent development is served by Town streets and utilities therefore, extending utilities and streets from the PD-R to adjacent parcels should not be necessary. Sidewalks that are proposed in association with the PD-R will facilitate pedestrian traffic not only internally to the development but through and around the development by occupants of adjacent properties.

Access and traffic flow to and from the school will be improved with the construction of new streets and upgrading existing substandard streets to conform with current street standards. The proposed traffic round-a-bout adjacent to the school will not only serve the PD-R but will also improve access and safety hazards associated with accessing the Cooper school property by buses and parents dropping off and picking up their children.

Item No. 3 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.

The development of the planned residential development street system will solve some existing traffic distribution problems by expanding and connecting the existing street system grid pattern, allowing for alternative parallel street flow within the grid. There are six points of access to the PD-R from the existing public street grid system. All six existing access points will be constructed, either in whole or in part as standard access with standard street sections, thus upgrading some existing non-standard intersections and street sections to current standards. The PD-R incorporates rear entry alley ways on all single-family lots and parking to the rear of the apartments. By planning for the parking in the rear of these units, street congestion will be minimized, and traffic flow should be optimized. Adjacent to Cooper School on N. Mial Street a traffic round-a-bout has been proposed that will minimize traffic flow problems and congestion that is experience at the times of student drop off and pick-up. The round-about will also promote greater safety while facilitating the access and egress of bus traffic to the school.

Public infrastructure for all practical purposes already exists and serves the adjacent areas proposed for the planned residential development. Therefore, for the foreseeable future, there is only a minimal chance that infrastructure will ever need to be extended for to serve adjacent development.

The public's safety and health have been addressed by providing public water and sewer to 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 the 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 street lighting. Care has been exercised in the design of the PD-R to protect the environment by prudent use of buffers, resource conservation areas and landscaping. The public's health and welfare are further addressed by

the PD-R providing private passive and active recreational opportunities on site as well as municipal recreation facilities off-site, through recreational fees in-lieu of actual facilities.

Item No. 4 That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

The proposed development complies with the Town of Clayton Comprehensive Plan 2040. In the Plan, the area proposed for the PD-R is designated as Downtown Residential (DR) land use. The DR land use encourages higher density residential development by using multifamily developments (apartments and townhomes) that have high density ratios (12 to 20 units/ac). The proposed development has a total acreage of 32.10 ac that includes 4.45 ac of resource conservation area and another 6.38 acs of recreation/open space area for a total of 21.27 ac of developable land. When the density is calculated at build out using an overall density of 255 units the density ratio is 11.99 (12) units per acre of developable land. The proposed 133 single family homes will be in context with the adjacent existing neighborhoods and will provide a buffer between the existing neighborhoods and the higher density townhomes (12 units) and apartments (110 units) which have been incorporated into the PD-R.

The mix of single-family homes, townhomes and apartments proposed in PD-R is consistent with the Comprehensive Plan's Downtown Residential land use that provides for housing options that retain established neighborhoods, allowing a variety of higher-density housing types that support and foster growth of the Downtown Core." The DR guidelines further state that, "any development should have a connected street network with short block lengths and a grid-style system with adequate pedestrian and bicycle facilities." The proposed PD-R addresses the above listed guidelines, making the development a high density, walkable neighborhood that is near the Downtown Core.

The development of the PD-R will support goals and recommendations stated in the Comprehensive Plan: 1.) by supporting residential development at varying densities (Strategy LU1.1.2), 2.) by protecting and enhancing the historic downtown character while promoting redevelopment and infill (Strategy LU1.4.1), 3.) by considering higher densities and intensities for developments that reduce vehicular trips and promote pedestrian circulation (Strategy LU 2.1.1), 4.) by establishing vehicular interconnectivity between existing developments (Strategy LU2.1.2) and 5.) by integrating sidewalks internally and providing pedestrian connections to existing neighborhoods (Strategy LU2.1.4).

Explanation for Rezoning

The rezoning is located in what would be considered northeast Clayton, being generally bound on the north by O'Neil Street and Oakdale Avenue (Rolling Woods Subdivision), to the east and south by the Cooper Academy property and to the west by the Alice B. Wilson Subdivision adjacent to Wilson Street.

All the properties in the neighborhood are currently zoned R-8 residential. The request is to rezone all the subject properties to Planned Development-Residential (PD-R). The request is in support of the Clayton 2040 Comprehensive Plan, which calls for this area of Clayton to be a Downtown Residential (DR) land use, that is in support of the Clayton Downtown Core. The Downtown Residential area should generally retain established neighborhoods that foster the historical character while allowing for a variety of higher-density housing types. The Downtown Residential area should also have a connecting street network with short block lengths, that facilitate a grid-style street system that not only carries vehicular traffic but also accommodates pedestrians and bicycles.

The PD-R rezoning can accommodate all the recommendations set forth in the Clayton 2040 Comprehensive Plan while at the same time provide the citizens of Clayton with passive and active recreation opportunities/open space and establishes resource conservation areas that protect riparian streams and sensitive wetlands.

The proposed development for the rezoned area has a total acreage of 32.10 acres that includes 4.45 acres of Resource Conservation Area and 6.38 acres of recreation/open space. The development will offer a walkable neighborhood near the Downtown Core with a variety of single-family homes (133 units), townhomes (12 units) and apartments (110 units), creating a density of approximately 12 units per acre on the developable land.

ADJACENT PROPERTY OWNERS LIST

Project Name: Barbour Tract

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 about 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.

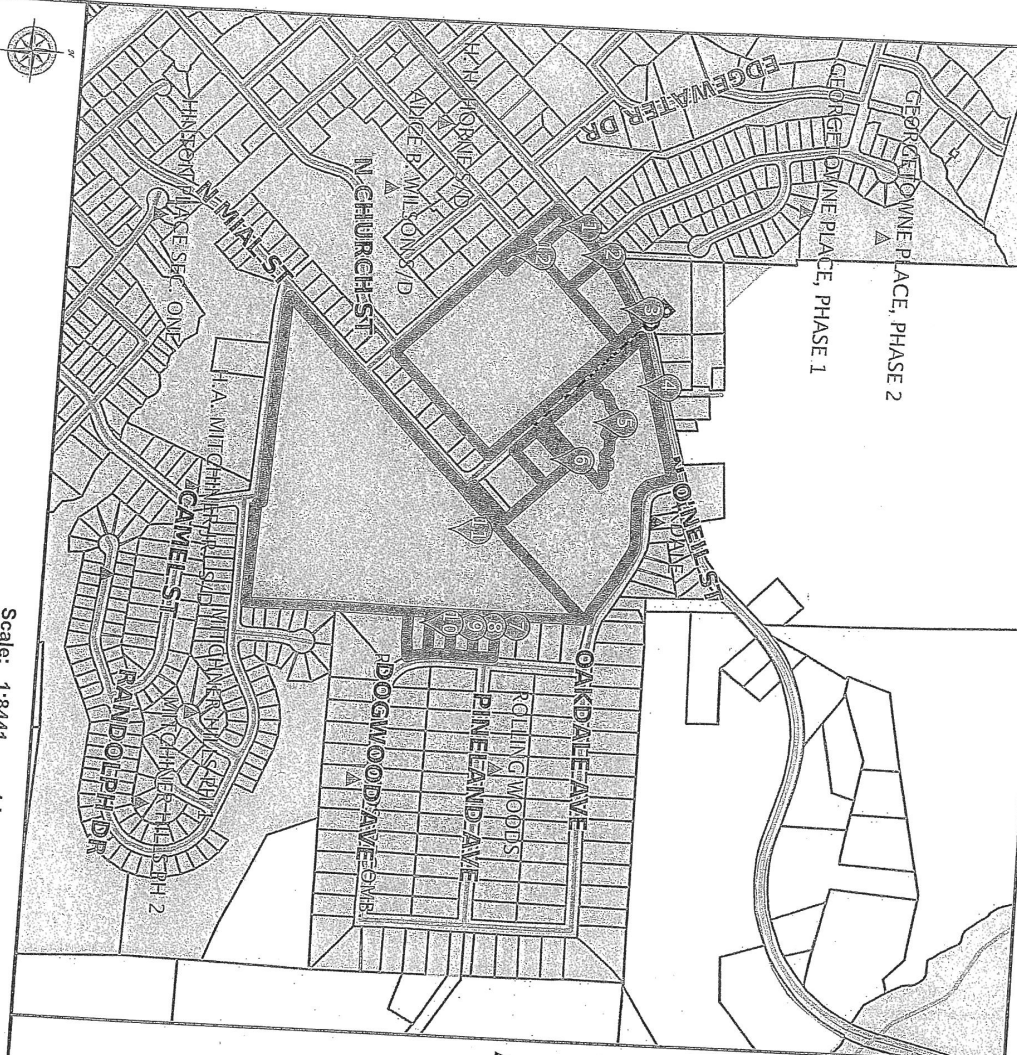
PARCEL NUMBER	NAME	ADDRESS
	SEE EXHIBIT E	

EXHIBIT B

SITE INFORMATION (TAG#, NC PIN, LOCATION & PROPERTY OWNERS)



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



Result 1

Id: 05G02026Q
Tag: 05G02026Q
NCPin: 166913-14-9727
Mapsheet No: 166913
Owner Name 1: JOHNSON, BLONDELL
Owner Name 2:
Mail Address 1: 706 FERNWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 00718
Page: 0172
Market Value: 31300
Assessed Acreage: 1
Calc. Acreage: 0.358
Sales Price: 0
Sale Date: 1971-01-01

Scale: 1:8441 - 1 in. = 703.43 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: 05005067B
Tag: 05005067B
NCPin: 166913-24-0827
Mapsheet No: 166913
Owner Name 1: SAM'S BRANCH II, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2396
Site Address 1:
Site Address 2:
Book: 05064
Page: 0892
Market Value: 72010
Assessed Acreage: 1.07
Calc. Acreage: 1.053
Sales Price: 45000
Sale Date: 2017-11-28

Result 3

id: 05H02200Z
Tag: 05H02200Z
NCPin: 166909-25-2086
Mapsheet No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 133 PLANTATION CIR S
Mail Address 2:
Mail Address 3: PONTE VEDRA BEACH, FL
32082-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 209040
Assessed Acreage: 1.56
Calc. Acreage: 1.266
Sales Price: 0
Sale Date:

Result 4

id: 05034068E
Tag: 05034068E
NCPin: 166914-24-5585
Mapsheet No: 166914
Owner Name 1: BARBOUR, JOHN T
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 7
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02624
Page: 0518
Market Value: 146760
Assessed Acreage: 20.67
Calc. Acreage: 20.29
Sales Price: 100000
Sale Date: 2004-01-28

Result 5

id: 05E99008H
Tag: 05E99008H
NCPin: 166914-24-8945
Mapsheet No: 166914
Owner Name 1: HARRIS, JAMES H
Owner Name 2: HARRIS, RUTH
Mail Address 1: 837 BROADHURST RD
Mail Address 2:
Mail Address 3: SEVEN SPRINGS, NC
28578-0000
Site Address 1:
Site Address 2:
Book: 00669
Page: 0388
Market Value: 47880
Assessed Acreage: 2
Calc. Acreage: 1.639
Sales Price: 0
Sale Date: 1901-01-01



*** DISCLAIMER ***
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Result 6

id: 05E99008I
Tag: 05E99008I
NCPin: 166914-24-9850
Mapsheet No: 166914
Owner Name 1: HARRIS, JAMES H
Owner Name 2: HARRIS, RUTH
Mail Address 1: 837 BROADHURST RD
Mail Address 2:
Mail Address 3: SEVEN SPRINGS, NC
28578-0000
Site Address 1:
Site Address 2:
Book: 00669
Page: 0256
Market Value: 27490
Assessed Acreage: 1
Calc. Acreage: 0.645
Sales Price: 0
Sale Date: 1967-01-01

Result 8

id: 05H03189G
Tag: 05H03189G
NCPin: 166914-34-7560
Mapsheet No: 166914
Owner Name 1: SAM'S BRANCH II, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2396
Site Address 1:
Site Address 2:
Book: 05177
Page: 0388
Market Value: 6600
Assessed Acreage: 0.44
Calc. Acreage: 0.417
Sales Price: 58000
Sale Date: 2018-07-02

Result 7

id: 05H03189H
Tag: 05H03189H
NCPin: 166914-34-7661
Mapsheet No: 166914
Owner Name 1: SAM'S BRANCH II, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2396
Site Address 1:
Site Address 2:
Book: 05177
Page: 0388
Market Value: 16500
Assessed Acreage: 0.44
Calc. Acreage: 0.415
Sales Price: 58000
Sale Date: 2018-07-02

Result 9

id: 05H03189F
Tag: 05H03189F
NCPin: 166914-34-7451
Mapsheet No: 166914
Owner Name 1: SAM'S BRANCH II, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2396
Site Address 1:
Site Address 2:
Book: 05177
Page: 0388
Market Value: 6600
Assessed Acreage: 0.44
Calc. Acreage: 0.418
Sales Price: 58000
Sale Date: 2018-07-02



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

Result 10

id: 05H03189E
Tag: 05H03189E
NCPin: 166914-34-7371
Mapsheet No: 166914
Owner Name 1: SAM'S BRANCH II, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2396
Site Address 1:
Site Address 2:
Book: 05177
Page: 0388
Market Value: 16500
Assessed Acreage: 0.45
Calc. Acreage: 0.435
Sales Price: 58000
Sale Date: 2018-07-02

Result 11

id: 05E99021V
Tag: 05E99021V
NCPin: 166914-34-2175
Mapsheet No: 166914
Owner Name 1: JOHNSTON COUNTY BOARD
OF
Owner Name 2: EDUCATION
Mail Address 1:
Mail Address 2: P O BOX 1336
Mail Address 3: SMITHFIELD, NC 27577-1336
Site Address 1: 849 N MIAL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00501
Page: 0020
Market Value: 7733180
Assessed Acreage: 24.38
Calc. Acreage: 24.07
Sales Price: 0
Sale Date: 1990-02-01

Result 12

id: 05E99003F
Tag: 05E99003F
NCPin: 166913-24-0652
Mapsheet No: 166913
Owner Name 1: BARBOUR, ROY R
Owner Name 2: BARBOUR, LOIS J
Mail Address 1: 125 BOBBITT RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6501
Site Address 1:
Site Address 2:
Book: 00689
Page: 0022
Market Value: 52320
Assessed Acreage: 1
Calc. Acreage: 0.143
Sales Price: 0
Sale Date: 1969-01-01



Barbour Tract Neighborhood Meeting Minutes

Date: January 8, 2019

Time: 7:00 PM

Location: 114 W Main St. Clayton, NC 27527

The meeting began at 7:05pm. Donnie Adams had the plans for the Barbour tract on the table for all of the residents to view as they came in. The application was also available for all to view.

Donnie began the meeting by discussing the overview of the Barbour Tract Project and had the plans displayed on the TV as a reference for all to view as he discussed what the plan consisted of. He discussed that we are going through rezoning to get this rezoned to PDR (Planned Development Residential). We are also seeking Master Plan approval from the town of Clayton. He discussed the process from start to finish to the residents including TRC, Town Council, and that they will be receiving letters from the Town to let them know when the Town Council meeting will be for the Barbour Tract. Donnie then explained the boundary of the project by giving the specific street names and explaining that the green area on the map shows the boundaries, the various phases of the project with 126 apartment units, triplexes, single family homes, and the alley loaded houses. He explained there will be curb and gutter throughout and sidewalks on both sides of the street. He also described how Rosemary will be upgraded to curb and gutter and sidewalks on both sides of the street, he explained about the round-about and how they had been working with Johnston County School System and Cooper Academy to maximize flow for school traffic. He pointed out that the proposed stormwater pond would include a walking trail around it and an outdoor classroom for Cooper Academy to use. He also identified Tot Lots, a Dog Park, and Cluster Unit mailboxes. The water and sewer will be served by Town of Clayton. Happy to answer any questions.

Resident: Once it is in this stage, how hard is it to rebuttable the apartments of this project?

Donnie: This project is in the review process as explained earlier so you are welcome to bring this concern or opinions to the Town Council Meeting to share. As an applicant we will demonstrate that our project meets the requirements for the requested rezoning.

Resident: Are they going to tear up the Sam's Branch Greenway? It's not like the walk it used to be where the first entrance is to the Greenway.

Donnie: This will not be touching the Greenway system.

Resident: Can you describe how the Townhouses are going to look. I live right across from where they are going to be built. Right now, it is a rural road, I'm wondering how that's all going to look? Are these Townhouses going to face Oakdale Street?

Donnie: Donnie described that there will be 4 buildings across from her, they will be the exact same as the single-family houses but with 2 party walls. Each will have individual driveways and two parking spaces for each house. Yes, these will be facing your house. They are really nice looking. Donnie showed an example in the plan set. The single-family homes will be very similar to what you see in Parkview.

Resident: Asked the question about the plan to clarify where all of the entrances will be to subdivision.

Donnie: Donnie pointed out and clarified where all the entrances would be.

Resident: Are there going to be sidewalks where those townhomes are? I was just curious if I was going to wake up one morning and my front yard was going to be dug up.

Donnie: Donnie stated, ss proposed right now there are no sidewalks in front of the townhomes.



Each resident wanted to know how this would affect their particular property. Donnie went through the map with each one and talked about the possible construction and road improvements that may occur during the building process.

Resident: Will this enhance my property value?

Donnie: I like to think so. I am really excited about this new community and how it's all going to look.

Resident: Are they going to have a lot more police presence with this new neighborhood there?

Donnie: I can't really speak to that.

Resident: When do you anticipate a start date for this project and how long will the process be?

Donnie: The project will be built in phases. We are on an aggressive schedule and plan to make the improvements along Rosemary while school is out this summer. In addition to those improvements, we would like to start developing single family lots with the goal to start building homes by late summer or early fall. We don't have a set schedule for the phasing, but we are probably looking at a 5-year total project before it is all built out.

Resident: How many stories are the apartments?

Donnie: The apartments will be three stories. The single family and triplexes are going to be a mix between ranch and two story.

Resident: Will there be any fencing?

Donnie: Don't have a plan for fencing at this point. But we will have fencing around the storm water pond.

Resident: Worst case scenario if this project is denied what will happen to this property?

Donnie: If it's denied there will be some reason it is denied, and we will address these reasons or conditions. Donnie went on to explain this process.

Resident: What is the 2040 Plan that the Town has in place.

Donnie: Explained that this is a long-range plan that the Town has in place. He further described some of the goals this plan touches on: different areas, density, use types etc. and explained how the Barbour Tract is in line with this plan.

Resident: How many houses do you have per acre.

Donnie: About 12 units per acre. Then discussed the areas they set as open space.

Resident: Are ya'll anticipating any issues with the sewer?

Donnie: The Town stays on top of growth projections so that they have the capacity for the future development.

Resident: Where my house is, I'm assuming that I will be facing the back of the apartments.

Donnie: No, the apartments will be facing Oneal street with parking in the back. End goal will be very attractive from the front. We are proposing sidewalks in front of those.

Resident: Are there any homes in that area that will be removed?

Donnie: Donnie pointed out the only one he was aware of.

Resident: Is the traffic pretty heavy around the school now?

Donnie: Explained how the traffic flow is structured now and how the round-a- bout would be a plus for the traffic flow.

Resident: I live on Rosemary Street what can I be expecting?

Donnie: Donnie helped her to locate her house and he said there will be a significant amount of construction on Rosemary. He again explained that they will be adding curb and gutter and sidewalks.

Resident: Would she have a fence around her property?

Donnie: Pointed out that during construction there may be a temporary fence put around the property, like a silt fence or construction fence. He also stated that they will be putting a buffer around the back of these lots.

Resident: What happened to that pond that used to be there.

Donnie: Someone drained it, maybe the owners before this, I'm not sure.

Resident: Is the name of Rosemary Street going to change?

Donnie: It has been proposed to change to something like Academy Drive, but it will have to be approved by the Town.

Resident: What's the neighborhood going to be called.

Jon Harrell: We are thinking about Academy Point.

Resident: Will we get notification about the Town meeting?

Donnie: Yes sir, the Town of Clayton will be sending all residents who are in the 100 ft buffer of the land, letters letting you know when the meeting will be just like we did with this meeting.

Resident: Who's the builder?

Donnie: Not been 100% firmed up, but I do know that One27 Homes will be a builder.

Donnie asked for any other questions from the residents and there were no more questions. The meeting was adjourned at 8:00pm.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Barbour Tract

Application: Major Subdivision / Rezoning

Location/Date: 114 W Main Street / January 8

	NAME	ADDRESS
1	Cheryl LAMBETH	154 OAKdale Avenue, CLAYTON, NC 27520
2	Irene Cannady	136 Rosemary St. Clayton, N.C. 27520
3	Jeff Burke	614 N Oneil st
4	JOHN D. COVE	214 HILLCREST
5	DAVID A. HAMER	582 N. Fayetteville Street
6	Dennie Adams	Rep. Adams + Hodge Engineering 404 Swann Trail Clayton, NC 27527
7	Holland Adams	404 Swann Trail Clayton, NC 27527
8	Jon Harrell	Rep. Sam's Branch LLC.
9		
10		
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19		
20		



ADAMS & HODGE
ENGINEERING, PC

January 12, 2019

Samantha Wullenwaber
Planning Director
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: **Neighborhood Meeting Minutes/Attendance Roster
Barbour Tract**

Dear Ms. Wullenwaber,

Please find attached the Attendance Roster along with the Minutes from the Barbour Tract Neighborhood Meeting which was held on January 8, 2019. The addressed stamped envelopes were submitted with the application. If you have any questions, please don't hesitate to contact us.

Sincerely,

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

RECEIVED

JAN 15 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT



December 17, 2018

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: Tuesday, January 8, 2019

Meeting Time: 7:00 p.m.

Meeting Location: 114 W. Main Street (Former NC Paper Company Building)

Type of Application: Major Subdivision Application and Rezoning Application

Project/proposal property location: Fronts O'Neil Street from Wilson Street to Oak Dale Ave. Both sides of Rosemary Street and Adjacent to Cooper Academy.

Description of project/proposal: The proposed Barbour Tract development is located near Downtown Clayton and is currently designated as Downtown Residential (DR) in the Town of Clayton Comprehensive Plan 2040. The proposed development has a total acreage of 33.71 acs. The development will offer a walkable neighborhood near the Downtown Core with a variety of Single-Family Homes, Townhomes, and Apartments.

Upcoming Public Meetings for this application: Planning Board Meeting, January 23 (tent)

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.

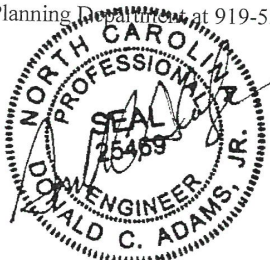
A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal.

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



ADAMS & HODGE ENGINEERING, PC • 314 E Main Street Clayton, NC 27520 • 919-369-1938 / 919-763-7278 • Firm # C-4187

EXHIBIT E

ADJACENT PROPERTY OWNERS

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

Result 1

id: 05I03199

Tag: 05I03199

NCPin: 166913-14-6827

No: 166913

Owner Name 1: TRIANGLE HOUSING DEV
CORP

Owner Name 2:

Mail Address 1:

Mail Address 3:

Site Address 1: 600 4D N O'NEIL ST

Site Address 2: CLAYTON, NC 27520-

Book: 00787

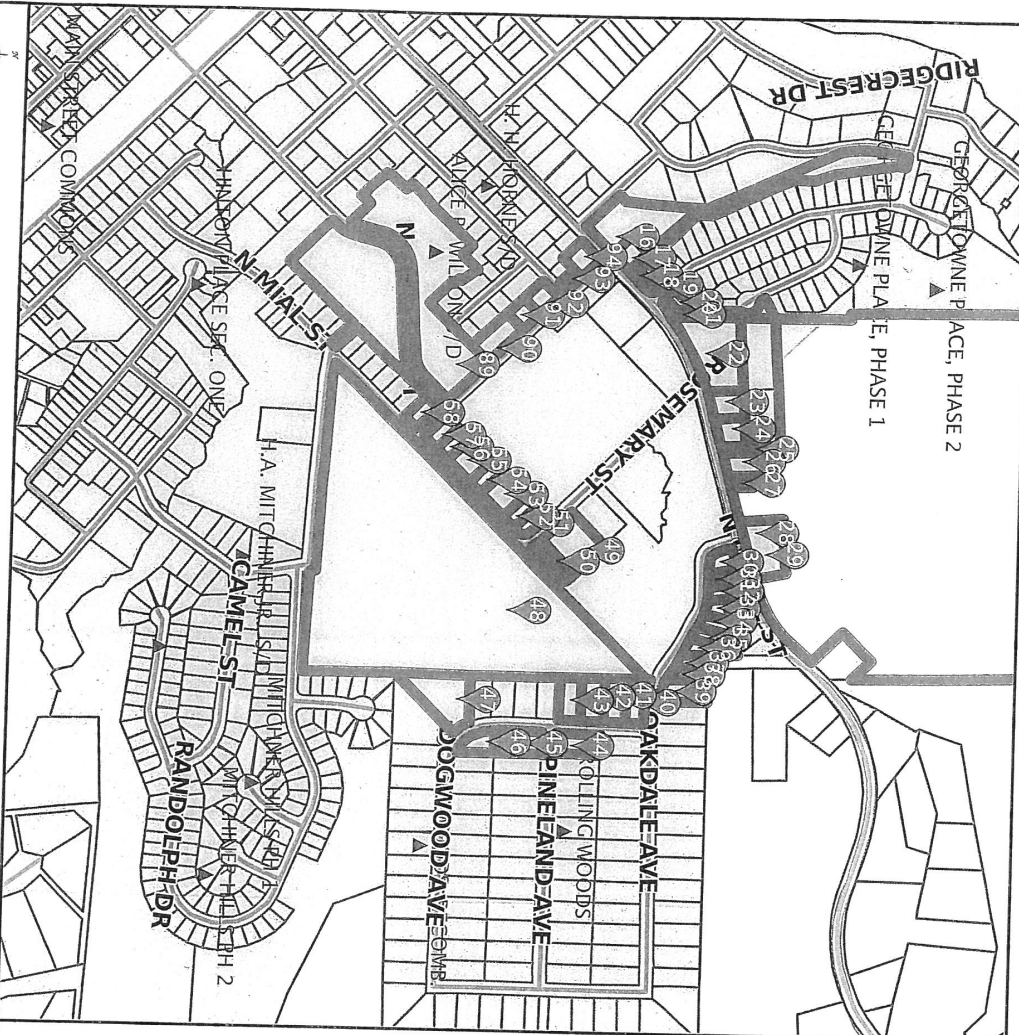
Page: 0366

Market Value: 465150

Assessed Acreage: 1.59

Calc. Acreage: 1.59

Sales Price: 0



Scale: 1:8441 - 1 in. = 703.43 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
November 26, 2018



*** DISCLAIMER ***

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

Result 2

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 4C N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 3

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 4B N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 4

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 1B N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 5

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 1D N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01



*** DISCLAIMER ***

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Result 6

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 4A N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 7

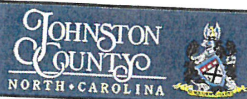
id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 3C N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 8

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 3A N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 9

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 1A N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01



*** DISCLAIMER ***

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

Result 10

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 2C N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 11

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 2B N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 12

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 2A N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 13

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 2D N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01



*** DISCLAIMER ***

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

Result 14

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 1C N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 15

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 3D N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 16

id: 05I03199
Tag: 05I03199
NCPin: 166913-14-6827
Mapsheet No: 166913
Owner Name 1: TRIANGLE HOUSING DEV
CORP
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 600 3B N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00787
Page: 0366
Market Value: 465150
Assessed Acreage: 1.59
Calc. Acreage: 1.59
Sales Price: 0
Sale Date: 1975-01-01

Result 17

id: 05H02201A
Tag: 05H02201A
NCPin: 166913-14-8939
Mapsheet No: 166913
Owner Name 1: TECHTWOOD, LLC
Owner Name 2:
Mail Address 1: 328 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Site Address 1:
Site Address 2:
Book: 04917
Page: 0922
Market Value: 25730
Assessed Acreage: 0.35
Calc. Acreage: 0.284
Sales Price: 45000
Sale Date: 2017-02-28



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Result 18

id: 05H02201B
Tag: 05H02201B
NCPin: 166909-15-4914
Mapsheet No: 166909
Owner Name 1: GEORGETOWN COMMUNITY
ASSOC
Owner Name 2:
Mail Address 1: 2530 MERIDIAN PKWY
Mail Address 2:
Mail Address 3: DURHAM, NC 27713-0000
Site Address 1:
Site Address 2:
Book: 03525
Page: 0386
Market Value: 50
Assessed Acreage: 1.31
Calc. Acreage: 1.509
Sales Price: 0
Sale Date: 2008-04-08

Result 19

id: 05H02201C
Tag: 05H02201C
NCPin: 166909-15-9130
Mapsheet No: 166909
Owner Name 1: BRINKLEY, JERRY TODD
Owner Name 2: KRASOWSKI, CYNTHIA JEAN
Mail Address 1: 2125 DARTMOUTH GLEN DR
APT 306
Mail Address 2:
Mail Address 3: GARNER, NC 27529-5232
Site Address 1: 105 GEORGETOWNE DR
Site Address 2: CLAYTON, NC 27520-
Book: 03248
Page: 0551
Market Value: 163960
Assessed Acreage: 0.15
Calc. Acreage: 0.148
Sales Price: 200000
Sale Date: 2006-12-06

Result 20

id: 05H02203G
Tag: 05H02203G
NCPin: 166909-25-0240
Mapsheet No: 166909
Owner Name 1: TABOADA, BOBBY
Owner Name 2:
Mail Address 1: 104 GEORGETOWNE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1818
Site Address 1: 104 GEORGETOWNE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04735
Page: 0882
Market Value: 124840
Assessed Acreage: 0.13
Calc. Acreage: 0.132
Sales Price: 152000
Sale Date: 2016-03-21

Result 21

id: 05H02202K
Tag: 05H02202K
NCPin: 166909-25-1308
Mapsheet No: 166909
Owner Name 1: GEORGETOWN COMMUNITY
ASSOC
Owner Name 2:
Mail Address 1: 2530 MERIDIAN PKWY
Mail Address 2:
Mail Address 3: DURHAM, NC 27713-0000
Site Address 1:
Site Address 2:
Book: 03525
Page: 0386
Market Value: 20
Assessed Acreage: 0.41
Calc. Acreage: 0.412
Sales Price: 0
Sale Date: 2008-04-08



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Result 22

id: 05H02199J
Tag: 05H02199J
NCPin: 166909-25-1382
Mapsheet No: 166909
Owner Name 1: BURKE, PATRICK A
Owner Name 2: BURKE, LAURIE
Mail Address 1: 178 HANCOCK AVE
Mail Address 2:
Mail Address 3: HANCOCK, MN 56244-9710
Site Address 1: 614 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 01136
Page: 0855
Market Value: 103870
Assessed Acreage: 1
Calc. Acreage: 1.712
Sales Price: 55000
Sale Date: 1989-08-01

Result 23

id: 05E99009G
Tag: 05E99009G
NCPin: 166909-25-4326
Mapsheet No: 166909
Owner Name 1: PEREZ, WELINTON MISAEAL
Owner Name 2:
Mail Address 1: 702 O'NEAL ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 702 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 04739
Page: 0792
Market Value: 73560
Assessed Acreage: 0.51
Calc. Acreage: 0.42
Sales Price: 0
Sale Date: 2016-03-29

Result 24

id: 05E99009F
Tag: 05E99009F
NCPin: 166910-25-5440
Mapsheet No: 166910
Owner Name 1: DRIVER, MICHAEL R
Owner Name 2: DRIVER, ANN J
Mail Address 1: 559 ANTIOCH CHURCH RD
Mail Address 2:
Mail Address 3: ZEBULON, NC 27597-1835
Site Address 1: 704 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 04339
Page: 0895
Market Value: 72080
Assessed Acreage: 0.36
Calc. Acreage: 0.356
Sales Price: 28500
Sale Date: 2013-08-14

Result 25

id: 05H02025
Tag: 05H02025
NCPin: 166910-36-0755
Mapsheet No: 166910
Owner Name 1: PEEDIN, EDNA S
Owner Name 2:
Mail Address 1: 2721 US 70 EAST
Mail Address 2:
Mail Address 3: SELMA, NC 27576-8174
Site Address 1:
Site Address 2:
Book: 00527
Page: 0089
Market Value: 292800
Assessed Acreage: 71.69
Calc. Acreage: 70.769
Sales Price: 0
Sale Date: 1953-01-01



*** DISCLAIMER ***
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Result 26

id: 05H02199E
Tag: 05H02199E
NCPin: 166910-25-6496
Mapsheet No: 166910
Owner Name 1: JANCUSKA, THOMAS
Owner Name 2:
Mail Address 1: 116 KENSINGTON CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5324
Site Address 1: 802 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 04531
Page: 0488
Market Value: 91230
Assessed Acreage: 1
Calc. Acreage: 0.432
Sales Price: 0
Sale Date: 2014-12-03

Result 28

id: 05H02199A
Tag: 05H02199A
NCPin: 166910-35-0555
Mapsheet No: 166910
Owner Name 1: JERNIGAN, BELLE PEACOCK
Owner Name 2:
Mail Address 1: 789 N ONEIL STREET EXT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6243
Site Address 1: 789 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00664
Page: 0003
Market Value: 114380
Assessed Acreage: 1
Calc. Acreage: 0.976
Sales Price: 0
Sale Date: 1967-01-01

Result 27

id: 05H02199D
Tag: 05H02199D
NCPin: 166910-25-7474
Mapsheet No: 166910
Owner Name 1: JACKSON, EDNA PEEDIN
Owner Name 2:
Mail Address 1: 2721 US 70 EAST
Mail Address 2:
Mail Address 3: SELMA, NC 27576-8174
Site Address 1:
Site Address 2:
Book: 01189
Page: 0495
Market Value: 9770
Assessed Acreage: 1
Calc. Acreage: 0.115
Sales Price: 0
Sale Date: 1990-12-03

Result 29

id: 05H02199A
Tag: 05H02199A
NCPin: 166910-35-0555
Mapsheet No: 166910
Owner Name 1: JERNIGAN, BELLE PEACOCK
Owner Name 2:
Mail Address 1: 789 N ONEIL STREET EXT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6243
Site Address 1: 789 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00664
Page: 0003
Market Value: 114380
Assessed Acreage: 1
Calc. Acreage: 0.976
Sales Price: 0
Sale Date: 1967-01-01



*** DISCLAIMER ***
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Result 30

id: 05H02199G
Tag: 05H02199G
NCPin: 166910-35-1337
Mapsheet No: 166910
Owner Name 1: FEREZ, NICHOLAS J
Owner Name 2: FEREZ, KIMBERLY
Mail Address 1: 780 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Site Address 1: 100 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03463
Page: 0813
Market Value: 96110
Assessed Acreage: 0.23
Calc. Acreage: 0.232
Sales Price: 72000
Sale Date: 2007-12-27

Result 32

id: 05H02200I
Tag: 05H02200I
NCPin: 166910-35-2379
Mapsheet No: 166910
Owner Name 1: HERNANDEZ, MARINA
IBARRA
Owner Name 2: COYOTE, JOSE MELCHOR
PULQUERO
Mail Address 1: 120 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1837
Site Address 1: 120 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 04828
Page: 0722
Market Value: 90410
Assessed Acreage: 0.22
Calc. Acreage: 0.22
Sales Price: 0
Sale Date: 2016-09-09

Result 31

id: 05H02200H
Tag: 05H02200H
NCPin: 166910-35-2308
Mapsheet No: 166910
Owner Name 1: ANTUNEZ, CARLOS
HERNANDEZ
Owner Name 2:
Mail Address 1: 1714 CASTLEBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-6277
Site Address 1: 110 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 02107
Page: 0349
Market Value: 101300
Assessed Acreage: 0.2
Calc. Acreage: 0.203
Sales Price: 82000
Sale Date: 2001-08-30

Result 33

id: 05H02200N
Tag: 05H02200N
NCPin: 166910-35-3345
Mapsheet No: 166910
Owner Name 1: FEREZ, NICHOLAS J
Owner Name 2: FEREZ, KIMBERLY D
Mail Address 1: 780 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Site Address 1: 130 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 02536
Page: 0370
Market Value: 98450
Assessed Acreage: 0.18
Calc. Acreage: 0.182
Sales Price: 77000
Sale Date: 2003-08-28



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Result 34

id: 05H02200O
Tag: 05H02200O
NCPin: 166910-35-4315
Mapsheet No: 166910
Owner Name 1: FEREZ, NICHOLAS J
Owner Name 2:
Mail Address 1: 780 LIGHTFOOT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2136
Site Address 1: 140 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 04144
Page: 0656
Market Value: 87970
Assessed Acreage: 0.2
Calc. Acreage: 0.204
Sales Price: 53000
Sale Date: 2012-07-12

Result 36

id: 05H02200Q
Tag: 05H02200Q
NCPin: 166910-35-5336
Mapsheet No: 166910
Owner Name 1: LAMBETH, CHERYL M
Owner Name 2:
Mail Address 1: 154 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1837
Site Address 1: 154 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 01700
Page: 0388
Market Value: 90030
Assessed Acreage: 0.27
Calc. Acreage: 0.266
Sales Price: 72000
Sale Date: 1998-04-29

Result 35

id: 05H02200P
Tag: 05H02200P
NCPin: 166910-35-4387
Mapsheet No: 166910
Owner Name 1: NEWKIRK, SONYA Y
Owner Name 2:
Mail Address 1: 150 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1837
Site Address 1: 150 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 01748
Page: 0433
Market Value: 101410
Assessed Acreage: 0.25
Calc. Acreage: 0.262
Sales Price: 78900
Sale Date: 1998-09-28

Result 37

id: 05033060
Tag: 05033060
NCPin: 166910-35-5284
Mapsheet No: 166910
Owner Name 1: FU, XIAOXING
Owner Name 2:
Mail Address 1: 2670 JANE DR
Mail Address 2:
Mail Address 3: CREEDMOOR, NC 27522-8650
Site Address 1: 160 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 04531
Page: 0093
Market Value: 92780
Assessed Acreage: 0.19
Calc. Acreage: 0.195
Sales Price: 56500
Sale Date: 2014-12-02



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Result 38

id: 05033060A
Tag: 05033060A
NCPin: 166910-35-6242
Mapsheet No: 166910
Owner Name 1: GARCIA, MANUEL
Owner Name 2: GARCIA, MARIA
Mail Address 1: 164 OAKDALE AVENUE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 164 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 01669
Page: 0643
Market Value: 92840
Assessed Acreage: 0.19
Calc. Acreage: 0.188
Sales Price: 0
Sale Date: 1998-01-28

Result 40

id: 05H031950
Tag: 05H031950
NCPin: 166910-35-7052
Mapsheet No: 166910
Owner Name 1: CLAYTON, WILLIAM H
Owner Name 2: CLAYTON, JANIE WATSON
Mail Address 1: 202 HILLCREST LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1819
Site Address 1: 202 HILLCREST LN
Site Address 2: CLAYTON, NC 27520-
Book: 00699
Page: 0205
Market Value: 84500
Assessed Acreage: 0.42
Calc. Acreage: 0.411
Sales Price: 0
Sale Date: 1966-01-01

Result 39

id: 05H03199W
Tag: 05H03199W
NCPin: 166910-35-7211
Mapsheet No: 166910
Owner Name 1: CORRAL, LAURA
Owner Name 2: CORRAL, JOSE
Mail Address 1: 192 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 192 OAKDALE AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03349
Page: 0949
Market Value: 91490
Assessed Acreage: 0.47
Calc. Acreage: 0.462
Sales Price: 97000
Sale Date: 2007-05-24

Result 41

id: 05H03199E
Tag: 05H03199E
NCPin: 166914-34-7961
Mapsheet No: 166914
Owner Name 1: HILLARD, ELOISE C
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 1053
Mail Address 3: CLAYTON, NC 27520-1053
Site Address 1: 206 HILLCREST LN
Site Address 2: CLAYTON, NC 27520-
Book: 00680
Page: 0066
Market Value: 88630
Assessed Acreage: 0.44
Calc. Acreage: 0.443
Sales Price: 0
Sale Date: 1988-01-01



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Result 42

id: 05H03189J
Tag: 05H03189J
NCPin: 166914-34-7860
Mapsheet No: 166914
Owner Name 1: MANNING, CURTIS J. JR.
Owner Name 2: MANNING, TEESHA B.
Mail Address 1: 210 HILLCREST LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 05094
Page: 0919
Market Value: 162720
Assessed Acreage: 0.45
Calc. Acreage: 0.457
Sales Price: 190000
Sale Date: 2018-01-31

Result 43

id: 05H03189I
Tag: 05H03189I
NCPin: 166914-34-7760
Mapsheet No: 166914
Owner Name 1: COVE, JOHN D
Owner Name 2: COVE, CHARLENE B
Mail Address 1: 214 HILLCREST LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1819
Site Address 1:
Site Address 2:
Book: 05147
Page: 0799
Market Value: 17600
Assessed Acreage: 0.44
Calc. Acreage: 0.429
Sales Price: 190500
Sale Date: 2018-05-11

Result 44

id: 05H03199H
Tag: 05H03199H
NCPin: 166914-34-9774
Mapsheet No: 166914
Owner Name 1: JOHNSON, DOROTHY G
Owner Name 2:
Mail Address 1: 201 OAKDALE AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 22000
Assessed Acreage: 0.41
Calc. Acreage: 0.414
Sales Price: 0
Sale Date:

Result 45

id: 05H03200E
Tag: 05H03200E
NCPin: 166914-34-9467
Mapsheet No: 166914
Owner Name 1: LASSITER, VALERIA
Owner Name 2:
Mail Address 1: 203 PINELAND AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 203 PINELAND AVE
Site Address 2: CLAYTON, NC 27520-
Book: 03196
Page: 0324
Market Value: 140790
Assessed Acreage: 0.48
Calc. Acreage: 0.477
Sales Price: 150000
Sale Date: 2006-09-11



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Result 46

id: 05H03189D
Tag: 05H03189D
NCPin: 166914-34-9361
Mapsheet No: 166914
Owner Name 1: LASSITER, LEAMON
Owner Name 2: LASSITER, VALERIE
Mail Address 1: 203 PINELAND AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1842
Site Address 1:
Site Address 2:
Book: 01495
Page: 0830
Market Value: 22000
Assessed Acreage: 0.32
Calc. Acreage: 0.284
Sales Price: 15000
Sale Date: 1996-02-07

Result 48

id: 05E99021V
Tag: 05E99021V
NCPin: 166914-34-2175
Mapsheet No: 166914
Owner Name 1: JOHNSTON COUNTY BOARD
OF
Owner Name 2: EDUCATION
Mail Address 1:
Mail Address 2: P O BOX 1336
Mail Address 3: SMITHFIELD, NC 27577-1336
Site Address 1: 849 N MIAL ST
Site Address 2: CLAYTON, NC 27520-
Book: 00501
Page: 0020
Market Value: 7733180
Assessed Acreage: 24.38
Calc. Acreage: 24.07
Sales Price: 0
Sale Date: 1990-02-01

Result 47

id: 05H03200H
Tag: 05H03200H
NCPin: 166914-34-8232
Mapsheet No: 166914
Owner Name 1: SCA VENTURES
Owner Name 2:
Mail Address 1: 132 CITATION LN
Mail Address 2:
Mail Address 3: SMITHFIELD, NC 27577-0000
Site Address 1:
Site Address 2:
Book: 03497
Page: 0230
Market Value: 22000
Assessed Acreage: 1.14
Calc. Acreage: 1.15
Sales Price: 25000
Sale Date: 2007-02-20

Result 49

id: 05H02200
Tag: 05H02200
NCPin: 166914-34-0668
Mapsheet No: 166914
Owner Name 1: CANNADY, IRENE H
Owner Name 2:
Mail Address 1: 136 ROSEMARY ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1845
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 133140
Assessed Acreage: 1
Calc. Acreage: 0.882
Sales Price: 0
Sale Date:



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Result 50

id: 05H02200D
Tag: 05H02200D
NCPin: 166914-34-1631
Mapsheet No: 166914
Owner Name 1: CANNADY, IRENE H
Owner Name 2:
Mail Address 1: 136 ROSEMARY ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1845
Site Address 1: 132 ROSEMARY ST
Site Address 2: CLAYTON, NC 27520-
Book: 00748
Page: 0028
Market Value: 20460
Assessed Acreage: 1
Calc. Acreage: 0.239
Sales Price: 0
Sale Date: 1990-01-25

Result 51

id: 05034075
Tag: 05034075
NCPin: 166914-24-9571
Mapsheet No: 166914
Owner Name 1: TRAVIS, DONNA ATKINSON
Owner Name 2: BLOW, CHERIE ATKINSON
HEIRS
Mail Address 1:
Mail Address 2: PO BOX 31220
Mail Address 3: HOUSTON, TX 77231-1220
Site Address 1: 862 N MIAL ST
Site Address 2: CLAYTON, NC 27520-
Book: 01661
Page: 0486
Market Value: 85810
Assessed Acreage: 0.19
Calc. Acreage: 0.187
Sales Price: 0
Sale Date: 1997-12-23

Result 52

id: 05034074
Tag: 05034074
NCPin: 166914-24-9425
Mapsheet No: 166914
Owner Name 1: TOMLINSON, LOIS HEIRS
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 31220
Mail Address 3: HOUSTON, TX 77231-1220
Site Address 1:
Site Address 2:
Book: 00544
Page: 0017
Market Value: 16780
Assessed Acreage: 0.21
Calc. Acreage: 0.211
Sales Price: 0
Sale Date: 1956-01-01

Result 53

id: 05034073
Tag: 05034073
NCPin: 166914-24-8471
Mapsheet No: 166914
Owner Name 1: MITCHELL, BETTIE C
Owner Name 2:
Mail Address 1: 856 MIAL ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 856 N MIAL ST
Site Address 2: CLAYTON, NC 27520-
Book: 02809
Page: 0781
Market Value: 102380
Assessed Acreage: 0.43
Calc. Acreage: 0.43
Sales Price: 0
Sale Date: 2004-12-07



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Result 54

id: 05034072
Tag: 05034072
NCPin: 166914-24-7371
Mapsheet No: 166914
Owner Name 1: BARNES, DONALD
Owner Name 2:
Mail Address 1: 130 RICHARD DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-6716
Site Address 1:
Site Address 2:
Book: 02207
Page: 0362
Market Value: 16780
Assessed Acreage: 0.21
Calc. Acreage: 0.214
Sales Price: 3000
Sale Date: 2002-03-28

Result 55

id: 05034071
Tag: 05034071
NCPin: 166914-24-7225
Mapsheet No: 166914
Owner Name 1: MOORE, MICHAEL
Owner Name 2:
Mail Address 1: 3400 BUAUX COURT
Mail Address 2:
Mail Address 3: RALEIGH, NC 27616-0000
Site Address 1: 840 N MIAL ST
Site Address 2: CLAYTON, NC 27520-
Book: 02201
Page: 0507
Market Value: 89430
Assessed Acreage: 0.41
Calc. Acreage: 0.414
Sales Price: 0
Sale Date: 2002-03-18

Result 56

id: 05003076
Tag: 05003076
NCPin: 166914-24-6126
Mapsheet No: 166914
Owner Name 1: BARNES, DONALD
Owner Name 2:
Mail Address 1: 130 RICHARD DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-6716
Site Address 1:
Site Address 2:
Book: 02207
Page: 0355
Market Value: 16780
Assessed Acreage: 1
Calc. Acreage: 0.211
Sales Price: 3000
Sale Date: 2002-03-28

Result 57

id: 05034068D
Tag: 05034068D
NCPin: 166914-24-5180
Mapsheet No: 166914
Owner Name 1: ROWE, SANDRA E
Owner Name 2:
Mail Address 1: 826 MIAL STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03533
Page: 0524
Market Value: 99610
Assessed Acreage: 0.23
Calc. Acreage: 0.234
Sales Price: 108000
Sale Date: 2008-04-23



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Result 58

id: 05034068C
Tag: 05034068C
NCPin: 166914-24-5160
Mapsheet No: 166914
Owner Name 1: EASTERN CAROLINA
REGIONAL
Owner Name 2: HOUSING AUTHORITY
Mail Address 1:
Mail Address 2: PO BOX 1315
Mail Address 3: GOLDSBORO, NC 27533-0000
Site Address 1:
Site Address 2:
Book: 03878
Page: 0792
Market Value: 18720
Assessed Acreage: 0.25
Calc. Acreage: 0.23
Sales Price: 0
Sale Date: 2010-08-10

Result 59

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 560 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 60

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 556 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 61

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 554 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



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Result 62

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 550 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 63

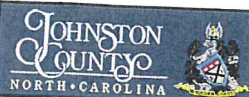
id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 548 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 64

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 546 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 65

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 543 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



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Result 66

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 542 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 67

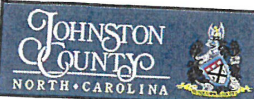
id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 540 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 68

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 538 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 69

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 536 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



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Result 70

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 534 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 71

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 533 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 72

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 532 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 73

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 531 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



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Result 74

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 530 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 76

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 526 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 75

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 529 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 77

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 524 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 78

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 522 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 79

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 520 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 80

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 518 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 81

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 516 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 82

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 512 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 83

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 510 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 84

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 506 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 85

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 505 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 86

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 504 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 88

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 502 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 87

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 503 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01

Result 89

id: 05034068
Tag: 05034068
NCPin: 166913-14-9192
Mapsheet No: 166913
Owner Name 1: EASTERN REGIONAL
HOUSING AUTH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1: 501 N CHURCH ST
Site Address 2: CLAYTON, NC 27520-
Book: 00908
Page: 0543
Market Value: 2278580
Assessed Acreage: 9.02
Calc. Acreage: 9.06
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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

Result 90

id: 05034019
Tag: 05034019
NCPin: 166913-24-1344
Mapsheet No: 166913
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: P O BOX 879
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1:
Site Address 2:
Book: 00638
Page: 0359
Market Value: 76000
Assessed Acreage: 0.5
Calc. Acreage: 0.5
Sales Price: 0
Sale Date: 1965-01-01

Result 92

id: 05034015
Tag: 05034015
NCPin: 166913-14-9562
Mapsheet No: 166913
Owner Name 1: SWEITZER, DONNA P
Owner Name 2:
Mail Address 1: 1302 TIMBER DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Site Address 1:
Site Address 2:
Book: 01974
Page: 0236
Market Value: 90520
Assessed Acreage: 0.26
Calc. Acreage: 0.262
Sales Price: 0
Sale Date: 2000-09-26

Result 91

id: 05034018
Tag: 05034018
NCPin: 166913-24-0435
Mapsheet No: 166913
Owner Name 1: SWEITZER, DONNA P
Owner Name 2:
Mail Address 1: 1302 TIMBER DR
Mail Address 2:
Mail Address 3: GARNER, NC 27529-0000
Site Address 1:
Site Address 2:
Book: 01974
Page: 0234
Market Value: 5850
Assessed Acreage: 0.23
Calc. Acreage: 0.231
Sales Price: 0
Sale Date: 2000-09-26

Result 93

id: 05034001
Tag: 05034001
NCPin: 166913-14-8685
Mapsheet No: 166913
Owner Name 1: HAMER, DAVID ALEXANDER
Owner Name 2:
Mail Address 1: 588 N FAYETTEVILLE STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1802
Site Address 1: 588 N FAYETTEVILLE ST
Site Address 2: CLAYTON, NC 27520-
Book: 01904
Page: 0870
Market Value: 61920
Assessed Acreage: 0.09
Calc. Acreage: 0.089
Sales Price: 57000
Sale Date: 2000-02-02



*** DISCLAIMER ***

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

Result 94

id: 05034002
Tag: 05034002
NCPin: 166913-14-7780
Mapsheet No: 166913
Owner Name 1: STANCIL, ELIZABETH D
Owner Name 2:
Mail Address 1: 178 ARABELLA CT
Mail Address 2:
Mail Address 3: CARY, NC 27518-7155
Site Address 1: 583 N O'NEIL ST
Site Address 2: CLAYTON, NC 27520-
Book: 04608
Page: 0417
Market Value: 100330
Assessed Acreage: 0.34
Calc. Acreage: 0.308
Sales Price: 0
Sale Date: 2015-06-08



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

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: Rosemary Street Lots Address or PIN #: 05E99008H and 05E99008
2.284 acres on Rosemary

AGENT/APPLICANT INFORMATION:

James Lipscomb
(Name - type, print clearly)

328 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):

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:

James H. and Ruth Harris
(Name - type, print clearly)

837 Broadhurst Rd.
(Address)

James H. Harris, Ruth Harris
(Owner's Signature)

Seven Springs, NC 28578
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Mia M. Richard, a Notary Public for the above State and County, this 18th day of November, 2018.



Mia M. Richard
Notary Public

My Commission Expires: 6-27-2021



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

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: BARBOUR TRACT Address or PIN #: 05E99003F

AGENT/APPLICANT INFORMATION:

JAMES LIPSCOMB

ADAMS AND HODGE ENGINEERING
(Name - type, print clearly)

328 EAST 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):

REZONING

SUBDIVISION PROCESS

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:

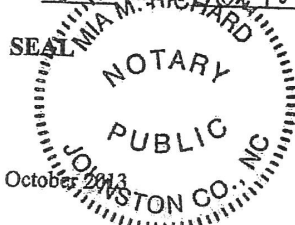
ROY BARBOUR & LOIS BARBOUR 125 Bobbitt Rd
(Name - type, print clearly) (Address)

Roy Barbour & Lois Barbour
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Mia M. Richard a Notary Public for the above State and County, this
the 3rd day of October, 2018.



Mia M. Richard
Notary Public

My Commission Expires: 6-21-2021



TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 875
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: Barbour Tract

Address or PIN #:

050050678
05H03189H

AGENT/APPLICANT INFORMATION:

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

314 E. Main St.
(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):

Rezoning

Subdivision Process

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:

Sam's Branch II, LLC
(Name - type, print clearly)

114 W Main St.
(Address)

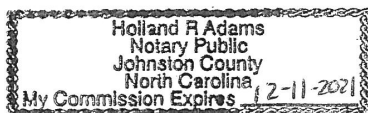
[Signature]
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Holland R. Adams, a Notary Public for the above State and County, this the 29th day of November, 2018.

SEAL



July 2018

Holland R. Adams
Notary Public

My Commission
Expires:

12-11-2021

10 of 10



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: Barbour Tract Address or PIN #: 05E99021V - N. Mial Street

AGENT/APPLICANT INFORMATION:

James Lipscomb
(Name - type, print clearly)

328 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):

Adams & Hodge Engineering

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:

Johnston County Board of Education
(Name - type, print clearly)

P.O. Box 1336
(Address)

[Signature]
(Owner's Signature)

Smithfield, NC 27577
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Megan M. Stewart, a Notary Public for the above State and County, this the 27th day of November, 2023.



Megan M. Stewart
Notary Public

My Commission
Expires:

03/27/23

JOHNSTON COUNTY BOARD OF EDUCATION

COOPER HIGH SCHOOL

PIN: 166914-34-2175 (PARENT PARCEL)

10-18-2018

LEGAL DESCRIPTION OF PROPOSED LOT 1B

BEGINNING AT AN IRON PIPE BEING THE SOUTHEAST CORNER OF THE INTERSECTION OF ROSEMARY STREET AND NORTH MIAL STREET, COMMON CORNER WITH JOHN BARBOUR LAND, BEING LOCATED AT THE FOLLOWING N.C. GRID COORDINATES:

NORTHING: 694572.30' EASTING: 2163195.37' (NAD83/NSRS2011)

THENCE N 44°26'17" E A DISTANCE OF 781.92' TO AN IRON PIPE, BEING S 00°08'03" W OF A POINT IN THE RIGHT OF WAY OF OAKDALE AVENUE AND BEING A COMMON CORNER WITH JOHN BARBOUR LAND;

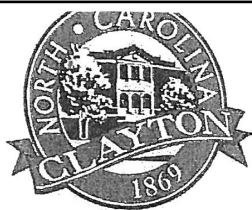
THENCE S 00°09'01" W A DISTANCE OF 781.97' ALONG THE WESTERN LINE OF ROLLINGWOOD SUBDIVISION TO AN IRON PIPE, COMMON CORNER OF LOTS 49 & 96 OF THE ROLLINGWOOD SUBDIVISION SHOWN ON PLAT BOOK 12 PAGE 29, JCR;

THENCE S 64°38'19" W A DISTANCE OF 301.16' TO A NEW IRON ROD;

THENCE N 45°23'36" W A DISTANCE OF 442.03' TO A NEW IRON ROD IN THE SOUTHERN RIGHT OF WAY OF NORTH MIAL STREET;

THENCE N 44°26'17" E A DISTANCE OF 59.18' ALONG THE SOUTHERN RIGHT OF WAY OF NORTH MIAL STREET TO AN IRON PIPE, THE POINT AND PLACE OF BEGINNING;

HAVING AN AREA OF 292,163 SQUARE FEET, 6.71 ACRES



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

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: Barbour Tract Address or PIN #: 05602026Q - N. O'Neil St. / W. Wilson St.

AGENT/APPLICANT INFORMATION:

James H. Lipscomb
(Name - type, print clearly)

328 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):

Adams & Hodge Engineering

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:

Blondell Johnson
(Name - type, print clearly)

706 Fernwood Dr.
(Address)

Blondell S. Johnson
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Mia M. Richard, a Notary Public for the above State and County, this the 21 day of November, 2018.



Mia M. Richard
Notary Public

My Commission Expires: 6-27-2021



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

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: _____ Address or PIN #: 641 N. O'NEIL STREET
CLAYTON, NC 05H022002

AGENT/APPLICANT INFORMATION:

Steven Ferrell
(Name - type, print clearly)

Paul Capps

111 Hamly Street
(Address)
Clayton, N.C. 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):

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:

BROOKE HACKNEY / BECKY GORDON
(Name - type, print clearly)

Brooke Hackney Becky Gordon
(Owner's Signature)

111 Hamly Street
(Address)
Clayton N.C. 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Brunswick

Sworn and subscribed before me Christina Burke, a Notary Public for the above State and County, this
the 2 day of July, 2018.

SEAL

CHRISTINA BURKE
NOTARY PUBLIC
BRUNSWICK COUNTY, NC
My Commission Expires 7-11-2022

Christina Burke
Notary Public

My Commission Expires: 7-11-2022

October 2013



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DELIVERY VIA EMAIL

January 8, 2019

Samantha L. Wullenwaber, MPA
Planning Director - Town of Clayton
PO Box 879
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **TIA Review of Barbour Tract on O'Neil Street (SR 1708) and Rosemary Street**

Dear Ms. Wullenwaber,

Highway Division Four (Division) has reviewed the Traffic Impact Analysis (TIA) for the subject development and offers the following comments. These comments are in addition to any requirements that are included in the attached Traffic Impact Analysis Review Report performed by the Congestion Management Section of the Transportation Mobility and Safety Division of NCDOT. All requirements or recommendations included herein are based off current Department policies. This review should not be mistaken for approval of the driveway permit, design/construction plans, or final plat. A driveway permit must be obtained prior to construction. All design aspects of any submitted plans shall comply with current NCDOT Standard Specifications for Roads and Structures and Policy on Street and Driveway Access to North Carolina Highways.

GENERAL COMMENTS

- Lane Closures for required improvement construction will only be permitted under restricted hours due to heavy traffic volumes in the vicinity of the proposed development. These restrictions will be determined during the driveway permitting application and approval

RIGHT-OF-WAY DEDICATION & RESERVATION

- ROW dedications, typically 15 ft., for installation of right turn lanes to access driveways where identified necessary herein shall be provided

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIV. 4 DIST. 3
2671 US 70 WEST
GOLDSBORO, NC 27530

Telephone: (919) 739-5300
Fax: (919) 731-2017
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
2671 US 70 WEST
GOLDSBORO, NC 26730

INTERSECTIONS / SITE ACCESSES AND ASSOCIATED IMPROVEMENTS

The following comments are in addition to individual intersection improvements recommended by the TIA and TIA Review Report and are considered necessary for consistency with local District and Division policy. If an intersection is not listed herein, then the Division concurs with the TIA Review Report recommendations.

SR 1708 and Main Street (SR 1004) Intersection

- CMU recommended Westbound right turn lane will not be required at this location due to constructability concerns.

SR 1004 and N Fayetteville Street Intersection

- A new traffic signal at this location may be required if signal warrants are met after the build out of project. A signal warrant study will be required to release the bond for this improvement.

SR 1708 and Wilson Street Intersection

- Provide a three lane section between Wilson Street and Georgetowne Dr. Design speed of the tapers should be widened to 40 mph for this turn lane.

SR 1708 and Rosemary Street Intersection

- Provide a Southbound left turn lane with 100' of storage and appropriate tapers. Design speed of the tapers should be 40 mph for this turn lane. If the tapers overlap with the Wilson Street tapers, then a three lane section will be required between both roads.
- Provide a Westbound three lane section with 50' of storage for both left and right egress.

Any roadway improvements and right-of-way dedication necessary to accommodate the road construction shall be the responsibility of the owner/developers. These conditions are based on current traffic volumes and projected growth for the study area. Should the timelines presented for project build-out dates not be met and traffic conditions change due to growth in adjacent areas, these recommendations may not be applicable. Feel free to contact me if you have any additional questions or concerns.

Sincerely,



Sam Lawhorn, PE
District Engineer

cc: Ronnie Keeter, PE - Division Engineer
Andy Brown, PE - Division Traffic Engineer
Jim Dunlop, P.E. - Congestion Management Engineer
P. Haywood Daughtry III, PE, CPM - Eastern Regional Field Operations Engineer
Nate Bouquin, EI - Ramey Kemp and Associates
Amy Stancil - Adams & Hodge Engineering



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DEPARTMENT OF TRANSPORTATION

TRANSPORTATION MOBILITY AND SAFETY DIVISION
TRAFFIC MANAGEMENT UNIT
CONGESTION MANAGEMENT SECTION

December 18, 2018

Traffic Impact Analysis Review Report
Barbour Tract

TIA Project: SC-2018-203
Division: 4
County: Johnston
Description: Barbour Tract Subdivision on Rosemary Street in Clayton



James H. Dunlop 18 Dec 2018

James H. Dunlop, P. E.
Congestion Management Engineer

Charles V. Sorrell
Congestion Management Project Design Engineer

MAILING ADDRESS:
1561 Mail Service Center
Raleigh, North Carolina 27699-1561

Telephone: 919-814-5000

LOCATION:
750 North Greenfield Parkway
Garner, North Carolina 27529

Website: WWW.NCDOT.ORG/DOH/Preconstruct/Traffic/Congestion/CM/

Barbour Tract

SC-2018-203

Johnston

December 18, 2018

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	11/30/18	Date of Site Plan	11/25/18
Date of Complete Information	11/30/18	Date of Sealed TIA	11/29/18

Proposed Development

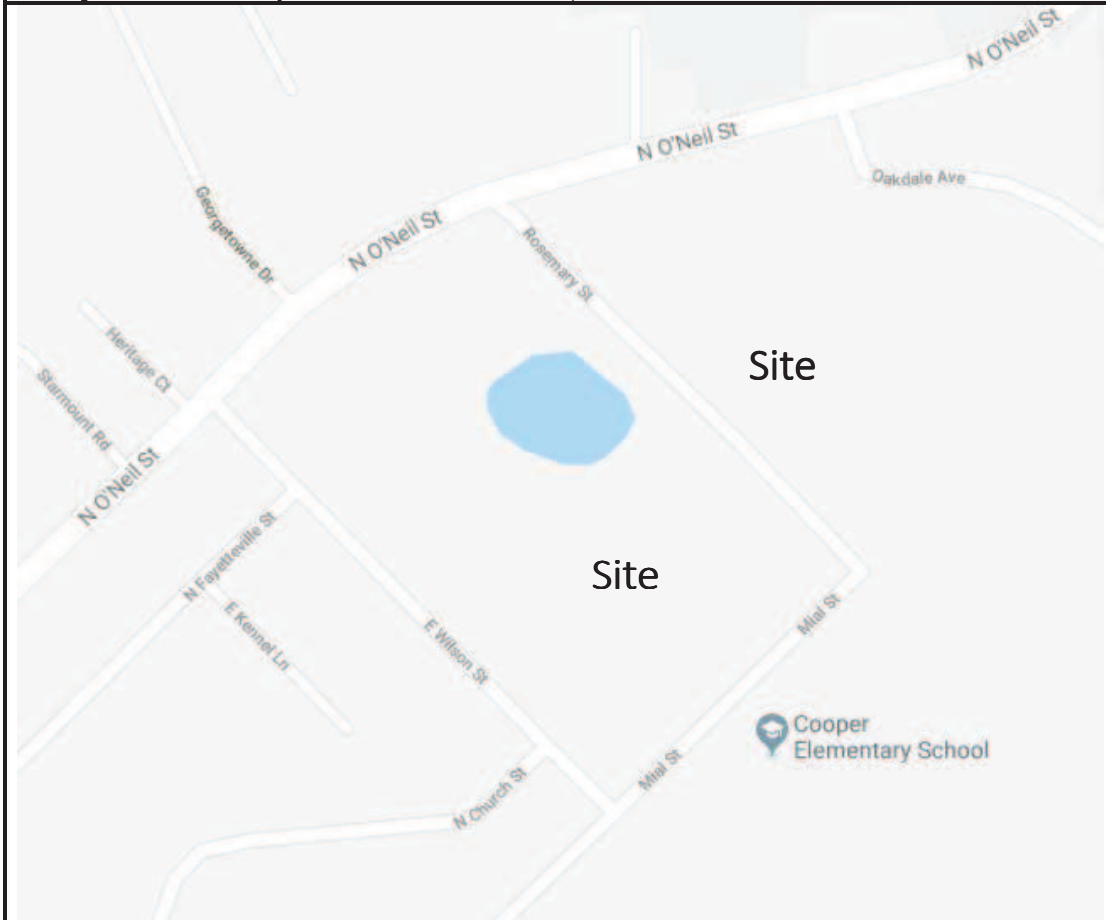
According to the TIA, the proposed Barbour Tract Development is to be located on Rosemary Street in Johnston County. The TIA states the development is to be constructed by 2023 and is to consist of the following:

Land Use	Land Use Code	Size
Single Family Detached Housing	210	121 units
Multifamily Housing	220	150 units

Trip Generation - Unadjusted Volumes During a Typical Weekday			
	IN	OUT	TOTAL
AM Peak Hour	39	122	161
PM Peak Hour	130	77	207
Daily Trips			2,340

Study Area

Study Area and Proposed Site Location - ↑ N



TIA Comments

The following items vary from our recommended practices:

- N/A

General Reference

For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/doh/preconstruct/traffic/tepl/Topics/C-37/C-37.html>

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Recommendations

Legend

- | | |
|---|--|
| ❶ | Improvement by Developer. Congestion Management concurs with recommendation. |
| ❷ | Improvement by Developer. Additional or modified recommendation. |

O'Neal Street and Oakdale Avenue

No improvements are recommended for site traffic.

O'Neal Street and Rosemary Street

- **SB O'Neal Street**
 - 75' Left-Turn Lane ❶

O'Neal Street and Wilson Street

No improvements are recommended for site traffic.

O'Neal Street and Main Street

- **WB Main Street**
 - 150' Right-Turn Lane ❷

Rosemary Street and Site Drive 2/Site Drive 3

- **SB Site Drive 3**
 - Two-lane cross-section: one ingress, one egress ❶
 - Egress: Left/Thru/Right-Turn Lane ❶
 - 100' Internal Protected Stem ❷
- **NB Site Drive 2**
 - Two-lane cross-section: one ingress, one egress ❶
 - Egress: Left/Thru/Right-Turn Lane ❶
 - 100' Internal Protected Stem ❷

Wilson Street and Site Drive 1/Fayetteville Street

- **SB Site Drive 1**
 - Two-lane cross-section: one ingress, one egress ❶
 - Egress: Left/Thru/Right-Turn Lane ❶
 - 100' Internal Protected Stem ❷

Main Street and Fayetteville Street

No improvements are recommended for site traffic.

Wilson Street and Church Street

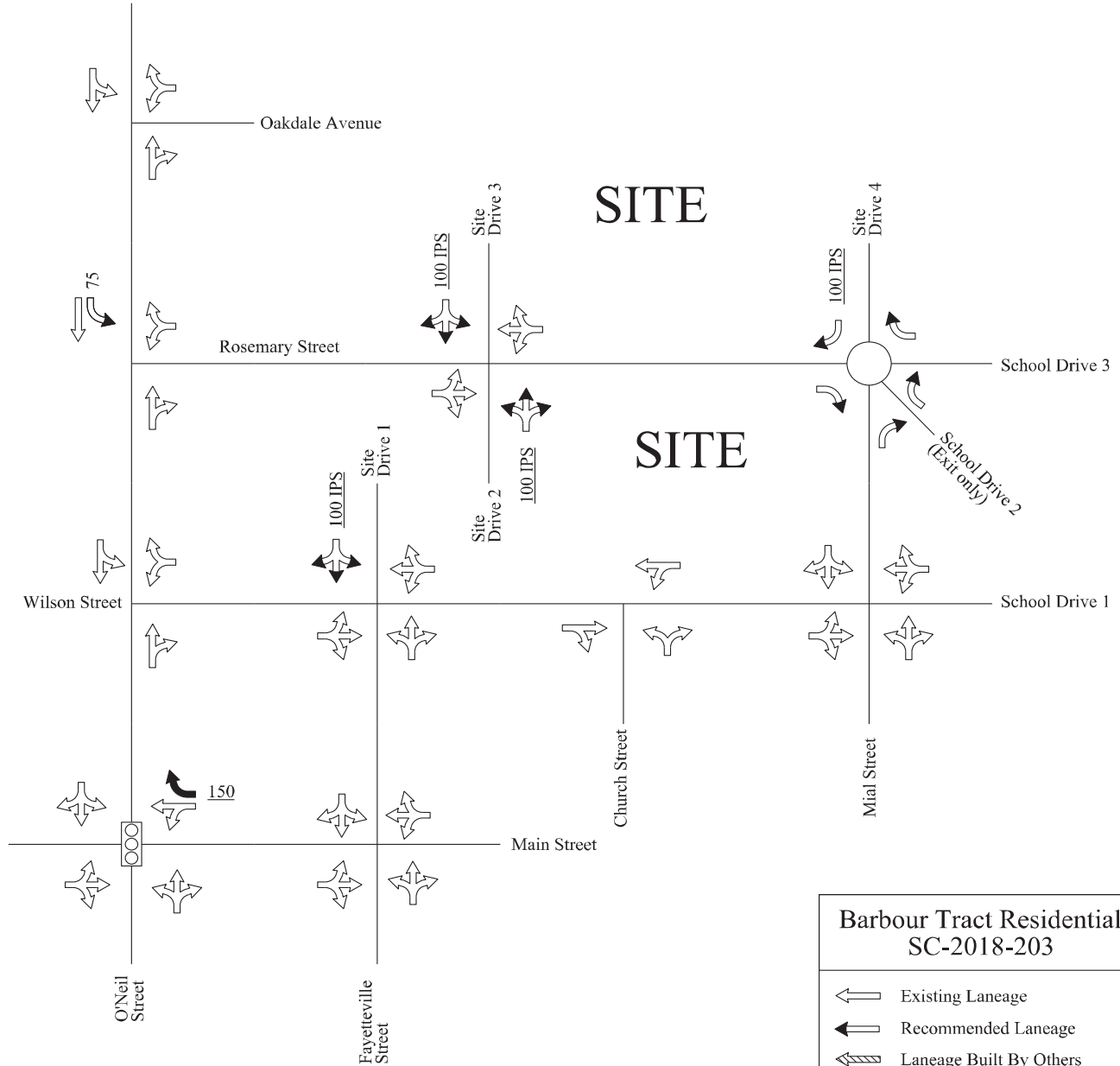
No improvements are recommended for site traffic.

Rosemary Street/School Drive 2 and 3 and Mial Street/Site Drive 4

- **Complete Intersection**
 - Install 5 leg roundabout ①
This improvement is not required by school traffic. This is an improvement required to mitigate development traffic.

Wilson Street/School Drive 1 and Mial Street

No improvements are recommended for site traffic.



Barbour Tract Residential SC-2018-203

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
- NCDOT Recommendation
- Existing Signal
- Monitor for Signal
- Developer Proposed Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale



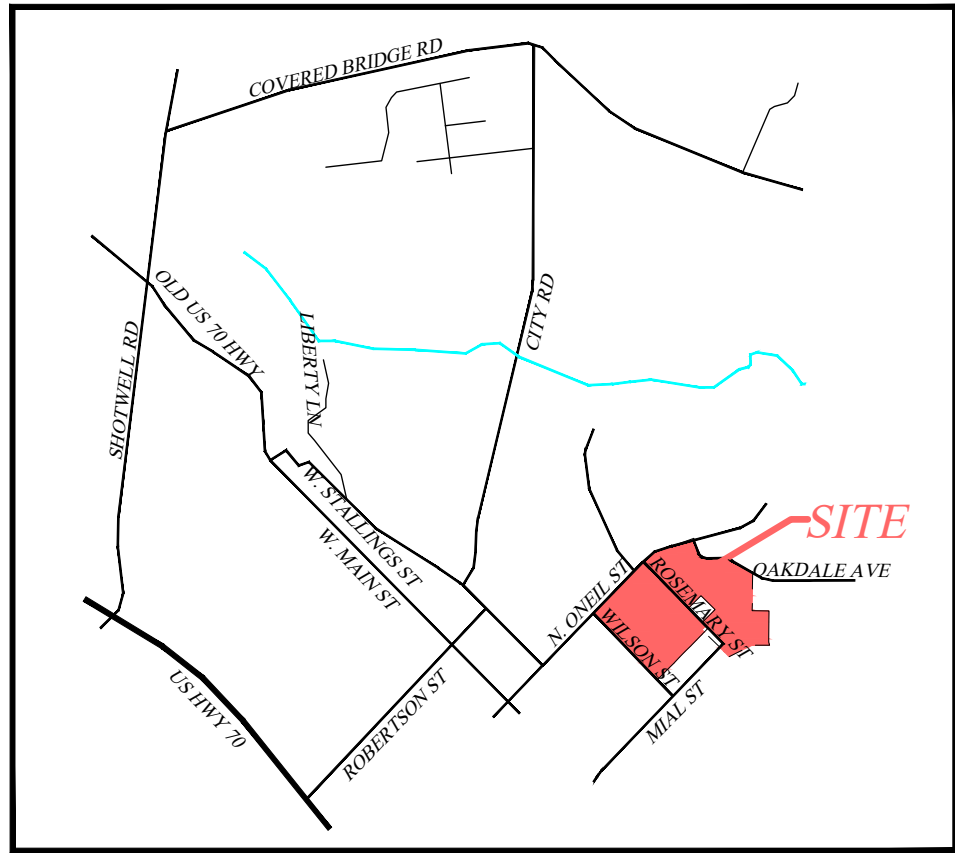
MAJOR SUBDIVISION PLANS

FOR

BARBOUR TRACT

IN

TOWN OF CLAYTON,
JOHNSTON COUNTY,
NORTH CAROLINA



SITE VICINITY MAP
NOT TO SCALE

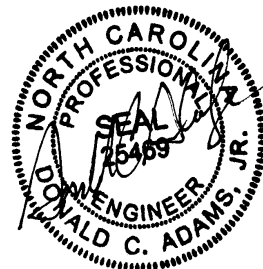
DEVELOPER/APPLICANT:

SAM'S BRANCH DEVELOPMENT
114 WEST MAIN STREET, SUITE 102
CLAYTON, NC 27520
CONTACT/AGENT: JON HARRELL
919-710-3326

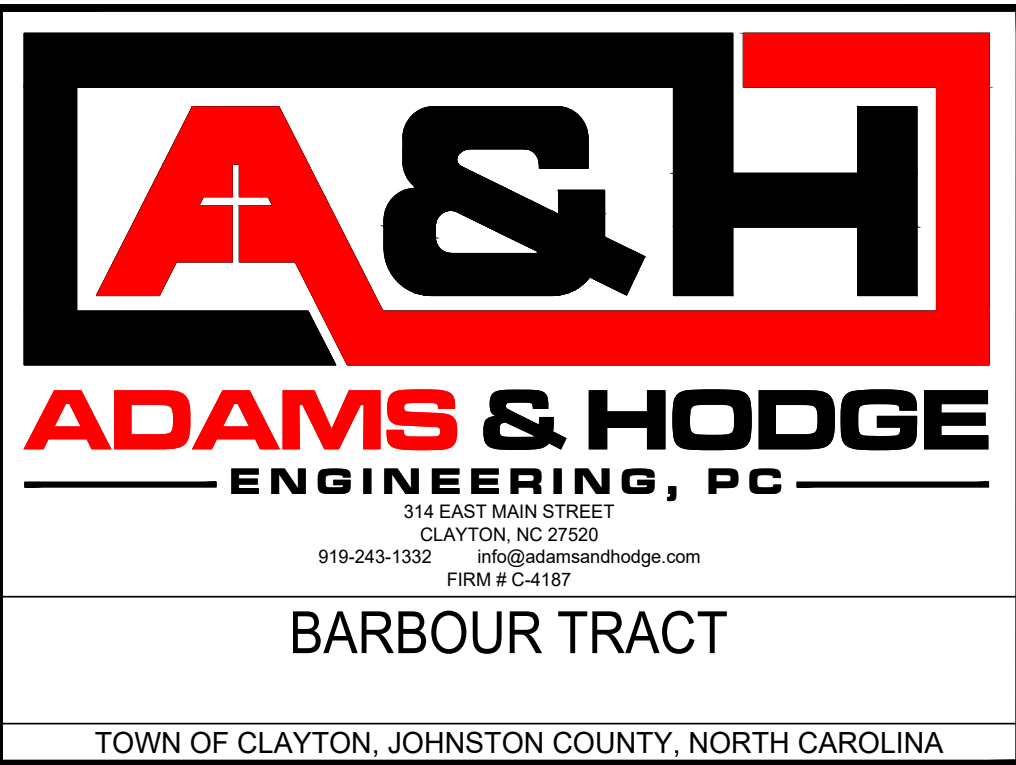
SHEET INDEX

SHEET TITLE	SHEET No.
SEALED BOUNDARY MAP.....	BM1
EXISTING CONDITIONS.....	SD01
MASTER PLAN.....	SD02
PHASING PLAN.....	SD03
PEDESTRIAN & VEHICULAR ROUTING	SD04
PRELIMINARY UTILITY PLAN.....	SD05
PRELIMINARY GRADING PLAN.....	SD06
PRELIMINARY LANDSCAPING PLAN.....	SD07
AMENITIES.....	SD08
REGULATORY STANDARDS.....	SD09
3-STORY APARTMENT PLANS	G1-A201-A202-ASK-1
TRIPLEX TOWNHOME PLANS.....	1-3

PRELIMINARY



REVISED
3:31 pm, Mar 26, 2019



NOVEMBER 30, 2018

JANUARY 04 , 2019

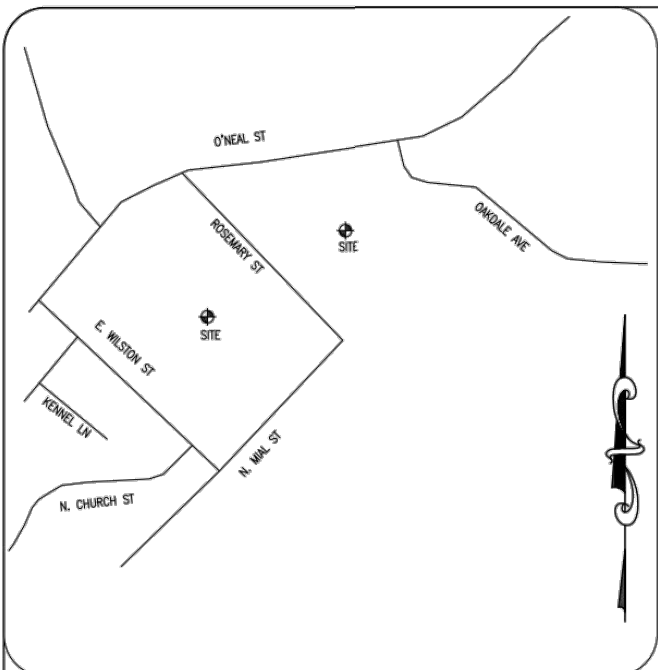
FEBRUARY 18, 2019 REVISED PER TOC COMMENTS

MARCH 15, 2019 REVISED PER TOC

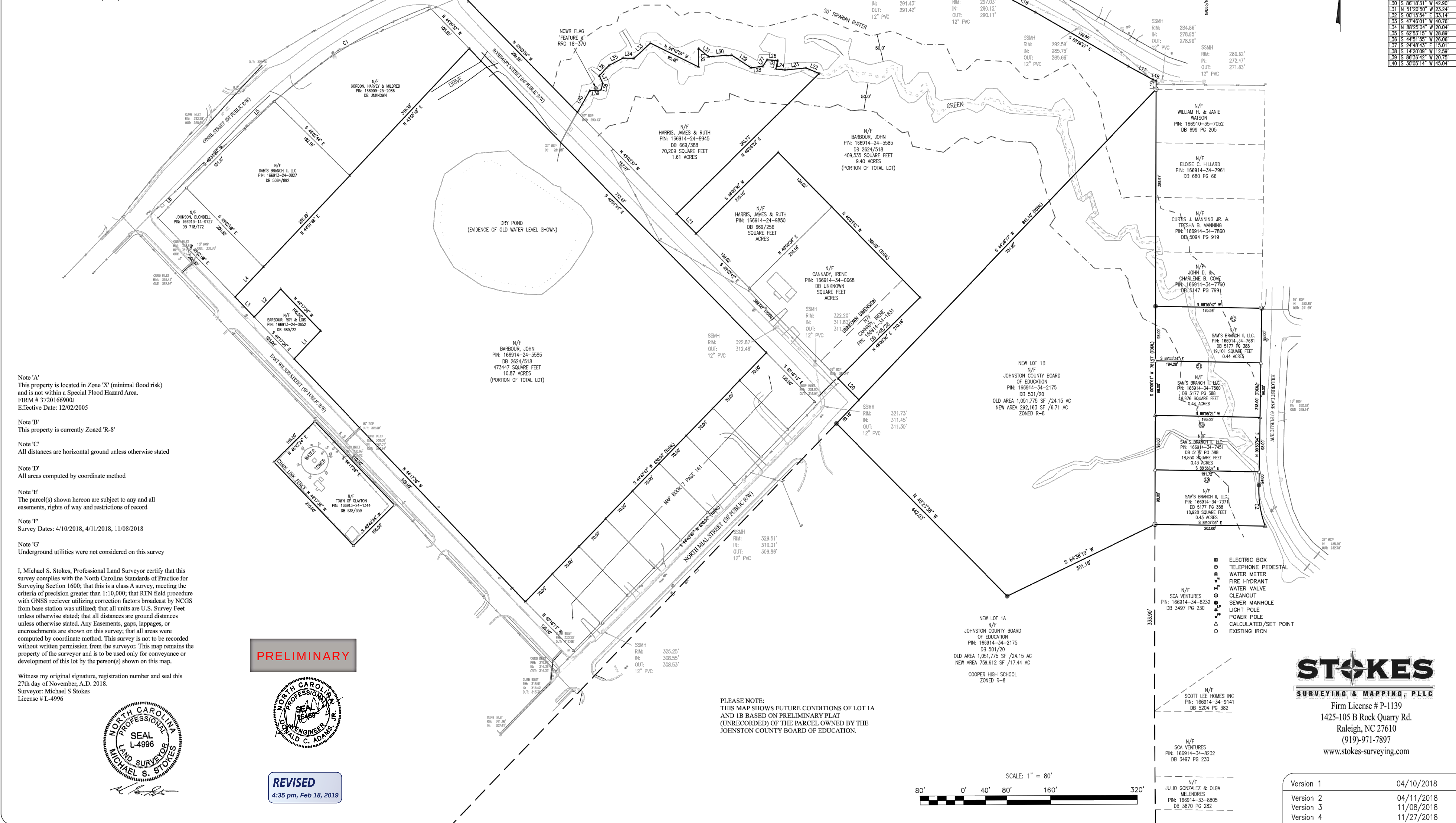
COMMENTS AND DEVELOPER

*MARCH 24, 2019 REVISED PER TOC COMMENTS

T.O.C. PROJECT: 2018-233-SD



VICINITY MAP (N.T.S.)



Note 'A'
This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area.
FIRM # 37201669001
Effective Date: 12/02/2005

Note 'B'
This property is currently Zoned 'R-8'

Note 'C'
All distances are horizontal ground unless otherwise stated

Note 'D'
All areas computed by coordinate method

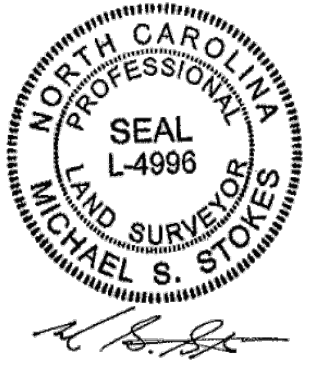
Note 'E'
The parcel(s) shown hereon are subject to any and all easements, rights of way and restrictions of record

Note 'F'
Survey Dates: 4/10/2018, 4/11/2018, 11/08/2018

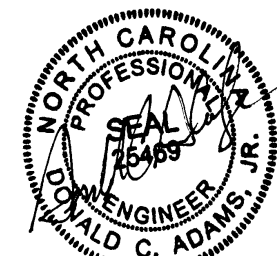
Note 'G'
Underground utilities were not considered on this survey

I, Michael S. Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that RTN field procedure with GNSS receiver utilizing correction factors broadcast by NCGS from base station was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for conveyance or development of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal this 27th day of November, A.D. 2018.
Surveyor: Michael S Stokes
License # L-4996

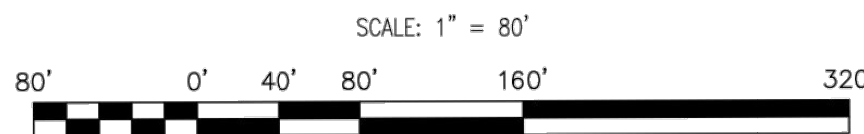


PRELIMINARY



REVISED
4:35 pm, Feb 18, 2019

PLEASE NOTE:
THIS MAP SHOWS FUTURE CONDITIONS OF LOT 1A AND 1B BASED ON PRELIMINARY PLAT (UNRECORDED) OF THE PARCEL OWNED BY THE JOHNSTON COUNTY BOARD OF EDUCATION.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
G1	133.73	862.24	22°10'53.64"	S 59°07'23" W 131.65'	
G2	174.89	1180.07	23°31'02.27"	S 08°49'11" E 174.39'	

LINE	BEARING	DISTANCE
L1	N 44°01'48" E	170.00'
L2	S 44°01'48" W	170.00'
L3	N 44°01'48" E	170.00'
L4	N 44°01'48" E	170.00'
L5	S 44°01'48" W	170.00'
L6	S 44°01'48" W	170.00'
L7	N 44°01'48" E	170.00'
L8	N 44°01'48" E	170.00'
L9	N 44°01'48" E	170.00'
L10	S 44°01'48" W	170.00'
L11	S 44°01'48" W	170.00'
L12	N 44°01'48" E	170.00'
L13	S 44°01'48" W	170.00'
L14	S 44°01'48" W	170.00'
L15	S 44°01'48" W	170.00'
L16	S 44°01'48" W	170.00'
L17	S 44°01'48" W	170.00'
L18	S 44°01'48" W	170.00'
L19	S 44°01'48" W	170.00'
L20	N 44°01'48" E	170.00'
L21	N 44°01'48" E	170.00'
L22	N 44°01'48" E	170.00'
L23	N 44°01'48" E	170.00'
L24	N 44°01'48" E	170.00'
L25	N 44°01'48" E	170.00'
L26	N 44°01'48" E	170.00'
L27	N 44°01'48" E	170.00'
L28	N 44°01'48" E	170.00'
L29	N 44°01'48" E	170.00'
L30	N 44°01'48" E	170.00'
L31	N 44°01'48" E	170.00'
L32	N 44°01'48" E	170.00'
L33	N 44°01'48" E	170.00'
L34	N 44°01'48" E	170.00'
L35	N 44°01'48" E	170.00'
L36	N 44°01'48" E	170.00'
L37	N 44°01'48" E	170.00'
L38	N 44°01'48" E	170.00'
L39	N 44°01'48" E	170.00'
L40	N 44°01'48" E	170.00'

- ELECTRIC BOX
- TELEPHONE PEDESTAL
- ⊙ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ CLEANOUT
- ⊕ SEWER MANHOLE
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- △ CALCULATED/SET POINT
- EXISTING IRON

STOKES
SURVEYING & MAPPING, PLLC

Firm License # P-1139
1425-105 B Rock Quarry Rd.
Raleigh, NC 27610
(919)-971-7897
www.stokes-surveying.com

Version 1	04/10/2018
Version 2	04/11/2018
Version 3	11/08/2018
Version 4	11/27/2018

PERSONS:
314 EAST MAIN STREET
CLAYTON, NC 27520
info@stokesandhodge.com
919-243-1332
FIRM # C-1937

ADAMS & HODGE
ENGINEERING, PC

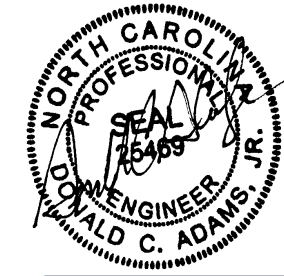
BARBOUR TRACT
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SEALED
BOUNDARY MAP

DESIGN
DCA/PCE
DRAWN
ADS
CHECKED
DCA
HORIZONTAL SCALE
SEE GRAPHIC SCALE
VERTICAL SCALE
N/A
DATE
11/27/2018
JOB NO.
AH-
SHEET

BM1

PRELIMINARY



REVISED
3:31 pm, Mar 26, 2019

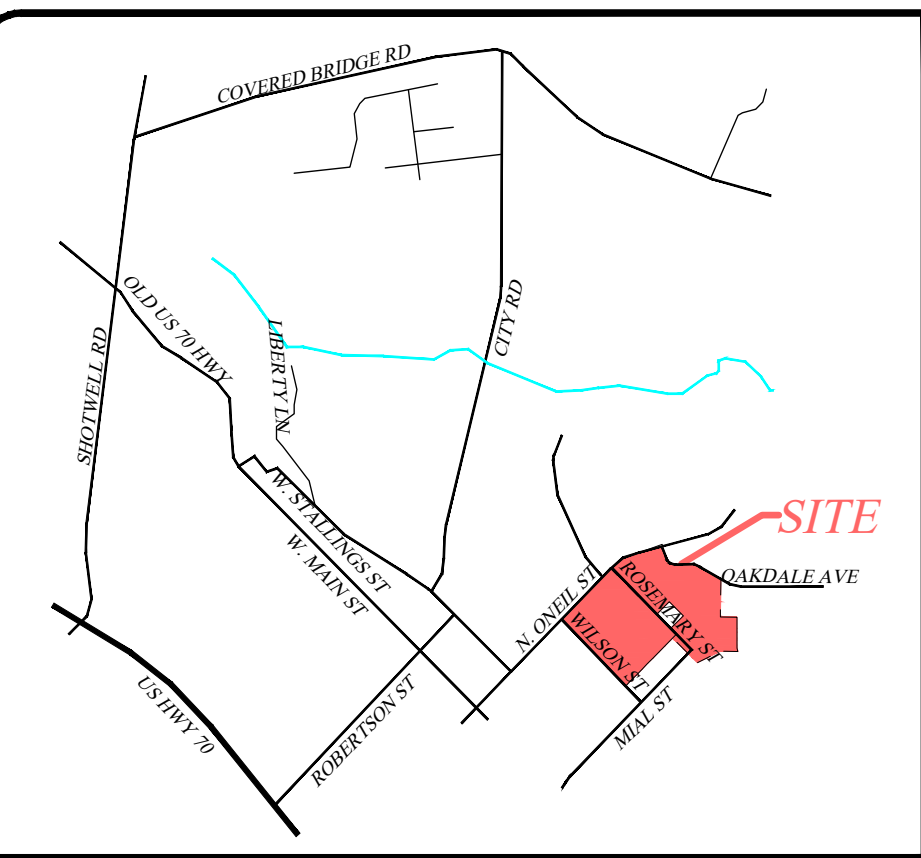
ADAMS & HODGE
ENGINEERING, PC

BARBOUR TRACT

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

MASTER PLAN

DESIGN: DCA/PCE
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 2/27/2018
JOB NO.: AH-
SHEET: SD02



SITE VICINITY MAP
NOT TO SCALE

LEGEND	
	TYPE 1 HOUSING (ALLEY LOADED) (101 UNITS)
	TYPE 2 HOUSING (32 UNITS)
	TOWNHOMES (TRIPLEX UNITS) (12 UNITS)
	3-STORY APARTMENTS (6 - 2 BDRM UNITS & 60 - 1 BDRM UNITS)
	RESOURCE CONSERVATION AREA
	WATERSUPPLY WATERSHED PROTECTION AREA
	AREA OF POSSIBLE FUTURE DEVELOPMENT
	10' GREENWAY ASPHALT TRAIL

NOTE:
ALL MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE
SIDES OF EACH APARTMENT BUILDING WITH THE TOWN
APPROVED LANDSCAPING.

NOTE:
ALL SIDE WALKS SHALL BE 5' WIDE.

BARBOUR TRACT SITE DATA CHART		
PARCEL OWNER	SAM'S BRANCH II, LLC	JOHN BARBOUR
PARCEL OWNER ADDRESS	114 W. MAIN ST, SUITE 102 CLAYTON, NC 27520	8013 OLD STAGE RD RALEIGH, NC 27603
PARCEL IDENTIFICATION	166913-24-0827, 166914-34-7560, 166914-34-7451 & 166914-34-7371	166914-24-5585
PROPERTY SIZE (SF)	2.31 ACS / 1100,624 SF	20.27 ACS / 882,982 SF
PARCEL OWNER	JAMES & RUTH HARRIS	Johnston Co. Board of Education
PARCEL OWNER ADDRESS	837 BROADHURST RD, SEVEN SPRINGS, NC 78578	PO BOX 1336, SMITHFIELD, NC 27577
PARCEL IDENTIFICATION	166914-24-8945 & 166914-24-9850	166914-34-2175
PROPERTY SIZE (SF)	2.28 ACS / 99,421.24 SF	6.71 AC / 292,163 SF
PARCEL OWNER	BLONDEL JOHNSON	ROY & LOIS BARBOUR
PARCEL OWNER ADDRESS	706 FERNWOOD DR, CLAYTON, NC 27520	124 BOBBITT RD, CLAYTON, NC 27520
PARCEL IDENTIFICATION	166913-14-9727	166909-25-2086
PROPERTY SIZE (SF)	0.36 ACS / 15,057.70 SF	0.17 ACS / 7,346.85
PROPERTY SIZE (SF) TOTAL	32.10 ACS / 1,398,276 SF	
PROPERTY LOCATION	TOWN OF CLAYTON/CLAYTON TOWNSHIP	
EXISTING/PROPOSED ZONING	R-8/PD-R	
EXISTING USE	LIMITED COMMERCIAL ON O'NEIL ST & UNDEVELOPED RESIDENTIAL AND /OR SCHOOL PROPERTY	
PROPOSED USE	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, RECREATION OPEN SPACE & RESOURCE CONSERVATION	
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	APARTMENTS 0.55 ACS / 23,960 SF TOWNHOMES 0.43 ACS / 18,792 SF SINGLE FAMILY 3.93 ACS / 171,273 SF	
PROPOSED NUMBER OF HOUSING UNITS	133 SINGLE FAMILY HOMES, 12 TOWNHOMES & 110 APARTMENT UNITS (10-2 BDRM UNITS & 100-1 BDRM UNITS)	
PROPOSED DENSITY(BASED ON BUILDABLE LAND OF 21.27 AC)	255 UNITS / 21.27 AC = 11.99 UNITS PER AC (12 UNITS)	
PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE)	50%	
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	47%	
TOTAL RESOURCE CONSERVATION AREA	4.45 ACS / 193,842 SF	
ELECTRIC PROVIDER	TOWN OF CLAYTON	
WATER PROVIDER	TOWN OF CLAYTON	
SEWER PROVIDER	TOWN OF CLAYTON	
300,746 SF (21.50%) OF THE SITE IS IN THE WATERSHED PROTECTION OVERLAY (70,852 SF IMPERVIOUS)		

PARKING CALCULATIONS				
	NUMBER OF 1 BDRM UNITS	NUMBER OF 2 BDRM UNITS	PARKING SPACE REQUIREMENTS	TOTAL NUMBER OF SPACES
PHASES 5-7	60	6	2 SPACES / 2 BDRM UNIT 1 SPACE / 1 BDRM UNIT	72
GUEST PARKING PHASES 5-7			1 SPACE/4 UNITS	17
REQUIRED ADA PARKING SPACES PHASES 5-7			1 SPACE/25 SPACES	4
TOTAL REQUIRED SPACES INCLUDING ADA				89
TOTAL PROPOSED SPACES				89
REQUIRED BICYCLE PARKING PHASES 5-7	6 BLDGS		1 RACK/BLDG	6
TOTAL PROPOSED SPACES PHASES 8-9	40	4	2 SPACES / 2 BDRM UNIT 1 SPACE / 1 BDRM UNIT	48
GUEST PARKING PHASES 8-9			1 SPACE/4 UNITS	11
REQUIRED ADA PARKING SPACES PHASES 8-9			1 SPACE/25 SPACES	3
TOTAL REQUIRED SPACES INCLUDING ADA				59
TOTAL PROPOSED SPACES				60
REQUIRED BICYCLE PARKING PHASES 8-9	4 BLDGS		1 RACK/BLDG	4
ALL PHASES TOTAL REQUIRED SPACES				148
ALL PHASES TOTAL PROPOSED SPACES				149

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

OPEN SPACE TABLE	
	ACRES
NET USEABLE LAND	27.65
REQUIRED OPEN SPACE (12.5%)	3.46
OPEN SPACE PROVIDED	6.38
IMPROVED RECREATION / OPEN SPACE (REQ'D 25% OF TOTAL OPEN SPACE)	1.6
IMPROVED RECREATION/OPEN SPACE PROVIDED (PARK ONLY - DOES NOT INCLUDE GREENWAY TRAIL)	4.09

*NOTE: ACREAGE SHOWN IS APPROXIMATE AS THIS IS A MASTER PLAN. ACTUAL ACREAGE WILL BE DETERMINED DURING THE MINOR SUBDIVISION/MINOR SITE PLAN APPLICATION SUBMITTAL PROCESS

**NOTE: NET USEABLE LAND WAS DETERMINED BY REMOVING THE RCA (4.45 AC) FROM THE TOTAL PROPERTY SIZE (32.10 AC)

NOTE:
POSSIBLE FUTURE DEVELOPMENT (1.31 AC) IS INCLUDED IN THE CHART BELOW

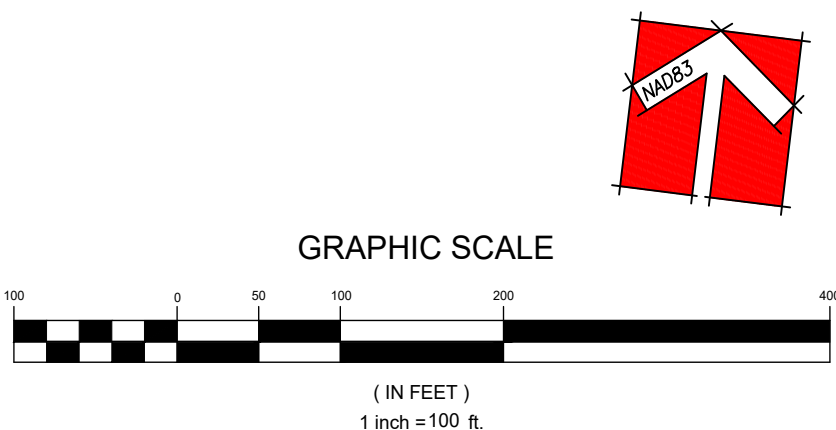
IMPERVIOUS AREA CALCULATIONS*			
TOTAL AREA (SQUARE FEET)	% OF TOTAL SITE	IMPERVIOUS AREA (SQUARE FEET)	% IMPERVIOUS AREA OF THE TOTAL SITE
RESIDENTIAL LOTS	754,023	53.93%	67.51%
RIGHT-OF-WAYS**	172,498	12.34%	74.49%
RESOURCE CONSERVATION AREAS***	193,842	13.86%	0.00%
TOTAL OPEN SPACE****	277,913	19.88%	8.62%
TOTAL AREA	1,398,276	100.00%	47.31%

*NOTE: AREAS AND CALCULATIONS SHOWN ARE APPROXIMATE AS THIS IS A MASTER PLAN. ACTUAL ACREAGE WILL BE DETERMINED DURING THE MINOR SUBDIVISION/MINOR SITE PLAN APPLICATION SUBMITTAL PROCESS

**NOTE: RIGHTS-OF-WAY INCLUDES STREETS AND SIDEWALKS

***NOTE: RESOURCE CONSERVATION AREAS INCLUDE RIPARIAN BUFFER AREAS, OPEN WATER BODIES AND 100 YEAR FLOOD PLAIN

****NOTE: OPEN SPACE INCLUDES, AMENITIES, GREENWAYS, FEATURES IN PARKS PARKS, ACTIVE AND PASSIVE SPACES, ETC.



LEGEND

RESOURCE CONSERVATION AREA

10' GREENWAY ASPHALT TRAIL

PRELIMINARY

NORTH CAROLINA

PROFESSIONAL SEAL

WALD C. ADAMS, INC.

REGISTERED PROFESSIONAL ENGINEER

REVISED

3:24 pm, Mar 15, 2019

NOTE:
ROSEMARY STREET (1.48 ACS IN PHASE 1) IS TO BE IMPROVED AND IS OUTSIDE OF THE PROJECT BOUNDARY. THIS IS NOT INCLUDED IN THE CHART BELOW.

BARBOUR TRACT DEVELOPMENT CHART									
PHASE	AREA OF PHASE	% OF OVERALL SITE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	STATUS OF PHASE
1	0.35 AC	1%	0	0.19 AC	0	0.16 AC	0.16 AC (46%)	0.19 AC (54%)	NOT SUBMITTED
2	13.10 AC	39%	40	1.76 AC	2.24 AC	4.88 AC	4.43 AC (34%)	8.67 AC (66%)	NOT SUBMITTED
3	10.97 AC	34%	93	2.01 AC	0	0.87 AC	7.56 AC (69%)	3.41 AC (31%)	NOT SUBMITTED
4	3.02 AC	9%	12 UNITS	0	1.17 AC	0.64 AC	0.75 AC (25%)	2.27 AC (75%)	NOT SUBMITTED
5	2.23 AC	2%	0	0	0.76 AC	0.54 AC	0.85 AC (38%)	1.38 AC (62%)	NOT SUBMITTED
6	0.47 AC	2%	33 UNITS	0	0	0	0.24 (51%)	0.23 AC (49%)	NOT SUBMITTED
7	0.52 AC	2%	33 UNITS	0	0	0	0.25 (48%)	0.27 AC (52%)	NOT SUBMITTED
8	0.82 AC	3%	0	0	0	0.16	0.69 AC (84%)	0.13 AC (16%)	NOT SUBMITTED
9	0.62 AC		44 UNITS	0	0	0	0.26 AC (42%)	0.36 AC (58%)	NOT SUBMITTED
Totals	32.10 AC	100.00%	255	3.96 AC	4.45 AC	7.09 AC	15.19 AC (47%)	16.91 AC (53%)	

NOTE:
APARTMENTS = 110 UNITS
SINGLE FAMILY = 145 UNITS

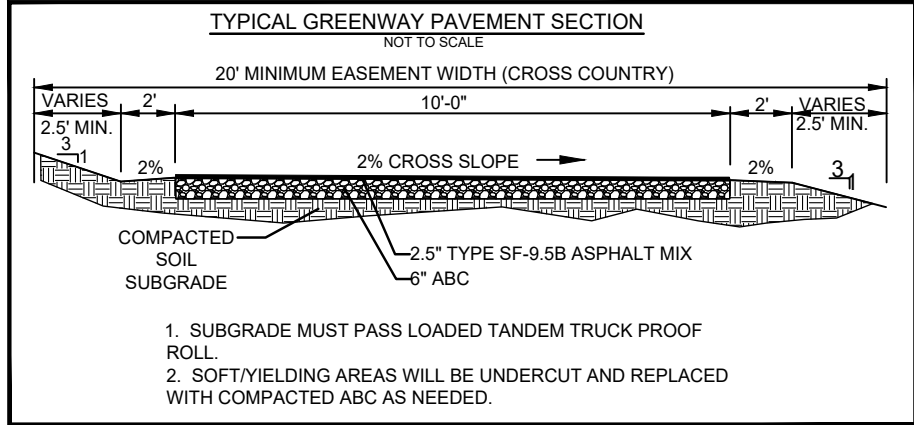
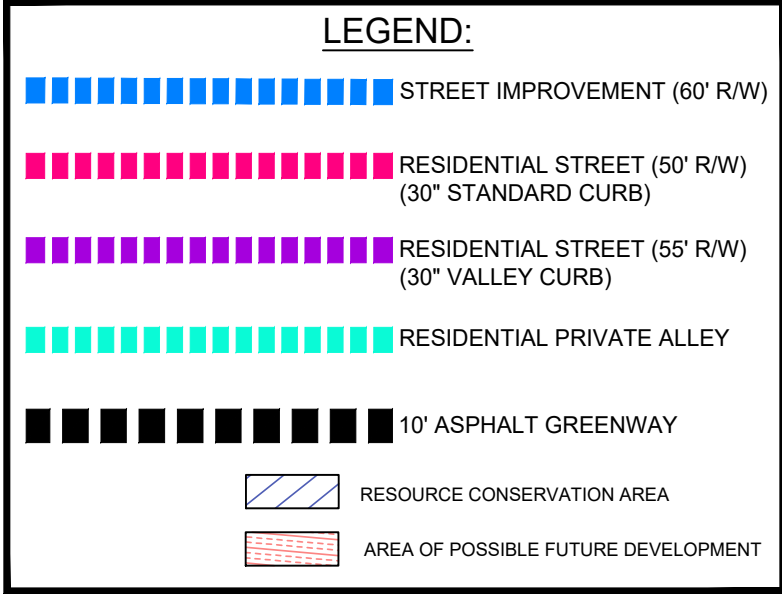
DESIGN: DCA/PCE
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 11/27/2018
JOB NO.: AH-
SHEET: SD03

BARBOUR TRACT
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

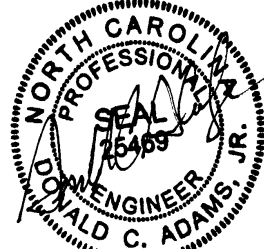
ADAMS & HODGE
ENGINEERING, PC

314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
PRM # C-157

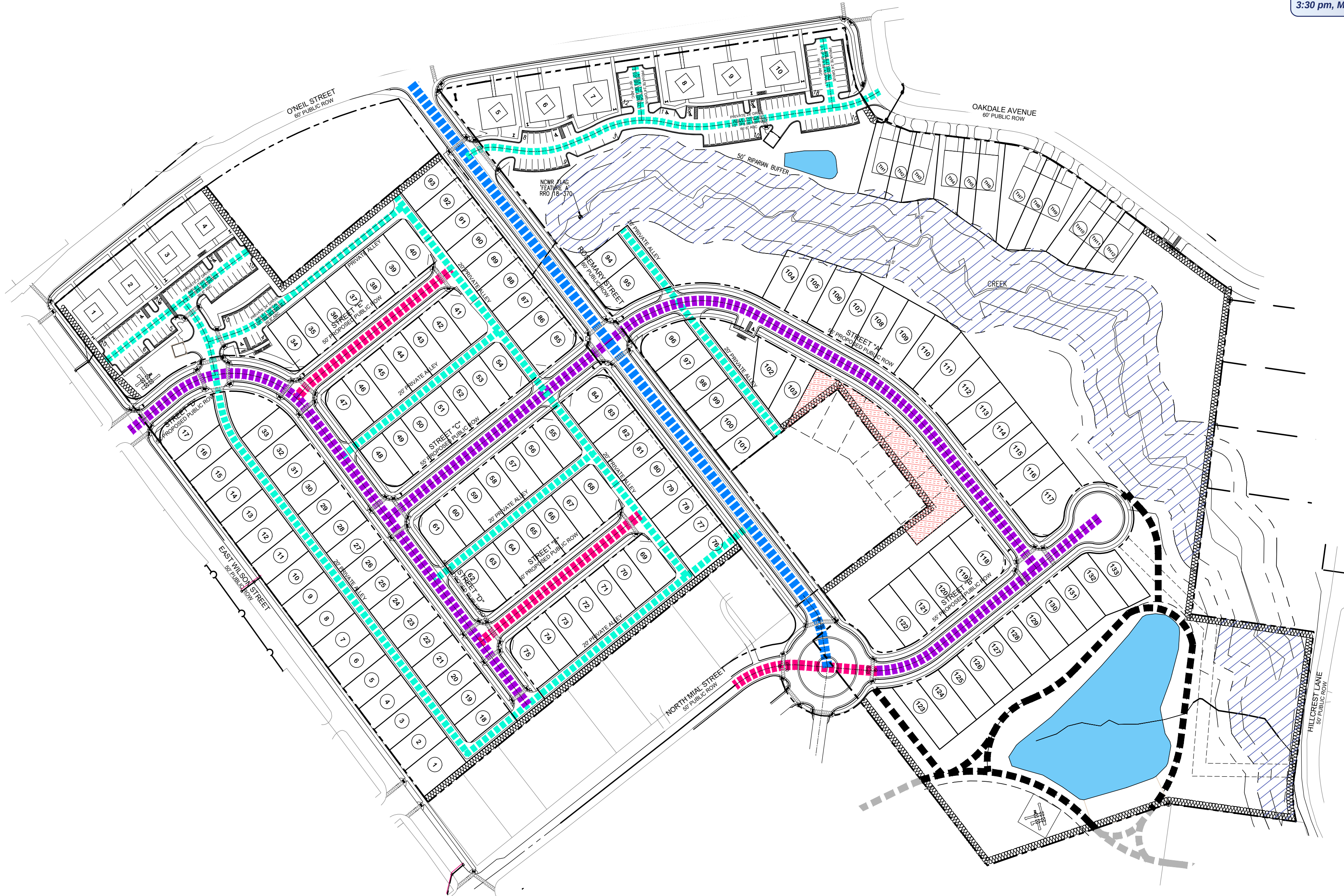
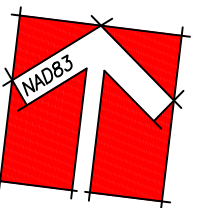
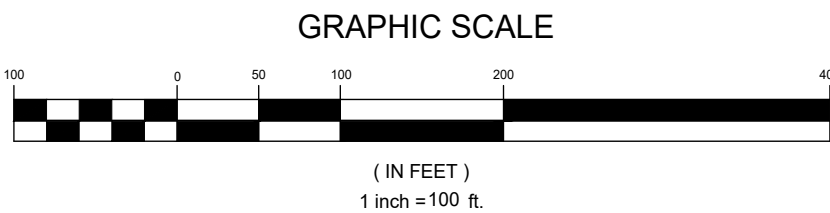
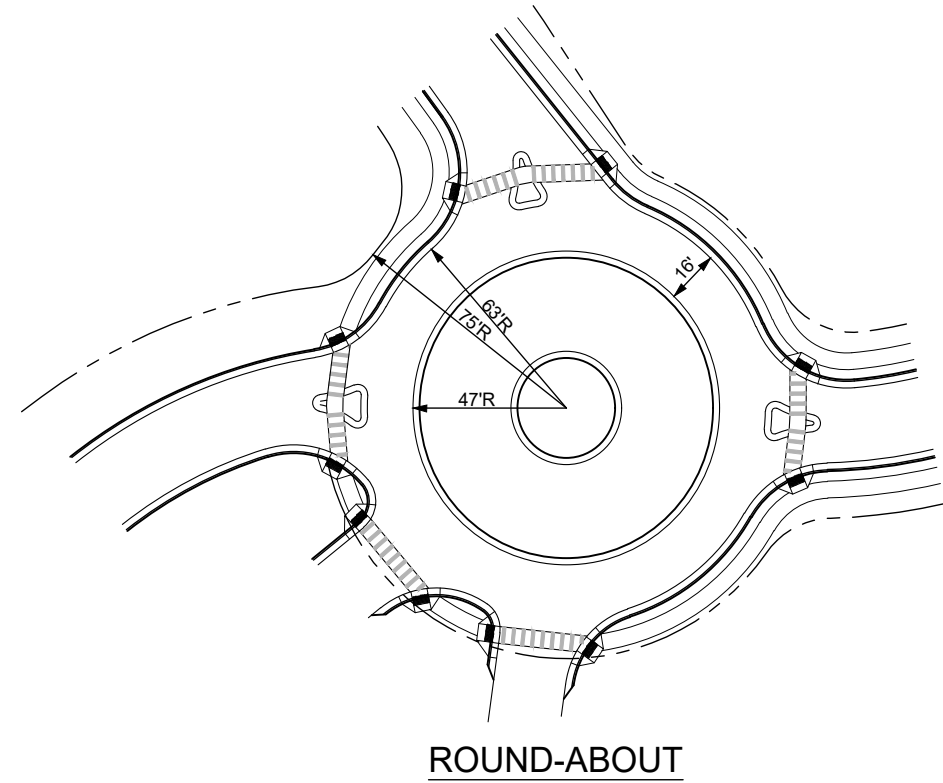
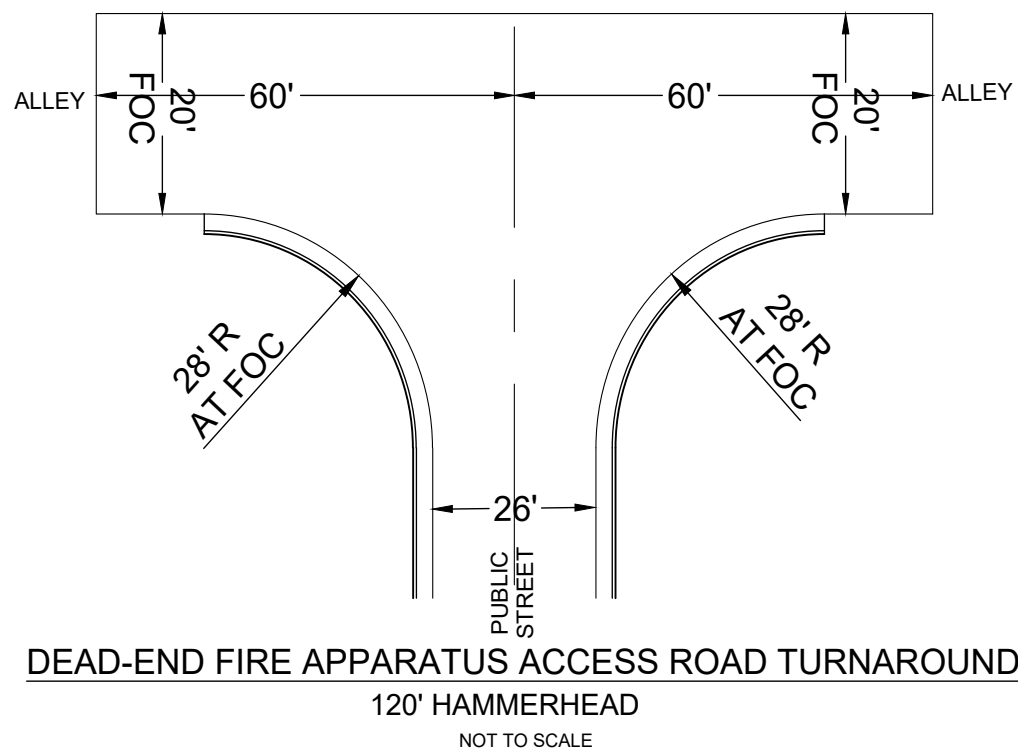
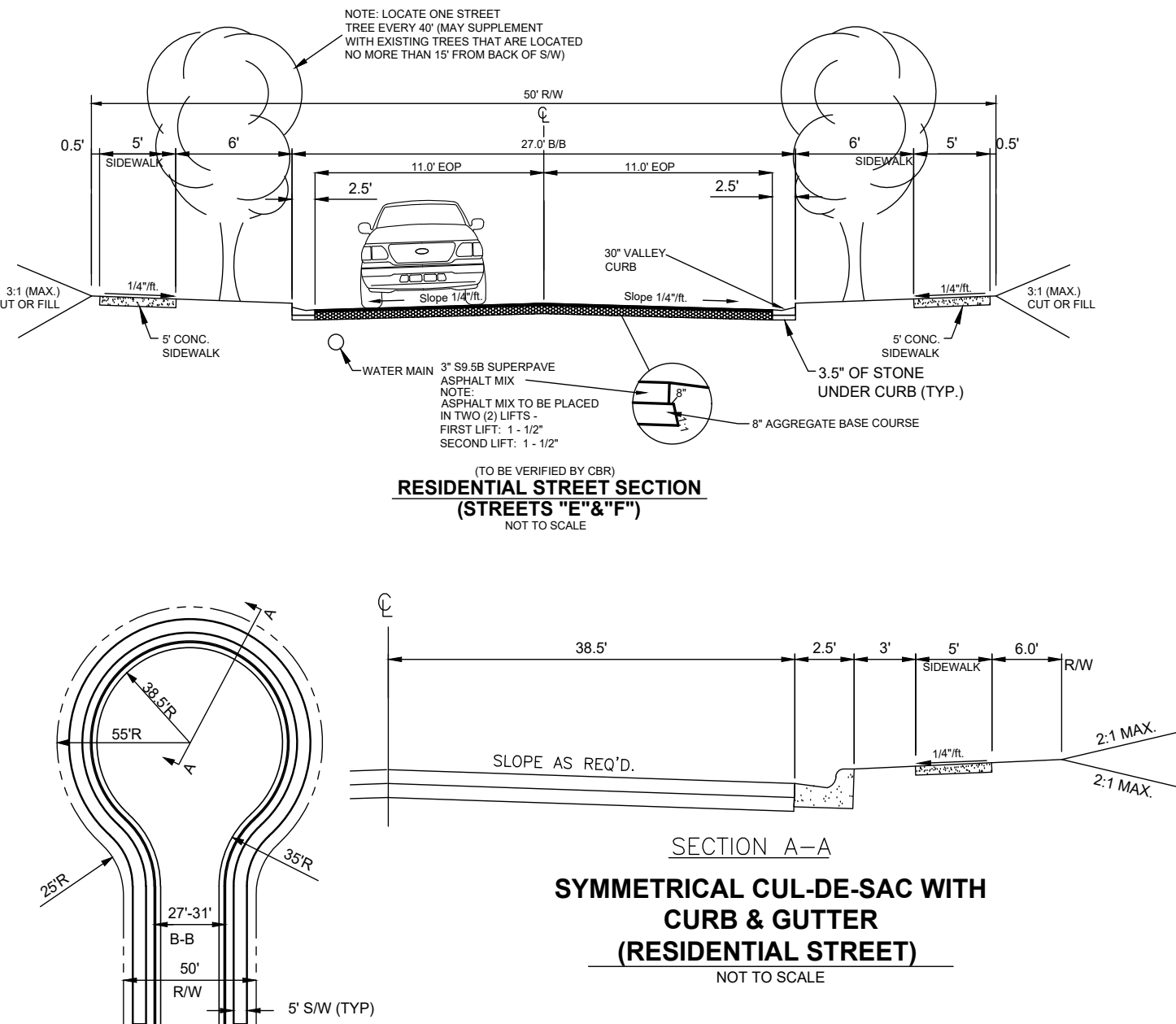
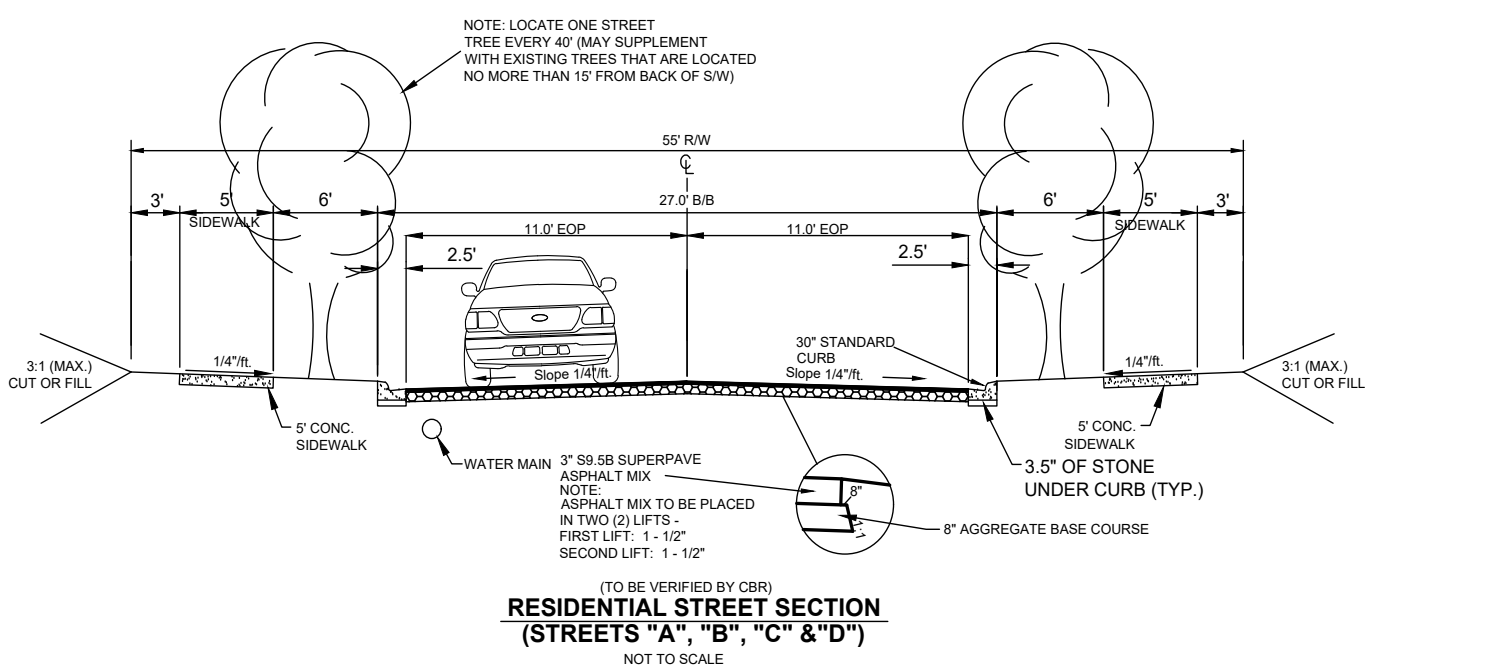
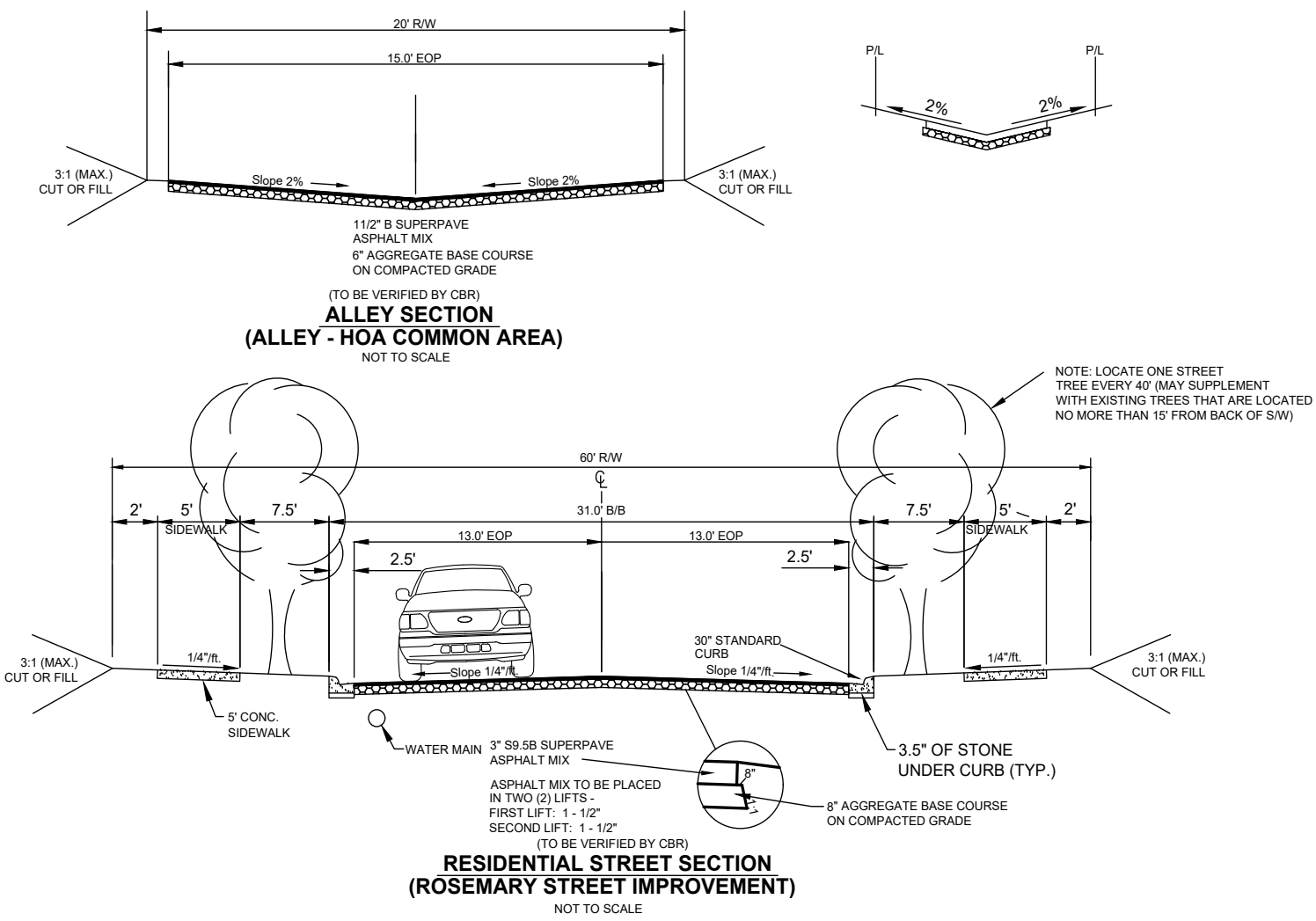
REVISIONS:
01/24/19 PER TDC COMMENTS
03/15/19 A & B REVISION



PRELIMINARY



REVISED
3:30 pm, Mar 26, 2019



ADAMS & HODGE
ENGINEERING, P.C.



BARBOUR TRACT

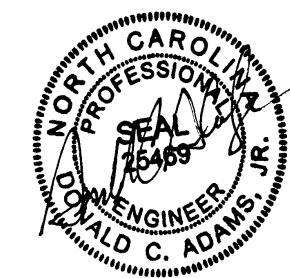
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PEDESTRIAN & VEHICULAR ROUTING

DESIGN: DC4/PCE
DRAWN: ADS
CHECKED: DC4
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 12/27/2018
JOB NO.: AH-
SHEET: SD04

PERSONS PER TDC COMMENTS
03/26/19 PER TDC COMMENTS
03/27/19 PER TDC COMMENTS
314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
PRN # C-157

PRELIMINARY



REVISED
3:25 pm, Mar 15, 2019



BARBOUR TRACT
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY
GRADING PLAN

DESIGN DC4/PCE
DRAWN ADS
CHECKED DC4
HORIZONTAL SCALE SEE GRAPHIC SCALE
VERTICAL SCALE V/A
DATE 11/27/2018
JOB NO. AH-
SHEET

SD06

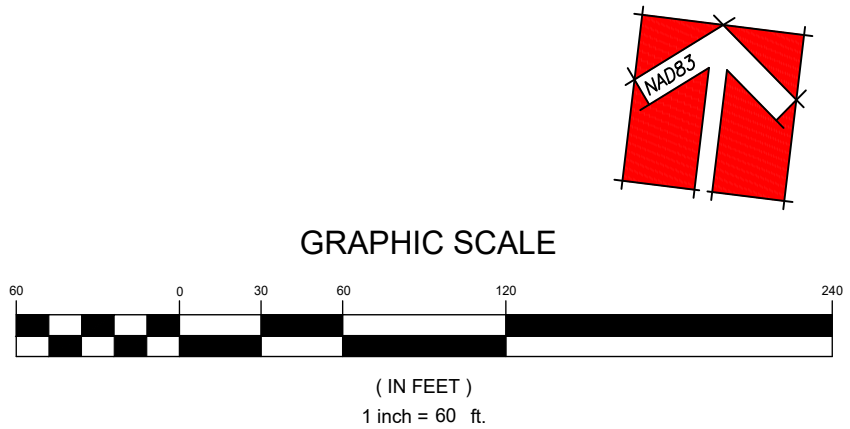
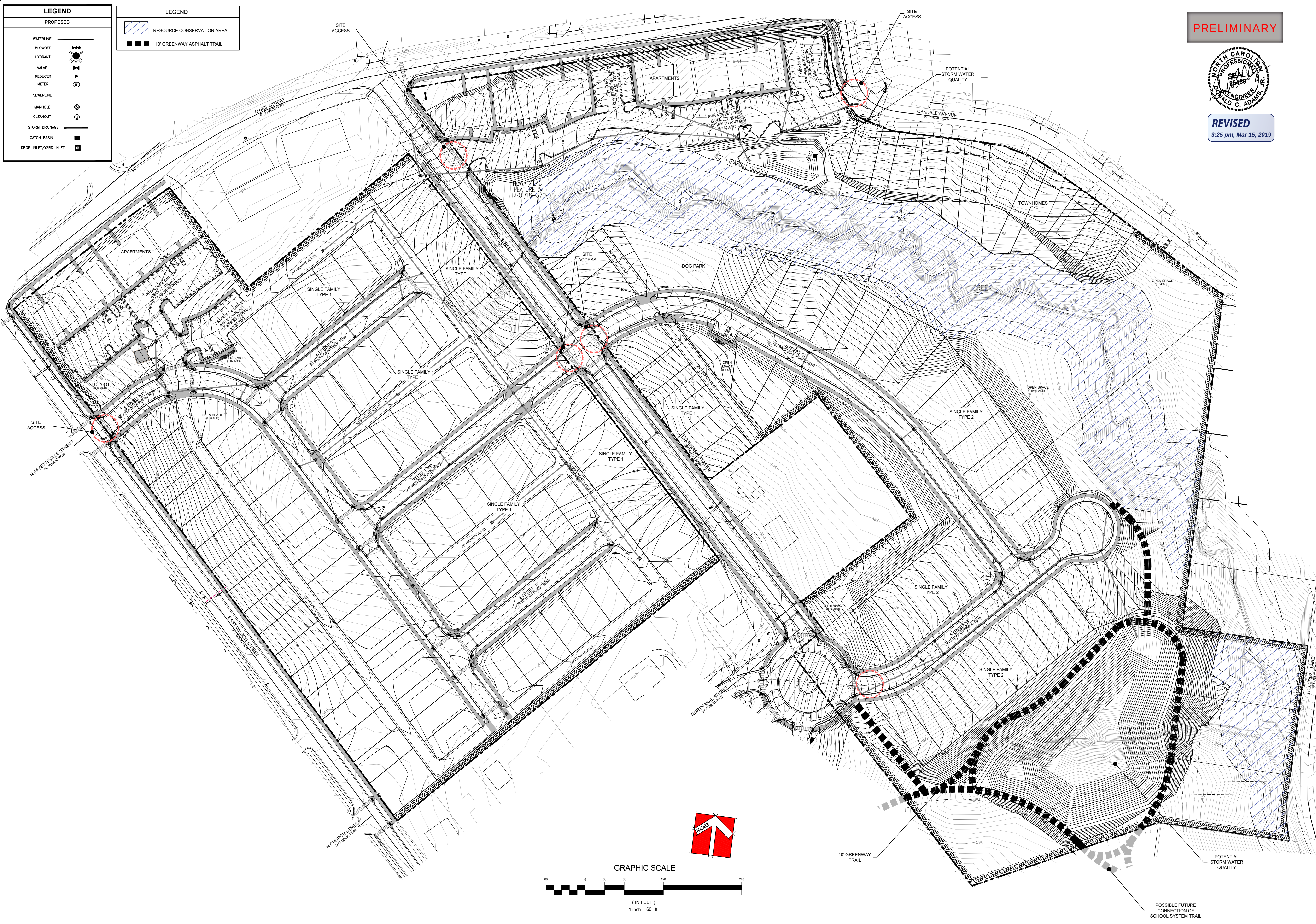
RESPONSE 03/24/19 PER TDC COMMENTS
03/15/19 A&H RESPONSE
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1332
PRJ # C-157

LEGEND
PROPOSED

- WATERLINE
- BLOWOFF
- HYDRANT
- VALVE
- REDUCER
- METER
- SEWERLINE
- MANHOLE
- CLEANOUT
- STORM DRAINAGE
- DATCH BASIN
- DROP INLET/YARD INLET

LEGEND

- RESOURCE CONSERVATION AREA
- 10' GREENWAY ASPHALT TRAIL



STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).
2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM THE BACK OF THE SIDEWALK.

Landscape Notes

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.
4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDING OR SOODED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3/4 INCHES OF TRIPLE SHREDED HARDWOOD MULCH.
8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SOODED OR SEEDING AREAS.
9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENUMERATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.
12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOKED AND CLIPPED HEDGEROWS.
13. 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.
14. 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.
15. ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING.

Proposed Plant List

PLANT LIST

ALIAS	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	ROOT
AORG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	10'-12' MIN	-	B&B
QA	QUERCUS ACUTISSIMA	SAW TOOTH OAK	2.5"	10'-12' MIN	-	B&B
TD	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	10'-12' MIN	-	B&B
TCG	TILIA CORDATUM 'GREENSPIRE'	LINDEN	2.5"	10'-12' MIN	-	B&B
IAF	ILEX ATTENUATA FOSTERII	FOSTER HOLLY	2"	6'-8' MIN	-	B&B/15 GAL
INS	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2"	6'-8' MIN	-	B&B/15 GAL
LIN	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	2"	6'-8' MIN	-	B&B/15 GAL
PCP	PRUNUS CERASIFERA 'PURPLE PONY'	PURPLE LEAF PLUM	2"	6'-8' MIN	-	B&B/15 GAL
CJ	CAMELLIA JAPONICA	CAMELLIA	-	24"-30" MIN	-	7 GAL
CP	CHAMAECYPARIS PISIFERA 'GOLD MOPS'	GOLD MOPS CYPRESS	-	24"-30" MIN	-	7 GAL
IC	ILEX CORNUTA 'BURFORDII'	-	-	24"-30" MIN	-	7 GAL
LJ	LIGUSTRUM JAPONICA	-	-	24"-30" MIN	-	7 GAL
LC	LOROPETALUM CHINESE RUBRUM 'ZHUZHOU'	-	-	24"-30" MIN	-	7 GAL
BT	BERBERIS THUMBERGIIATROPIURPUREA 'CRIMSON PIGMY'	BAR BERRY	-	15'-18" MIN	-	3 GAL

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.
2. 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.
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.

NOTES:

1. ALL ROOF, GROUND, AND WALL MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW. 155.402(G)(2).
2. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR. (IF IRRIGATION WILL NOT BE UTILIZED, DROUGHT-TOLERANT SPECIES MUST BE USED).
3. ALL LANDSCAPED AREA SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.

NOTE:
ALL MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE SIDES OF EACH APARTMENT BUILDING WITH THE TOWN APPROVED LANDSCAPING.

NOTE:
PARKING AREAS WITH FRONTAGE ON OR VISIBILITY FROM ANY PORTION OF A PUBLIC RIGHT-OF-WAY SHALL BE SCREENED TO A HEIGHT OF THREE FEET BY EITHER A BERM, CONTINUOUS LANDSCAPED HEDGE, DECORATIVE FENCE, DECORATIVE MASONRY WALL, OR ANY COMBINATION THEREOF.

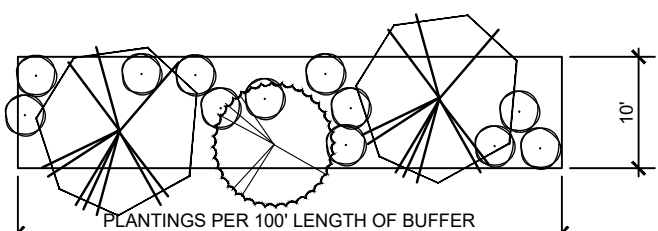
Plant Symbol Key



CANOPY TREE:
STREET TREES &
TERMINAL STREET PARKING
ISLANDS

LEGEND	
	TYPE 1 HOUSING (ALLEY LOADED) (89 UNITS)
	TYPE 2 HOUSING (29 UNITS)
	TOWNHOMES (TRIPLEX UNITS) (12 UNITS)
	3-STORY APARTMENTS (42 - 2 BDRM UNITS & 84 - 1 BDRM UNITS)
	RESOURCE CONSERVATION AREA
	10' GREENWAY ASPHALT TRAIL

TOTAL LENGTH OF CLASS "C" BUFFER: 11,243 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(25) CANOPY TREES
(38) UNDERSTORY TREE
(150) SHRUBS



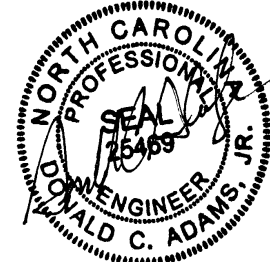
CLASS "C" BUFFER - ALTERNATIVE 1 PLANTING SCHEME
REQUIRED PER 100':
(2) CANOPY TREES
(3) UNDERSTORY TREE
(12) SHRUBS
NOTE: REQUIRED PLANTING FOR CLASS "C" BUFFER ALTERNATIVE 1
LANDSCAPE BUFFER = 2,725 LF
(55) CANOPY TREES
(82) UNDERSTORY TREE
(327) SHRUBS

NOTE: CLASS C BUFFER SHALL INCLUDE A BERM WITH EVERGREEN HEDGE WITH A MINIMUM HEIGHT OF 6 FT @ INSTALLATION.

NOTE: WHERE APPLICABLE, THE DEVELOPER WILL USE EXISTING VEGETATION TO MEET THE CLASS "C" BUFFER REQUIREMENTS. THIS WILL BE FIELD DETERMINED ALONG WITH TOTALS FOR ANY ADDITIONAL SUPPLEMENTAL BUFFER PLANTINGS THAT MAY BE NEEDED AND PRESENTED TO THE TOWN OF CLAYTON FOR APPROVAL PRIOR TO INSTALLATION OF BUFFER PLANTINGS.

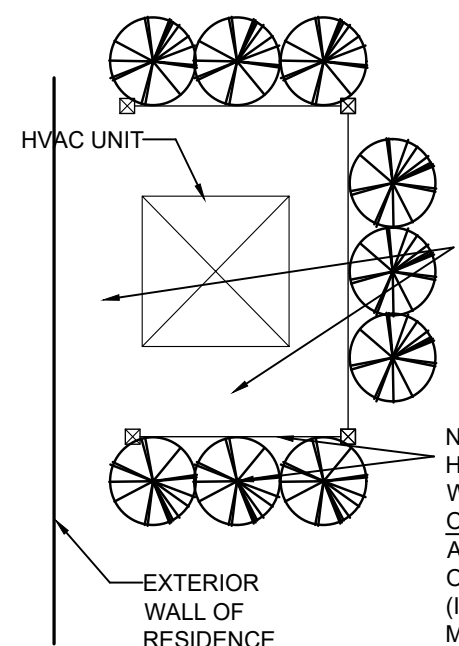
Class "C" Buffer
ALTERNATIVE 1

PRELIMINARY

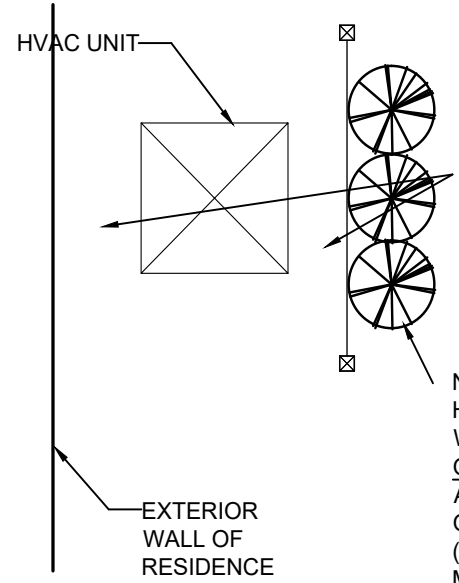


REVISED

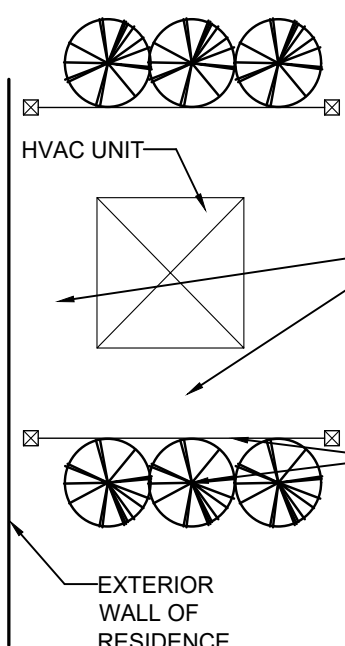
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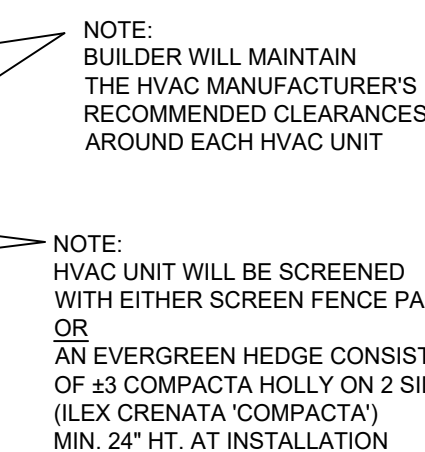
TYPICAL HVAC SCREENING
STREET SIDE



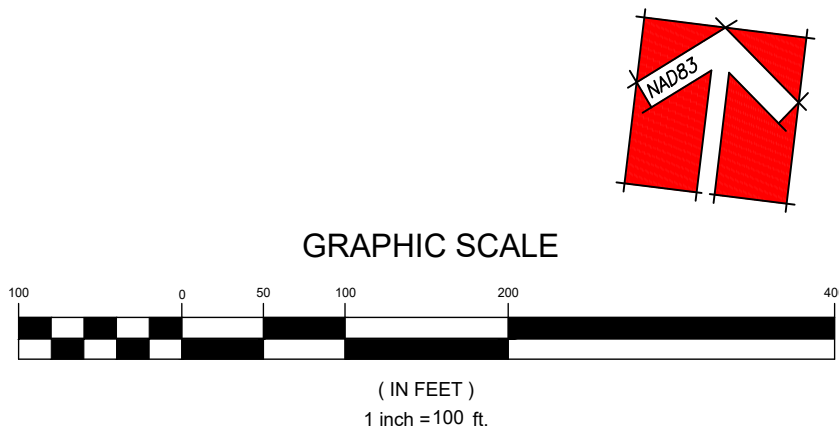
TYPICAL HVAC SCREENING
BUILDING REAR



TYPICAL HVAC SCREENING
BUILDING SIDE



TYPICAL HVAC SCREENING
BUILDING SIDE



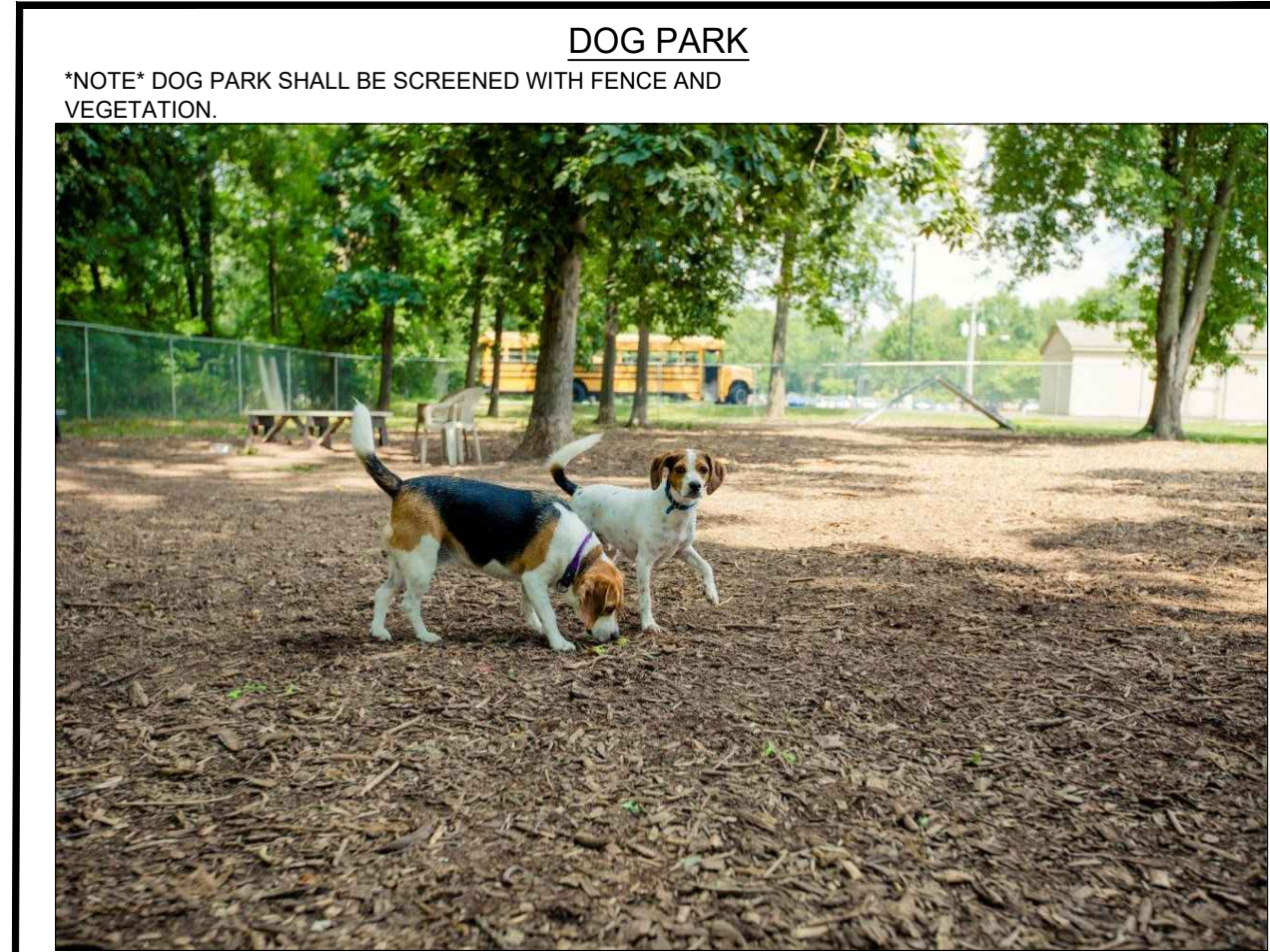
DESIGN: DC4/PCE
DRAWN: ADS
CHECKED: DC4
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 11/27/2018
JOB NO.: 44-
SHEET: SD07

BARBOUR TRACT
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY
LANDSCAPING PLAN

ADAMS & HODGE
ENGINEERING, PC

314 EAST MAIN STREET
CLAYTON, NC 27920
info@adamsandhodge.com
919-243-1332
PRJ # C-197



NOTE NEIGHBORHOOD PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.



MINI PARK GAZEBO

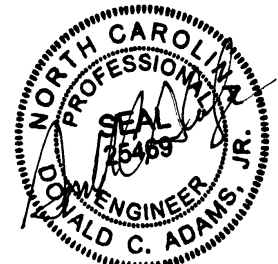
1. APPROXIMATELY 10'X10' PAINTED WOOD OR VINYL CONSTRUCTION.
2. CONCRETE FLOOR WITH WALKWAY.
3. PERIMETER LANDSCAPE MAY BE ADDED AS NEEDED.

NOTE NEIGHBORHOOD PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.

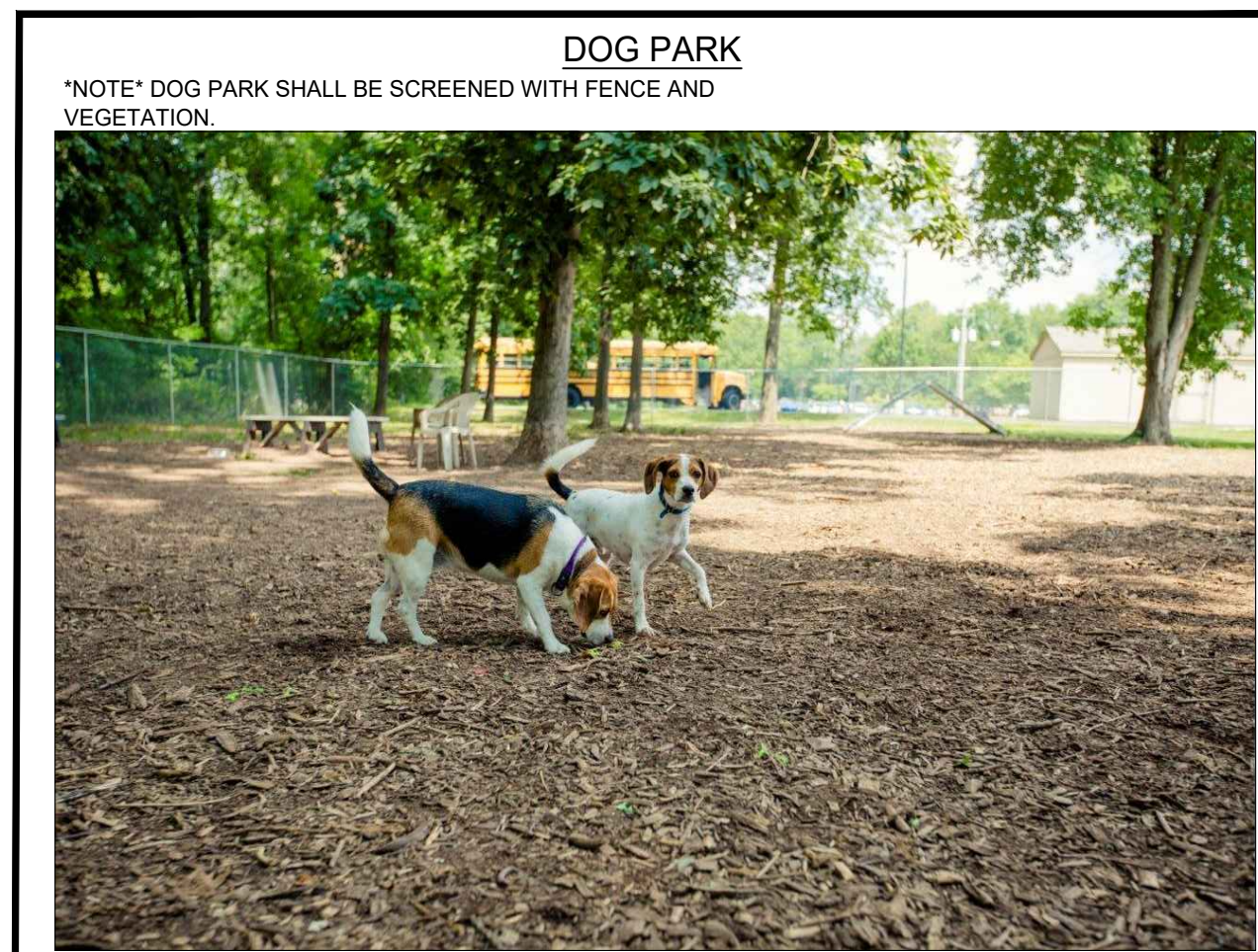


NOTE NEIGHBORHOOD PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.

PRELIMINARY



REVISED
3:26 pm, Mar 15, 2019



NOTE NEIGHBORHOOD PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.



MINI PARK GAZEBO

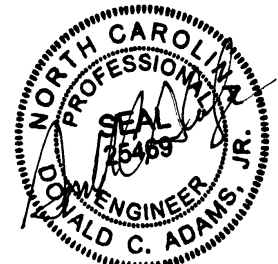
1. APPROXIMATELY 10'X10' PAINTED WOOD OR VINYL CONSTRUCTION.
2. CONCRETE FLOOR WITH WALKWAY.
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NOTE NEIGHBORHOOD PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.



NOTE NEIGHBORHOOD PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.

PRELIMINARY



REVISED
3:26 pm, Mar 15, 2019

DESIGN DC4/PCE	AMENITIES	BARBOUR TRACT TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA	ADAMS & HODGE ENGINEERING, PC	314 EAST MAIN STREET CLAYTON, NC 27920 919-243-1332 info@adamsandhodge.com PRJ# C-197	REVISIONS: 01/24/19 PER TOC COMMENTS
DRAWN ADS					
CHECKED DC4					
HORIZONTAL SCALE SEE GRAPHIC SCALE					
VERTICAL SCALE N/A					
DATE 11/27/2018	SD08				
JOB NO. 44-					
SHEET					

28'-0" ASSUMED ROOF RISE FROM MOULDED

STONE SIDING

STONE SIDING

STONE SIDING

TRIPLEX
ELEVATION

NOTE:
MINIMUM LOT WIDTH = 25'
MINIMUM LOT DEPTH = 80'

NOTE: DRIVEWAY PARKING PAD
 SHALL BE 2-CAR.
 GARAGE TO BE 25' FROM THE
 THE BACK OF SIDEWALK.

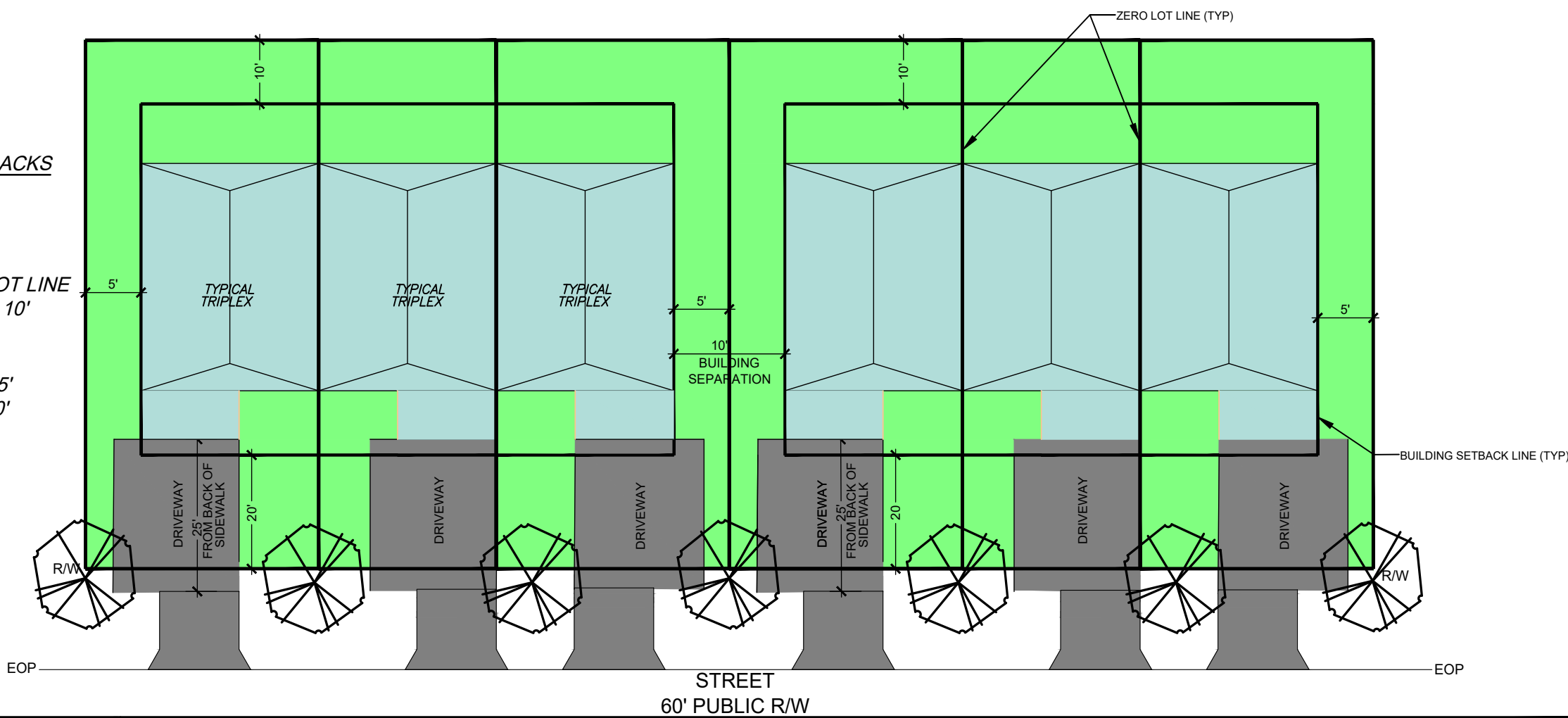


Diagram illustrating the dimensions and features of a standard accessible parking space:

- Overall height: 19'-0"
- Overall width: 12'-6"
- Width of the hatched area to the right: 5'-0"
- Width of the light blue line: 6" WIDE LIGHT BLUE LINE (TYP)
- Clearance at the top right corner: 6" (TYPICAL)
- Clearance at the bottom right corner: 6" (TYPICAL)
- Symbol of accessibility, center in space
- Accessibility parking sign

PRELIMINARY



The image contains two architectural drawings of a fireplace, labeled 'ELEVATION' and 'PLAN VIEW'.

ELEVATION: This drawing shows the front of the fireplace. It features a central firebox with a 'FIREBOX FACE OF CHIMNEY TO RECEIVE CHIM.' and a '2-7 1/2" CHIM.' below it. On either side of the firebox are 'MANTEL STACK STONE VENTPIECE' and 'WALL STACK STONE VENTPIECE'. The mantel is labeled 'MANTEL STONE OP.' and 'MANTEL STONE'. The firebox opening is labeled 'FIREBOX OPENING 18" X 24"'. The base of the fireplace is labeled 'SCREED CONC. FILL.' and '8-1/2" CONC.'. The overall height is 4'-0" and the width is 4'-0".

PLAN VIEW: This drawing shows the top of the fireplace. It features a central firebox with a 'FIREBOX FACE OF CHIMNEY TO RECEIVE CHIM.' and a '2-7 1/2" CHIM.' below it. On either side of the firebox are 'MANTEL STACK STONE VENTPIECE' and 'WALL STACK STONE VENTPIECE'. The mantel is labeled 'MANTEL STONE OP.' and 'MANTEL STONE'. The firebox opening is labeled 'FIREBOX OPENING 18" X 24"'. The base of the fireplace is labeled 'SCREED CONC. FILL.' and '8-1/2" CONC.'. The overall height is 4'-0" and the width is 4'-0".

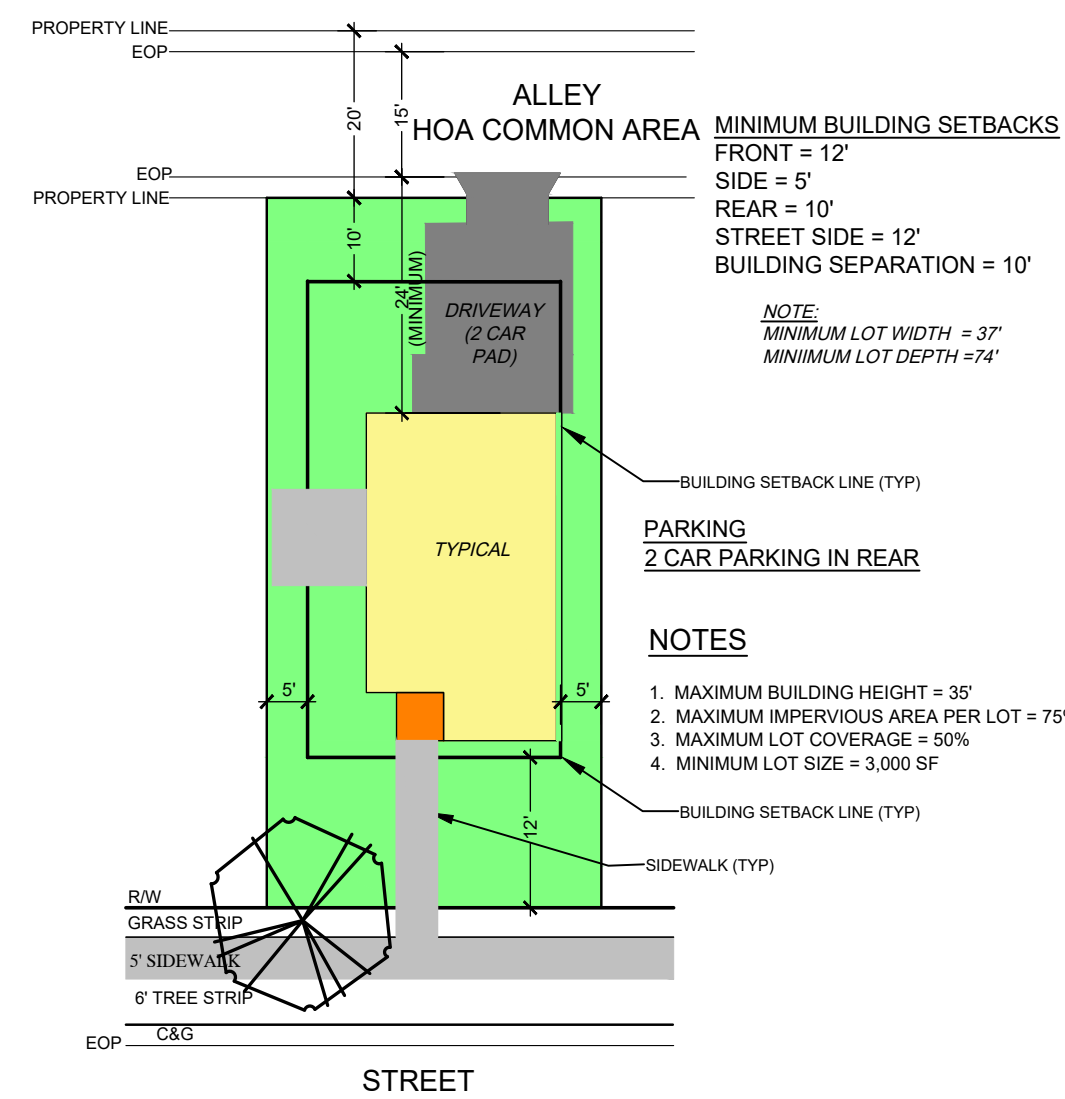
Labels and Dimensions:

- 4-0" FULL CEILING OF CHIMNEY W/ 2000 PSI CONC. (TYP.)
- 8-1/2" CONC.
- SCREED CONC. FILL.
- MANTEL STACK STONE VENTPIECE
- WALL STACK STONE VENTPIECE
- MANTEL STONE OP.
- MANTEL STONE
- FIREBOX FACE OF CHIMNEY TO RECEIVE CHIM.
- 2-7 1/2" CHIM.
- FIREBOX OPENING 18" X 24"
- SCREED CONC. FILL.
- 8-1/2" CONC.
- SCREED CONC. FILL. LIKE COURSE CHIM IN SUCH A MANNER SO AS TO NOT INTERFERE COURSE-TIE TO COLUMN.
- 10'-0" PLAN VIEW
- SCALE: 3/4" = 1'-0"

NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.



NOTE PHOTOGRAPH TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY.



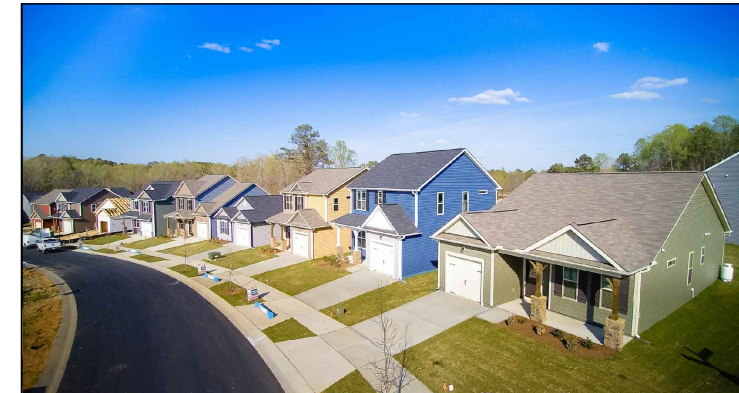
NOTES

1. MAXIMUM BUILDING HEIGHT = 35'
2. MAXIMUM IMPERVIOUS AREA PER LOT = 75%
3. MAXIMUM LOT COVERAGE = 50%
4. MINIMUM LOT SIZE = 3,000 SF

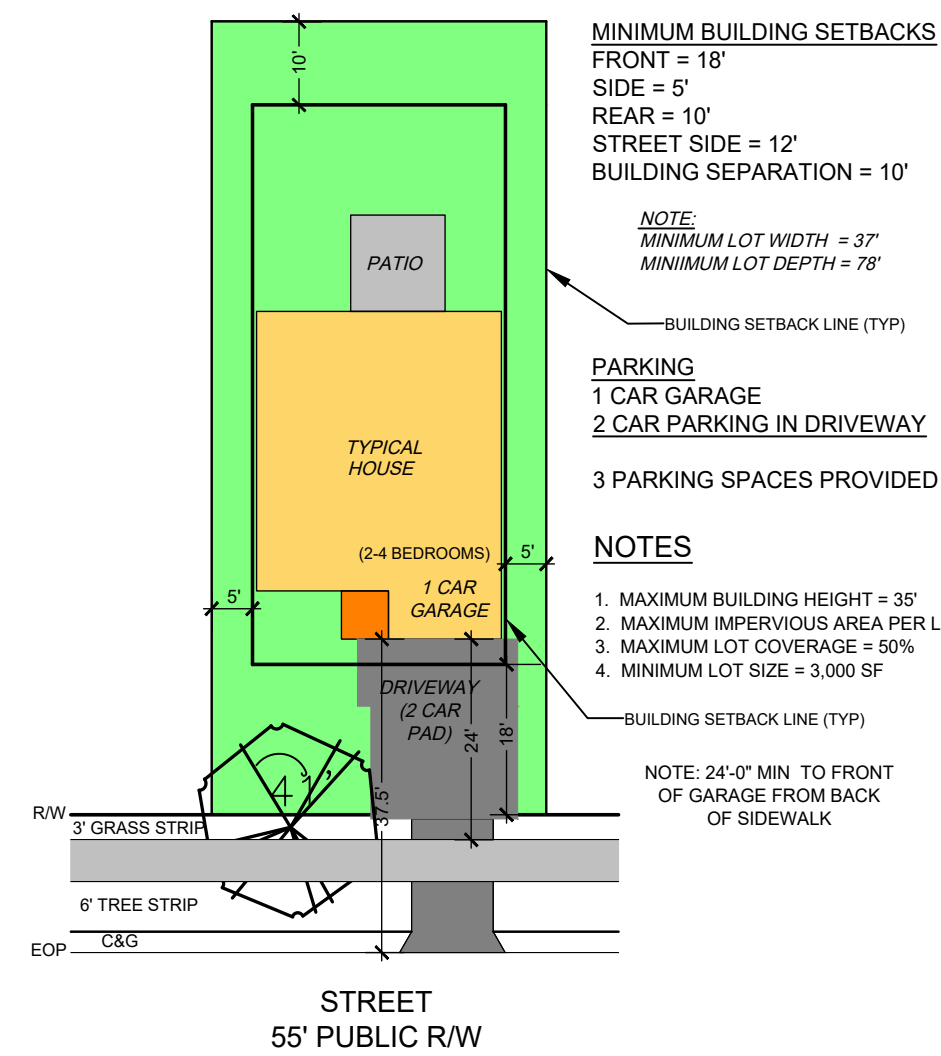
— BUILDING SETBACK LINE (TYP)

— SIDEWALK (TYP)

NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.



**NOTE* PHOTOGRAPH TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY.*

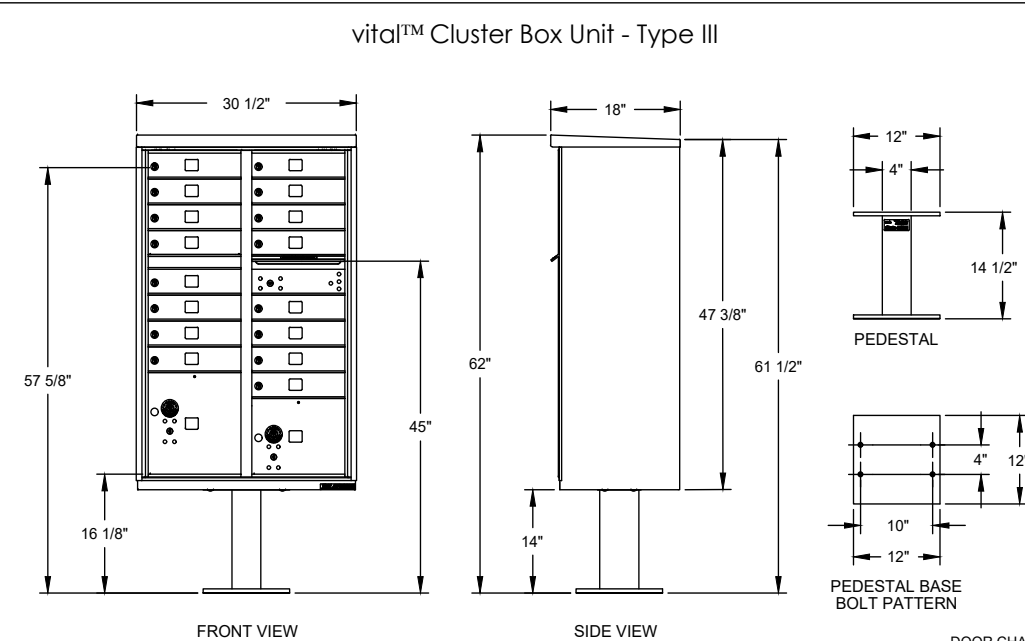


NOTES

1. MAXIMUM BUILDING HEIGHT = 35'
2. MAXIMUM IMPERVIOUS AREA PER LOT = 75%
3. MAXIMUM LOT COVERAGE = 50%
4. MINIMUM LOT SIZE = 3,000 SF

— BUILDING SETBACK LINE (TYP)

NOTE: 24'-0" MIN TO FRONT
OF GARAGE FROM BACK
OF SIDEWALK



NOTES:

1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS approved products.
3. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
4. Florentine™ Series CBU is Officially Licensed by USPS: license#C7D5FGJ8J60012

DOOR CHART	
DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TRANSOM	13'-0" x 13'-0"
10" PAGES	10'-0" x 10'-0"
12" PAGES	12'-0" x 12'-0"
COLONIAL SLIT	None

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

 AF FLORENCE manufacturing company 8933 Corporate Drive • Houston, TX 77063 www.florencealcohes.com • (800) 275-1742 A CURATOR INDUSTRIES COMPANY	MOOD: 1570-16	REV: A
	SCALE: NONE	LAST REV DATE: 07/25/2012
	DRAWING NUMBER: 1570-16C3	ISSUED BY: APD

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

REVIEWS:
01/04/19 PER TOC COMMENTS
03/15/19 PER TOC COMMENTS
03/24/19 PER TOC COMMENTS
& DEVELOPER

ADAMS & HODGE
— ENGINEERING, PC —

BARBOUR TRACT

REGULATORY
STANDARDS

DESIGN	DCA/PCE
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	11/27/2018
JOB NO.	AH-
SHEET	

SD09



DRAWING LIST:

G1	Title Sheet
G2	Building Code Summary
G3	UL Details
G4	UL Details
G5	UL Details
G6	UL Details
G7	UL Details

ARCHITECTURAL

A101	FIRST FLOOR PLAN
A102	SECOND & THIRD FLOOR PLANS
A103	UNIT FLOOR & REFLECTED CEILING PLANS
A104	UNIT FLOOR & REFLECTED CEILING PLANS
A105	TYPICAL DETAILS
A106	TYPICAL DETAILS
A201	EXTERIOR ELEVATIONS
A201.1	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	ENLARGED ELEVATIONS
A203.1	ENLARGED ELEVATIONS
A301	BUILDING SECTIONS
A401	WALL SECTIONS
A402	WALL SECTIONS
A501	ENLARGED KITCHEN PLANS
A502	ENLARGED KITCHEN PLANS
A503	ENLARGED KITCHEN PLANS
A504	ENLARGED BATH PLANS
A505	ENLARGED BATH PLANS
A506	ENLARGED BATH PLANS

STRUCTURAL

1 OF 4	FOUNDATION PLAN
2 OF 4	FIRST FLOOR PLAN
3 OF 4	SECOND FLOOR PLAN
4 OF 4	THIRD FLOOR PLAN
D1	STANDARD DETAILS
D2	STANDARD DETAILS
D3	SHEATHING DETAILS

ELECTRICAL

E101	FIRST FLOOR PLANS - ELECTRICAL
E102	SECOND FLOOR PLANS - ELECTRICAL
E201	ELECTRICAL RISERS AND N.E.C.
	CONNECTED LOADS
E202	SCHEDULES
E203	ELECTRICAL DETAILS

FIRE ALARM

FA101	FLOOR PLANS - FIRE ALARM
FA201	FIRE ALARM DETAILS

MECHANICAL

M101	FIRST FLOOR PLAN - MECHANICAL
M102	SECOND FLOOR PLAN - MECHANICAL
M103	THIRD FLOOR PLAN - MECHANICAL
M201	MECHANICAL NOTE & DETAILS
M202	MECHANICAL - SCHEDULES

PLUMBING

P101	FIRST FLOOR PLANS - PLUMBING
P102	SECOND FLOOR PLAN - PLUMBING
P103	THIRD FLOOR PLAN - PLUMBING
P201	PLUMBING DETAILS
P301	PLUMBING SCHEDULES
P401	PLUMBING WASTE RISERS
P402	PLUMBING WATER RISERS

OWNER

Fred Smith Company
400 Riverwood Drive
Clayton, NC 27527
phone: 919 550-8086
www.fredsmithcompany.com

ARCHITECT

McClentic Design
PO Box 763
Clayton, NC 27528
phone: 339 987-0437
www.mcclenticdesign.com

CIVIL ENGINEER

DC Adams Engineering, Inc.
335 Athletic Club Blvd.
Clayton, NC 27527
phone: 919 812-2654
www.dcadamspe.com

STRUCTURAL ENGINEER

Tyndall Engineering and Design, P.A.
69 Shipwash Drive
Garner, NC 27529
phone: 919 773-2100
www.tyndallengineering.com

MECHANICAL, PLUMBING & ELECTRICAL ENGINEER

Bass Nixon Kennedy
6310 Chapel Hill Road
Raleigh, NC 27607
phone: 919 851-4422
www.bnkinc.com

McClentic Design

P.O. Box 763 Clayton, NC 27528
phone (919) 585-6775
www.mcclenticdesign.com



3-STORY APARTMENTS
EXTERIOR ELEVATION



Project number	2013R006
Date	08-03-15
Drawn by	DAM
Checked by	DAM
	G1
Scale	

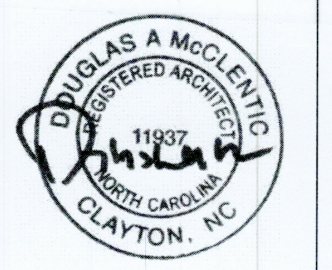
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McCLeNTIC DESIGN

P.O. Box 763 Clayton, NC 27528
phone (919) 585-6775
www.mccleNTICdesign.com

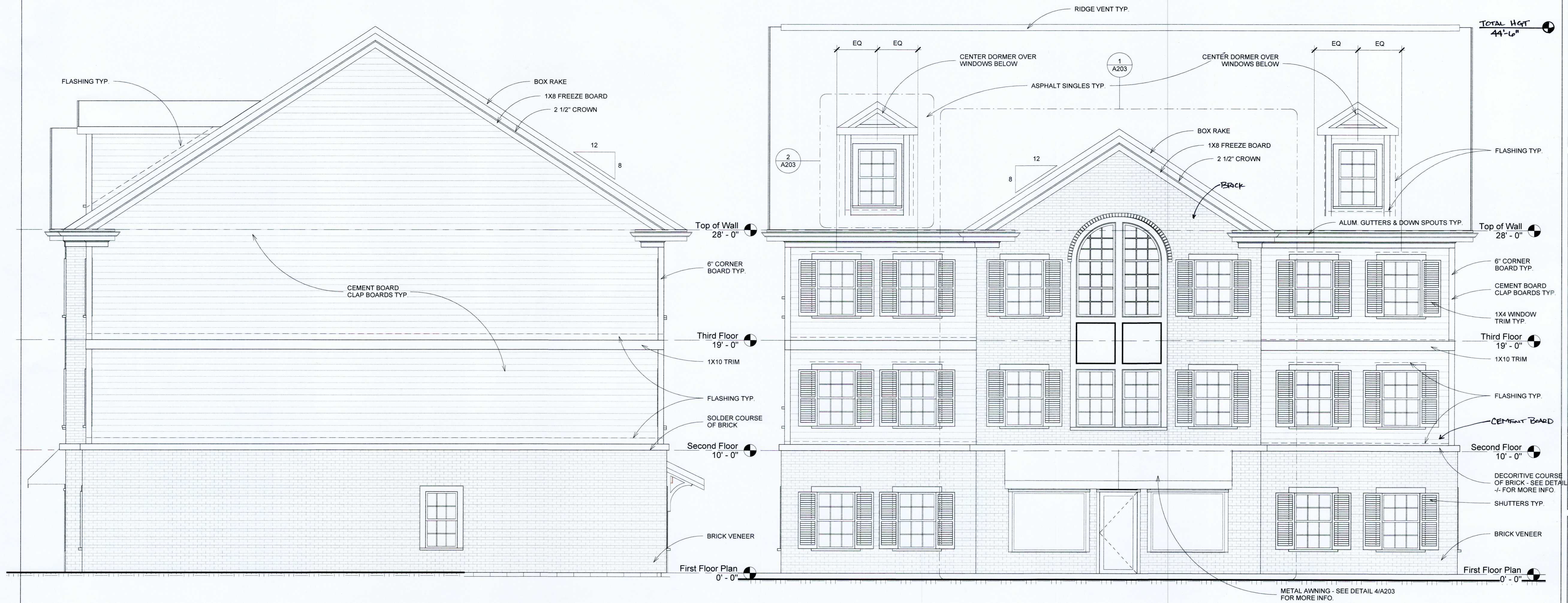


3-STORY APARTMENTS
EXTERIOR ELEVATIONS



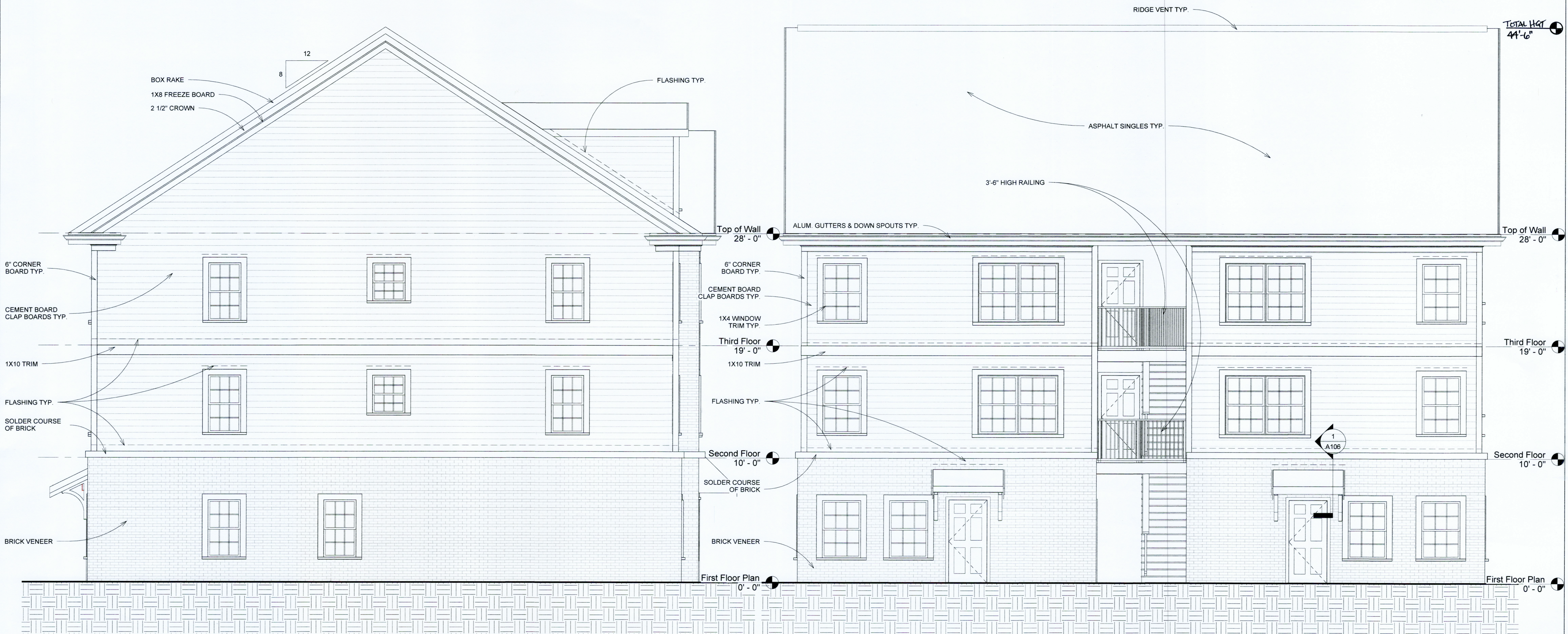
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Date	08-03-15
Drawn by	DAM
Checked by	DAM
A201	
Scale	1/4" = 1'-0"

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② Right Elevation
1/4" = 1'-0"

① Front Elevation - Brick Gable
1/4" = 1'-0"
(N. O'NEIL STREET)



1 Left Elevation - Buildings 5-R, 6-R & 7-R
1/4" = 1'-0"

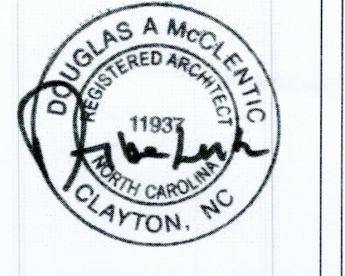
2 Rear Elevation
1/4" = 1'-0"
(PARKING LOT)

MCCLINTIC DESIGN

P.O. Box 763 Clavton, NC 27528
phone (919) 585-6775
www.mcclenticdesign.com

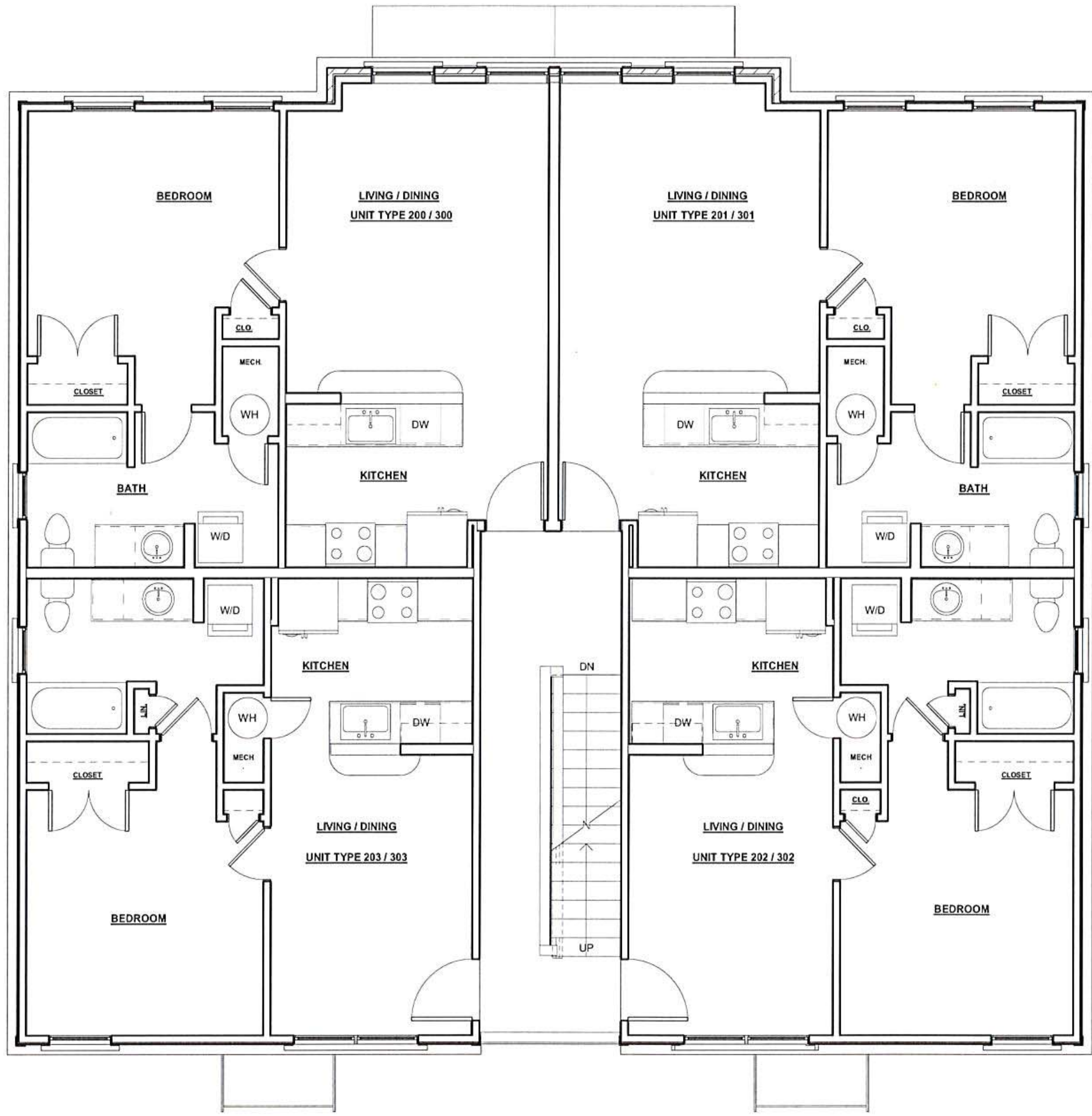


3-STORY APARTMENTS
EXTERIOR ELEVATIONS

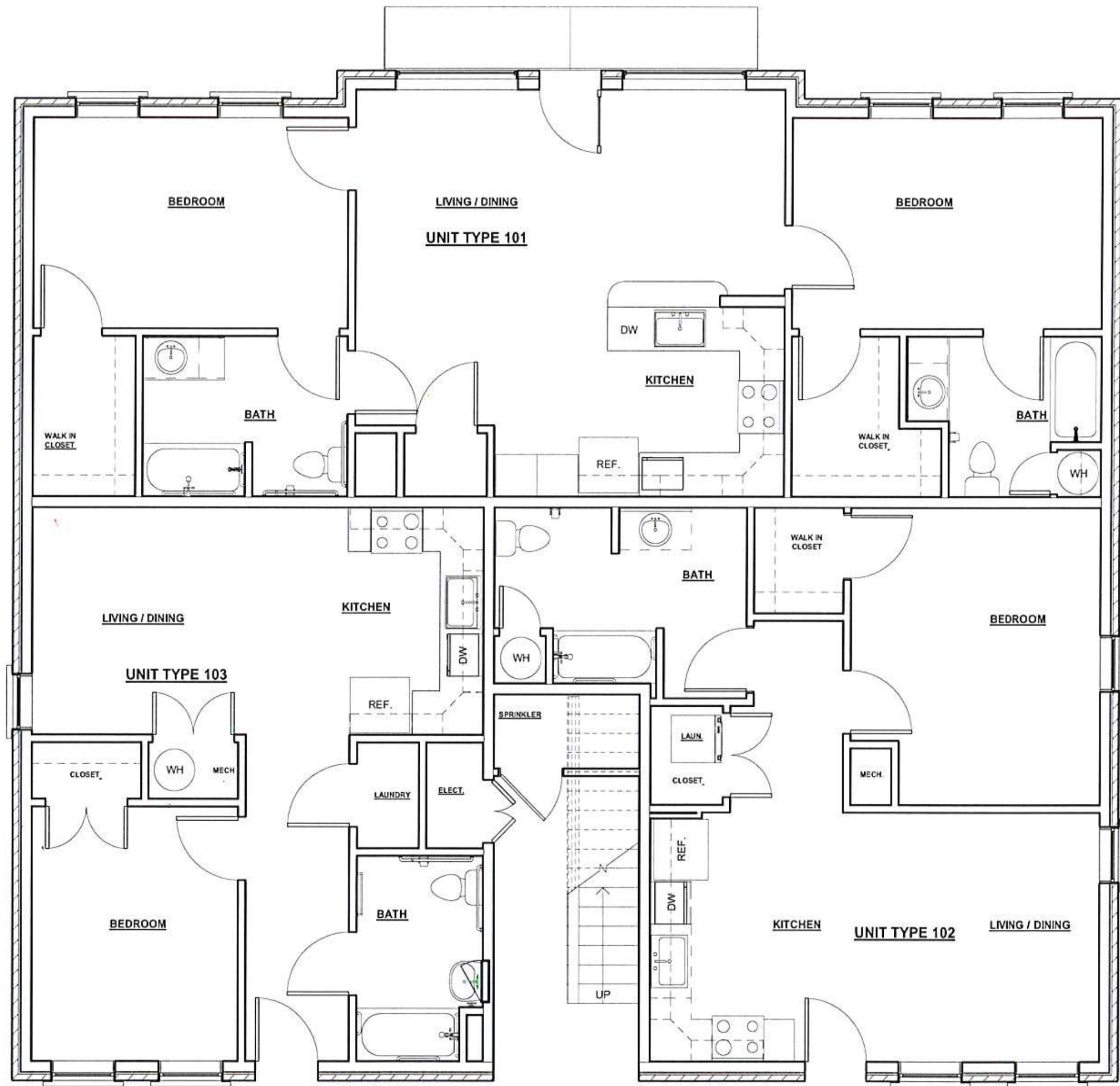


Project number	2013R006
Date	08-03-15
Drawn by	DAM
Checked by	DAM
A202	
Scale	1/4" = 1'-0"

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② Modified Second & Third Floor Plans
1/4" = 1'-0"



① Modified First Floor Plan
1/4" = 1'-0"

McCLINTIC DESIGN
P.O. Box 763 Clayton, NC 27528
phone (339) 987-0437
www.mcclenticdesign.com

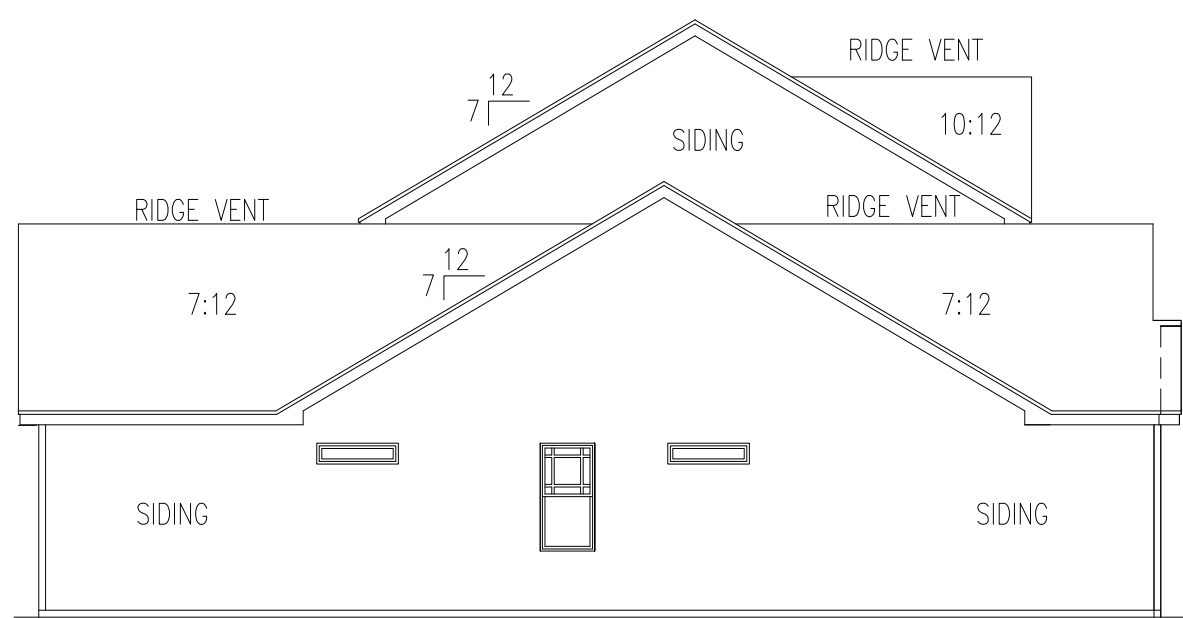


Fred Smith Company
Riverwood Villas II - Building 1 & 2
Athletic Club Blvd. Clayton, NC

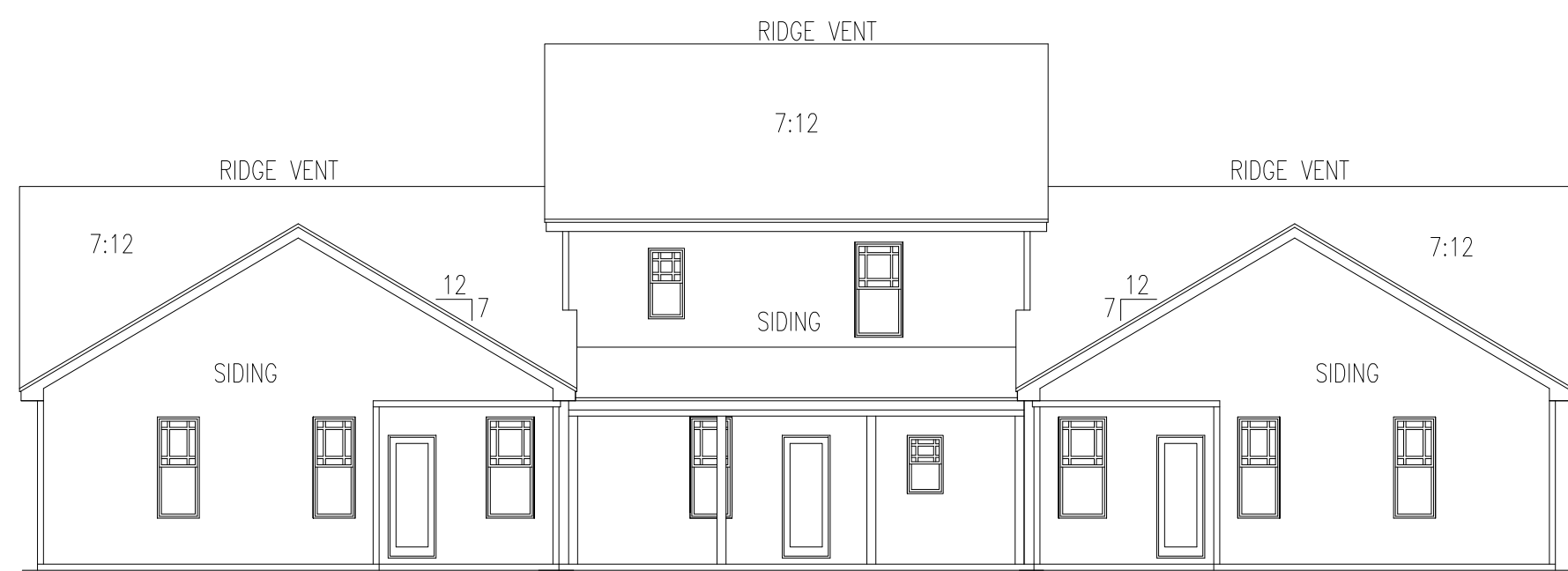
Modified Floor Plans

Project # R18-FSC-001
Date 06-01-18
Drawn by Author
Checked by Checker
ASK 1
Scale 1/4" = 1'-0"

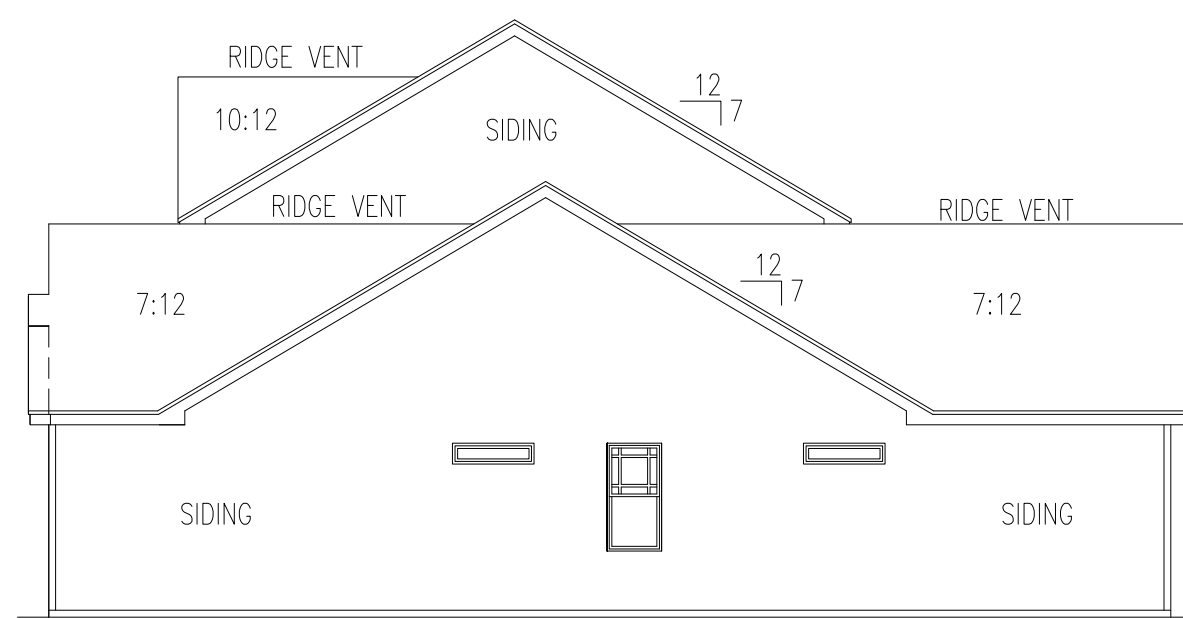
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LEFT ELEVATION

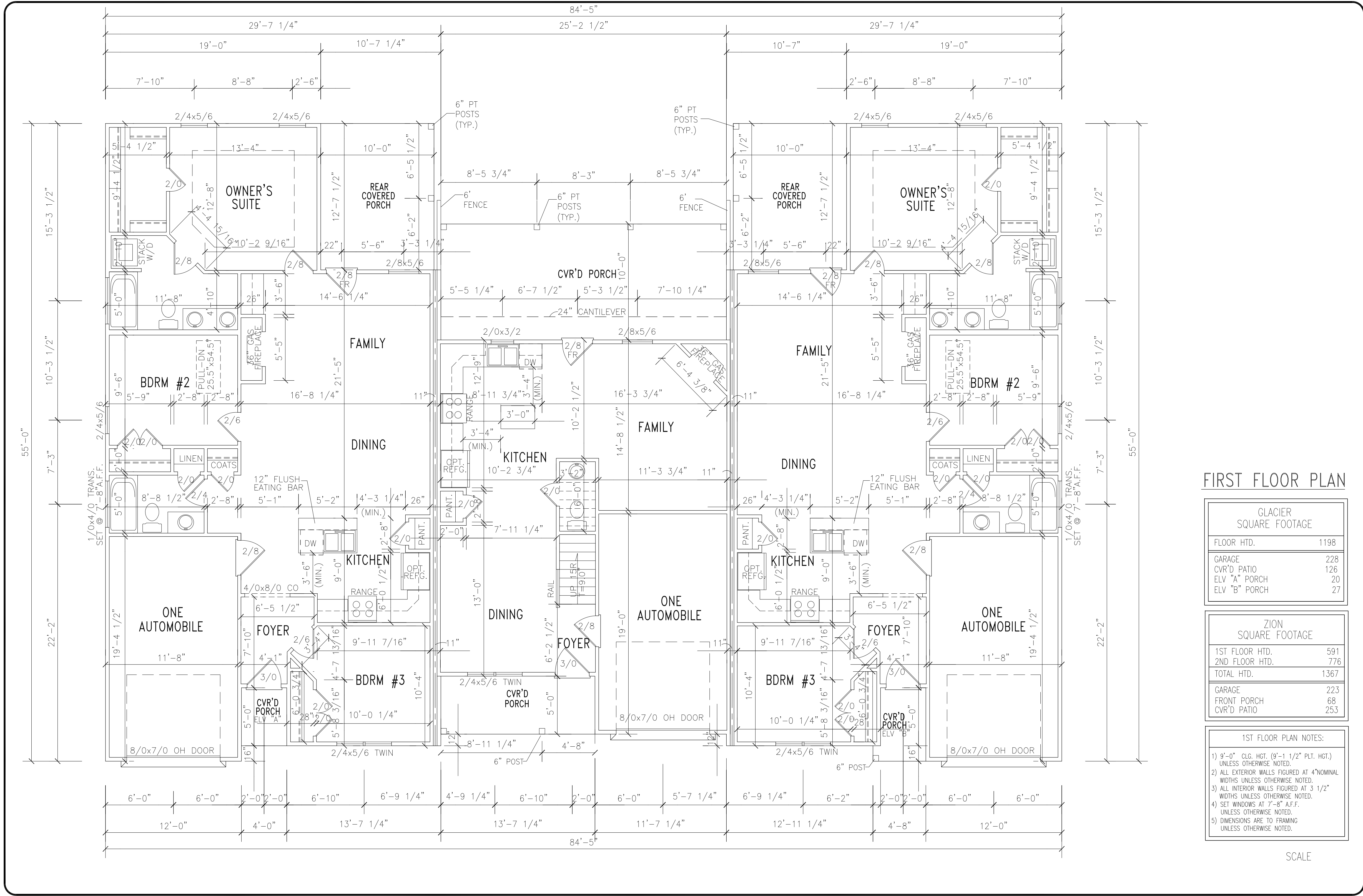


REAR ELEVATION



RIGHT ELEVATION

REVISIONS:	
12/13/2018	
333 ATHLETIC CLUB BLVD CLARK COUNTY, NV 89002 adamsh@adamsandhodge.com 919-763-7278 FIRM # C-4187	
ADAMS & HODGE	ENGINEERING, PC
ASH	
Elevations	
Triplex	
FILE	
DESIGN ADS	
DRAWN ADS	
CHECKED	
DATE 09/11/2017	
SHEET	1



FIRST FLOOR PLAN

GLACIER SQUARE FOOTAGE	
FLOOR HTD.	1198
GARAGE	228
CVR'D PATIO	126
ELV "A" PORCH	20
ELV "B" PORCH	27

ZION SQUARE FOOTAGE	
1ST FLOOR HTD.	591
2ND FLOOR HTD.	776
TOTAL HTD.	1367
GARAGE	223
FRONT PORCH	68
CVR'D PATIO	253

- 1ST FLOOR PLAN NOTES:
- 1) 9'-0" CLG. HGT. (9'-1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL EXTERIOR WALLS FIGURED AT 4" NOMINAL WIDTHS UNLESS OTHERWISE NOTED.
 - 3) ALL INTERIOR WALLS FIGURED AT 3 1/2" WIDTHS UNLESS OTHERWISE NOTED.
 - 4) SET WINDOWS AT 7'-8" A.F.F. UNLESS OTHERWISE NOTED.
 - 5) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.

SCALE

REVISIONS:

335 ATHLETIC CLUB BLVD
CLARK COUNTY, NC 27006
adamsh@adamsandhodge.com
919-763-7278
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

First Floor Plans

Triplex

FILE

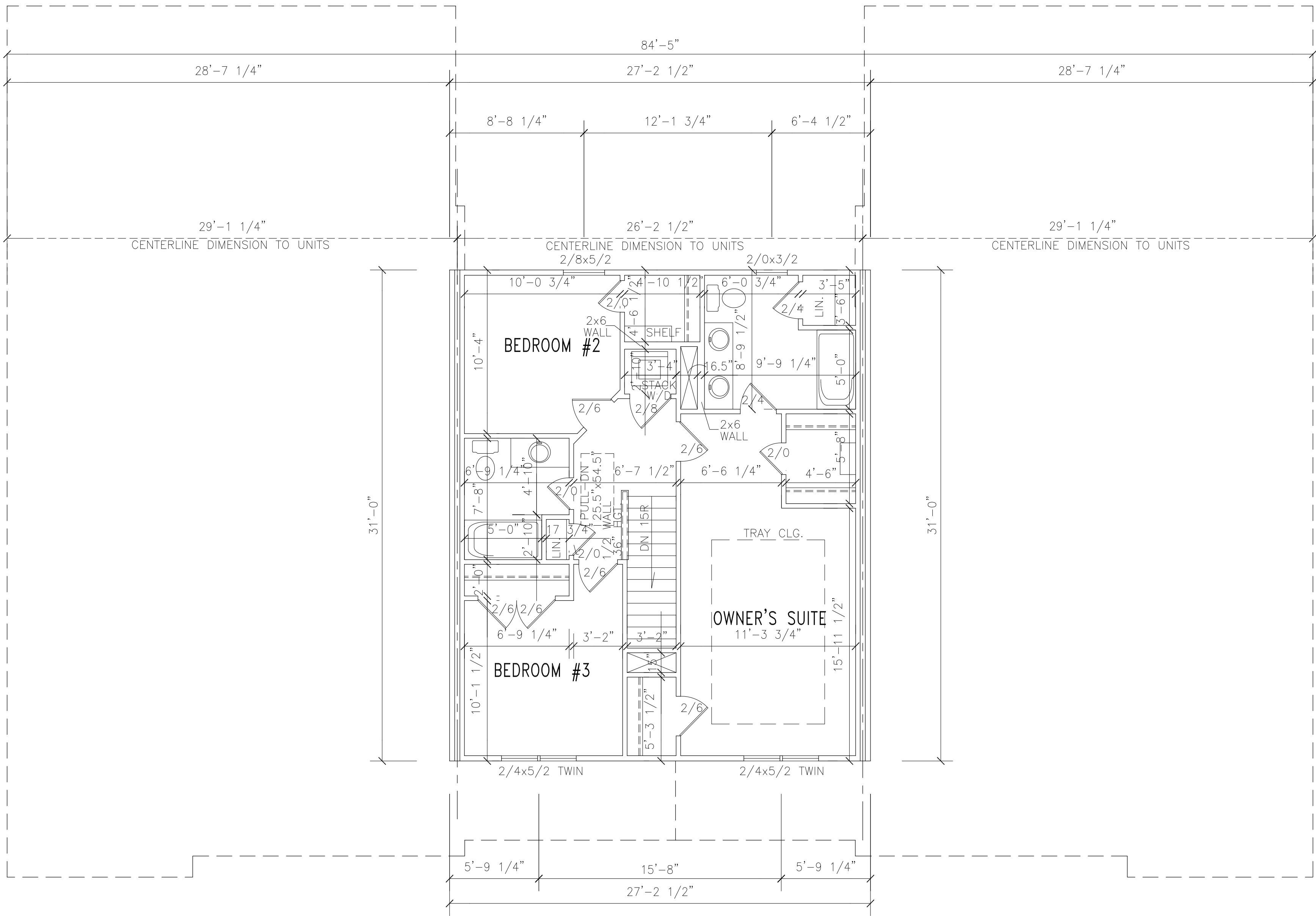
DESIGN
ADS

DRAWN
ADS

CHECKED

DATE
09/11/2017

SHEET
2



SECOND FLOOR PLAN

- 1ST FLOOR PLAN NOTES:
- 1) 8'-0" CLG. HGT. (8'-1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL EXTERIOR WALLS FIGURED AT 4" NOMINAL WIDTHS UNLESS OTHERWISE NOTED.
 - 3) ALL INTERIOR WALLS FIGURED AT 3 1/2" WIDTHS UNLESS OTHERWISE NOTED.
 - 4) SET WINDOWS AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
 - 5) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.

SCALE
24"x36" = 1/4"=1'-0"
11"x17" = 1/8"=1'-0"

REVISIONS:	
335 ATHLETIC CLUB BLVD CLARK COUNTY, NV 89002 adamsh@adamshhodge.com 919-763-7278 FIRM # C-4187	
ADAMS & HODGE ENGINEERING, PC	
Second Floor Plans	
Triplex	
FILE	
DESIGN ADS	
DRAWN ADS	
CHECKED	
DATE 09/11/2017	
SHEET	3

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Monday March 18, 2019, at 6 PM at Town Hall, 111 East Second Street, to consider the following:

- 2018-233-SD Barbour Tract; request to develop 33.71 acres with 119 units of Single-Family Homes, 12 units of Townhomes, and 126 units of Apartments.
- 2018-231-PDD Barbour Tract Rezoning; request to rezone subject properties from Single-Family Residential (R-8) to Planned Development-Residential (PD-R).

The properties for the projects above are located in the town limits off O'Neil St., Oakdale Ave., and Wilson St. Tag #s: 05E99003F, 05005067B, 05H03189G, 05H03189F, 05H03189E, 05G02026Q, 05E99008H, 05E99021V, 05H02200Z, & 05034068E.

For Rezoning, the Clayton Town Council reserves the right to approve the request as presented or any portion of the request without necessity of withdrawal or modification of the application or additional public hearing on the matter. Likewise, the Town Council may designate approval to the district requested or another district or districts without modification of the request or additional public hearing.

For Preliminary Plats (major subdivisions), 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.

Damiere Powell, Planner
919-553-5002

The Johnstonian Newspaper

Please advertise on the following dates:

March 6, 2019

March 13, 2019

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

April 1, 2019
Town Council

STAFF REPORT

Application Number: 2018-233-SD

Project Name: Barbour Tract Planned Development Master Plan

NC PIN / Tag #: 166913-24-0652 / 05E99003F, 166913-24-0827 / 05005067B, 166914-34-7560 / 05H03189G, 166914-34-7451 / 05H03189F, 166914-34-7371 / 05H03189E, 166913-14-9727 / 05G02026Q, 166914-24-8945 / 05E99008H, 166914-34-2175 / 05E99021V, 166909-25-2086 / 05H02200Z, 166914-24-5585 / 05034068E

Town Limits/ETJ: Town Limits

Overlay: Partially within Watershed Protection Overlay

Applicant: Adams & Hodge Engineering, PC

Owner: Roy Barbour & Lois Barbour; Sam's Branch II, LLC; Blondell Johnson; James H Harris & Ruth Harris; Alan Neil Hartman Revocable Trust; Johnston County Board of Education

Location: 32.10 acres located south off O'Neil St. and Oakdale Ave., northwest of Cooper Academy, and east off Wilson St.

Public Noticing:

- Neighborhood meeting held on Tuesday, January 8, 2019
- Sign posted March 7, 2019
- Letters mailed March 6, 2019
- Newspaper ad posted March 6, 2019 and March 13, 2019

REQUEST: Entitle the Master Plan for the Barbour Tract Planned Development with a total of 255 residential units. This development is proposed to include 133 units of Single-Family Homes, 12 units of Townhomes, and 110 units of Apartments. (The associated Planned Development rezoning application is 2018-231-PDD).

Direction	Zoning	Existing Use
North	Residential-Estate, Residential-8	Single-Family Residential
South	Residential-8	Single-Family, Elementary School
East	Residential-8	Single-Family Residential
West	Residential-6, Residential-8	Single-Family Residential



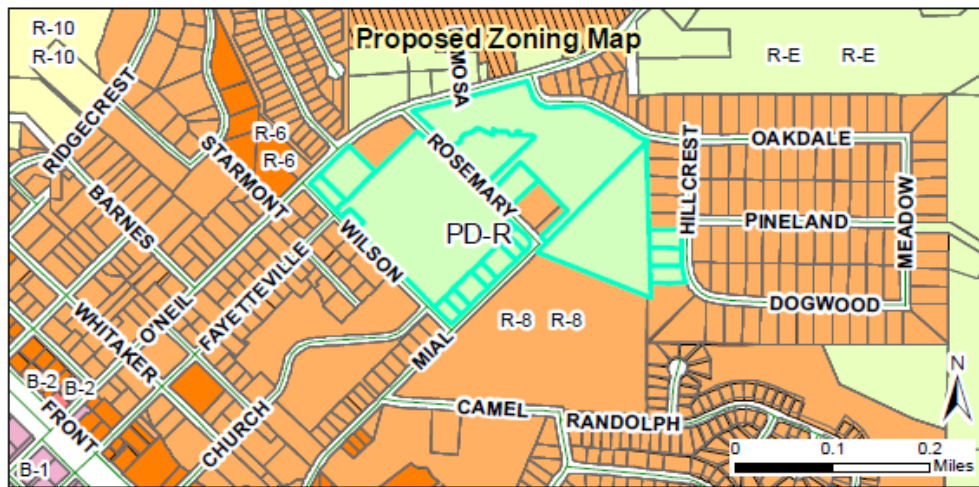
SITE DATA:

Acreage: 32.10 acres

Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Although currently zoned R-8, this tract is proposed for a rezoning to Planned Development-Residential, as part of an associated application (2018-231-PDD).



DEVELOPMENT DATA:

Proposed Uses: 255 residential units with approximately 133 Single-Family Homes, 12 units of triplex Townhomes, 110 units of apartments, multi-use trails, and parks.

Number of Stories: Maximum height of 44'6" for apartments and 28'8" for townhomes.

Proposed Density: 11.99 units per acre

Proposed Impervious Surface:

	Total Area (Square Feet)	% Of Total Site	Impervious Area (Square Feet)	% Impervious Area of the Total Site
Residential Lots	754,023	53.93%	509,023	67.51%
Right-of-Ways	172,498	12.34%	128,502	74.49%
Resource Conservation Area	193,842	13.86%	0	0.00%
Total Open Space	277,913	19.88%	23,963	8.62%
Total Area	1,398,276	100%	661,488	47.31%

Required / Proposed Parking: Apartment Parking Requirement: 148
Apartment Parking Proposed: 149

Fire Protection: The Town of Clayton Fire Department will provide fire protection.

Access/Streets: There will be major access points to N. O'Neil Street, N. Mial Street, E. Wilson Street, and Oakdale Avenue.

Water/Sewer Provider: Town of Clayton

Electric Provider: Town of Clayton

STAFF ANALYSIS:**Overview**

The applicant is requesting to develop a Planned Development via Master Plan approval for 255 units on 32.10 acres. The tract is located south off O'Neil St. and Oakdale Ave., northwest of Cooper Academy, and east off Wilson St. There will be major access points to N. O'Neil Street, E. Wilson Street, Oakdale Avenue, and N. Mial Street. 133 units are proposed to be Single-Family homes. There are two types of Single-Family homes being proposed, which include alley loaded units located primarily to the West of Rosemary Street and front loaded units located to the East of Rosemary Street. Additionally, there are 110 units in 10 apartment buildings and 12 units of triplex townhomes that are proposed on the North portion of the site off N. O'Neil Street and Oakdale Avenue.

Overall, staff is comfortable with the proposed dimensional standards. However, there are concerns regarding the minimum front setback and minimum lot widths. In order to ensure that there is no vehicular overhang on to adjacent sidewalks, staff is recommending a condition of approval be placed upon the application requiring a 25' garage setback for all units from the back of sidewalk. Staff also recommends that the minimum lot width for all

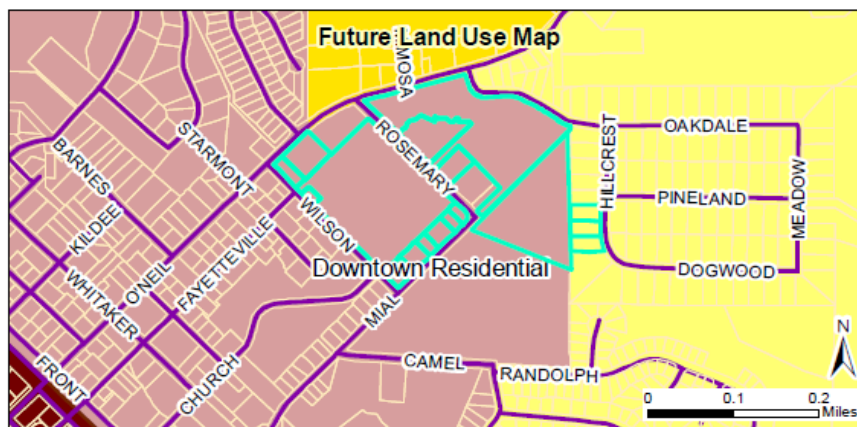
single-family type 2 front loaded lots be increased to 42 feet, which is consistent the Town's smallest lot width allowed (R-8 open space). Staff is comfortable with a lot width of less than 42 feet only if the lots are alley-loaded.

The southeast portion of the tract is in the Watershed Protection Overlay, and a BMP retention pond has been proposed in this location as a storm water control measure. The plan includes a greenway around this pond, which will connect the school to the eastern portion of the site. An additional retention pond has been proposed in the Northern area of the site in between the apartments and townhomes. Other recreational open space amenities include a mini park, tot lots, and a dog park. Approximately one third of the site is retained as resource conservation area, open space, or amenity/park area. Per UDC code requirement for Planned Developments outlined in §155.402(E)(2)(d)(2)(a), a class "C" landscape buffer is required around the entirety of the site.

New streets are proposed to merge with the existing street grid in the area and provide shorter, walkable blocks throughout the site. Private alleys are proposed for access to the alley-loaded Single-Family Houses on the western portion of the site. Parking lots for the apartment buildings are located behind the apartments on the northern portion of the property.

Consistency with Adopted Plans:

- **Comprehensive Plan**
The Comprehensive Plan 2040 designates this property as "Downtown Residential" in the Future Land Use Map shown below. The requested planned development is compatible with this category based on the proposed density (11.99± dwellings/acre), requested zoning change, and master plan.
- **Unified Development Code**
If approved, the proposed development will be consistent with the Unified Development Code (UDC). Dimensional standards and other associated criteria are required to be consistent with the approved Master Plan.



Compatibility with Surrounding Land Uses

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which are primarily Single-Family Residential. The tract is also adjacent to the Cooper Academy School. The overall density of the tract will be 11.99± units per acre, with ample landscape buffers provided along the perimeter to provide proper screening of the planned development. The multifamily portion of the site, containing apartments and townhomes, front on N. O'Neil Street.

Development Standards

The proposed lot standards are shown below, and recorded on the “Master Plan” sheet of the plans (currently Sheet SD02). Lot sizes and dimensions for Single-Family homes are similar, with differences in front setbacks and lot depth to accommodate alley loaded homes. Garages are setback enough to accommodate a parked car in the front without encroaching into the sidewalk for townhomes and single family homes. Maximum building heights are comparable with other single family residential neighborhoods, and the apartments are proposed to have a height of 50 feet tall.

BARBOUR TRACT LOT STANDARDS												
ZONING	UNIT TYPE	LOT STANDARDS				MINIMUM SETBACKS (FT.)					BUILDING STANDARDS	
		Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Max. Lot Coverage (%)	Max. Impervious Surface (%)	Front	Side	Side Interior	Side Street	Rear	BUILDING SEPARATION	Max. Height (ft.)
PD-R	SINGLE FAMILY (TYPE-1)	3,000	37	50	75	12	0	N/A	12	10	10	35
PD-R	SINGLE FAMILY (TYPE-2)	3,000	37	50	75	18	5	N/A	12	10	10	35
PD-R	3 UNIT TOWNHOMES	2,750	25	50	75	20	5	0	10	10	10	35
PD-R	3-STORY APARTMENTS	N/A	N/A	50	75	12	5	N/A	10	10	15	50

Landscaping and Buffering

A Class “C” perimeter landscaping buffer is required along the boundary of residential planned developments. A multi-use trail is proposed around the BMP retention pond to connect the school to the eastern portion of the site. Street trees are provided throughout the development per UDC requirement.

Recreation and Open Space

The site is located partially within the Watershed Protection Overlay. Recreation and open space requirements have been met by the overall Planned Development. Nearly a third of the development is open space, recreation area, or resource conservation area. Waterbodies include two proposed BMP retention ponds, as well as an existing creek with a 50 foot riparian buffer on each side for storm water control. One pond is located in the open space between the apartments and townhomes, and the other larger pond is located in the Watershed Protection Overlay in the southeast portion of the site. There will be a walking trail circling the larger pond in the southeast portion of the site. Pocket parks will be distributed throughout the community, to serve more local needs for open space and recreation. These pocket parks include tot lots and a dog park.

Access/Streets

The development provides one major access point on N. O’Neil Street, one major access point on E. Wilson Street, and one major access point on N. Mial Street. A smaller entrance will lead into the parking lot for the apartments from Oakdale Avenue.

The Single-Family Type 1 Homes are rear-loaded and accessed by private alleys on the western portion of the site. Private streets must still meet the construction standards for the Town, per code, including vertical street design profiles. Private alleys are proposed at 20’ wide, and units served by alleys will front on public streets.

Multi-Modal Access

Sidewalks are provided along both sides of each public street, with a private greenway (multi-use trail) provided in the southeastern portion of the site. This greenway will loop around the BMP retention pond and connect Cooper Academy to the southeastern portion of the site.

Traffic Impact Analysis

The Traffic Impact Analysis (TIA) for this project was reviewed by NCDOT. The proposed traffic improvements are attached with this document.

Garbage / Recycling

Roll-outs will be at each single family detached home and triplex townhome unit. Two dumpsters are provided for the apartments and are located in both parking lots.

Architecture/Design

Materials have been specified for the townhomes. They will consist of stone as well as board and batten siding. Apartments will consist of decorative brick, cement board, a metal awning over the front entrance, and asphalt shingles.

CONSIDERATIONS:

- The approval of this project is subject to concurrent approval of the Planned Development rezoning, 2018-231-PDD.
- Since this master plan does not meet the requirements of a preliminary plat, each individual phase or amenity area shall require review and approval as either a Minor Preliminary Plat or Minor Site Plan, prior to platting.

FINDINGS:

The applicant has addressed the Master Plan Approval Criteria outlined in §155.705(K) and §155.706(I)(10).

CONDITIONS:

If approved, staff recommends the following conditions be applied:

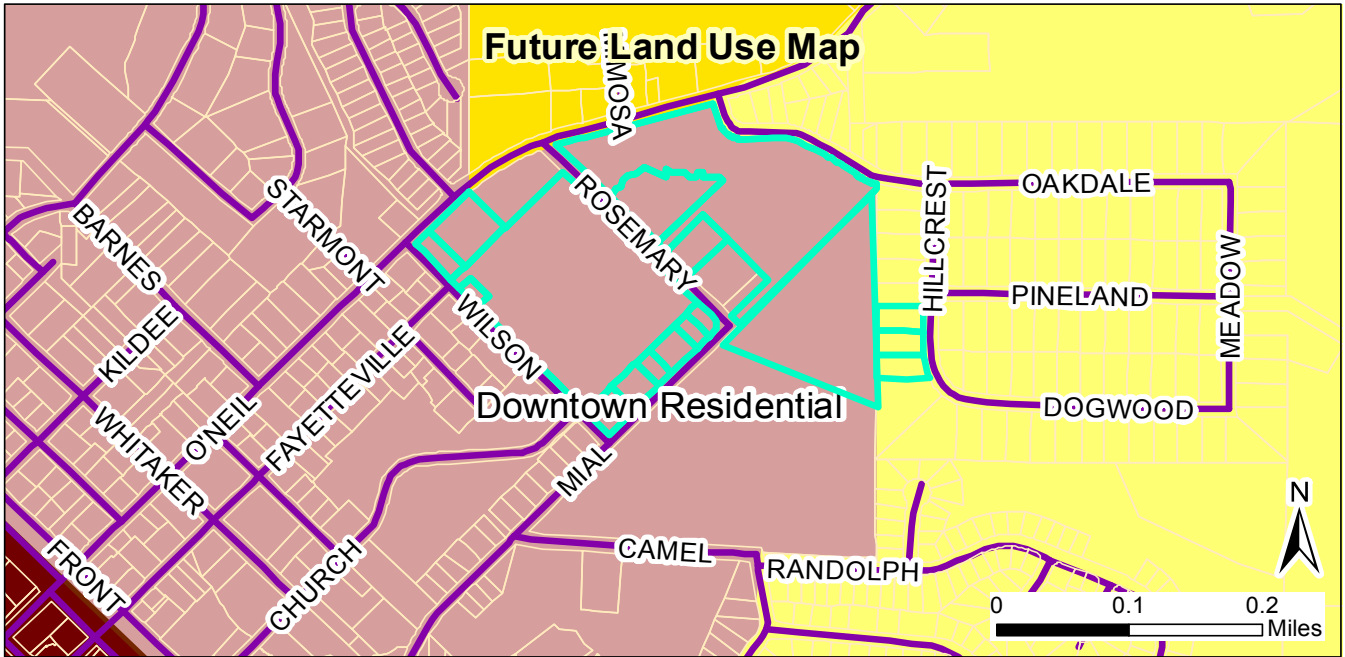
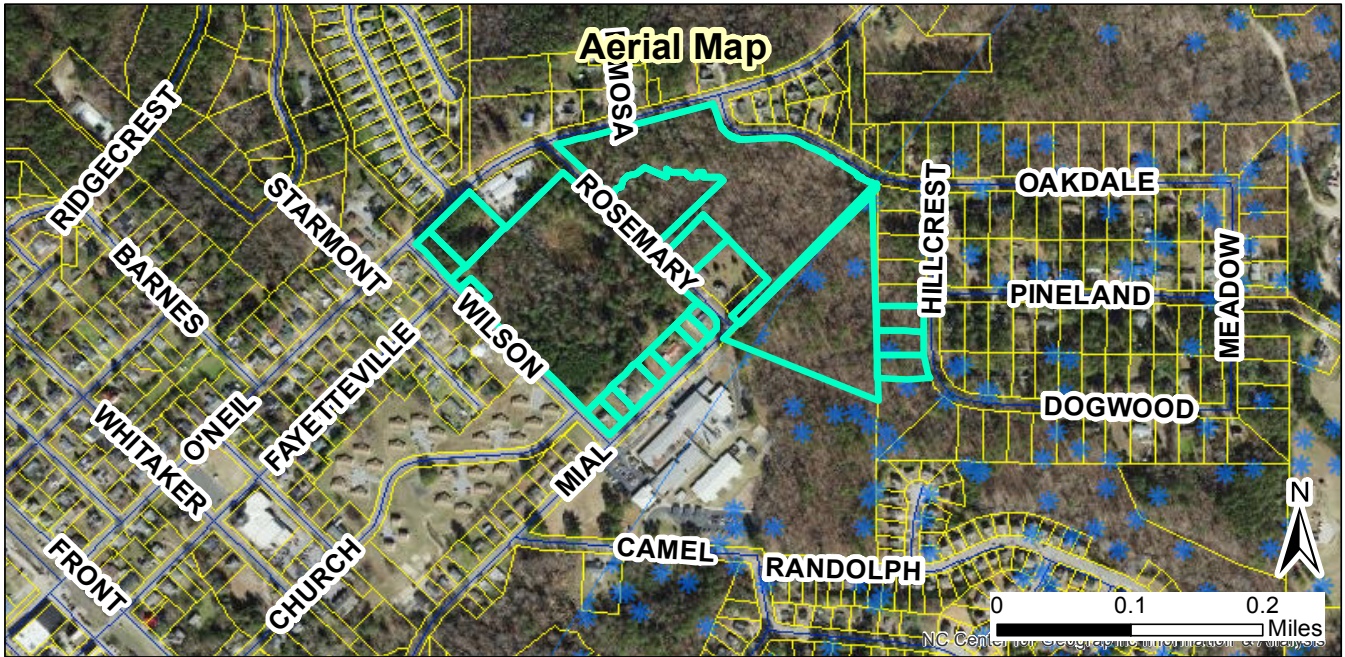
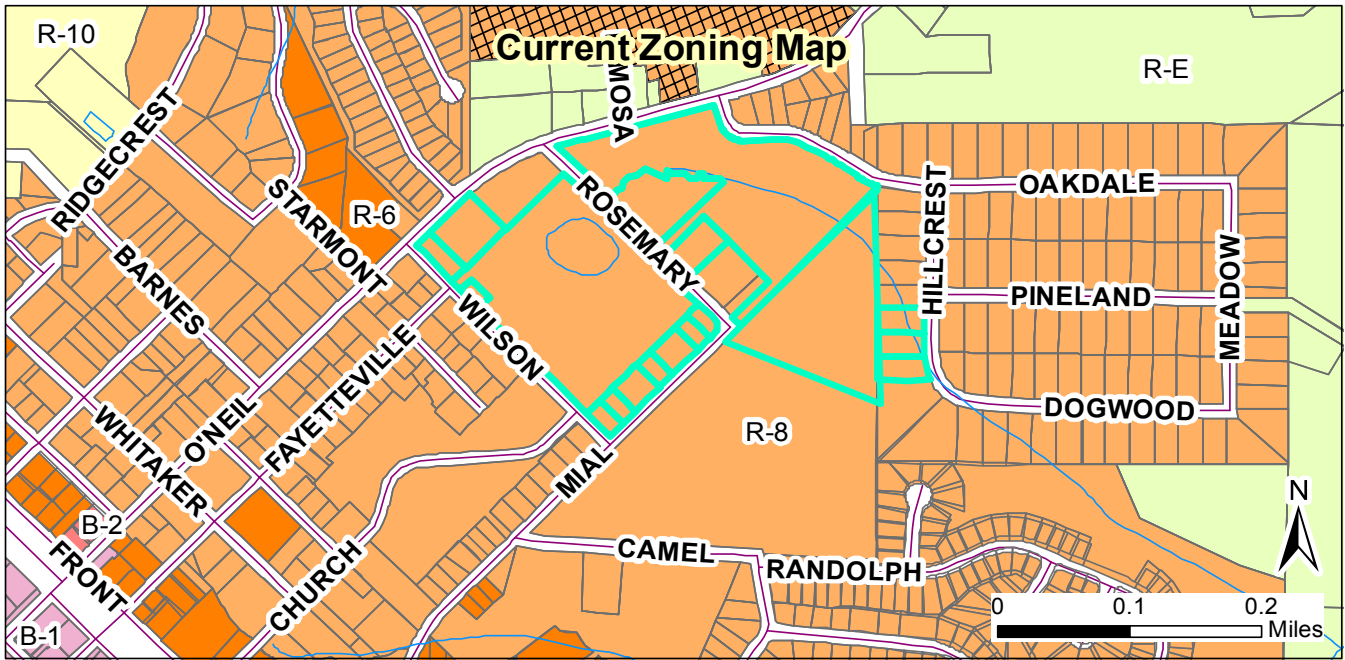
1. Following Board approvals, three copies of the Planned Development Master Plan meeting the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval for the master plan shall be recorded on the cover sheet and shall be binding upon the master preliminary plat and upon the planned development rezoning.
2. Recreational amenities shall be constructed prior to or concurrent with any adjacent phases, and shall at all times provide enough amenity facilities to serve the portion of the project that is platted.
3. Each individual phase, park, greenway section, or amenity area shall be reviewed as either a minor preliminary plat or minor site plan, prior to associated plat recordation.

4. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
5. All phases of the development shall consist of complete street sections; no mid-block phasing shall be permitted.
6. All roadway and traffic improvements required by the Town and/or NCDOT shall be constructed or financially guaranteed prior to the platting of the phase of development that will trigger their necessity. If no phase is specified, the improvements shall be required immediately.
7. All required landscaping buffers or plantings shall be installed or bonded prior to the platting of the phase in which they occur.
8. Multi-use trails shall be constructed or bonded prior to platting for the phase in which they occur. All trails shall be labeled on the final three plans as public or private.
9. Prior to site grading and construction activities, tree protection fencing shall be installed around all Resource Conservation Areas and other areas of protected vegetation.
10. Sidewalk, curb, and gutter shall be provided along Oakdale Avenue in front of the townhomes as per UDC code section 155.602(H)(1) and 155.602(H)(I).
11. As per UDC section 155.502(D) of the UDC, all buildings shall have a minimum setback of 20 feet from the stream buffer.
12. A 7.5 foot planting strip shall be provided on both sides of Rosemary Street within the right-of-way.
13. A minimum 25' garage setback from the back of sidewalk shall be required for all units in order to prevent vehicular overhang on to adjacent sidewalks.
14. All single-family type 2 front-loaded lots shall have a minimum lot width of 42 feet.
15. If the dedication of any open space areas are accepted by Town Council, these areas shall be labeled as such on the final three copies of the master plan.
16. In the final three sets of the master plan, the total area of the development located within in the Watershed Protection Overlay shall be noted in square feet, percentage, and impervious surface coverage.
17. The total unit count shall be limited to 133 single-family units, 12 townhomes, and 110 apartment units as outlined in the site data table and parking calculations. This unit count shall be reflected in the legend on the final three copies of the master plan.
18. In the final three sets of the master plan, a road improvement sheet shall be included which outlines all roadway improvements required as a part of the development by the Town and NCDOT. The roadway improvements shall be shown as insets on this sheet.

19. Johnston County shall review and approve the proposed on-site stormwater quality mitigation structures proposed within this development. If these structures are not deemed adequate, the portion of the property located within the Watershed Protection Overlay shall be limited to a maximum 24% impervious surface coverage, as outlined in 155.501(E)(2) of the Unified Development Code.
-

ATTACHMENTS:

- 1) Application
- 2) Map
- 3) Neighborhood Meeting Materials
- 4) Master Plan
- 5) Traffic Impact Analysis
- 6) Traffic Impact Analysis NCDOT Recommended Improvements



Request:

2018-233-SD, Barbour Tract Master Plan

Applicant: Adams & Hodge Engineering, PC
 Property Owners: Roy Barbour & Lois Barbour; Sam's Branch II, LLC; Blondell Johnson; James H Harris & Ruth Harris; Alan Neil Hartman Revocable Trust; Johnston County Board of Education
 Parcel ID: 166913-24-0652, 166913-24-0827, 166805-18-6162, 166914-34-7560, 166914-34-7451, 166914-34-7371, 166913-14-9727, 166914-24-8945, 166700-29-2835, 166914-34-2175
 Tag #: 0599003F, 05005067B, 05005067H, 05H03189G, 05H03189F, 05H03189E, 05G02026Q, 05E99008H, 05E99008J, 05E99021V

Staff Report Map



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-233-SD Barbour Tract Master Plan\Maps\Update - 2018-233-SD Barbour Tract Master Plan.mxd

Legend

- TOC_SDE.GISMGR.Parcels selection 3
- 100-yr Flood Zone
- Thoroughfare Overlay
- Watershed Protection Overlay

03/27/2019
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

**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 **2018-233-SD – Barbour Tract**

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

MOTION FORM
Item 6c
2018-233-SD
Barbour Tract Master Plan

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).

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
Item 6c
2018-233-SD
Barbour Tract Master Plan



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Public Hearings

Item Title

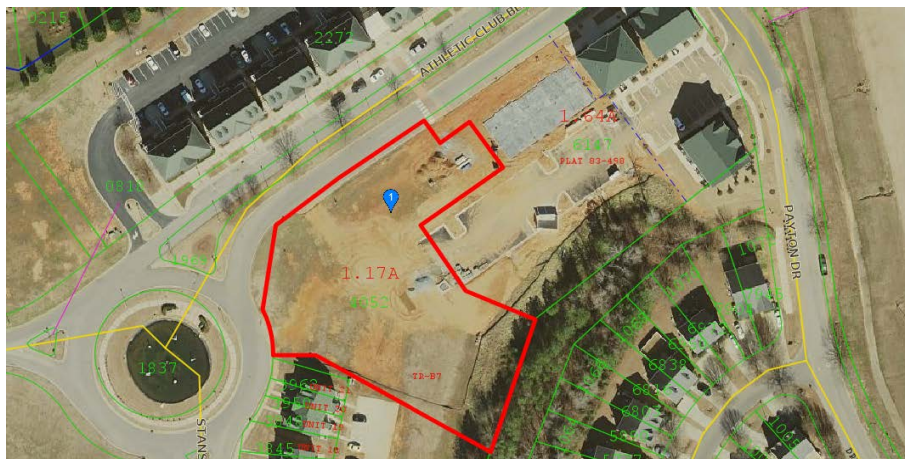
2019-31-SUP Kid's First Pediatrics Special Use Permit

Presenter

Planning Department

Summary/Description

Request for issuance of a special use permit to operate the use of "medical office" in an existing building located at 400 Athletic Club Blvd. The office is proposed to be located in the retail portion (downstairs) of a building within Riverwood Villas. The use of a medical office is subject to special use issuance in the Central Business (B-1) zoning district.

**Requested Action**

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Application
Staff Report
Staff Report Maps
Neighborhood Meeting Materials
Adj. Property Owner Letter- Public Notice

Newspaper Ad- Public Notice

Meeting Timeline

April 1, 2019- Town Council (Public Hearing)



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

SPECIAL USE PERMIT APPLICATION COVER SHEET

Name of Project: Kid's First Pediatrics Date: 01.20.2019
Applicant Name: Rob Sarle, RA Maurer Architecture

The following checklist to be completed by applicant:

- [] Pre-Application Meeting on: N/A per Sam
- [✓] Application Review fee
- [✓] Advertisement Fee

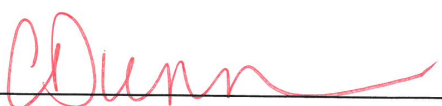
11 copies of the following:

- [✓] Completed Application
- [✓] Owner's Consent Form
- [✓] Adjacent Property Owner's List
- [N/A] Neighborhood Meeting Notice Letter (1 copy)
- [N/A] Wastewater Allocation Request Form (if applicable)
- [✓] Set of stamped, addressed, empty envelopes for adjacent property owner notification
- [✓] Associated Site Plan (separate application required for major site plans, must be submitted concurrently)

RECEIVED

FEB 27 2019

TOWN OF CLAYTON
PLANNING DEPARTMENT

Reviewed by: 



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

SPECIAL USE PERMIT APPLICATION

Application Fee: \$400.00
Advertisement Fee: \$200.00

☒ New Special Use Permit

☐ Major Modification to an approved SUP
Permit Modified: _____

SITE INFORMATION

Name of Project: Kid's First Pediatrics
Acreage of Property: 1.17 Zoning District: B-1
County Tag #: Johnston County PDF provided attached NC Pin #: _____
Address/Location: 400 Athletic Club Blvd, Clayton
Existing Use: Mercantile and Office Proposed Use: Medical Office
Is project within a Planned Development? ☒ Yes ☐ No If yes, which: Riverwood
Is project within an Overlay District? ☐ Yes ☒ No If yes, which: _____

APPLICANT INFORMATION

Applicant: Rob Sarle, RA Project Architect, Maurer Architecture
Mailing Address: 115.5 East Hargett Street, Suite 300 Raleigh, NC 27601
Phone Number: 919-238-1782 Fax: na
Contact Person: Rob Sarle, RA
Email Address: rob@maurerarchitecture.com

RECEIVED

OFFICE USE ONLY

Date Received: FEB 27 2019 Amount Paid: \$500.00 File Number: 2019-31-SUP

TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: RWAC Rental IV, LLC 400 Riverwood Drive, Clayton, NC 27527.

Mailing Address: 6105 Chapel Hill Rd, Raleigh, NC 27607

Phone Number: 919-868-3222

Fax:

Email Address: Brian.Strickland@fredsmithcompany.com

EXPLANATION OF PROJECT

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

Existing Mixed Use 4499 sf footprint shell with Retail on the 1st floor and Residential on Floors 2 & 3.

Project proposes NO EXTERIOR WORK. Project proposes interior completion of 3099 sf for Medical Office Use and Business Occupancy

The existing approved site plan includes Retail and Offices uses only, and it is our understanding that B-1 districts require this special use application due to the proposed "Medical" Office Use.

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.

Affirmed.

In that the land has already been developed in accordance with the ULDC and that this particular project scope includes interior work for business occupancy only, in our opinion, this endeavor will not endanger public health or safety where and as proposed.

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.

Affirmed.

The Land use is existing. Our special use only pertains to an existing interior space within an existing building. The proposed occupancy of this interior space does not "un-do" any of the sounds standards of development implemented during the construction of this project.

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.

Affirmed.

Fred Smith Company, the neighbor on all sides, owner of the building in questions and landlord for the prospective tenant supports the intended use and believes it will neither injure the value, nor be detrimental to the use or development of surrounding Fred Smith 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.

Affirmed.

Neither plans, nor policies, nor character nor standards will not be adversely impacted by the proposed use within the existing development.

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.

Rob Sarle, RA Maurer Architecture
Print Name


Signature of Applicant

02.20.2019
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: Kid's First Pediatrics Address or PIN #: 400 Athletic Club Blvd

AGENT/APPLICANT INFORMATION:

Rob Sarle, RA Maurer Architecture
(Name - type, print clearly)

115.5 East Hargett Street
(Address)
Raleigh NC 27601
(City, State, Zip)

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

Special Use Permit Submission

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:

RWAC Rental IR, LLC
(Name - type, print clearly)

400 Riverwood Drive
(Address)

[Signature], Manager
(Owner's Signature)

Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Brian K. Strickland, a Notary Public for the above State and County, this the 21st day of February, 20 19.

SEAL

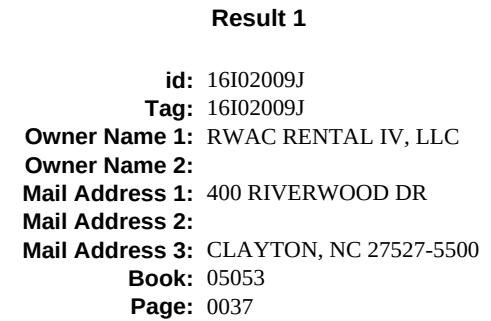
[Signature]
Notary Public

My Commission
Expires:

8/1/21

July 2018

10 of 10



id: 16I02013T
Tag: 16I02013T
Owner Name 1: COLEY, NAISHA
Owner Name 2:
Mail Address 1: 113 WOODSON DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3912
Book: 05052
Page: 0001

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

Johnston County GIS
March 15, 2019



*** DISCLAIMER ***

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

Result 3

id: 16I02013S
Tag: 16I02013S
Owner Name 1: BEAMON, TIA C
Owner Name 2:
Mail Address 1: 117 WOODSON DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3912
Book: 04677
Page: 0482

Result 4

id: 16I02008P
Tag: 16I02008P
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094

Result 5

id: 16I02013R
Tag: 16I02013R
Owner Name 1: GOTT, DUANE
Owner Name 2:
Mail Address 1: 121 WOODSON DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 03752
Page: 0412

Result 6

id: 16I02008N
Tag: 16I02008N
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094

Result 7

id: 16I02013N
Tag: 16I02013N
Owner Name 1: DILL, LAVERNE M
Owner Name 2:
Mail Address 1: 137 WOODSON DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3912
Book: 04465
Page: 0341

Result 8

id: 16I02013P
Tag: 16I02013P
Owner Name 1: BENEDICT, MORRIS DALE
Owner Name 2:
Mail Address 1: 2079 GLENDALE RD
Mail Address 2:
Mail Address 3: KENLY, NC 27542-8596
Book: 02769
Page: 0376

Result 9

id: 16I02013Q
Tag: 16I02013Q
Owner Name 1: BARNES, MARY LOU
EDWARDS
Owner Name 2:
Mail Address 1: 14405 BUFFALO RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-6363
Book: 04656
Page: 0642

Result 10

id: 16I02009K
Tag: 16I02009K
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02581
Page: 0094



*** DISCLAIMER ***

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

Result 11

id: 16I02049X
Tag: 16I02049X
Owner Name 1: RWAC RENTAL II LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04032
Page: 0320

Result 12

id: 16I02049W
Tag: 16I02049W
Owner Name 1: RWAC RENTAL II LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04032
Page: 0320

Result 13

id: 16I02009D
Tag: 16I02009D
Owner Name 1: RWAC RENTAL LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02100
Page: 0033

Result 14

id: 16I02013M
Tag: 16I02013M
Owner Name 1: DILLON, NINA A
Owner Name 2:
Mail Address 1: 243 WESTSIDE AVE UNIT C
Mail Address 2:
Mail Address 3: FREEPORT, NY 11520-6049
Book: 02809
Page: 0460

Result 15

id: 16I02013O
Tag: 16I02013O
Owner Name 1: PLEASANTS, FALLON B
Owner Name 2:
Mail Address 1: 133 WOODSON DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book: 03752
Page: 0755

Result 16

id: 16I02049Y
Tag: 16I02049Y
Owner Name 1: RWAC RENTAL II LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04032
Page: 0320

Result 17

id: 16I02049V
Tag: 16I02049V
Owner Name 1: RWAC RENTAL II LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04032
Page: 0320

Result 18

id: 16I02049E
Tag: 16I02049E
Owner Name 1: RWAC RENTAL II LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04032
Page: 0320



*** DISCLAIMER ***

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

Result 19

id: 16I02049Z
Tag: 16I02049Z
Owner Name 1: RWAC RENTAL II LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04032
Page: 0320

Result 20

id: 16I02056D
Tag: 16I02056D
Owner Name 1: RWAC RENTAL III LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Book: 04844
Page: 0716

Result 21

id: 16I02013K
Tag: 16I02013K
Owner Name 1: BRUNNER, JOYCE RHODES
Owner Name 2:
Mail Address 1: 149 WOODSON DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3912
Book: 05243
Page: 0289

Result 22

id: 16I02013L
Tag: 16I02013L
Owner Name 1: TOMLINSON, MICHEAL
Owner Name 2: MCCASKILL, JASMINE
Mail Address 1: 145 WOODSON DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3912
Book: 04912
Page: 0565



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

March 18, 2019

NOTICE

SUBJECT: **Project:** 2019-31-SUP Kid's First Pediatrics Special Use Permit
Address: 400 Athletic Club Blvd
PIN #: 177000-07-4052
Applicant: Rob Sarle

Dear Clayton Area Property Owner:

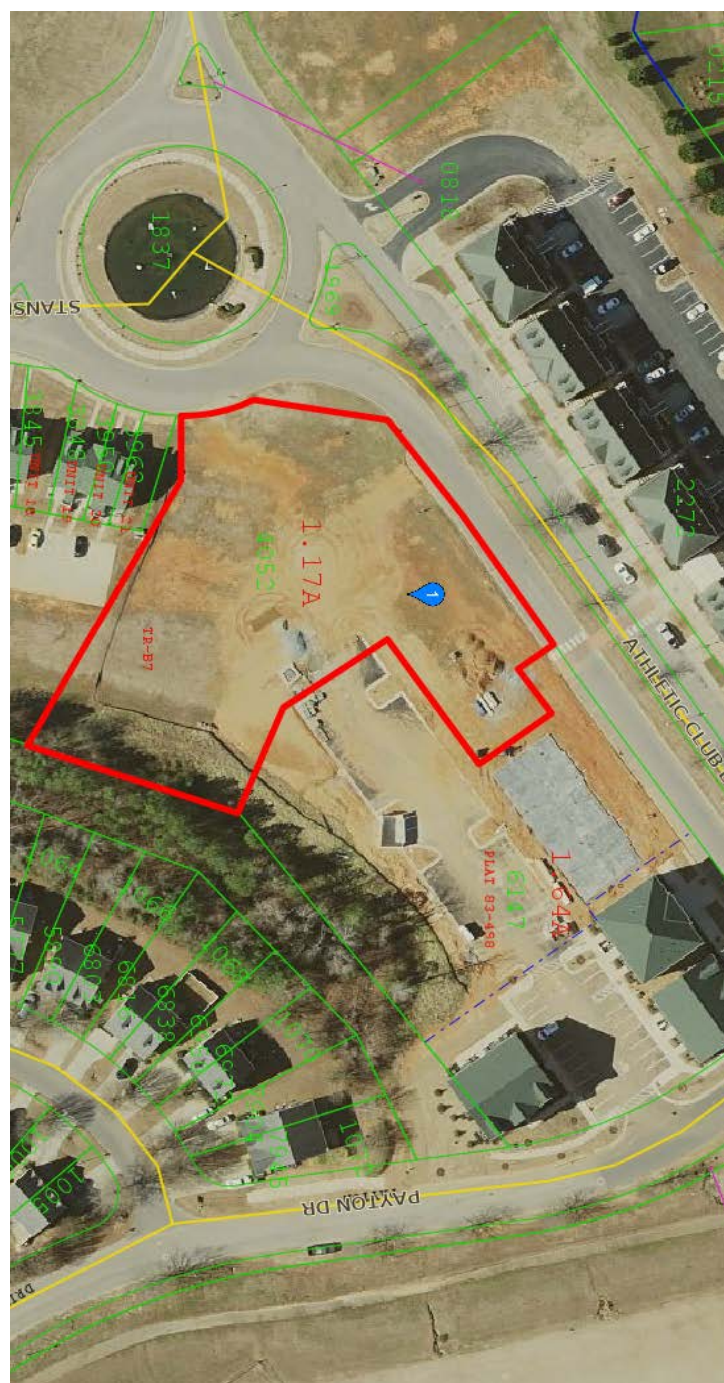
Notice is hereby given that the Clayton Town Council will hold an evidentiary hearing on **Monday, April 1, 2019 at 6:00 PM** at Town Hall, 111 E Second Street, to consider the above referenced Special Use Permit application. The applicant is requesting a Special Use Permit to operate the use of a medical office in an existing tenant space on the subject property. The property is zoned Central-Business (B-1). Per the Unified Development Code, the use of a medical office in this zoning district is only permitted via issuance of a Special Use Permit by Town Council. The property is located at 400 Athletic Club Blvd.; please see the map on the back of this letter.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting. During an evidentiary hearing, the 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 interested persons are invited to attend.

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

Sincerely,

Haley Hogg, CZO



MONDAY, MARCH 18RD, 2019



Dear Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for Special Use Approval of a **Medical Office Use** proximate to property owned by you per Johnston County tax records.

The Town of Clayton requires a Neighborhood Meeting to be held in order provide information about our Medical Office Use (Pediatrics Office) within this B-1 Zoning district. Interested parties are invited to attend a neighborhood meeting regarding this Pediatrics Office Project. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: **Friday, March 29th**

Meeting Time: **6:15 PM**

Meeting Location: **315 Athletic Club Boulevard**

Type of Application: **Special Use**

Project/proposal property address: **435 Athletic Club Blvd** (NC Parcel Pin Number 177000-07-4052)

Description of project/proposal:

This project is an interior completion for a tenant on the first floor of the existing mixed use building at 435 Athletic Club Boulevard (NO EXTERIOR WORK IS PROPOSED). The existing building has a 4499 sf footprint and was approved for Retail on the 1st floor and Residential on Floors 2 & 3. Kid's First Pediatrics proposes the interior completion of 3099 sf existing/vacant interior 1ST floor shell space for Medical Office Use and Business Occupancy.

B-1 districts require this Special Use Application due to the proposed "Medical Office Use."

Upcoming public meetings for this application (Planning Board and/or Town Council): **Monday, April 1st.**

The following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A drawing of the proposed location for Kid's First Pediatrics.

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 919-8296-4969.

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

Sincerely,

Rob Sarle, RA
Project Architect
MAURER ARCHITECTURE
p: 919.829.4969 www.maurerarchitecture.com

Received By:
Town of Clayton
3/18/19

[illegible]



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: Kid's First Pediatrics Address or PIN #: 400 Athletic Club Blvd

AGENT/APPLICANT INFORMATION:

Rob Sarle, RA Maurer Architecture
(Name - type, print clearly)

115.5 East Hargett Street
(Address)
Raleigh NC 27601
(City, State, Zip)

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

Special Use Permit Submission

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:

RWAC Rental TR, LLC
(Name - type, print clearly)

400 Riverwood Drive
(Address)

[Signature], Manager
(Owner's Signature)

Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Brian K. Strickland, a Notary Public for the above State and County, this the 21st day of February, 20 19.

SEAL

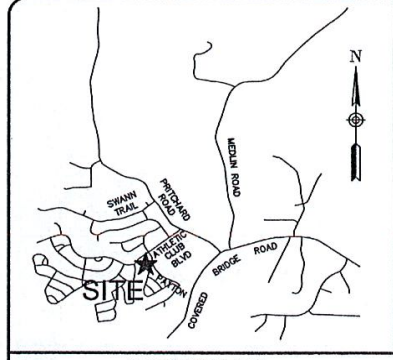
[Signature]
Notary Public

My Commission
Expires:

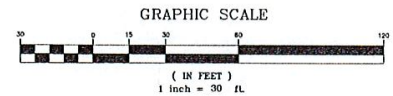
8/1/21

July 2018

10 of 10

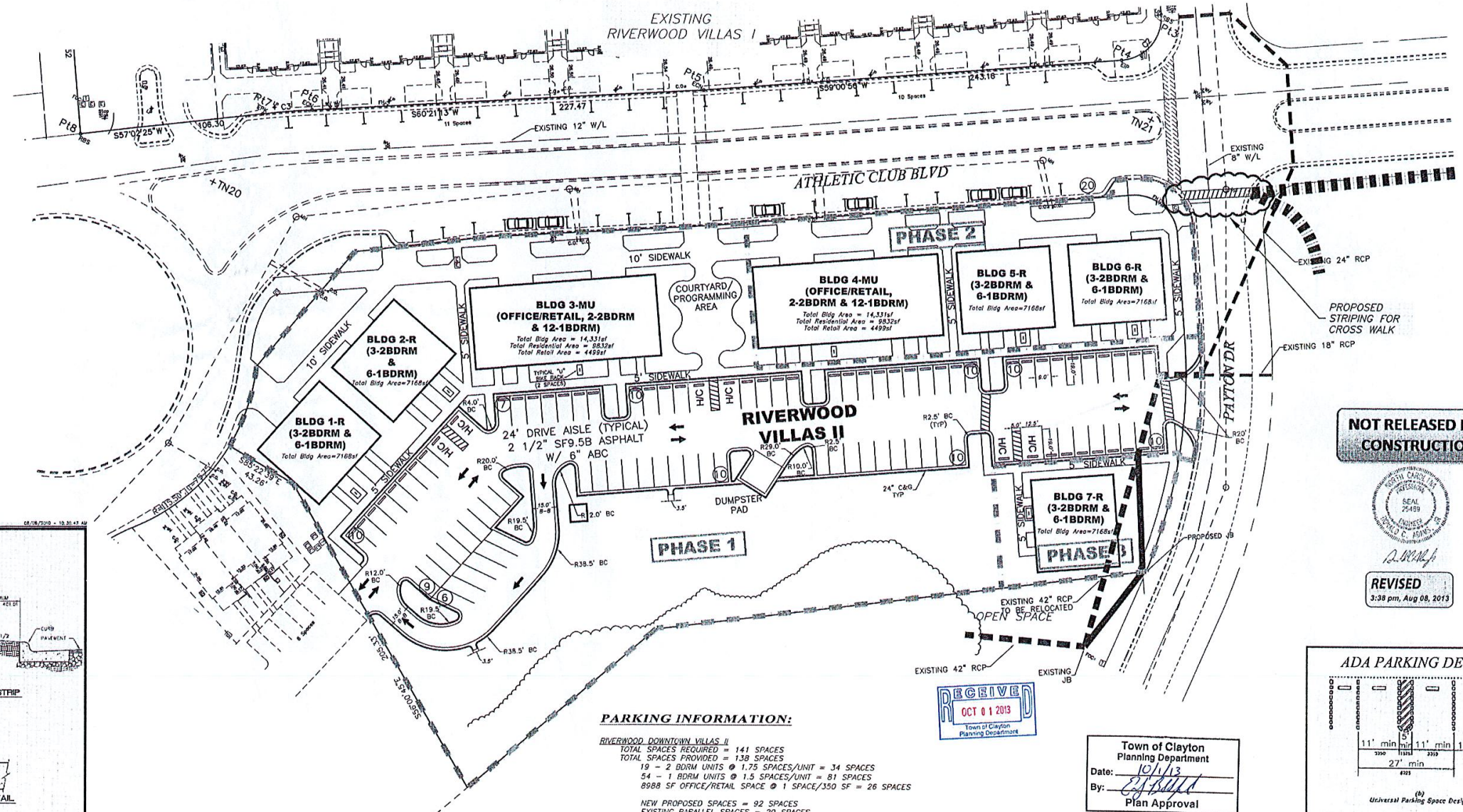


VICINITY MAP



BUILDING SETBACKS		
LOCATION	REQUIRED	PROVIDED
FRONT	0'	SOUTHWEST-21.98', NORTH-26.5', EAST-13.68'
SIDE	0/30' ABUTTING RESIDENTIAL	EAST-10', SOUTH-0', SOUTHEAST-14'/N/A
REAR	0/30' ABUTTING RESIDENTIAL	154'/N/A

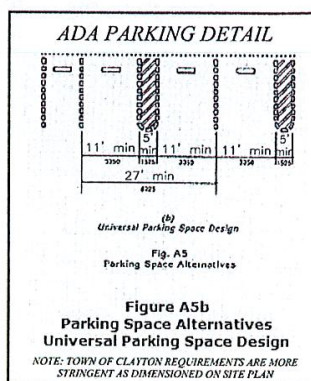
SITE PLAN INFORMATION:	
PARCEL IDENTIFICATION NUMBER:	177000-07-5068
PROPERTY SIZE (SF):	124,146 SF/2.85 ACS
PROPERTY LOCATION:	INSIDE TOWN LIMITS
EXISTING/PROPOSED ZONING:	R-1/R-1
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL SUPPORT WITH OFFICE/RETAIL COMPONENT
EXISTING DENSITY:	N/A
PROPOSED DENSITY:	19-26D UNITS/54-18D UNITS/8988SF OFFICE/RETAIL
EXISTING INTENSITY:	N/A
PROPOSED INTENSITY (GROSS FLOOR AREA (SF)):	64,502 SF
BUILDING COVERAGE (AS % OF TOTAL SITE):	52.0%
PERVIOUS SURFACE AREA (SF AND AS % OF TOTAL SITE):	55,642 SF / 45%
IMPERVIOUS SURFACE AREA (SF AND AS % OF TOTAL SITE):	68,504 SF / 55%
BUILDING HEIGHT (NUMBER OF STORIES & FEET):	7-3 STORY BLDGS / 44'6"
REQUIRED/PROPOSED PARKING:	137 SPACES/ 138 SPACES (INCLUDES EXISTING SPACES - SEE CALCS BELOW)
REQUIRED/PROPOSED ACCESSIBLE PARKING:	9 / 8
ANTICIPATED DAILY WASTEWATER FLOW:	11,940 GPD (120 GPD/BORM & 100 GPD/1000 SF)



NOT RELEASED FOR CONSTRUCTION



REVISED
3:38 pm, Aug 08, 2013



PARKING INFORMATION:

RIVERWOOD DOWNTOWN VILLAS II
TOTAL SPACES REQUIRED = 141 SPACES
TOTAL SPACES PROVIDED = 138 SPACES
19 - 2 BORM UNITS @ 1.75 SPACES/UNIT = 34 SPACES
54 - 1 BORM UNITS @ 1.5 SPACES/UNIT = 81 SPACES
8988 SF OFFICE/RETAIL SPACE @ 1 SPACE/350 SF = 26 SPACES
NEW PROPOSED SPACES = 92 SPACES
EXISTING PARALLEL SPACES = 20 SPACES
EXTRA EXISTING SPACES = 26 SPACES (SEE CALCS BELOW)
EXISTING DOWNTOWN VILLAS I = 26 EXTRA SPACES
26 - 2 BORM UNITS @ 1.75 SPACES/UNIT = 46 SPACES
14,350 SF RETAIL/OFFICE @ 1 SPACE/350 SF = 41 SPACES
TOTAL SPACES REQUIRED = 87 SPACES
SPACES PROVIDED = 113 SPACES (92 IN REAR AND 21 PARALLEL)



Town of Clayton
Planning Department
Date: 10/1/13
By: [Signature]
Plan Approval

NOTES:
1. Provide 1" deep tooled traverse structural score joint with 1/8" radius at 5'-0" o.c.
2. 1/2" preformed asphalt impregnated expansion strip joints to be placed 40'-0" o.c. longitudinally, adjacent to curbs, when building existing structures, concrete, or buildings, and all changes in width.

TOWN OF CLAYTON
TYPICAL CONCRETE SIDEWALK AND EXPANSION JOINT DETAIL

DC ADAMS ENGINEERING, INC
404 SWANN TRAIL, CLAYTON, NC 27527
(919) 763-2778
dominic@dcadamseng.com

RIVERWOOD VILLAS II
AT RIVERWOOD ATHLETIC CLUB
FRED SMITH COMPANY
400 RIVERWOOD DR. CLAYTON, NC 27527

SITE PLAN

FILE: J0011001-04
DESIGN: DCA
DRAFTER: DCA
CHECKED: DCA
DATE: 6/3/2013
JOB NO.:
SHEET: 1 OF 8

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECT
(except 1 and 2-family dwellings and townhouses)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: KID'S 1ST PEDIATRICS
Address: CLAYTON
Owner/Authorized Agent: ROB SARLE, RA Phone#: 919-238-1782 Email: rob@maurerarchitecture.com
Zip Code: Zip
Owned By: ☐ Privately ☒ City/County ☐ State
Code Enforcement Jurisdiction: ☐ City ☐ County ☐ City/County

CONTACT:

DESIGNER	FIRM	NAME	LIC#	TELE#	EMAIL
Architectural	MAURER ARCHITECTURE	ROB SARLE, RA	12724	919-238-1782	rob@maurerarchitecture.com
Civil					
Electrical	KILIAN ENGINEERING	MICHAEL KILIAN, PE	17304	252-438-8741	michael@kilianengineering.com
Fire Alarm	KILIAN ENGINEERING	MICHAEL KILIAN, PE	17304	252-438-8741	michael@kilianengineering.com
Plumbing	KILIAN ENGINEERING	MICHAEL KILIAN, PE	17304	252-438-8741	michael@kilianengineering.com
Mechanical	KILIAN ENGINEERING	MICHAEL KILIAN, PE	17304	252-438-8741	michael@kilianengineering.com
Sprinkler-Standpipe					
Structural					
Retaining Walls >5' High					
Other					

(*Other* should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC BUILDING CODE: ☐ New Building ☐ Shell/Core ☒ 1st Time Interior Completions
☐ Addition ☐ Phased Construction - Shell Core

2018 NC EXISTING BUILDING CODE: ☐ Prescriptive ☐ Alteration Level I ☐ Historic Property
(check all that apply) ☐ Repair ☐ Alteration Level II ☐ Change of Use
☐ Chapter 14 ☐ Alteration Level III

CONSTRUCTED: (date) 2017 CURRENT OCCUPANCY(S) (Ch.3): NA (Permitted as Bus)
RENOVATED: (date) 2019 proposed PROPOSED OCCUPANCY(S) (Ch.3): Business

OCCUPANCY CATEGORY (Table 1604.5) Current: Business Proposed: Business

BASIC BUILDING DATA

Construction Type: ☐ I-A ☐ I-B ☐ IIA ☐ IIB ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
(check all that apply) ☐ I-A ☐ I-B ☐ IIA ☐ IIB ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
Sprinklers: ☐ No ☐ Partial ☒ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☒ No ☐ Class: ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Primary Fire District: ☒ No ☐ Yes Flood Hazard Area: ☒ No ☐ Yes
Special Inspections Required: ☒ No ☐ Yes

GROSS BUILDING AREA TABLE

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3rd Floor	4,783	0	4,783
2nd Floor	4,783	0	4,783
Mezzanine			
1st Floor	4,765	0	4,783
Basement			
Total	14,331	0	14,331

ALLOWABLE AREA

Primary Occupancies Classification(s):
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☒ PROPOSED SCOPE OF WORK IS FOR BUSINESS OCCUPANCY
Educational ☐ I-1 Moderate ☐ F-2 Low ☐ IIA-B ☐ III-A ☐ III-B
Factory ☐ H-1 Moderate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Hazardous ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-1 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
I-2 Condition ☐ 1 ☐ 2
I-3 Condition ☐ 1 ☐ 2
Mercantile ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Residential ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
Storage ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility Miscellaneous ☐

Accessory Occupancy Classification(s): N/A
Incidental Uses (Table 509): N/A

Occupancy separations provided with shell.

Special Uses (Chapter 4 - List Code Sections): N/A

Special Provisions (Chapter 5 - List Code Sections): N/A

Mixed Occupancy: yes (B/R-2) Separation: L-hr Exception: sprinklered

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG. AREA PER STORY (ACTUAL)	(B) TABLE 502.2 AREA	(C) AREA FOR PORTAGE INCREASE	(D) ALLOWABLE AREA PER STORY OR UNLIMITED
1	BUSINESS	4,765	18,000		
2	R-2	4,783	12,000		EXISTING
3	R-2	4,783	12,000		NO WORK

- Footage are increased from Section 502.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 108 (ft)
b. Total building perimeter = 204 (ft)
c. Ratio (FPI) = 504 (FPI)
d. For minimum width of public way = 20 (ft)
- Unlimited area applicable under conditions of Section 507.
- Maximum Building Area = total number of stories in the building x (D) maximum (3 stories) (504.3)
- The maximum area of parking garages must comply with 405.4. The maximum area of all other parking structures must comply with Table 403.1.
- Footage increase is based on the unpermitted area value in Table 502.2.

EXISTING:		ALLOWABLE HEIGHT		
NO WORK		ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)		70	44'-6"	504.3
Building Height in Stories (Table 504.4)		4	3	504.4

1 Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4

1 Provide code reference if the "Stories of Plans" quantity is not based on Table 504.3 or 504.4

FIRE PROTECTION REQUIREMENTS

THIS SECTION REQUIRED FOR ALL PROJECTS

Life Safety Plan Sheet #, if Provided T1

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	PROVIDED (W/ H/C REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural frame, including columns, girders, trusses							
Beaming Walls		0					
Exterior							
North							
East							
West							
South							
Interior		0					
Nonbearing Walls & Partitions		0					
Exterior							
North							
East							
West							
South							
Interior walls and partitions		0					
Floor construction including supporting beams and joists		1	1		L563	(PROVIDED W/SHELL)	
Floor Ceiling Assembly		1	1		L563	(PROVIDED W/SHELL)	
Columns Supporting Floors		0					
Roof construction, including supporting beams and joists		0					
Roof Ceiling Assembly		0					
Columns Supporting Roof		0					
Shafts Enclosures - Exit		0					
Shafts Enclosures - Other		0					
Corridor Separation		NA			L563	(PROVIDED W/SHELL)	
Occupancy Fire Barrier Separation		1	1		U311	(PROVIDED W/SHELL)	
Party/Fire Wall Separation		1	1		U311	(PROVIDED W/SHELL)	
Smoke Barrier Separation		0					
Smoke Partition		0					
Tenant/Dwelling Unit Sleeping Unit Separation		1	1		U311	(PROVIDED W/SHELL)	
Incidental Use Separation		NA					

*Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
EXISTING	EXISTING	EXISTING	EXISTING
NO WORK	NO WORK	NO WORK	NO WORK

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☒ Yes ☐ No
Exit Signs: ☒ Yes ☐ No
Fire Alarm: ☒ Yes ☐ No
Smoke Detection Systems: ☐ Yes ☒ No
Carbon Monoxide Detection: ☐ Yes ☒ No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: THIS SHEET
Fire and/or smoke rated wall locations (Chapter 7)
Assumed and real property line locations (if not on the site plan)
Exterior wall opening area with respect to distance to assumed property lines (705.8)
Occupancy Use for each area as it related to occupant load calculation (Table 1004.1.2)
Exit access travel distances (1017)
Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
Dead end lengths (1020.4)
Clear exit widths for each exit door
Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
Actual occupant load for each exit door
A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation < EXISTING RATING BETWEEN 1ST & 2ND FLOORS UNIMPACTED BY PROPOSED WORK
Location of doors with panic hardware (1010.1.10)
Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
Location of doors with electromagnetic egress locks (1010.1.9.9)
Location of doors equipped with hold-open devices
Location of emergency escape windows (1030)
The square footage of each fire area (202)
The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
Note any code exceptions or table notes that may have been utilized regarding to items above

ACCESSIBLE DWELLING UNITS

(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING

(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	PROVIDED	# OF ACCESSIBLE SPACES PROVIDED	TOTAL # ACCESSIBLE PROVIDED
			REGULAR W/ 8' ACCESS AISLE	VAN SPACES WITH 12' ACCESS AISLE
TOTAL				

PLUMBING FIXTURE REQUIREMENTS

(TABLE 2902.1)

USE	WATERCLOSETS			URINALS	LAVATORIES			SHOWERS/ TUBS	DRINKING FOUNTAINS	
	MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
BUSINESS SUITE 101										
PROPOSED			2				2		1	1
REQ'D			2				2		1	1

SPECIAL APPROVALS

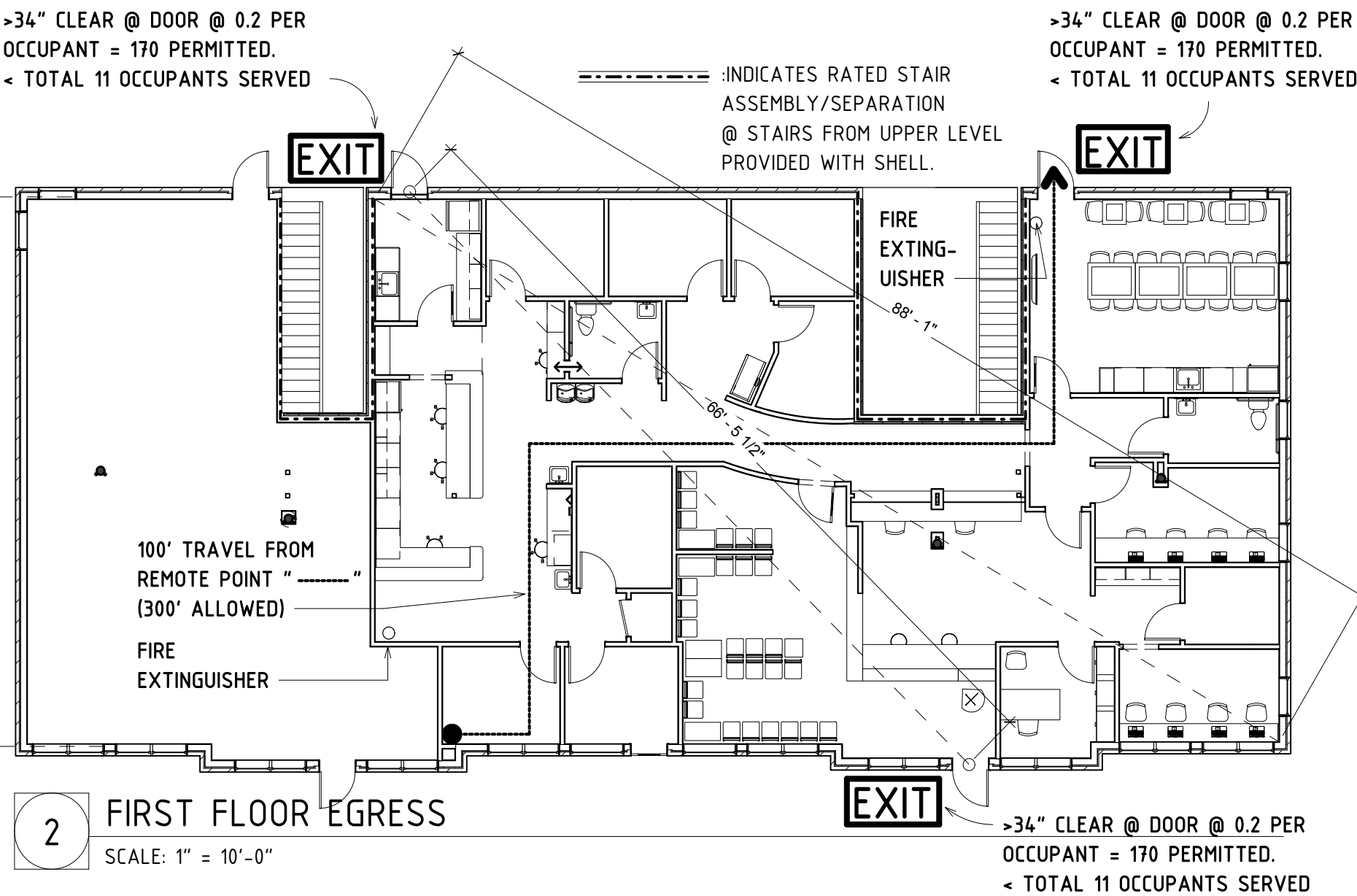
Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPL, DBHS, etc., describe below)

SITE MAP:
400 ATHLETIC CLUB BOULEVARD, RIVERWOOD
BUILDING #3M-30 SUITE 101
CLAYTON NORTH CAROLINA 27527

PROJECT SUMMARY: 1ST TIME INTERIOR COMPLETION OF 3099 SF OF INTERIOR SPACE FOR BUSINESS OCCUPANCY AS A PEDIATRICS CLINIC

SF AREA: 3099 GROSS INTERIOR SF

OCCUPANCY: BUSINESS (100 SF PER PERSON) = 31 OCCUPANTS



DRAWING INDEX:

T1 CODE SUMMARY

A1 FLOOR PLAN

S1 APPROVED SITE PLAN



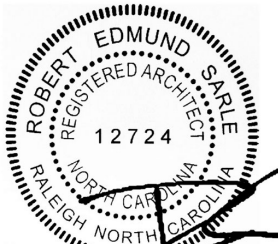
919 829 4969

115 1/2 E. Hargett St

Suite 300

Raleigh, NC 27601

maurerarchitecture.com



01.21.2019

PROJECT TYPE: FIRST TIME INTERIOR COMPLETION

KID'S FIRST PEDIATRICS

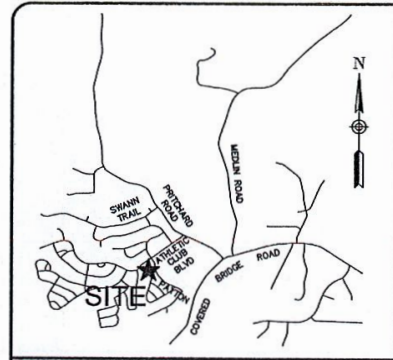
CLAYTON NORTH CAROLINA

DATE 01.21.2019
DR. Author
CH. Checker
PROJ. # 18121
REVISIONS DATE
3 Date 3

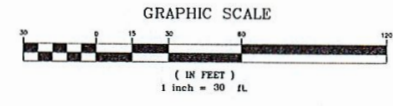
BUILDING CODE
SUMMARY

T-1

THIS CODE SUMMARY AND FLOOR PLAN ARE PROVIDED FOR SPECIAL USE PERMIT APPLICATION AND REVIEW ONLY. THE ARE NOT FOR CONSTRUCTION



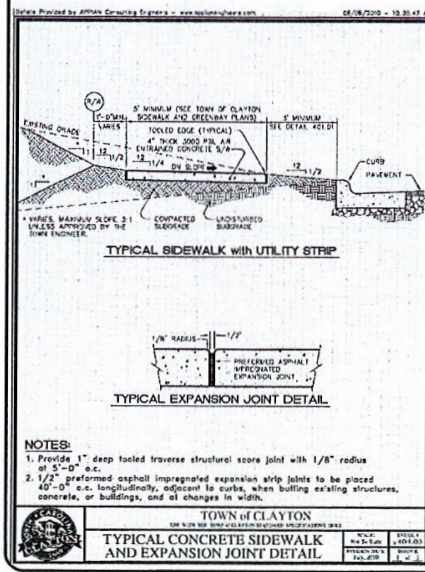
VICINITY MAP



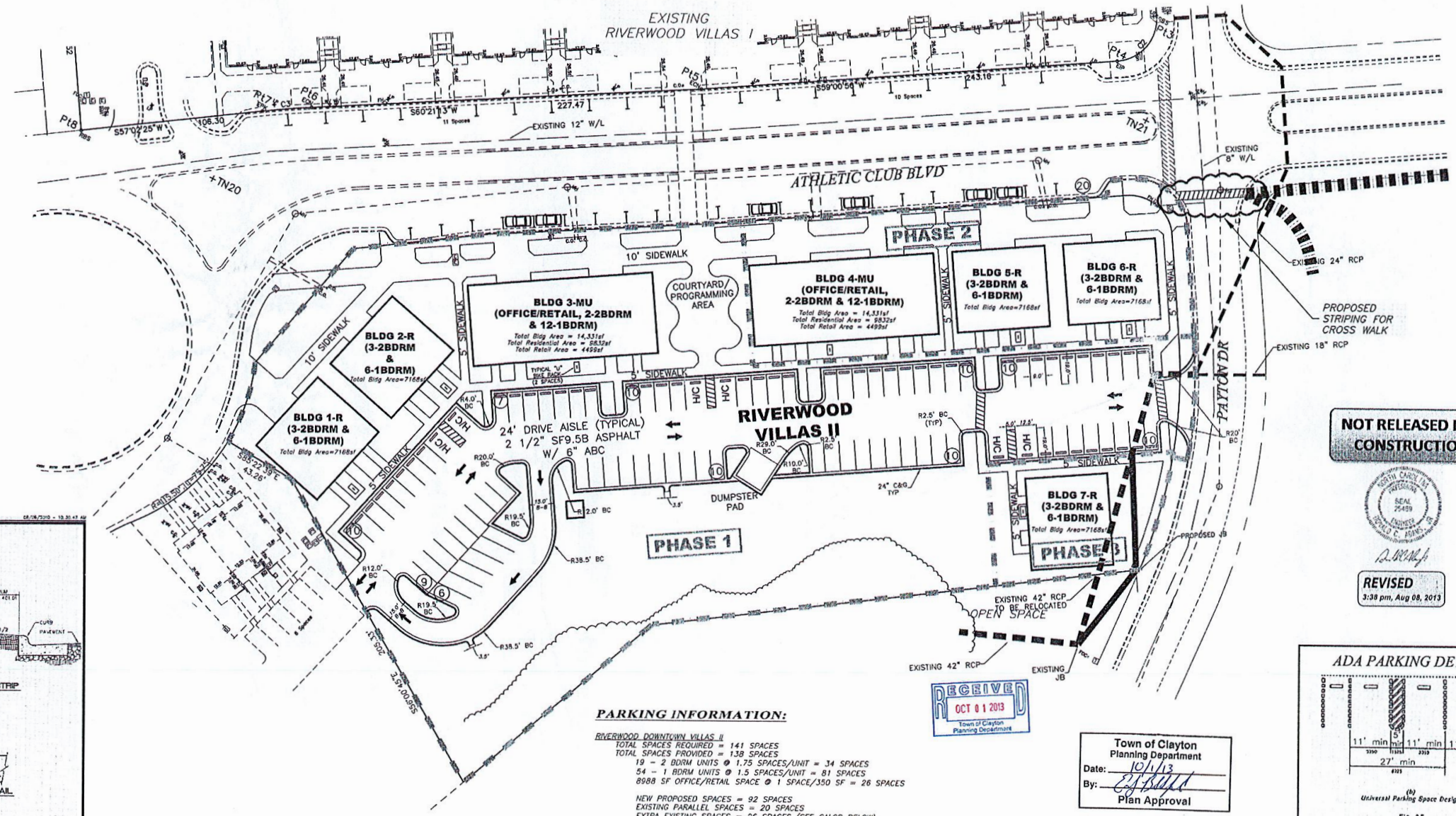
THIS SHEET PROVIDED FOR REFERENCE ONLY. THIS SHEET PROVIDED BY THE FRED SMITH COMPANY & NOT PRODUCED BY MAURER ARCHITECTURE. NO WORK IS PROPOSED WITH THIS SUBMISSION.

BUILDING SETBACKS		
LOCATION	REQUIRED	PROVIDED
FRONT	0'	SOUTHWEST-71.98', NORTH-26.5', EAST-13.68'
SIDE	0'/30' ABUTTING RESIDENTIAL	EAST-10', SOUTH-0', SOUTHEAST-1.4'/N/A
REAR	0'/30' ABUTTING RESIDENTIAL	154'/N/A

SITE PLAN INFORMATION:	
PARCEL IDENTIFICATION NUMBER:	177000-07-5068
PROPERTY SIZE (SF):	124,146 SF/2.85 ACS
PROPERTY LOCATION:	INSIDE TOWN LIMITS
EXISTING/PROPOSED ZONING:	R-1/R-1
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL SUPPORT WITH OFFICE/RETAIL COMPONENT
EXISTING DENSITY:	19-280 UNITS/54-180 UNITS/8998 SF OFFICE/RETAIL
PROPOSED DENSITY:	N/A
EXISTING INTENSITY:	54,502 SF
PROPOSED INTENSITY (GROSS FLOOR AREA (SF)):	52,038
BUILDING COVERAGE (AS % OF TOTAL SITE):	55.642 SF / 45%
PERVIOUS SURFACE AREA (SF AND AS % OF TOTAL SITE):	68,504 SF / 55%
IMPERVIOUS SURFACE AREA (SF AND AS % OF TOTAL SITE):	7-3 STORY BLDGS / 44'6"
BUILDING HEIGHT (NUMBER OF STORIES & FEET):	137 SPACES / 138 SPACES (INCLUDES EXISTING SPACES - SEE CALCS BELOW)
REQUIRED/PROPOSED PARKING:	9 / 6
REQUIRED/PROPOSED ACCESSIBLE PARKING:	11,940 GPD (120 GPD/BDRM & 100 GPD/1000 SF)
ANTICIPATED DAILY WASTEWATER FLOW:	



NOTES:
1. Provide 1" deep foiled traverse structural score joint with 1/8" radius at 5'-0" o.c.
2. 1/2" preformed asphalt impregnated expansion strip joints to be placed 40'-0" o.c. longitudinally, adjacent to curbs, when butting existing structures, concrete, or buildings, and at changes in width.
TOWN OF CLAYTON
TYPICAL CONCRETE SIDEWALK AND EXPANSION JOINT DETAIL



PARKING INFORMATION:	
RIVERWOOD DOWNTOWN VILLAS II	
TOTAL SPACES REQUIRED =	141 SPACES
TOTAL SPACES PROVIDED =	138 SPACES
19 - 2 BDRM UNITS @ 1.75 SPACES/UNIT =	34 SPACES
54 - 1 BDRM UNITS @ 1.5 SPACES/UNIT =	81 SPACES
8988 SF OFFICE/RETAIL SPACE @ 1 SPACE/350 SF =	26 SPACES
NEW PROPOSED SPACES =	92 SPACES
EXISTING PARALLEL SPACES =	20 SPACES
EXTRA EXISTING SPACES =	26 SPACES (SEE CALCS BELOW)
EXISTING DOWNTOWN VILLAS I = 26 EXTRA SPACES	
26 - 2 BDRM UNITS @ 1.75 SPACES/UNIT =	46 SPACES
14,350 SF RETAIL/OFFICE @ 1 SPACE/350 SF =	41 SPACES
TOTAL SPACES REQUIRED =	67 SPACES
SPACES PROVIDED =	113 SPACES (92 IN REAR AND 21 PARALLEL)

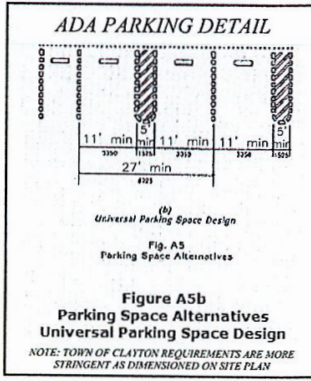
NOT RELEASED FOR CONSTRUCTION



REVISED
3:38 pm, Aug 08, 2013



Town of Clayton
Planning Department
Date: 10/1/13
By: [Signature]
Plan Approval

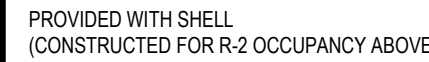


DC ADAMS ENGINEERING, INC
404 SWANN TRAIL, CLAYTON, NC 27527
(919) 763-2778
FIRM # C-3894
RIVERWOOD VILLAS II
AT RIVERWOOD ATHLETIC CLUB
FRED SMITH COMPANY
400 RIVERWOOD DR. CLAYTON, NC 27527
SITE PLAN
1 of 8

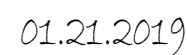
GENERAL DOOR NOTES:
CONFIRM DOOR FINISH AND HARDWARE STYLES/FINISHES PRIOR TO PREP AND PURCHASE
ALL HARDWARE TO BE ADA COMPLIANT.
3 HINGES AND SILENCERS ON ALL DOORS.

CROSSED HATCH AREAS
INDICATE BASE CABINETS. SEE
CABINET NOTES.

GENERAL NOTE:
GC TO REVIEW AND CONFIRM ALL FINISH FIXTURES AND EQUIPMENT SELECTIONS WITH OWNER PRIOR TO ROUGH IN. ALL EQUIPMENT, FINISHES, FIXTURES, FLOORS, BASE, WALLS, CEILINGS, ACCESSORIES, TRIM, PAINTS, COLORS, AND CONNECTIVITY REQUIREMENTS TO ARE TO BE CONFIRMED WITH OWNER AND FINAL EQUIPMENT SELECTIONS & LOCATIONS PRIOR TO PREP, ROUGH IN, PURCHASE & INSTALLATION.



THIS CODE SUMMARY AND FLOOR PLAN ARE PROVIDED FOR SPECIAL USE PERMIT APPLICATION AND REVIEW ONLY. THEY ARE NOT FOR CONSTRUCTION.



PROJECT TYPE: FIRST TIME INTERIOR COMPLETION

KID'S FIRST PEDIATRICS

CLAYTON NORTH CAROLINA

DATE	01.21.2019
DR.	RS
CH.	EP
PROJ. #	18121
REVISIONS	DATE
3	Date 3

FLOOR PLAN

A1

PUBLIC NOTICE

In accordance with NC GS 160A-364 and NC GS 160A-384 the Clayton Town Council will hold evidentiary hearings on Monday, April 1, 2019, at 6:00 PM at Town Hall, 111 East Second Street, to consider the following requests:

- 2018-61-SUP Camel Street Townhomes Special Use Permit; request for issuance of a special use permit to develop the use of townhomes on the subject property. The property is zoned R-10, which only permits townhomes subject to special use permit approval. The property is 8.98 acres and is located off Camel Street; TAG # 05E99012C
- 2018-59-SD Camel Street Townhomes Preliminary Plat; request for major subdivision approval to develop 62 townhome lots on 8.98 acres of land zoned R-10. The property is located off Camel Street; TAG # 05E99012C
- 2019-31-SUP Kid's First Pediatrics; request for issuance of a Special Use Permit to operate the use of a medical office in an existing building. The property is zoned B-1, which only permits medical offices subject to special use permit approval. The property is located at 400 Athletic Club Blvd; TAG # 16I02009J

For evidentiary hearings, 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.

Haley Hogg, Planner
919-553-5002

The Johnstonian

Please advertise on the following dates:

March 20, 2019

March 27, 2019

Affidavit of publication required.

--



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545

*Town Council
April 1, 2019*

STAFF REPORT

Application Number: 2019-31-SUP
Project Name: Kid's First Pediatrics Special Use Permit

NC PIN / Tag #: 177000-07-4052 / 16I02009J
Overlay: None
Applicant: Rob Sarle
Owner: RWAC Rental IV, LLC
Location: 435 Athletic Club Blvd

Public Noticing:

- Neighborhood meeting to be held March 29, 2019 (materials to be distributed at Town Council hearing)
- Sign posted March 7, 2019
- Letters mailed prior to March 18, 2019
- Newspaper ad posted March 20, 2019 and March 27, 2019

REQUEST: Request for issuance of a Special Use Permit to operate the use of a medical office in an existing building on the subject property.

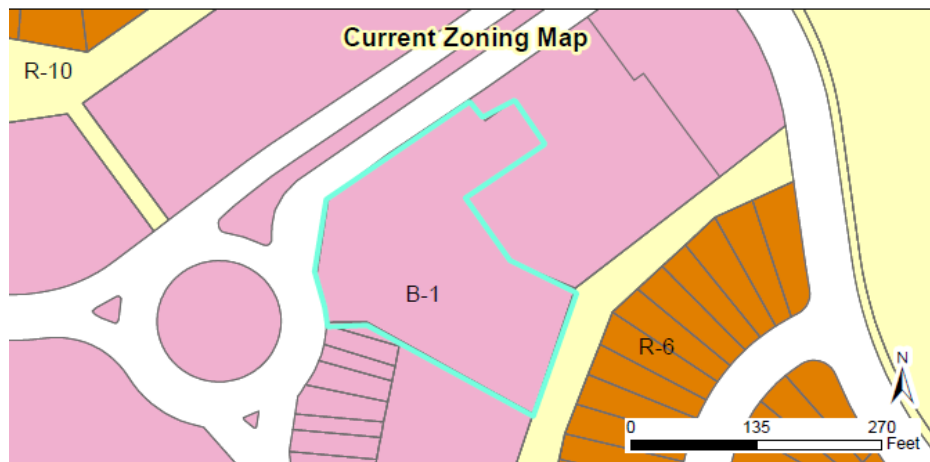


SITE DATA:**Acreage:**

Existing Use: Tenant Space is vacant; located within Riverwood Villas, which includes commercial uses on first floor and upper-story residential units

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Central Business (B-1)	Riverwood Villas (upper-story residential, retail/office)
South	Residential-6 (R-6) and Residential-10	Open Space, Townhomes
East	Central Business (B-1)	Riverwood Villas (upper-story residential, retail/office)
West	Central Business (B-1)	Townhomes



STAFF ANALYSIS AND COMMENTARY:**Overview**

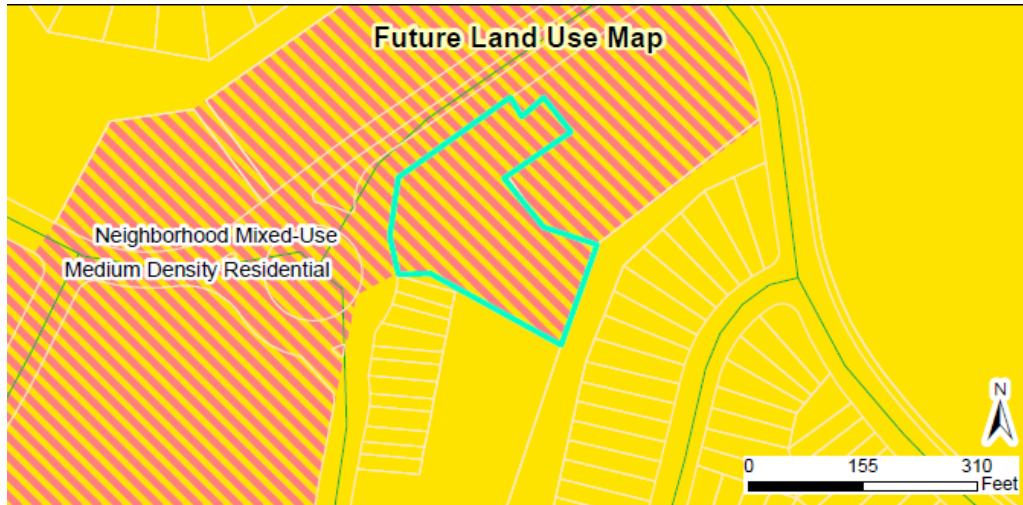
The applicant is requesting issuance of a Special Use Permit in order to operate the use of a medical office in an existing tenant space on the subject property. The property is zoned Central Business (B-1), which requires a Special Use Permit from Town Council to permit the use of a medical office.

The applicant is proposing to occupy an existing tenant space in a building at Riverwood Villas. This portion of Riverwood Villas was approved in 2013 (SP 2013-39) to allow retail/commercial uses on the first floor of the buildings with upper-story residential uses above. No modifications to the exterior of the building are proposed as a part of this application.

A neighborhood meeting is scheduled to be held on March 29, 2019. Per UDC requirements, the applicant may hold their neighborhood meeting any time prior to the scheduled public hearing. Materials from the neighborhood meeting will be distributed to Council members during the April 1st public hearing.

Consistency with the Comprehensive Plan 2040

The proposed use is consistent with the Comprehensive Plan 2040, which designates this land as “Medium Density Residential” and “Neighborhood Center”. The building is existing as a part of Riverwood Villas, and the applicant is only proposing to occupy a tenant space on the first floor. The use is consistent with the Neighborhood Center designation, which includes neighborhood-serving commercial uses and some offices.

**Consistency with Surrounding Land Uses**

The proposed use is consistent with the surrounding land uses, which include townhomes, retail, and upper-story residences. The tenant is proposing to locate in an existing building that already includes retail/non-residential uses on the first floor.

FINDINGS OF FACT:

Section 155.711(l) of the Unified Development Code requires applications to address the following findings. The burden of proof is on the applicant. These Findings, as well as the applicant’s response and staff’s commentary, are included below:

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’s Response:

Affirmed.

In that the land has already been developed in accordance with the ULDC and that this particular project scope includes interior work for business occupancy only, in our opinion, this endeavor will not endanger public health or safety where and as proposed.

Staff Commentary: The existing building in which the use is proposed to be located in has already been approved through a Major Site Plan by Planning Board. The applicant is only requesting to occupy an existing tenant space; no modifications are proposed or required to the building.

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 requirements.*

Applicant's Response:

Affirmed.

The Land use is existing. Our special use only pertains to an existing interior space within an existing building. The proposed occupancy of this interior space does not "un-do" any of the sounds standards of development implemented during the construction of this project.

Staff Commentary: The Special Use does only pertain to the use occupying an existing tenant space. The building in which the use will be located within is already approved and existing with other non-residential uses inside.

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's Response:

Affirmed.

Fred Smith Company, the neighbor on all sides, owner of the building in questions and landlord for the prospective tenant supports the intended use and believes it will neither injure the value, nor be detrimental to the use or development of surrounding Fred Smith Properties.

Staff Commentary: The applicant has held a neighborhood meeting to discuss any concerns adjacent property owners may have regarding the application. The building is existing, and no changes to the exterior are proposed or required.

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's Response:

Affirmed.

Neither plans, nor policies, nor character nor standards will not be adversely impacted by the proposed use within the existing development.

Staff Commentary: The applicant is proposing only to locate within an existing building that has already been developed per a previously approved major site plan for Riverwood Villas.

CONSIDERATIONS:

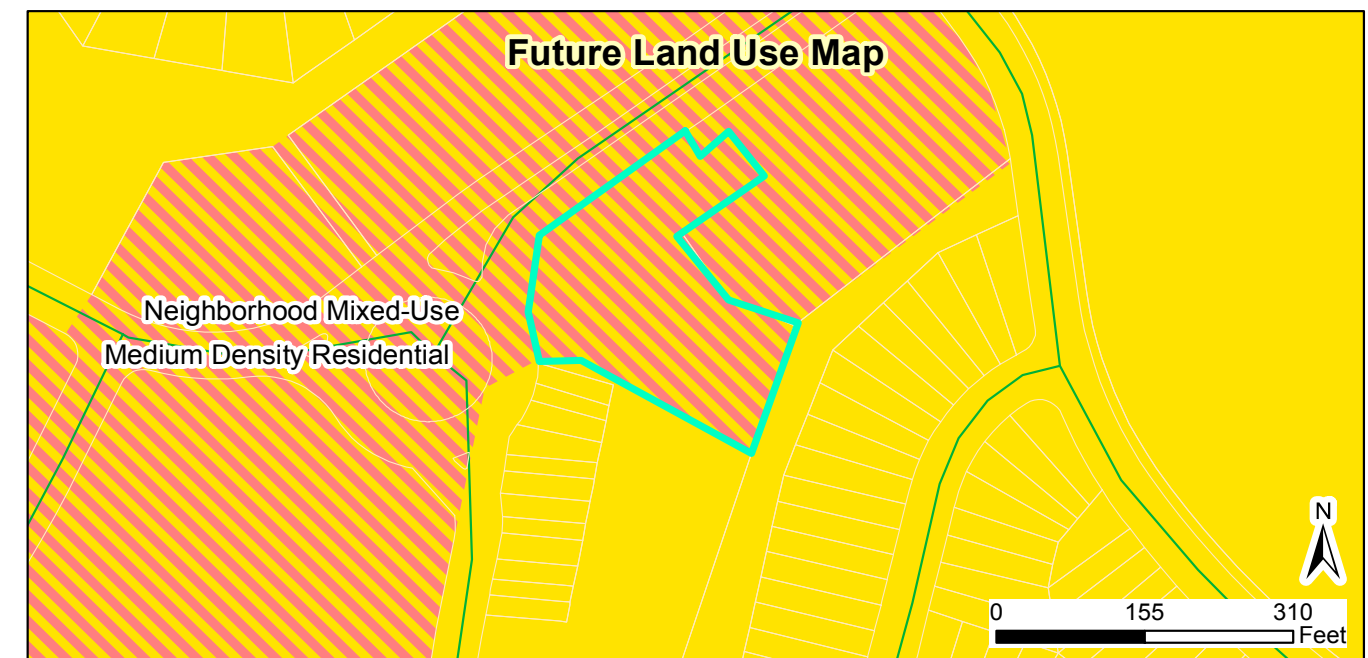
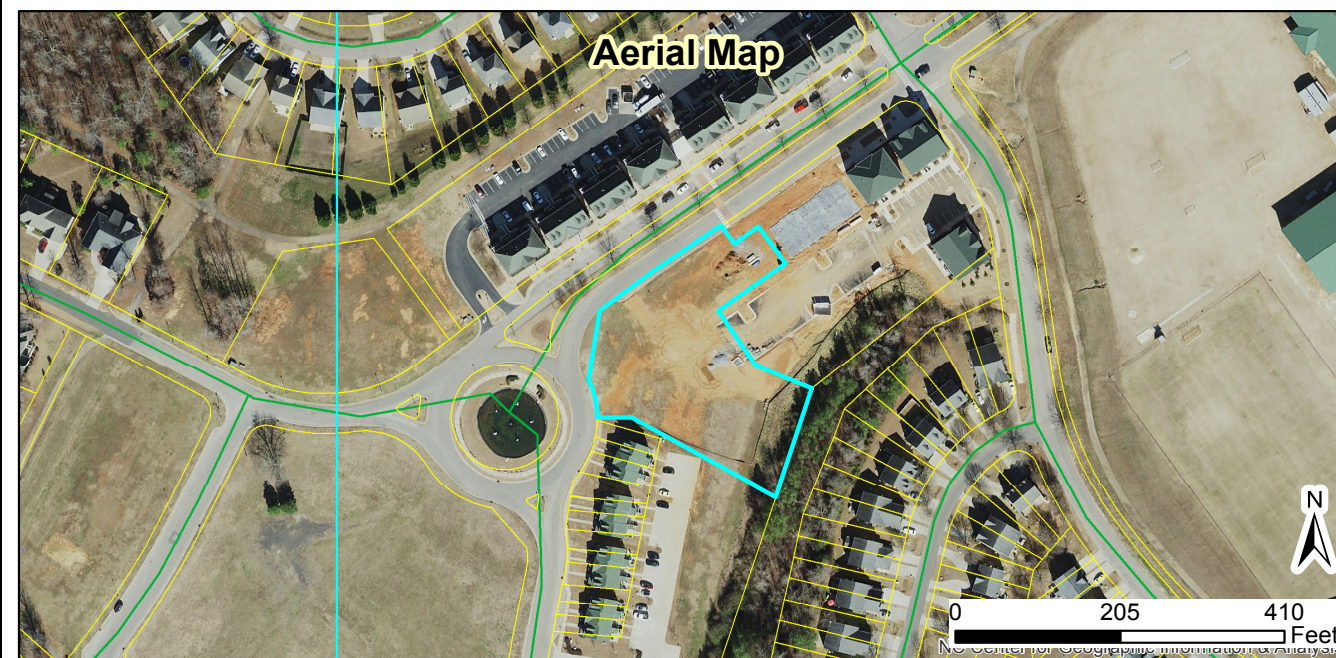
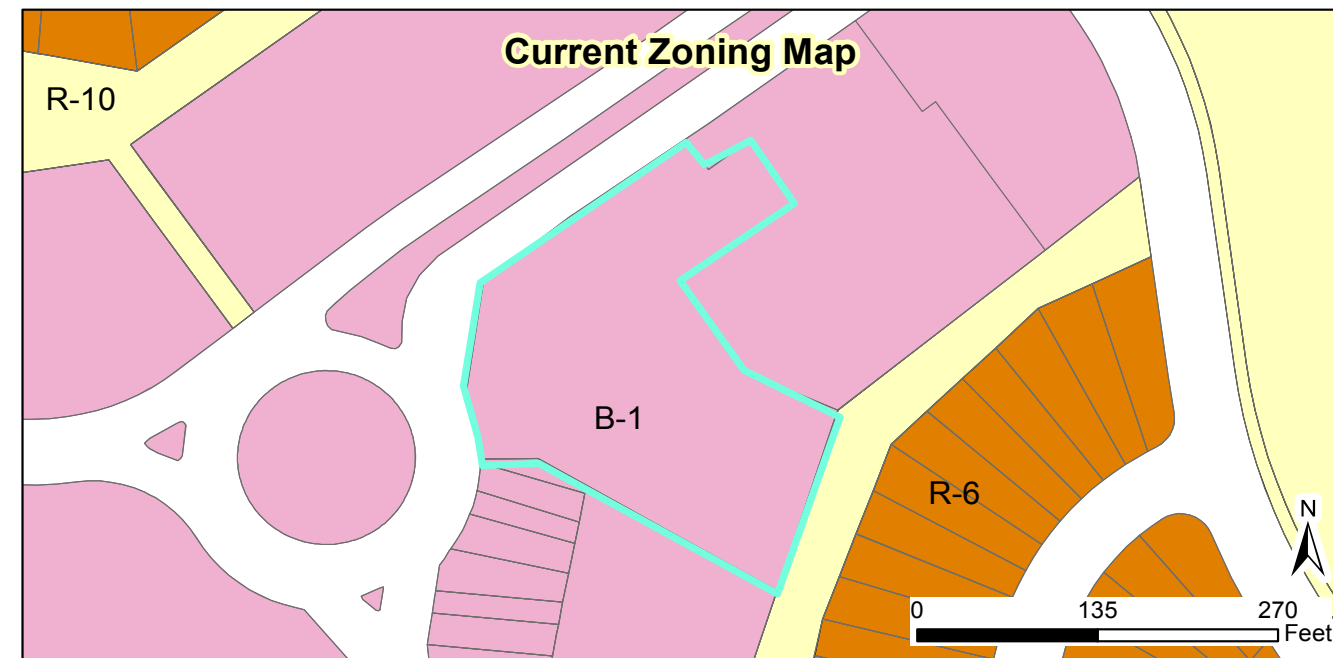
- Special Use Permits are decided upon by Town Council.
-

RECOMMENDED CONDITIONS OF APPROVAL:

1. A Zoning Compliance Permit for the business shall be required following issuance of the Special Use Permit.
-

ATTACHMENTS:

- 1) Application
- 2) Staff Report Maps
- 3) Neighborhood Meeting Materials
- 4) Newspaper Ad
- 5) Adjacent Property Letters
- 6) Site Plan Support Materials from applicant



**2019-31-SUP Kid's First Pediatrics Special Use Permit
Request to operate the use of a medical office in an existing building**

Applicant: Rob Sarle
Property Owners: RWAC Rental IV, LLC
Parcel ID: 177000-07-4052
Tag #: 16102009J

Staff Report Map



Document Path: O:\PLANNING\SPECIAL USE\2019\2019-31-SUP - Kid's First Pediatrics\Maps\2019-31-SUP Maps.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

03/18/19
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

**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 **2019-31-SUP – Kid’s First Pediatrics**

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
Item 6d
2019-31-SUP
Kid’s First Pediatrics

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
Item 6d
2019-31-SUP
Kid's First Pediatrics



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Public Hearings

Item Title

2018-61-SUP Camel Street Townhomes Special Use Permit

Presenter

Planning Department

Summary/Description

Request for issuance of a Special Use Permit to allow the use of townhomes on the subject property. The property is zoned R-8 and is 8.98 acres. The use of townhomes is permitted in this zoning district subject to issuance of a Special Use Permit. The applicant has submitted an associated Preliminary Plat application that is running concurrently with this request.



Requested Action

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Application
Staff Report
Staff Report Maps
Neighborhood Meeting Materials

Newspaper Ad
Adj. Property Letter

Meeting Timeline

April 1, 2019- Town Council (Public Hearing)



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

SPECIAL USE PERMIT APPLICATION COVER SHEET

Name of Project: Camel Street Townhomes Date: 9-10-18
Applicant Name: Terramisu LLC

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: 3-21-18
- ☒ Application Review fee
- ☒ Advertisement Fee

11 copies of the following:

- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ Adjacent Property Owner's List
- ☒ Neighborhood Meeting Notice Letter (1 copy)
- ☒ Wastewater Allocation Request Form (if applicable)
- ☒ Set of stamped, addressed, empty envelopes for adjacent property owner notification
- ☒ Associated Site Plan (separate application required for major site plans, must be submitted concurrently)

Reviewed by: _____



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: Camel Street Townhomes
Acreage of Property: 8.98 ac Zoning District: _____
County Tag #: 05E99012C NC Pin #: 166914-23-5178
Address/Location: 312 Camel Street Clayton NC 27520
Existing Use: Vacant Proposed Use: Residential 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: Terramisu LLC
Mailing Address: PO Box 90247 Raleigh NC 27675
Phone Number: 919-848-1461 Fax: _____
Contact Person: Penny Sekadlo
Email Address: PennyEngineer@aol.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: Terramisu LLC
Mailing Address: PO Box 90427 Raleigh NC 27675
Phone Number: 919-848-1461 **Fax:**
Email Address: PennyEngineer@aol.com

EXPLANATION OF PROJECT

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

This 8.98 acres of property is surrounded by modest single family homes, a funeral parlor, and is adjacent to Cooper Elementary School. The property is vacant and overgrown, but is a prime location to offer homes to families with children in close proximity to an existing school. We have worked with a builder who has a product which is very popular with families with children and would be a good fit for this location. This special use permit is requested in conjunction with a subdivision request for the attached single family units situated on individual lots. The project will have a layout which utilizes a compact development plan to have efficient use of drives and services minimizing impervious surfaces and leaving 2/3 of the property or approximately 6 acres in open space for the enjoyment of the residents and as buffers to the adjoining residential neighborhood. This open space will contain natural areas, landscaped areas, grassed areas, stormwater diffusers, a walking trail, and picnic tables. The homeowners association will collect dues and maintain this open space according to the associations bylaws.

REQUIRED FINDINGS OF FACT

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

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

The proposed townhome project is designed to meet or exceed the Town of Clayton's Unified Development Ordinance, and regulations and standards for construction. It is designed according to accepted engineering principals for the public health and safety of the residents and the neighborhood.

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

The proposed Camel Street Townhome project meets or exceeds the Town Code of Ordinances, and the comprehensive plan for this area. It also conforms to the standards and practices of sound land use planning by providing residential uses in close proximity to existing schools and other services in an suburban setting near a growing downtown. It is a good transition between higher density residential uses with commercial downtown uses, and a more rural suburban residential setting.

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.

A professional realty CMA report was prepared for the neighborhood adjacent to this project and is submitted to the Town as part of the application submittal. Their findings present the professional opinion that the average home size for the area is 1151sf and records indicate an average sales price of \$129,671. The proposed Camel Street Townhomes project is proposing 1231sf which should sell for more than the average of the neighborhood. The appearance of the units meet or exceed existing houses in the area and will not injure the value of adjoining or abutting property, nor be detrimental to the use or development of the adjacent properties or other neighborhood uses. Proposed townhome lots are arranged so that existing single family homes will have proposed open space adjacent to their property.

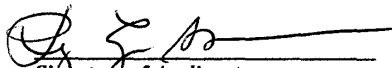
4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

The Camel Street Townhome project will not adversely affect the adopted plans and policies of the Town. It retains the residential character of this area, with a dwelling density of 7 units/acre with sufficient parking, situated so that 2/3 of the acreage remains in a natural open space. Water quality will be controlled by an engineered solution so that no adjacent property will be affected. The character of the existing standards for development of the adjacent properties will be met or exceeded by the construction of this project. This is evidenced by plans, specifications, and elevations submitted to the Town with this project.

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.

Terramisu by Penny Sekadlo
Print Name


Signature of Applicant

4-2-18 amended 10-1-18
Date

July 2018

4 of 10

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information provided at the Neighborhood Meeting:

At a minimum, the following materials must be present for inspection at a Neighborhood Meeting:

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined. Planning staff may attend the Neighborhood Meeting to answer process/code questions.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board meeting in electronic or hard copy format:

- ☒ Adjacent Property Owner's List (aka "mailing list")
- ☒ Copy of the letter mailed
- ☒ Attendance Roster (aka "sign-in sheet")
- ☒ Neighborhood Meeting Summary Form with minutes (see below)

Completed by: _____

Date: _____

ADJACENT PROPERTY OWNERS LIST

Project Name: CAMEL STREET TOWNHOMES

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
166914-34-2175	Johnston Co. Board of Education	PO Box 1336, Smithfield, NC 27577-1336
166914-33-1431	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528
166914-33-1303	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-33-1225	MCADAMS, LINDA M & C JOHN	611 S BARBOUR STREET, CLAYTON, NC 27520
166914-33-0271	RICHARD, MIA M & CHRISTOPHER DALE	3195 BARBER MILL RD, CLAYTON, NC 27520-8569
166914-33-0145	ROGERS, EMILY MCADAMS	3199 G BARBER MILL RD, CLAYTON, NC 27520
166914-33-0187	VANVLECK, ARDEN JULIA & LEGRANDE, JOSEPH NELSON	532 COOPER ST, CLAYTON, NC 27520
166914-33-0037	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-22-9948	C2 STRATEGIC NC LLC	512 CAMEL ST, CLAYTON, NC 27520-1815
166914-22-7983	BARBOUR, JACQUELYN D.	234 HEDGEROW LN, CLAYTON, NC 27520-6149
166914-22-7947	THEET, STEPHANIE FINCH	540 N CHURCH ST, CLAYTON, NC 27520
166914-23-6071	SHAH, TASVIR H	109 ST THOMAS DRIVE, CHAPEL HILL, NC 27517
166914-23-6005	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166914-23-5077	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352
166914-23-5130	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166913-23-3187	RAHEL META LLC	2325 SAPPHIRE VALLEY DR, RALEIGH, NC 27604-1486
166913-23-1021	RIVERA, LISSETTE	220 EAST HINTON STREET, CLAYTON, NC 27520

Continued on

Page 2 of 2

ADJACENT PROPERTY OWNERS LIST

Project Name: CAMEL STREET TOWNHOMES

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
166913-23-0041	RENT TO OWN REALTY LLC	2800 PEACHLEAF ST, RALEIGH, NC 27614-7966
166913-13-9094	HINTON, JUANITA B	PO BOX 1196, CLAYTON, NC 27528-1196
166913-13-9057	FALKENMEYER, GUSTAV J JR	208 E HINTON ST, CLAYTON, NC 27520-1937
166913-13-9102	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-12-8933	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-13-7382	413 CHURCH STREET LAND TRUST	1204 STONE HOME LN, RALEIGH, NC 27603-5500
166913-13-7442	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-8480	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-9426	LEE, CHARLES FRED & TEXIE C	2130 SHOTWELL RD, CLAYTON, NC 27520-8221
166913-23-0344	SANDERS, PAUL KELLER & BESSIE	176 CREEKVIEW CT, AUGUSTA, GA 30907-4527
166913-23-0377	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1411	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1468	EASON, WILLIAM M & ETHELEEN S	209 PINELAND AVE, CLAYTON, NC 27520
166913-23-1624	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DR, GREAT FALLS, VA 22066
166913-14-9192	EASTERN REGIONAL HOUSING AUTH	560 N CHURCH ST, CLAYTON, NC 27520
166913-23-1790	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DRIVE, GREAT FALLS, VA 22066
166914-23-5465	BARNES, EULA S	PO BOX 802, CLAYTON, NC 27528-0802

Sanderson Engineering, Inc.

Engineering and Land Planning

License # C-2218

April 20, 2018

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: Tuesday May 8, 2018

Meeting Time: 6:00 pm

Location: Town of Clayton Town Hall 111 E. Second Street Clayton, NC 27520

Type of Application: Special Use Permit and Major Subdivision Application

Project Property Address: 312 Camel Street Clayton, NC 27520

Description of Project: Townhomes

Upcoming public meetings for this application: Planning Board Tuesday May 29, 2018, Town Council Work Session Monday June 18, 2018 and Town Council Public Hearing Monday July 16, 2018. All meetings are at 6:00 pm in the Council Chambers located at 111 East Second Street

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

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

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

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: **CAMEL STREET TOWNHOMES**

Application: **SPECIAL USE PERMIT**

Location/Date: _____

	NAME	ADDRESS
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Printed on 02/08/2015

Page 8 of 9

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: **SPECIAL USE PERMIT - CAMEL STREET TOWNHOMES**

Date of Mailing:

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:

Printed Name: **STEVEN S. SANDERSON** Signature:

Date of Meeting: _____ **Time of Meeting:** _____

Location of Meeting:	
----------------------	--

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

[illegible]

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



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

OWNER'S CONSENT FORM

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

Project Name: Camel Street Townhomes **Address or PIN #:** 05E99012C

AGENT/APPLICANT INFORMATION:

Terramisu by Penny Sekadlo
(Name - type, print clearly)

PO Box 90427
(Address)
Raleigh NC 27675
(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*):

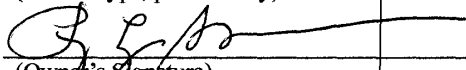
Penny Engineering Design by Penny Sekadlo

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:

Terramisu by Penny Sekadlo
(Name - type, print clearly)


(Owner's Signature)

PO Box 90427
(Address)

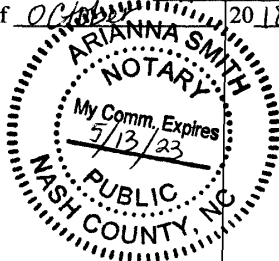
Raleigh NC 27675
(City, State, Zip)

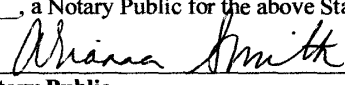
STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Arianna Smith, a Notary Public for the above State and County, this the 1st day of October, 2018.

SEAL

July 2018

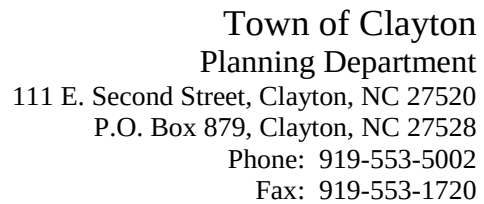



Notary Public

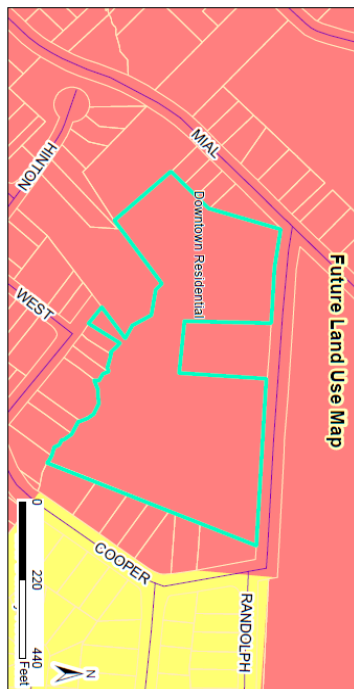
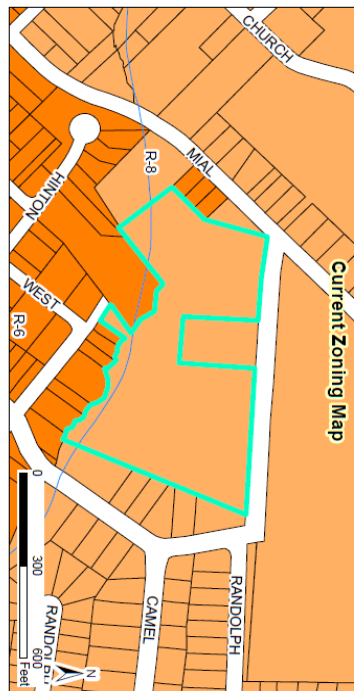
My Commission Expires:

5/13/2023

10 of 10



Page 254 of 394



2018-59-SD Camel Street Townhomes
Request: to create 66 townhome lots on 8.98 acres of the subject property
 Applicant: Sanders Engineering
 Project: Camel Street Townhomes
 Parcel ID: 166914.23-5178
 Tag #: 05E98012C

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-59-SD Camel Street Townhomes\Map\2018-59-SD Maps.mxd

Staff Report Map

Prepared by: TDC Planning
 Date: 10/1/2018
 Disclaimer: Town of Caryton assumes no legal responsibility for the information contained herein.

Legend	
	100-yr Flood Zone
	Thoroughfare Overlay
	Scenic Highway Overlay
	Watershed Protection Overlay
	Site

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218
April 20, 2018

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.

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3. A map, drawing, or other depiction of the proposed land use change or development proposal.

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If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

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

ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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.

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166914-34-2175	Johnston Co. Board of Education	PO Box 1336, Smithfield, NC 27577-1336
166914-33-1431	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528
166914-33-1303	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-33-1225	MCADAMS, LINDA M & C JOHN	611 S BARBOUR STREET, CLAYTON, NC 27520
166914-33-0271	RICHARD, MIA M & CHRISTOPHER DALE	3195 BARBER MILL RD, CLAYTON, NC 27520-8569
166914-33-0145	ROGERS, EMILY MCADAMS	3199 G BARBER MILL RD, CLAYTON, NC 27520
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166914-22-7983	BARBOUR, JACQUELYN D.	234 HEDGEROW LN, CLAYTON, NC 27520-6149
166914-22-7947	THEET, STEPHANIE FINCH	540 N CHURCH ST, CLAYTON, NC 27520
166914-23-6071	SHAH, TASVIR H	109 ST THOMAS DRIVE, CHAPEL HILL, NC 27517
166914-23-6005	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166914-23-5077	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352
166914-23-5130	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166913-23-3187	RAHEL META LLC	2325 SAPPHIRE VALLEY DR, RALEIGH, NC 27604-1486
166913-23-1021	RIVERA, LISSETTE	220 EAST HINTON STREET, CLAYTON, NC 27520

4/10/2016

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ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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
166913-23-0041	RENT TO OWN REALTY LLC	2800 PEACHLEAF ST, RALEIGH, NC 27614-7966
166913-13-9094	HINTON, JUANITA B	PO BOX 1196, CLAYTON, NC 27528-1196
166913-13-9057	FALKENMEYER, GUSTAV J JR	208 E HINTON ST, CLAYTON, NC 27520-1937
166913-13-9102	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-12-8933	JACOBS GROUP	PO BOX 99535, RALEIGH, NC 27624
166913-13-7382	413 CHURCH STREET LAND TRUST	1204 STONE HOME LN, RALEIGH, NC 27603-5500
166913-13-7442	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-8480	TOMLINSON, GEORGE A & BESSIE A	815 WESTON ST, RALEIGH, NC 27610
166913-13-9426	LEE, CHARLES FRED & TEXIE C	2130 SHOTWELL RD, CLAYTON, NC 27520-8221
166913-23-0344	SANDERS, PAUL KELLER & BESSIE	176 CREEKVIEW CT, AUGUSTA, GA 30907-4527
166913-23-0377	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1411	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1468	EASON, WILLIAM M & ETHELEEN S	209 PINELAND AVE, CLAYTON, NC 27520
166913-23-1624	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DR, GREAT FALLS, VA 22066
166913-14-9192	EASTERN REGIONAL HOUSING AUTH	560 N CHURCH ST, CLAYTON, NC 27520
166913-23-1790	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DRIVE, GREAT FALLS, VA 22066
166914-23-5465	BARNES, EULA S	PO BOX 802, CLAYTON, NC 27528-0802

01/06/2016

Page 7 of 17

ADJACENT PROPERTY OWNERS LIST

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166914-23-5465	BARNES, EULA S	PO BOX 802, CLAYTON, NC 27528-0802

Sanderson Engineering, Inc.

Engineering and Land Planning

License # C-2218

April 23, 2018

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: Tuesday May 8, 2018

Meeting Time: 6:00 pm

Location: Town of Clayton Town Hall 111 E. Second Street Clayton, NC 27520

Type of Application: Special Use Permit and Major Subdivision Application

Project Property Address: 312 Camel Street Clayton, NC 27520

Description of Project: Townhomes

Upcoming public meetings for this application: Planning Board Tuesday May 29, 2018, Town Council Work Session Monday June 18, 2018 and Town Council Public Hearing Monday July 16, 2018. All meetings are at 6:00 pm in the Council Chambers located at 111 East Second Street

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

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

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

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,



Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: CAMEL STREET TOWNHOMES

Application: SPECIAL USE PERMIT/PRELIMINARY SUBDIVISION PLAN

Location/Date: The Clayton Center 5-8-18

	NAME	ADDRESS
1	JAMES LIPSCOMB	328 EAST MAIN ST CLAYTON
2	Negan Bickel	536 Cooper St. Clayton
3		
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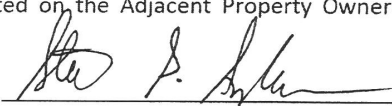
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: SPECIAL USE PERMIT/PRELIMINARY SUBDIVISION PLAN- CAMEL STREET TOWNHOMES

Date of Mailing: April 23, 2018

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:

Printed Name: STEVEN S. SANDERSON Signature: 

Date of Meeting: May 8, 2018 Time of Meeting: 6:00 pm

Location of Meeting: York Meeting Room; The Clayton Center

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

James Lipscomb stopped in the meeting. He arrived early for a 150 year Town of Clayton Celebration committee meeting and came into my meeting to find out what's going on. He had questions about the buildings because he was submitting a townhome project and wanted to compare product. Ms. Megan Bickel has just purchased the 536 Cooper Street house. She asked if the Town was going to provide any road improvements because of the additional traffic from this development. I told her that due to the small size of the development that a TIA is not required and I am unaware of any construction project in the area. She asked if she could take pictures of my plans to show her neighbors. I told her that if she would email me in the morning that I would send her a full set of plans by pdf.

I waited an additional 15 minutes after Ms. Bickel left. No one else came to the meeting. I left at 6:40. Two adjacent property owners contacted me by phone and sent me emails giving their support for the construction of this project. I've attached copies of the emails as part of the minutes.

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

Subject: 312 Camel Street Clayton NC

From: uujosh@gmail.com

To: sandersonengineering@yahoo.com; uujosh@gmail.com

Date: Friday, April 27, 2018, 1:38:11 PM EDT

Hi Steven,

It was good talking to you. Just to follow up on our phone conversation, I have 2 properties on Mial St, 610 and 730 Mial specifically. I see this project as an improvement to the neighborhood and community. Although I am remote and won't be able to attend the May 8th meeting, I wanted to voice my opinion on the matter.

Best,
Josh Shamloo
703-899-4500

Subject: Townhomes

From: eulabarnes@embarqmail.com

To: sandersonengineering@yahoo.com

Date: Friday, May 4, 2018, 12:33:19 PM EDT

Barnes Funeral Home
325 Camel Street
Clayton, NC 27520

May 4, 2018

To whom it may concern,

In response to the letter and Town Homes map that I received from Steven Sanderson, I am in agreement to development of the area. I feel it will add to the looks of the neighborhood and show additional growth to the town of Clayton however, it does concern me that there are a lot of deer that inhabit those woods.

Sincerely,

Eula S. Barnes



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: Camel Street Townhomes **Address or PIN #:** 166914-23-5178

AGENT/APPLICANT INFORMATION:

Steven S. Sanderson, PE PO Box 2016
(Name - type, print clearly) (Address)
Wendell, NC 27591
(City, State, Zip)

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

Major Subdivision Application and Preliminary Plat Special Use Application
Construction Plans Boundary Plat / Final Plat

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:

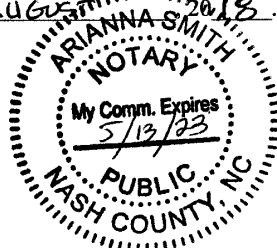
Terramisu, LLC By: Penny SEKADLO PO Box 90427
(Name - type, print clearly) (Address)
[Signature] Raleigh, NC 27675-0427
(Owner's Signature) (City, State, Zip)

STATE OF NC
COUNTY OF WAKE

Sworn and subscribed before me Arianna Smith a Notary Public for the above State and County, this
the 21st day of AUGUST, 2018.

SEAL

January 2018



Notary Public

My Commission Expires: May 13, 2023

PUBLIC NOTICE

In accordance with NC GS 160A-364 and NC GS 160A-384 the Clayton Town Council will hold evidentiary hearings on Monday, April 1, 2019, at 6:00 PM at Town Hall, 111 East Second Street, to consider the following requests:

- 2018-61-SUP Camel Street Townhomes Special Use Permit; request for issuance of a special use permit to develop the use of townhomes on the subject property. The property is zoned R-10, which only permits townhomes subject to special use permit approval. The property is 8.98 acres and is located off Camel Street; TAG # 05E99012C
- 2018-59-SD Camel Street Townhomes Preliminary Plat; request for major subdivision approval to develop 62 townhome lots on 8.98 acres of land zoned R-10. The property is located off Camel Street; TAG # 05E99012C
- 2019-31-SUP Kid's First Pediatrics; request for issuance of a Special Use Permit to operate the use of a medical office in an existing building. The property is zoned B-1, which only permits medical offices subject to special use permit approval. The property is located at 400 Athletic Club Blvd; TAG # 16I02009J

For evidentiary hearings, 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.

Haley Hogg, Planner
919-553-5002

The Johnstonian

Please advertise on the following dates:

March 20, 2019

March 27, 2019

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

*Town Council
April 1, 2019*

STAFF REPORT

Application Number: 2018-61-SUP
Project Name: Camel Street Townhomes Special Use Permit

NC PIN / Tag #: 166914-23-5178 / 05E99012C (8.98 acres of overall tract)
Town Limits/ETJ: Town Limits
Overlay: Eastern Portion located within Watershed Protection Overlay
Applicant: Terramisu, LLC
Owner: Terramisu, LLC
Location: Located off Camel Street; across from Cooper Elementary School

Public Noticing:

- Neighborhood meeting held on May 8, 2018
- Sign posted March 7, 2019
- Letters mailed March 15, 2019
- Newspaper ad published March 20, 2019 and March 27, 2019

REQUEST: The applicant is requesting Special Use Permit approval to develop the use of townhomes on a portion of the subject property, zoned Residential-8 (R-8). A Preliminary Plat application is running concurrently with this request (2018-59-SD).

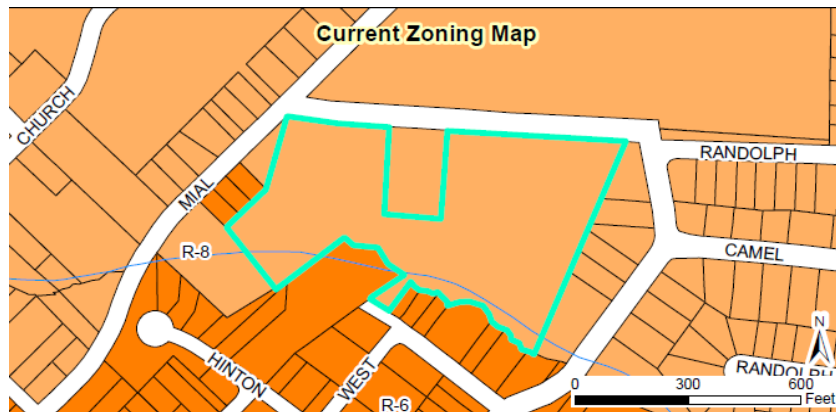


SITE DATA:

Acreage: 8.98 acres
Existing Use: Vacant/Wooded lot

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8	Funeral Home, Cooper Elementary School
South	Residential-6	Single-Family Residential, vacant
East	Residential-8	Single-Family Residential, funeral home, vacant
West	Residential-6 and Residential-8	Single-Family Residential, funeral home

**DEVELOPMENT DATA:**

Proposed Uses: 62 Townhomes

Proposed Impervious Surface: Maximum 70% per lot

Required / Proposed Parking: 2 spaces per unit / 2 spaces per unit; 124 required spaces / 140 proposed spaces

Fire Protection: Town of Clayton

Access/Streets: The townhomes at the corner of Camel Street and Mial will have one access point off Camel Street. The remainder of the units will have one access point off Camel Street.

Water/Sewer Provider: Town of Clayton

Electric Provider: Town of Clayton

STAFF ANALYSIS:**Overview**

The applicant is requesting a Special Use Permit to develop the use of townhomes on the subject property, which is zoned Residential-8 (R-8). Per UDC requirements, the use of townhomes is only permitted via issuance of a Special Use Permit within this zoning district. Running concurrently with this application is a preliminary plat application (2018-59-SD).

Dimensional standards for townhome are set via the Special Use Permit process. The applicant is proposing the below dimensional standards for each lot. It is worth noting that units with frontage on Camel Street will have a minimum 10' front setback per the site plan layout; only the interior units will have a 3' front setback. During the review process, the applicant also agreed to modify the setbacks to increase the amount of space residents would be able to have for a patio/backyard area to the 10' shown below.

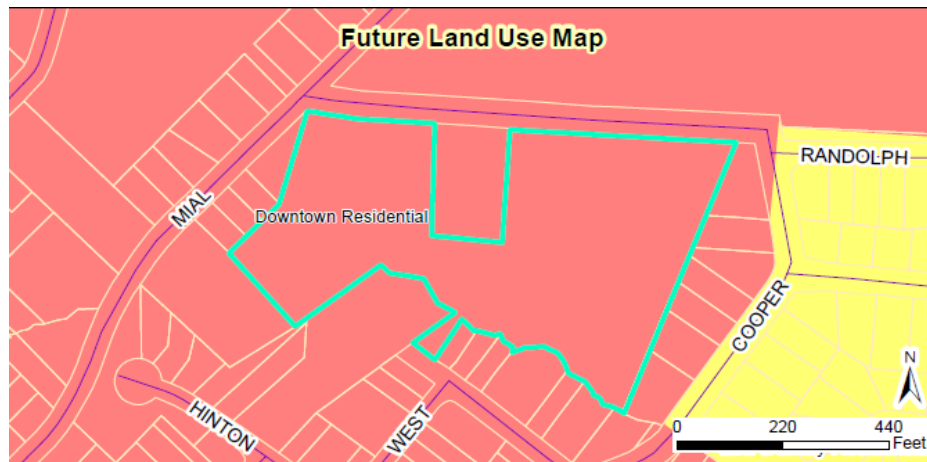
Dimensional Standards	
Minimum Lot Area	1040 SF
Minimum Lot Width	20'
Maximum Lot Coverage	70%
Max. Impervious Coverage	70%
Density	6.9 units/acre

Proposed Setbacks	
Front	3'
Side Interior	0'
Side Exterior	3'
Rear	10'

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The subject property is designated as "Downtown Residential" within the Comprehensive Plan 2040's Future Land Use Map. This designation typically consists of single-family residential uses, but may include higher density residential uses as well in areas outlined in the plan. The Comprehensive Plan notes that high-density development should be directly bordering the Downtown Core, which is the general intent of the "Downtown Residential" designation. While this area is not directly adjacent the Downtown Core, the development of townhomes is appropriate due to the proximity to Cooper Elementary School, and the physical separation from low intensity adjacent uses due to the natural topography and vegetation located on the subject site.



- **Unified Development Code**
The proposed development is consistent with the Unified Development Code (UDC) with approval of the special use permit.

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 site/subdivision plan for review and approval. This plan is processed as any other site/subdivision plan (in this case as a Preliminary Plat application: 2018-59-SD), with a final decision made by the applicable reviewing body. The details of the site/subdivision plan are outlined partially herein, and in their entirety in the staff report for the associated Preliminary Plat application 2018-59-SD.

CONSIDERATIONS:

- The Town Council shall make final decisions regarding Special Use Permits
- All dimensional standards proposed, including but not limited to setbacks and density, are set by the Special Use Permit process as outlined in the associated site/subdivision plan. These standards are subject to Town Council approval.

FINDINGS OF FACT:

The applicant has addressed the Findings of Fact associated with a Special Use Permit as outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report. These Findings are included below.

1. ***That the application will not materially endanger the public health and safety if located where proposed and developed according to the plans submitted and approved.***
 - **Applicant Response:** "The subdivision has been designed to meet all required specification of the Town of Clayton's Subdivision Regulations and conforms to the Town's Unified Development Code. It provides for parking, infrastructure, and landscaping as required by the UDO. No

exceptions of waivers are being requested. This subdivision utilizes an infill lot which minimizes the creation of impervious surfaces to create 66 townhomes without creating urban sprawl. The subdivision makes use of the existing street network and existing traffic patterns in the area. There is nothing in the design of the infrastructure for this development that would materially endanger the environment, public health, safety or general welfare of the public”.

- **Staff Commentary:** The proposed subdivision has been TRC certified by staff and does meet the requirements of the Unified Development Code. Landscaping and parking are provided as required by the ordinance, and the applicant is not requesting any waivers.

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

- **Applicant Response:** “This subdivision has been designed to meet all required specification of the Town of Clayton’s Subdivision Regulations and conforms to the Town’s Unified Development Code. It provides for parking, infrastructure, and landscaping as required by the UDO. No exceptions or waivers are being requested. It is being developed under its existing zoning. No rezoning is being requested. The development of this property for residential housing meets the Town of Clayton’s long range plan for this property”.
- **Staff Commentary:** The associated subdivision application has been TRC certified by staff and does meet the requirements of the UDC. The dimensional standards are set through the special use permit process as outlined in the associated subdivision plan. The plan is consistent with the Future Land Use Map designation of Downtown Residential.

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

- **Applicant Response:** “This development will not injure the value of adjoining or abutting property. This development is being designed to have minimal impact on adjacent single family residential houses by locating the townhomes adjacent to the existing commercial and across from the existing institutional development. The majority of the property is being left in its natural state. In addition, the street trees, parking island trees, and shrubs for parking screening will soften the impact of development. Evergreen shrubs will assist in screening the dumpster enclosures”.
- **Staff Commentary:** Based on the associated preliminary plat layout, the southern and western portions of the overall tract of land will remain wooded and undisturbed. A landscape buffer is required and is shown to be provided along the eastern property line.

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

- **Applicant Response:** “This subdivision is being developed under its existing zoning. No rezoning is being requested. It is being designed to meet all of the requirements of the UDO. The surrounding properties are single-family residential, commercial, institutional, and multi-family housing. This development is being designed to have minimal impact on the adjacent single-family

houses by locating the townhomes adjacent to the commercial and across from the institutional existing development”.

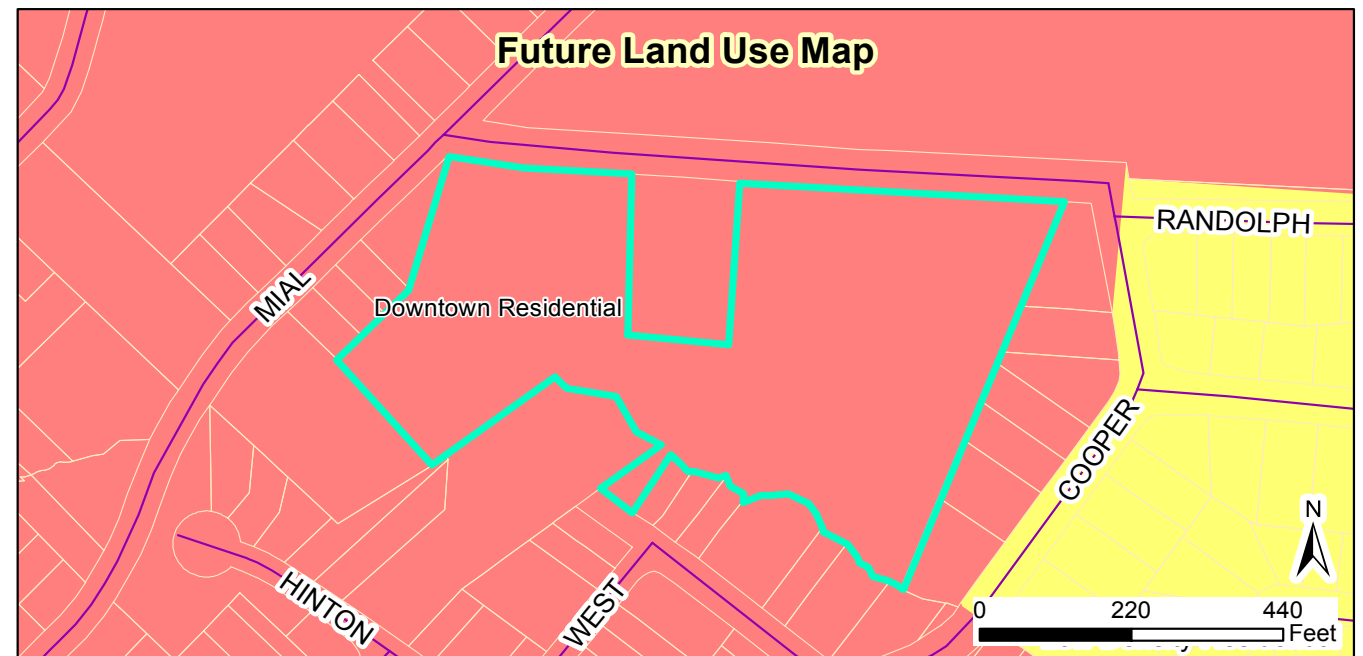
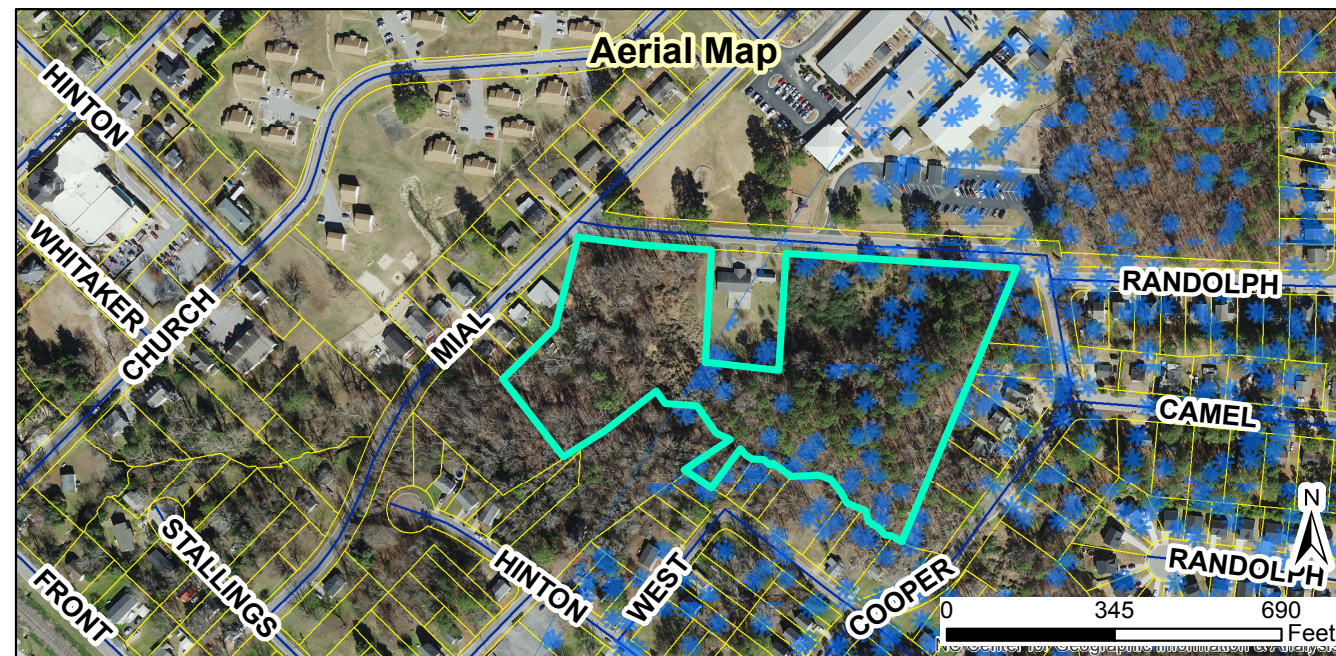
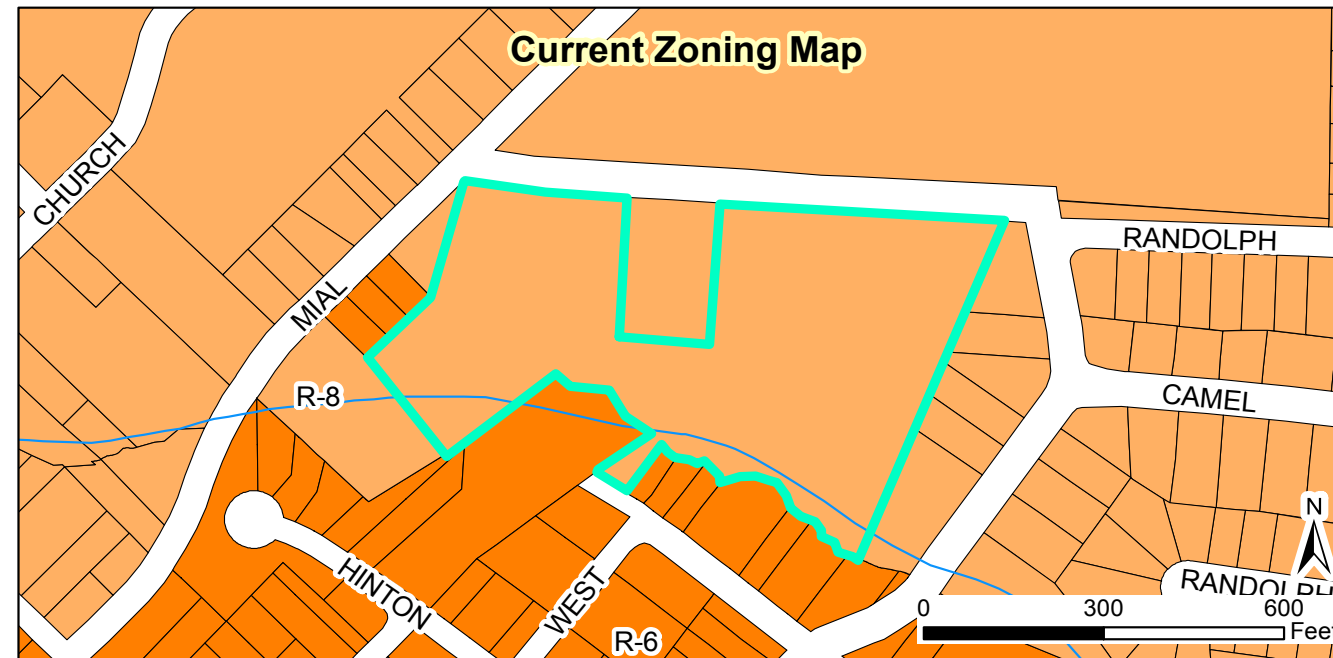
- **Staff Commentary:** The use of townhomes is permitted subject to issuance of a Special Use Permit. The dimensional standards for the development are set through this process, and are outlined in this staff report and on the associated preliminary plat.

RECOMMENDED CONDITIONS OF APPROVAL:

1. These Conditions of Approval, and any others associated with the Preliminary Plat (2018-59-SD) shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and final approval.
2. The final plat and subsequent development of the site shall be consistent with the specifications of the associated approved Preliminary Subdivision Plan (2018-59-SD). Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
3. Dimensional standards shall be set by those indicated on the associated preliminary plat (2018-59-SD). Any deviations from these standards are pursuant to modifications as outlined in Section 155.711 of the Unified Development Code.

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Newspaper Ad
- 5) Adj. Property Letter



2018-61-SUP Camel Street Townhomes
Request: to develop 66 townhome lots on property zoned R-8

Applicant: Sanderson Engineering
 Property Owners: SCA Ventures
 Parcel ID: 166914-23-5178
 Tag #: 05E99012C

Staff Report Map



05/03/2018

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

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

Document Path: O:\PLANNING\SPECIAL USE\2018\2018-61-SUP Camel Street Townhomes\Maps\2018-61-SUP Maps.mxd

**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 **2018-61-SUP – Camel Street Townhomes .**

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
Item 6e
2018-61-SUP
Camel Street Townhomes

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
Item 6e
2018-61-SUP
Camel Street Townhomes



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Public Hearings

Item Title

2018-59-SD Camel Street Townhomes Preliminary Plat

Presenter

Planning Department

Summary/Description

Request to develop 62 townhome lots on 8.98 acres of land. The property is zoned Residential-8 (R-8) which allows for the use of townhomes subject to issuance of a Special Use Permit. The applicant has submitted an associated Special Use Permit application that is running concurrently with this request. The subdivision is proposed to be located off Camel Street, south of Cooper Academy. It will have two access points off Camel Street.

**Requested Action**

Approval/Denial

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Application
Owner's Consent
Staff Report
Staff Report Maps

Neighborhood Meeting Materials

Site Plan

Newspaper Ad

Adj. Property Owner Letter

Wastewater Allocation

Meeting Timeline

April 1, 2019- Town Council (Public Hearing)



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 PLAN APPLICATION COVER SHEET

Name of Project: CAMEL STREET TOWNHOMES Date: 10-1-18

Applicant Name: TERRAMISU by PENNY SEKADLO

The following checklist to be completed by applicant:

- [☒] Pre-Application Meeting on: 3-21-18
- [☒] Review fee
- [☒] Advertisement Fee
- [☒] Copy of plan sets in PDF on USB (only one USB needed)

11 copies of the following:

- [☒] Completed Application
- [☒] Owner's Consent Form
- [☒] Adjacent Property Owner's List
- [☒] ~~NA~~ Road Name Application
- [☒] Wastewater Allocation Request Form or verification of Wastewater
- [☒] ~~NA~~ Signed/Sealed Traffic Impact Analysis (if applicable)
- [☒] Neighborhood Meeting Notice Letter (1 copy)
- [☒] Set of stamped, addressed, empty envelopes for adjacent property owner notification
- [☒] Stormwater Management Statement

11 copies of the plan set which includes the following:

- | | |
|---|--|
| [☒] Cover Sheet | [☒] Preliminary Engineering Plan Sheet |
| [☒] Existing Conditions Sheet | [☒] Preliminary Grading Plan Sheet |
| [☒] Signed & Sealed Boundary Survey | [☒] Landscaping Plan Sheet |
| [☒] Site Plan Sheet | [☒] Architectural Elevations Sheet |
| [☒] Phasing Plan Sheet | [☒] Lighting Plan Sheet |

Reviewed by: _____



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

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: Camel Street Townhomes Acreage of Property: 8.98 ac

Tag #: 05E99012C NC Pin #: 166914-23-5178

Location: 312 Camel Street Clayton NC 2520

Number of lots (Existing): 1 (Proposed): 63 Min. Lot Size: 1040 sf

Zoning District: R-8 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: Terramisu LLC

Mailing Address: PO Box 90427

Phone Number: 919-846-2668 Fax: _____

Contact Person: Penny Sekadlo

Email Address: PennyEngineer@aol.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: Terramisu LLC

Mailing Address: PO Box 90427

Phone Number: 919-846-2668

Fax:

Email Address: PennyEngineer@aol.com

EXPLANATION OF PROJECT

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

This project proposes 63 residential townhome units located on 8.98 ac located at 312 Camel Street in Clayton NC. The units are for sale attached single family units containing 1231 sf in two stories. The exterior elevations have been included with the project plans and meet or exceed the standards of the surrounding neighborhood. The 63 units are situated on 1/3 of the property with the remaining 2/3 dedicated as natural open space for the benefit of the residents. This compact arrangement will provide a community feel to the neighborhood while reducing the HOA management of infrastructure and therefore the dues required for the maintenance. Ample parking is provided, including 17% guest and overflow parking, which exceeds the Town's ordinance requirements for apartment dwellings. Handicap parking is available for the occupants, and solid waste will be handled with standard and recycle dumpsters on site. Landscaping is designed to enhance the development while taking into consideration safety and welfare of the residents. The project is adjacent to Cooper Academy and will be a great location for families to reside close to the downtown area and school access.

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) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

The Camel Street Townhome project has been designed to meet or exceed town Subdivision Regulations and conforms to the town Unified Development Code. The project is being proposed under the current zoning regulation and ordinance. Included in the design is ample parking for residents, guests, and overflow, infrastructure, landscaping, open space, and concern for the safety and welfare of the public and residents. No exceptions or waivers are requested.

- (2) That 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.

The Camel Street Townhome project will not adversely affect the adopted plans and policies of the Town. It retains the residential character of this area, with a dwelling density of 7 units/acre with sufficient parking, situated so that 2/3 of the acreage remains in a natural open space. Water quality will be controlled by an engineered solution so that no adjacent property will be affected. The character of the existing standards for development of the adjacent properties will be met or exceeded by the design of this project. This is evidenced by plans, specifications, and elevations submitted to the town with this project.

- (3) 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.

The design of Camel Street Townhome project has been engineered for safe and reasonable distribution of traffic in a manner that will avoid congestion. Sufficient parking for residents, guests, and overflow is provided within the development. Having close proximity to an existing school and the downtown area is consistent with traffic mitigation design and avoids urban sprawl. Infrastructure is available on the site and 2/3 of the area remains in a natural open space state. The development will not materially endanger the environment, public health, safety, or the general welfare of the public or residents.

- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

The Camel Street Townhome project will not adversely affect the general plans for orderly growth and development of the town because it is consistent with the planning policies, including Unified Development Ordinance, Zoning, and comprehensive planning policies of the Town Council.

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.

- Plans are to be drawn at the same engineering scale of 1" = 20'; 30'; 40'; 50'; 60' (architectural elevations and details are exempt from this requirement) with north oriented in the same direction.
- Plans may be drawn at an engineering scale of 1" = 100', if approved by the Planning Department or the Technical Review Committee (TRC).
- Architectural plans and elevations shall be drawn at an architectural scale of 1" = 3/32', 3/16', 1/8', 1/4', or 3/8'.
- All drawings, except elevations, isometric drawings, and renderings, shall be in two dimensional plan views.
- All text shall be clear and legible.
- Line weight hierarchy on all plans shall be consistent with common drafting standards.
- Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4).
- All numerical references shall be rounded up to a maximum of two decimal points.

PLAN ELEMENTS AND GRAPHIC DATA (TO BE ON ALL SHEETS)

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

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

The following elements are specific to each property and application request, and shall be shown graphically on the specific plan types listed below. These graphics shall be supported by text, labeling, and dimensional information (width, length, and depth).

SURVEY

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

EXISTING CONDITIONS SHEET

Provided		
Yes	N/A	
☒		The existing topographical conditions of the property with a two foot contour interval showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.
☒		The existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary.
☐		The existing structures located on the subject property.
☒		The existing structures within 100 feet of project boundary.
☒		The existing utilities (including inverts of pipes, rim elevations, wells and septic tanks, etc.) within 100 feet of project site.
☒		Label subject parcel and adjacent property acreage, owners, and zoning districts.

PRELIMINARY SITE PLAN

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

Provided		
Yes	N/A	
☒		Site data table in tabular form
☒		Name of project (AKA names if applicable)
☒		Parcel identification number (and/or Tag number)
☒		Property size (acres and square feet)
☒		Property location (Town limits or ETJ)
☒		Existing zoning district
☐	☒	Proposed zoning district (if applicable)
☒	☐	Overlay (if applicable)

Provided		
Yes	N/A	
☐		Existing use
☒		Proposed use
☐	☒	Number of seats/students/fueling positions (as applicable).
☒	☐	Number of housing units proposed, per housing unit type.
☒	☐	Proposed density (number of units per acre)
☐	☒	Proposed intensity (gross floor area)
☒		Building coverage (as percentage of total site)
☒	☐	Impervious surface area (square feet and as percentage of total site)
☒	☐	Building height (number of stories and in feet)
☒	☐	Required parking (list requirement i.e. 1 space per 300 SF)
☒	☐	Proposed parking
☒	☐	Required/proposed handicap accessible parking
☒	☐	Provide name of Electric Provider.
☒	☐	Provide name of Water Provider.
☒	☐	Provide name of Sewer Provider.
☒	☐	Max building height.

Other site plan elements:

Provided		
Yes	N/A	
☒		Identify adjacent property owners, their parcel ID number, current zoning and present use.
☐	☒	Put a bubble around the affected area for amendments to previously approved projects.
☒		Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks.
☒		Identify existing and future right of ways.
☒	☐	Identify Watershed Protection Areas.
☒	☐	Identify existing easements by type, and distinguish if public or private.
☒	☐	Identify proposed easements by type, and distinguish if public or private.
☒	☐	Identify Open Space/Common Areas, amenities.
☒		Identify clear sight triangle at project ingress/egress points with dimensions.
☒		Identify main entrance/access driveways, curb and gutter, cross section with ROW. Proposed driveway and setbacks must be shown.

Provided		
Yes	N/A	
☐	☒	Provide boundaries of Resource Conservation Areas (see UDC Section 155.500).
☒	☐	Provide an off-street parking and loading layout (with details, dimensions and access location). Accessible parking requirements are listed in NCSBC Volume 1C, 1999 edition. Show traffic circulation arrows.
☐	☒	Provide queuing details for drive-up/drive-thru facilities (if applicable).
☒	☐	Provide the locations and dimensions of existing and proposed sidewalks and accessible routes.
☒	☐	Provide the location and details of refuse collection areas.
☐	☒	Provide the location, size and orientation of freestanding signs.
☒	☐	Identify proposed phasing (phasing lines) of construction on Phasing Plan sheet.
☐	☒	Cul-de-sacs must be dimensioned and meet Town of Clayton minimum design criteria.
☒	☐	Identify cluster mailbox unit (CBU) locations and details, including parking layout.

CONCEPTUAL ENGINEERING PLANS

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

Provided		
Yes	N/A	
☒	☐	Identify proposed streets and roadways (public and private) with dimensions and cross sections.
☒	☐	Identify the curve radii for all internal and external vehicular use areas.
☒	☐	Identify all access points to the project.
☒	☐	Identify existing conditions and proposed grading plans.
☐	☒	Identify Tree Conservation Areas shown on grading plan.
☒	☐	Show proposed flow of traffic.
☐	☒	Identify proposed traffic control signs and striping.
☒	☐	Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection(s).
☒	☐	Identify the proposed sanitary sewer collection system (including size) and point of connection(s). If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable.
☒	☐	Provide preliminary wastewater allocation calculation.

Provided		
Yes	N/A	
☐	☒	Identify proposed grease traps.
☐	☒	Identify backflow prevention devices.
☐	☒	Identify slopes steeper than 2.5:1.
☒	☐	Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.
☒	☐	Provide a Stormwater Management Statement.
☐	☒	Floodplain development permit required for this parcel – see Engineering Dept.

FIRE PLAN

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

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

PHASING PLAN

Provided		
Yes	N/A	
☒	☐	Provide a Phasing plan showing all proposed phases and phase titles, in different colors.

LANDSCAPE PLAN

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

LIGHTING PLAN

Provided		
Yes	N/A	
☒	☐	Conceptual Lighting Plan - any common lighting should not spill over to other properties.
☒	☐	Identify the light source and provide a detail of the fixture.
☒		Identify the proposed height of fixtures.

ARCHITECTURAL ELEVATIONS AND FLOORPLAN

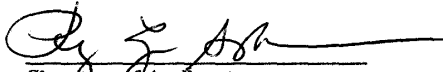
Provided		
Yes	N/A	
☒		Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina. This should be provided in color.
☒		Indicate the height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

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.

Terramisu LLC by Penny Sekadlo

Print Name


Signature of Applicant

4-2-18 amended 10-1-18

Date

NEIGHBORHOOD MEETING INFORMATION

NOTE: *Neighborhood meetings are not required for developments that are part of an approved Planned Development Master Plan.*

Purpose:

The purpose of the neighborhood meeting shall be to inform the neighborhood of the nature of the proposed land use and development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request.

Meeting Notice Mailing requirements:

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

Information provided to Planning Department:

Alert the Planning Department when the date, location, and time are determined. Planning staff may attend the neighborhood meeting to answer process/code questions.

Return the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board meeting in electronic or hard copy format:

- ☒ Neighborhood Meeting Summary Form
- ☒ Copy of the letter mailed
- ☒ Mailing list
- ☒ Attendance roster

- ☒ Stamped, addressed, empty envelopes with no return address, using the same addresses as used for the neighborhood meeting notification. (If not already submitted with the application). *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing:

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached):

Printed Name:

Signature:

Date of Meeting:

Time of Meeting:

Location of Meeting:

Meeting Summary/Minutes: provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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
166914-34-2175	Johnston Co. Board of Education	PO Box 1336, Smithfield, NC 27577-1336
166914-33-1431	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528
166914-33-1303	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-33-1225	MCADAMS, LINDA M & C JOHN	611 S BARBOUR STREET, CLAYTON, NC 27520
166914-33-0271	RICHARD, MIA M & CHRISTOPHER DALE	3195 BARBER MILL RD, CLAYTON, NC 27520-8569
166914-33-0145	ROGERS, EMILY MCADAMS	3199 G BARBER MILL RD, CLAYTON, NC 27520
166914-33-0187	VANVLECK, ARDEN JULIA & LEGRANDE, JOSEPH NELSON	532 COOPER ST, CLAYTON, NC 27520
166914-33-0037	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-22-9948	C2 STRATEGIC NC LLC	512 CAMEL ST, CLAYTON, NC 27520-1815
166914-22-7983	BARBOUR, JACQUELYN D.	234 HEDGEROW LN, CLAYTON, NC 27520-6149
166914-22-7947	THEET, STEPHANIE FINCH	540 N CHURCH ST, CLAYTON, NC 27520
166914-23-6071	SHAH, TASVIR H	109 ST THOMAS DRIVE, CHAPEL HILL, NC 27517
166914-23-6005	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166914-23-5077	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352
166914-23-5130	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166913-23-3187	RAHEL META LLC	2325 SAPPHIRE VALLEY DR, RALEIGH, NC 27604-1486
166913-23-1021	RIVERA, LISSETTE	220 EAST HINTON STREET, CLAYTON, NC 27520

ADJACENT PROPERTY OWNERS LIST

Project Name: CAMEL STREET TOWNHOMES

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

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166913-13-7382	413 CHURCH STREET LAND TRUST	1204 STONE HOME LN, RALEIGH, NC 27603-5500
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166914-23-5465	BARNES, EULA S	PO BOX 802, CLAYTON, NC 27528-0802

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218
April 20, 2018

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: Tuesday May 8, 2018

Meeting Time: 6:00 pm

Location: Town of Clayton Town Hall 111 E. Second Street Clayton, NC 27520

Type of Application: Special Use Permit and Major Subdivision Application

Project Property Address: 312 Camel Street Clayton, NC 27520

Description of Project: Townhomes

Upcoming public meetings for this application: Planning Board Tuesday May 29, 2018, Town Council Work Session Monday June 18, 2018 and Town Council Public Hearing Monday July 16, 2018. All meetings are at 6:00 pm in the Council Chambers located at 111 East Second Street

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

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

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

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

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



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: Camel Street Townhomes **Address or PIN #:** 312 Camel Street Clayton NC 27520

AGENT/APPLICANT INFORMATION:

Terramisu LLC by Penny Sekadlo
(Name - type, print clearly)

PO Box 90427
(Address)
Raleigh NC 27675
(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*):

Penny Engineering Design by Penny Sekadlo

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:

Terramisu LLC by Penny Sekadlo
(Name - type, print clearly)

PO Box 90427
(Address)

[Signature]
(Owner's Signature)

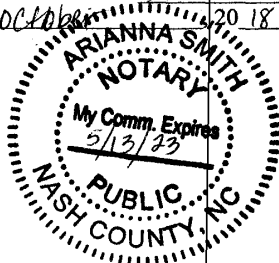
Raleigh NC 27675
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Arianna Smith, a Notary Public for the above State and County, this the 1st day of October, 2018.

SEAL

July 2018

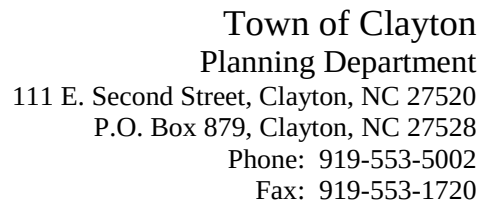


[Signature]
Notary Public

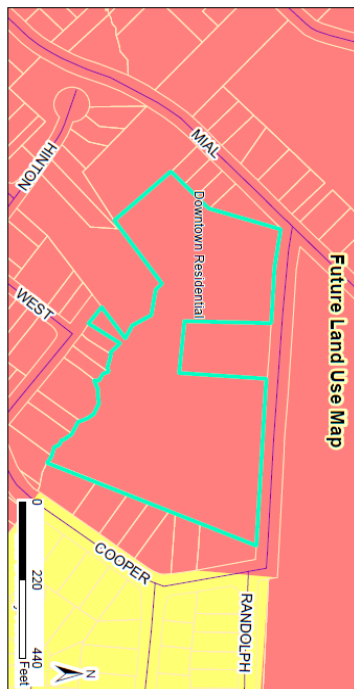
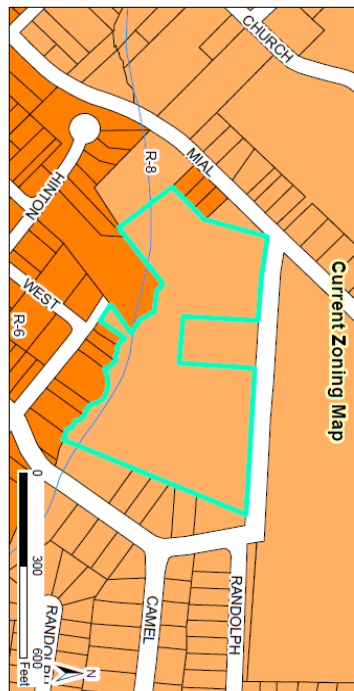
My Commission Expires:

5/13/2023

17 of 17



Page 297 of 394



2018-59-SD Camel Street Townhomes
Request: to create 66 townhome lots on 8.98 acres of the subject property
 Applicant: Sanders Engineering
 Project: Camel Street Townhomes
 Parcel ID: 166914.23-5178
 Tag #: 05E9012C

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-59-SD Camel Street Townhomes\Map\2018-59-SD Maps.mxd

Staff Report Map

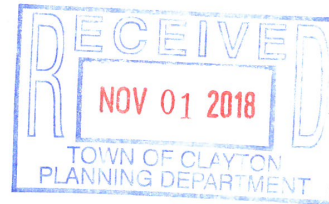
Prepared by: TDC Planning
 Date: 11/15/2018
 Disclaimer: Town of Caryton assumes no liability for the information or data presented herein.

Legend	
	100-yr Flood Zone
	Thoroughfare Overlay
	Scenic Highway Overlay
	Watershed Protection Overlay
	Site

Penny Engineering Design

Consulting Engineers & Land Designers
9220 Fairbanks Drive Suite 220 Raleigh NC 27613
919-848-1461 PennyEngineer@aol.com

September 4, 2018



Haley Hogg CZO
Town of Clayton
111 East Second Street
Clayton NC 27528

RE: **Camel Street Townhomes**
Surrounding properties CMA

Haley,

In response to the fact finding for the special use permit for Camel Street Townhomes, we had a realtor prepare a CMA for this area. The report is attached to this cover letter.

The opinion shown is that the average for the area is 1151 sf and an average price of \$129,671. The Camel Street Townhomes project is for 1231 sf townhomes which should sell for more than the average of the neighborhood.

The Camel Street Townhomes project will revitalize this area and will not injure the surrounding properties.

Penny Sekadlo, PE 11921

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP: \$169,900	\$51,900	\$130,950	\$149,900
SP: \$169,900	\$48,000	\$125,971	\$153,500

RESIDENTIAL - Active

Number of Properties: 1

Num	MLS #	PropDesc	Address	SubArea	Subdiv	Beds	TotBths	YrBlt	LvngAreaSF	DOM	LP	PrcSqft
1	2210062	SF	403 E Hinton Street	325/N	Not in a Subdivision	3	1	1990	1,125	18	\$139,900	\$124.36

RESIDENTIAL - Sold

Number of Properties: 7

Num	MLS #	PropDe	Address	SubAr	Subdiv	Bed	TotBth	YrBlt	SP	LvngAreaSF	DOM	LP	PrcSqft	SP	PrcSqft
#	sc		ea			s	s	LP							
1	2044797	SF	510 E Hinton Street	325/O	Not in a Subdivision	2	1	1990	0.92	774	48	\$51,900	\$67.05	\$48,000	\$62.02
2	2117251	SF	415 N Cooper Street	325/O	Lincoln Heights	2	1	1966	0.94	841	145	\$79,900	\$95.01	\$75,000	\$89.18
3	2117089	SF	44 Randolph Street	325/C	Mitchiner Hills	3	3	2006	0.93	1,376	12	\$123,700	\$89.90	\$115,000	\$83.58
4	2199480	SF	416 Cooper Street	325/O	Not in a Subdivision	3	3	2006	0.96	1,300	4	\$159,900	\$123.00	\$153,500	\$118.08
5	2150790	SF	532 N Cooper Street	325/O	Not in a Subdivision	3	2	2017	1.00	1,257	55	\$159,900	\$127.21	\$159,900	\$127.21
6	2164268	SF	536 N Cooper Street	325/O	Not in a Subdivision	3	2	2017	0.99	1,257	0	\$162,500	\$129.28	\$160,500	\$127.68
7	2177415	SF	409 N Cooper Street	325/O	Not in a Subdivision	3	2	2018	1.00	1,257	0	\$169,900	\$135.16	\$169,900	\$135.16
Avg						2	2	2002	0.96	1151	37	\$129,671	\$109.52	\$125,971	\$106.13
Min						2	1	1966	0.92	774	0	\$51,900	\$67.05	\$48,000	\$62.02
Max						3	3	2018	1.00	1376	145	\$169,900	\$135.16	\$169,900	\$135.16
Med						3	2	2006	0.96	1257	12	\$159,900	\$123.00	\$153,500	\$118.08

Mike Ulrich
LEARN MORE ABOUT ME



SORT BY: OLDEST TO NEWEST MATCH



510 E Hinton Street
Clayton, NC 27520 MLS #2044757
RESIDENTIAL

\$48,000
↓ \$3,900

Two bed bedroom home, with room for expansion. Large private lot, near downtown Clayton and trails.

BEDS: 2

BATHS: 1

48 Days on Market

[View Detail](#)



44 Randolph Street
Clayton, NC 27520 MLS #2117339
RESIDENTIAL

\$115,000
↓ \$8,700

Very nice 3 bedroom 2 1/2 bath home with garage. This home is walking distance to Cooper Elementary, LA in kitchen is Quaker style and is open to the den area. Master has double vanity and huge walk in closet. All this with a garage!

BEDS: 3

BATHS: 3

12 Days on Market

[View Detail](#)



415 N Cooper Street
Clayton, NC 27520 MLS #2117329
RESIDENTIAL

\$75,000
↓ \$4,900

Wonderfully affordable two bedroom one bath home minutes from the heart of Clayton, large main room and two large bedrooms with a spacious bath in addition to space for a washer and dryer. House has been fully finished.

BEDS: 2

BATHS: 1

145 Days on Market

[View Detail](#)



Sold - CLOSED

532 N Cooper Street

Clayton, NC 27520 MLS #2150790

RESIDENTIAL

\$159,900

↓ \$2,600

Beautiful brand new ranch with three bedrooms, a large kitchen, and lots of storage space on a great cul-de-sac lot. The home offers new appliances, beautiful carpet, a family room with a fireplace and 10 ceilings, along with tons of natural light everywhere. Located in the heart of...

BEDS: 3

BATHS: 2

55 Days on Market

[View Detail](#)



Sold - CLOSED

536 N Cooper Street

Clayton, NC 27520 MLS #2164258

RESIDENTIAL

\$160,500

↓ \$2,000

Beautiful & affordable brand new ranch home with three bedrooms, two full bathrooms, & a large kitchen with lots of cabinets. The home has all new appliances, beautiful carpet, & a family room with a fireplace & 10 ceilings, along with tons of natural light everywhere. Great storage space...

BEDS: 3

BATHS: 2

0 Days on Market

[View Detail](#)



Sold - CLOSED

409 N Cooper Street

Clayton, NC 27520 MLS #2177415

RESIDENTIAL

\$169,900

↓ \$5,100

Beautiful & affordable brand new ranch home with 3 bedrooms, 2 full bathrooms, & a large kitchen with lots of cabinets. The home has new appliances, beautiful carpet, & a family room with fireplace & 10 ceilings, along with tons of natural light. Great storage located in the heart of Clayton...

BEDS: 3

BATHS: 2

0 Days on Market

[View Detail](#)



Sold - CLOSED

416 Cooper Street

Clayton, NC 27520 MLS #2199485

RESIDENTIAL

\$153,500

↓ \$6,400

Lovely 3 bedroom, 2 1/2 bath home near downtown Clayton. Brand new stainless appliances, fresh paint throughout. Gorgeous new luxury vinyl plank flooring and new carpets.

BEDS: 3

BATHS: 3

4 Days on Market

[View Detail](#)



403 E Hinton Street
Caydon, NC 27220 | MLS #2213562
#12905741

\$139,900
↓ \$5,000

One Story Home with a Backing. Close to the park! Features a bright open floor plan and upgrades
galore including a custom designed kitchen with new cabinets, granite, gas and the tank splash and
stove. 2 car garage. 2016 A/C. A must see! Don't miss this! Call today! 919.488.1111

BEDS: 3

BATHS: 1

18 Days on Market

[View Detail](#)

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218
April 20, 2018

Dear Clayton Area Property Owner:

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Sincerely,

Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

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

ADJACENT PROPERTY OWNERS LIST

Project Name: **CAMEL STREET TOWNHOMES**

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166914-34-2175	Johnston Co. Board of Education	PO Box 1336, Smithfield, NC 27577-1336
166914-33-1431	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528
166914-33-1303	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-33-1225	MCADAMS, LINDA M & C JOHN	611 S BARBOUR STREET, CLAYTON, NC 27520
166914-33-0271	RICHARD, MIA M & CHRISTOPHER DALE	3195 BARBER MILL RD, CLAYTON, NC 27520-8569
166914-33-0145	ROGERS, EMILY MCADAMS	3199 G BARBER MILL RD, CLAYTON, NC 27520
166914-33-0187	VANVLECK, ARDEN JULIA & LEGRANDE, JOSEPH NELSON	532 COOPER ST, CLAYTON, NC 27520
166914-33-0037	LAROSE CONSTRUCTION LLC	1190 BARBER MILL RD, CLAYTON, NC 27520-7750
166914-22-9948	C2 STRATEGIC NC LLC	512 CAMEL ST, CLAYTON, NC 27520-1815
166914-22-7983	BARBOUR, JACQUELYN D.	234 HEDGEROW LN, CLAYTON, NC 27520-6149
166914-22-7947	THEET, STEPHANIE FINCH	540 N CHURCH ST, CLAYTON, NC 27520
166914-23-6071	SHAH, TASVIR H	109 ST THOMAS DRIVE, CHAPEL HILL, NC 27517
166914-23-6005	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166914-23-5077	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352
166914-23-5130	SCA VENTURES	132 CITATION LN, SMITHFIELD, NC 27577
166913-23-3187	RAHEL META LLC	2325 SAPPHIRE VALLEY DR, RALEIGH, NC 27604-1486
166913-23-1021	RIVERA, LISSETTE	220 EAST HINTON STREET, CLAYTON, NC 27520

4/10/2016

Page 2 of 17

ADJACENT PROPERTY OWNERS LIST

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166914-23-5465	BARNES, EULA S	PO BOX 802, CLAYTON, NC 27528-0802

01/06/2016

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166913-23-0377	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1411	SMITH, CLEMETINE	PO BOX 891, CLAYTON, NC 27528-0891
166913-23-1468	EASON, WILLIAM M & ETHELEEN S	209 PINELAND AVE, CLAYTON, NC 27520
166913-23-1624	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DR, GREAT FALLS, VA 22066
166913-14-9192	EASTERN REGIONAL HOUSING AUTH	560 N CHURCH ST, CLAYTON, NC 27520
166913-23-1790	SHAMLOO, JOSH A & CHRISTINE A	11015 WARWICKSHIRE DRIVE, GREAT FALLS, VA 22066
166914-23-5465	BARNES, EULA S	PO BOX 802, CLAYTON, NC 27528-0802

Sanderson Engineering, Inc.

Engineering and Land Planning

License # C-2218

April 23, 2018

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: Tuesday May 8, 2018

Meeting Time: 6:00 pm

Location: Town of Clayton Town Hall 111 E. Second Street Clayton, NC 27520

Type of Application: Special Use Permit and Major Subdivision Application

Project Property Address: 312 Camel Street Clayton, NC 27520

Description of Project: Townhomes

Upcoming public meetings for this application: Planning Board Tuesday May 29, 2018, Town Council Work Session Monday June 18, 2018 and Town Council Public Hearing Monday July 16, 2018. All meetings are at 6:00 pm in the Council Chambers located at 111 East Second Street

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

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

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

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,



Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Department

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: CAMEL STREET TOWNHOMES

Application: SPECIAL USE PERMIT/PRELIMINARY SUBDIVISION PLAN

Location/Date: The Clayton Center 5-8-18

	NAME	ADDRESS
1	JAMES LIPSCOMB	328 EAST MAIN ST CLAYTON
2	Negan Bickel	536 Cooper St. Clayton
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

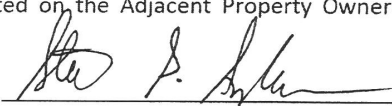
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: SPECIAL USE PERMIT/PRELIMINARY SUBDIVISION PLAN- CAMEL STREET TOWNHOMES

Date of Mailing: April 23, 2018

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting:

Printed Name: STEVEN S. SANDERSON Signature: 

Date of Meeting: May 8, 2018 Time of Meeting: 6:00 pm

Location of Meeting: York Meeting Room; The Clayton Center

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

James Lipscomb stopped in the meeting. He arrived early for a 150 year Town of Clayton Celebration committee meeting and came into my meeting to find out what's going on. He had questions about the buildings because he was submitting a townhome project and wanted to compare product. Ms. Megan Bickel has just purchased the 536 Cooper Street house. She asked if the Town was going to provide any road improvements because of the additional traffic from this development. I told her that due to the small size of the development that a TIA is not required and I am unaware of any construction project in the area. She asked if she could take pictures of my plans to show her neighbors. I told her that if she would email me in the morning that I would send her a full set of plans by pdf.

I waited an additional 15 minutes after Ms. Bickel left. No one else came to the meeting. I left at 6:40. Two adjacent property owners contacted me by phone and sent me emails giving their support for the construction of this project. I've attached copies of the emails as part of the minutes.

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

Subject: 312 Camel Street Clayton NC

From: uujosh@gmail.com

To: sandersonengineering@yahoo.com; uujosh@gmail.com

Date: Friday, April 27, 2018, 1:38:11 PM EDT

Hi Steven,

It was good talking to you. Just to follow up on our phone conversation, I have 2 properties on Mial St, 610 and 730 Mial specifically. I see this project as an improvement to the neighborhood and community. Although I am remote and won't be able to attend the May 8th meeting, I wanted to voice my opinion on the matter.

Best,
Josh Shamloo
703-899-4500

Subject: Townhomes

From: eulabarnes@embarqmail.com

To: sandersonengineering@yahoo.com

Date: Friday, May 4, 2018, 12:33:19 PM EDT

Barnes Funeral Home
325 Camel Street
Clayton, NC 27520

May 4, 2018

To whom it may concern,

In response to the letter and Town Homes map that I received from Steven Sanderson, I am in agreement to development of the area. I feel it will add to the looks of the neighborhood and show additional growth to the town of Clayton however, it does concern me that there are a lot of deer that inhabit those woods.

Sincerely,

Eula S. Barnes



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: Camel Street Townhomes **Address or PIN #:** 166914-23-5178

AGENT/APPLICANT INFORMATION:

Steven S. Sanderson, PE PO Box 2016
(Name - type, print clearly) (Address)
Wendell, NC 27591
(City, State, Zip)

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

Major Subdivision Application and Preliminary Plat Special Use Application
Construction Plans Boundary Plat / Final Plat

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:

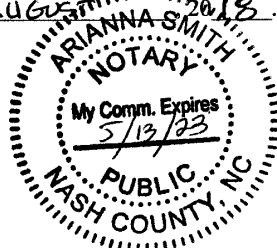
Terramisu, LLC By: Penny SEKADLO PO Box 90427
(Name - type, print clearly) (Address)
[Signature] Raleigh, NC 27675-0427
(Owner's Signature) (City, State, Zip)

STATE OF NC
COUNTY OF WAKE

Sworn and subscribed before me Arianna Smith a Notary Public for the above State and County, this
the 21st day of AUGUST, 2018.

SEAL

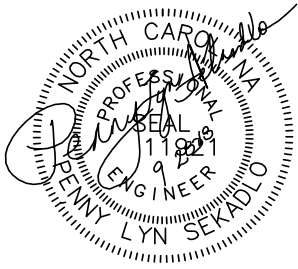
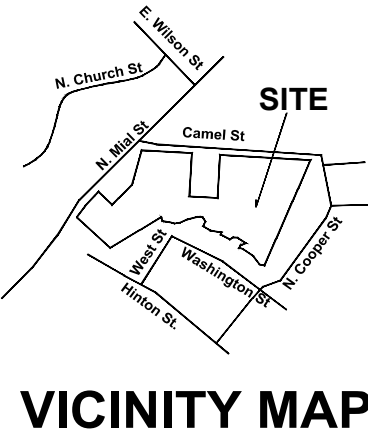
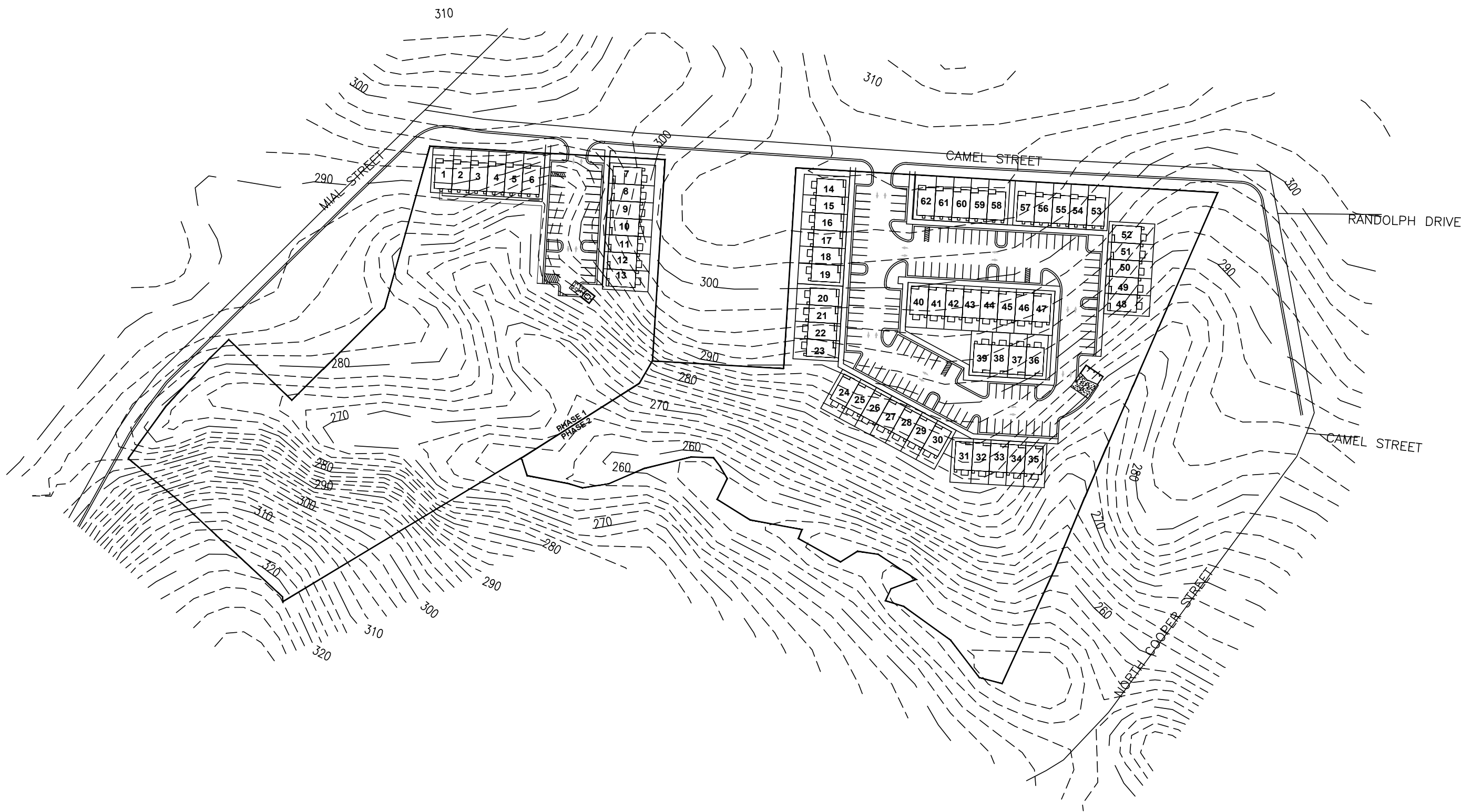
January 2018



Notary Public

My Commission Expires: May 13, 2023

Special Use Permit and
Preliminary Subdivision Plan
2018-59-SD
CAMEL STREET TOWNHOMES
Clayton, North Carolina



PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9280 FAIRBANKS DRIVE, SUITE 200 RALEIGH, NC 27613
OFFICE 919/448-1461 FAX 919/448-1461 PENNYENGINEERING@AOL.COM

2018-59-SD

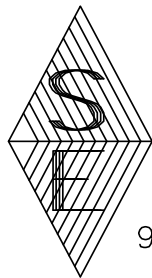
CAMEL STREET TOWNHOMES
CLAYTON JOHNSTON COUNTY NORTH CAROLINA
COVER SHEET

Received By:
Town of Clayton
3/13/19

Sheet Index

- 1 Cover Sheet
- 2 Existing Conditions
- 3 Survey Map
- 4 Subdivision Plan
- 5 Preliminary Utility Plan
- 6 Preliminary Grading Plan
- LP1 Landscape Plan
- LP2 Landscape Plan Details
- EL1 Elevation Strip Drawings
- EL2 Elevation Detail Drawings

Owner:
TERRAMISU LLC
PO Box 90427
RALEIGH NC 27675



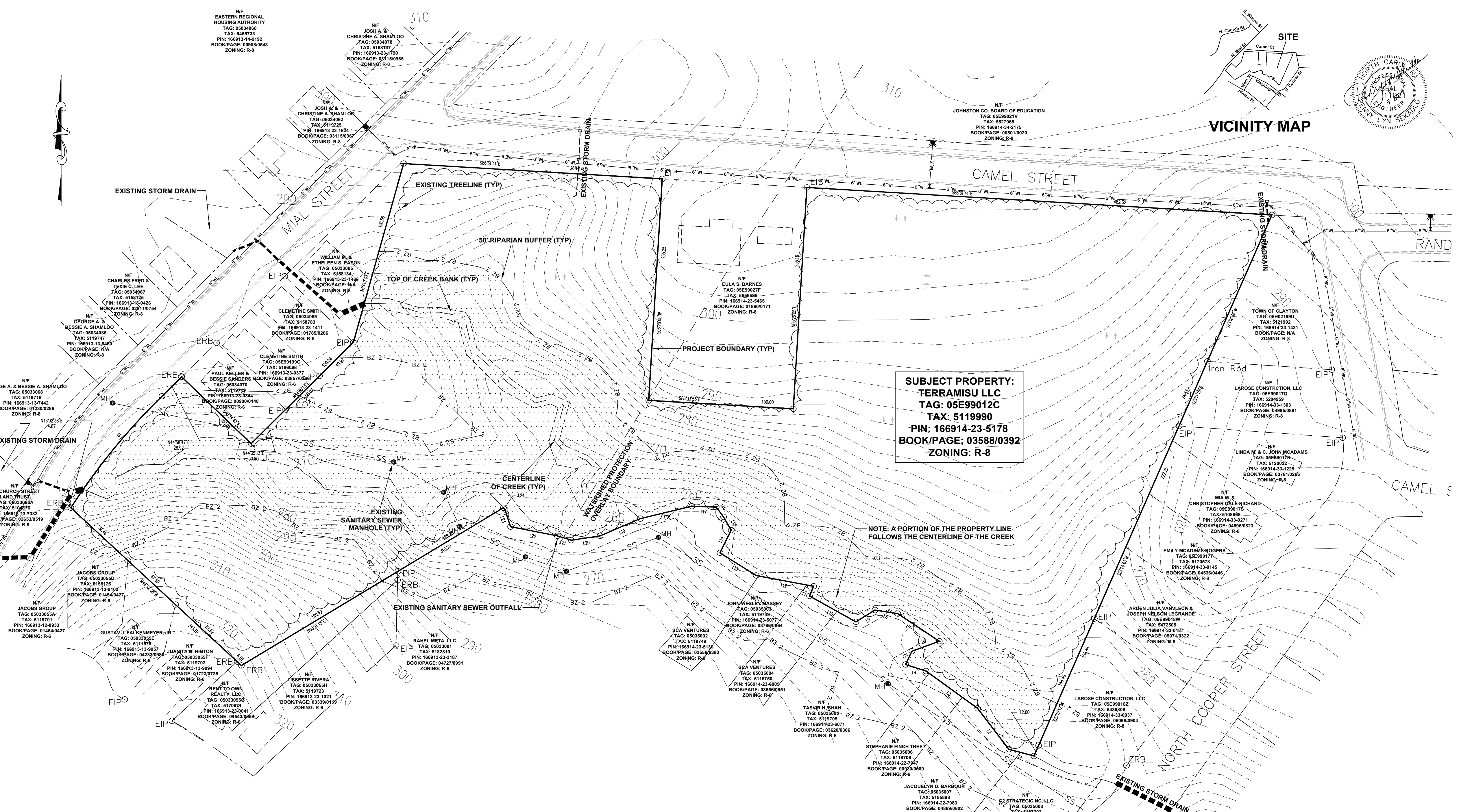
SANDERSON
ENGINEERING

2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Developer:
Terramisu, LLC
P.O. Box 90427
Raleigh, North Carolina 27675

Clayton Planning Project Number 2018-59-SD

SCALE:	DRAWN:
DATE:	CHK'D:
REV'D	
4/27/18	TRC COMMENTS
5/24/18	COMMENTS-2ND REVIEW
6/21/18	COMMENTS-3RD REVIEW
8/10/18	COMMENTS-4TH REVIEW
8/30/18	COMMISSION REVIEW
10/24/18	TRC COMMENTS
2/25/19	TRC COMMENTS
SHEET 1	OF 10
PROJ. #	P1724



SUBJECT PROPERTY:
TERRAMISU LLC
TAG: 05E99012C
TAX: 5119990
PIN: 166914-23-5178
BOOK/PAGE: 03588/0392
ZONING: R-8

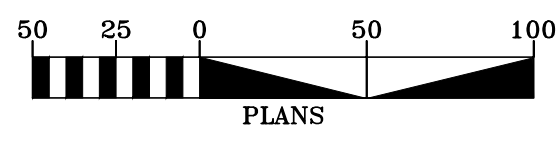
NOTE: A PORTION OF THE PROPERTY LINE
FOLLOWS THE CENTERLINE OF THE CREEK

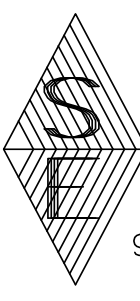
Existing Conditions Site Data:	
Project Name:	Camel Street Townhomes
Site Address:	312 Camel Street Clayton, NC 27520
Owner:	Terramisu LLC PO Box 90427 Raleigh NC 27675
Township:	Clayton
County:	Johnston
State:	North Carolina
Parcel ID Number:	05E99012C
P.I.N. ID:	166914-23-5178
Property Size:	8.98 AC (391,169 sf)
Property Location:	Inside City Limits
Existing Zoning:	R-8
Overlay:	Watershed Protection Overlay
Overlay Area:	5.10 AC (220,893 sf)
Existing Use:	Vacant
Proposed Use:	Townhomes

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	671.53	151.61	S38°35'02"W	151.29

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.04	N74°36'35"W
L2	54.07	N36°44'15"W
L3	66.45	N53°27'14"W
L4	22.32	N72°06'19"W
L5	15.50	N24°56'48"E
L6	30.40	N69°24'22"E
L7	52.07	N55°45'40"W
L8	23.85	N81°02'47"W
L9	23.45	S57°45'56"W
L10	55.28	N60°12'24"W
L11	11.17	N22°44'11"E
L12	60.61	N79°10'01"W

LINE TABLE		
LINE	LENGTH	BEARING
L13	44.52	N57°20'34"W
L14	26.69	N25°44'39"E
L15	16.13	N29°26'52"W
L16	12.87	N35°57'01"W
L17	25.24	N87°49'19"W
L18	54.91	S76°06'25"W
L19	45.58	S66°19'44"W
L20	30.11	S81°20'03"W
L21	15.26	N72°26'39"W
L22	48.36	N78°40'32"W
L23	19.08	N17°19'15"W
L24	2.48	N42°42'21"W





SANDERSON
ENGINEERING

2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9520 FAIRBANKS DRIVE, SUITE 200 RALEIGH, NC 27613
OFFICE 919/848-1461 FAX 919/848-1461 PENNYENGINEERING.COM

CAMEL STREET TOWNHOMES
CLAYTON JOHNSTON COUNTY NORTH CAROLINA
EXISTING CONDITIONS

SCALE:	DRAWN:
1"=50'	PLS
DATE:	CHK'D:
8/30/18	MRC
REV'D	
4/27/18	TRC COMMENTS
5/24/18	COMMENTS-2ND REVIEW
6/21/18	COMMENTS-3RD REVIEW
8/10/18	COMMENTS-4TH REVIEW
8/30/18	COMMENTS-5TH REVIEW
10/24/18	TRC COMMENTS
SHEET	
2	OF 10
PROJ. #	
P1724	

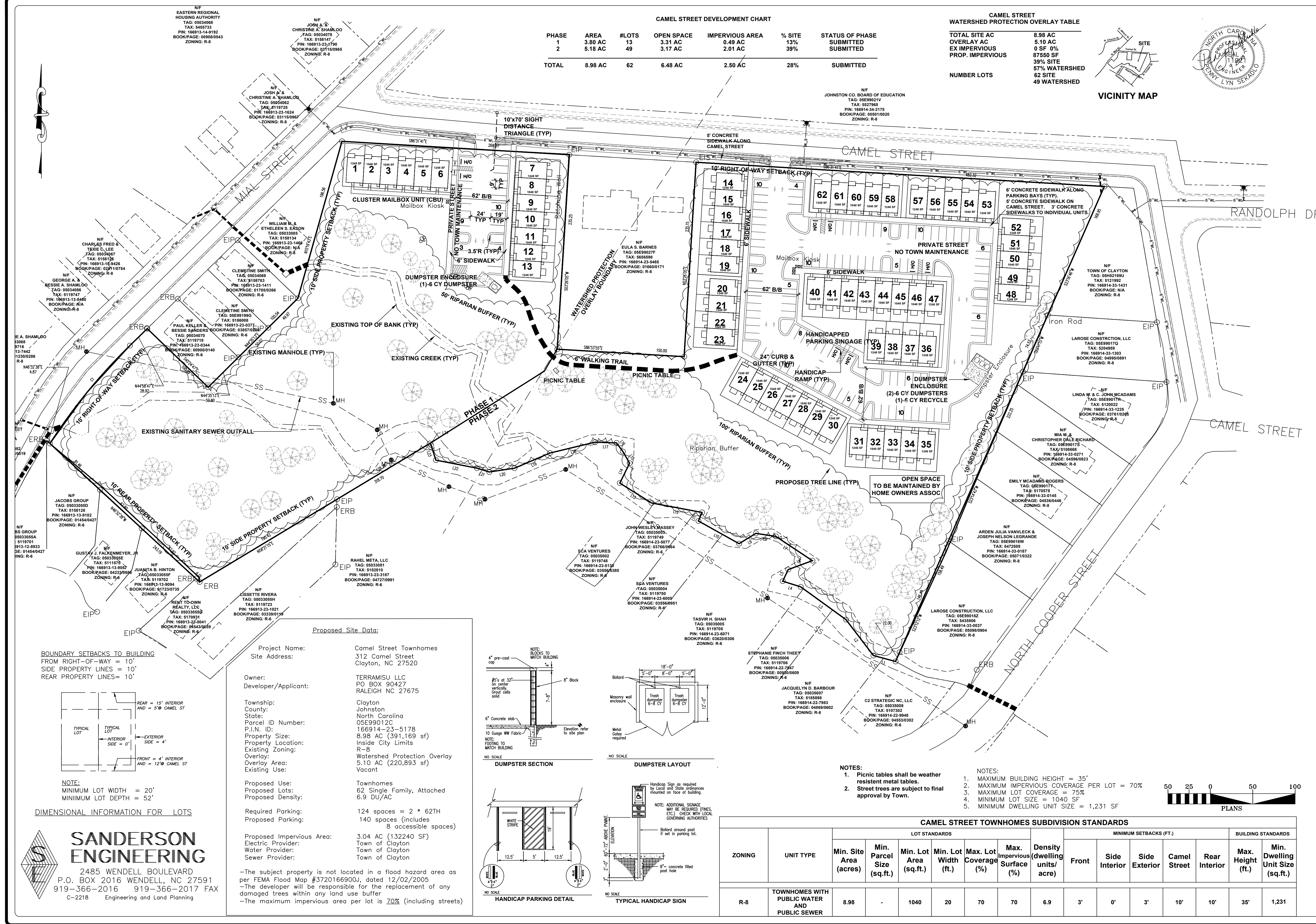
Owner:
SCA Ventures
132 Citation Lane
Smithfield, NC 27577
Deed Book 3588 Page 392
NCPin: 166914-23-5178
Tax ID: 05E99012C

Final Plat For:
Terramis, LLC

TOWNSHIP Clayton		COUNTY Johnston	STATE NC
SURVEYED BY DRC/CTC/JBS		DRAWN BY TMH	
DATE 04/20/18	SCALE 1"=80'	DRAWING NO. 1867-000	

TOWNSHIP Clayton		COUNTY Johnston	STATE NC
SURVEYED BY DRC/CTC/JBS		DRAWN BY TMH	
DATE 04/20/18	SCALE 1"=80'	DRAWING NO. HLS17-0063	

1899 Steven's Chapel Road
Smithfield, NC 27577
(919) 868-8132

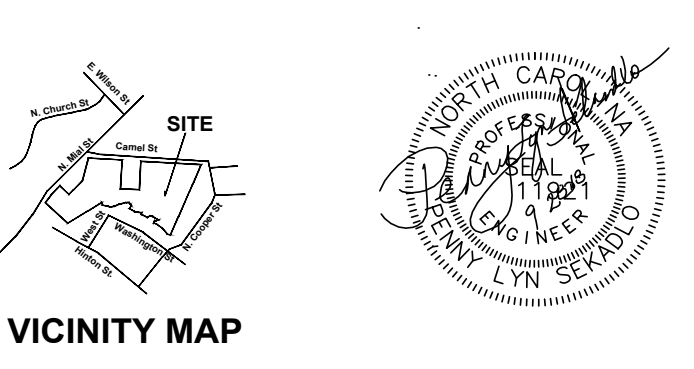


CAMEL STREET DEVELOPMENT CHART

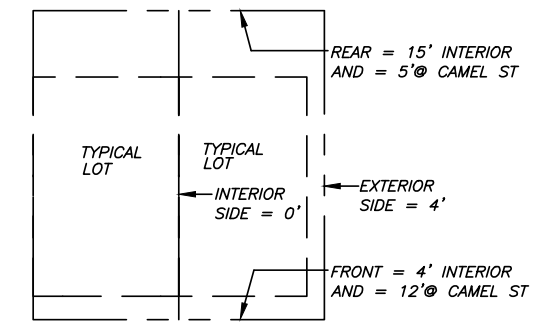
PHASE	AREA	#LOTS	OPEN SPACE	IMPERVIOUS AREA	% SITE	STATUS OF PHASE
1	3.80 AC	13	3.17 AC	0.49 AC	13%	SUBMITTED
2	5.18 AC	49	3.17 AC	2.01 AC	39%	SUBMITTED
TOTAL	8.98 AC	62	6.48 AC	2.50 AC	28%	SUBMITTED

WATERSHED PROTECTION OVERLAY TABLE

TOTAL SITE AC	8.98 AC
OVERLAY AC	5.10 AC
EX IMPERVIOUS	0 SF 0%
PROP. IMPERVIOUS	87550 SF
	39% SITE
	87% WATERSHED
	62 SITE
	49 WATERSHED



BOUNDARY SETBACKS TO BUILDING
FROM RIGHT-OF-WAY = 10'
SIDE PROPERTY LINES = 10'
REAR PROPERTY LINES = 10'



NOTE:
MINIMUM LOT WIDTH = 20'
MINIMUM LOT DEPTH = 52'

DIMENSIONAL INFORMATION FOR LOTS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Project Name: Camel Street Townhomes
Site Address: 312 Camel Street, Clayton, NC 27520

Owner: TERRAMISU LLC
Developer/Applicant: PO BOX 90427, RALEIGH NC 27675

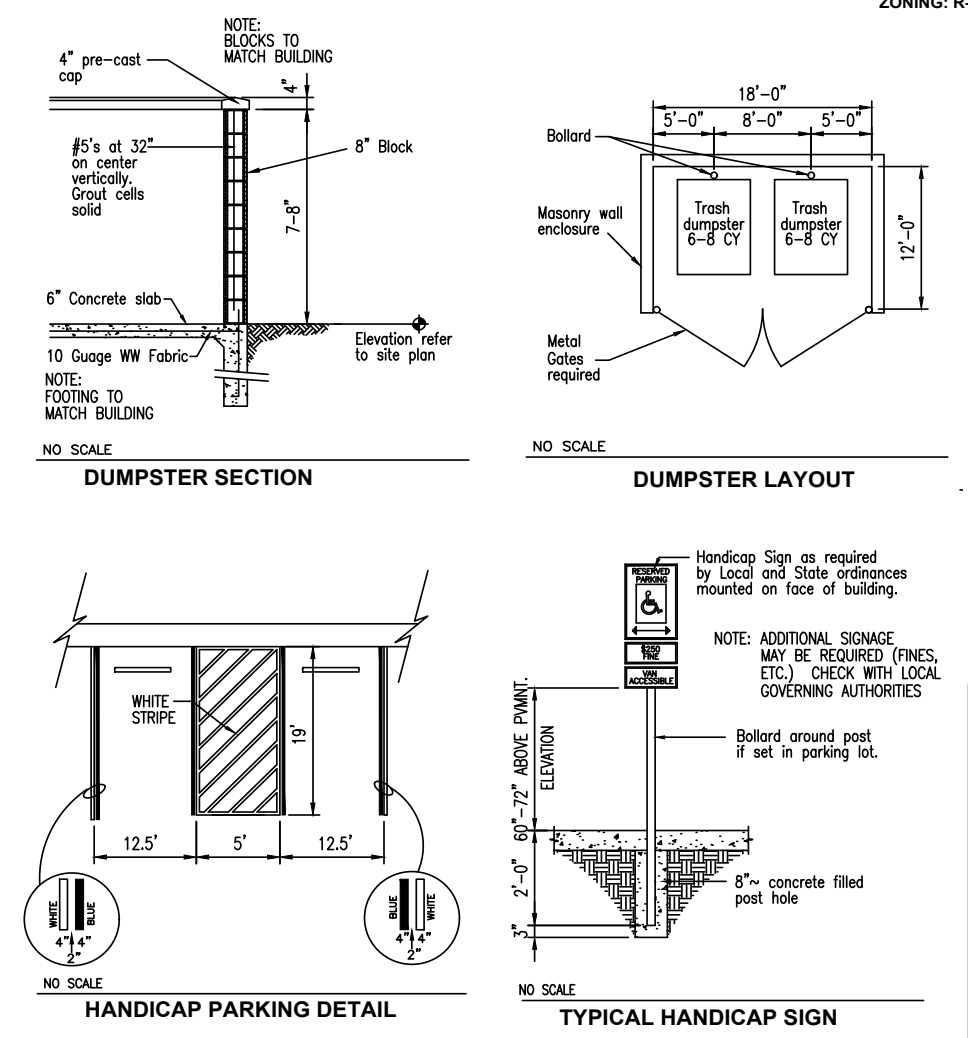
Township: Clayton
County: Johnston
State: North Carolina
Parcel ID Number: 05E99012C
P.I.N. ID: 166914-23-5178
Property Size: 8.98 AC (391,169 sf)
Property Location: Inside City Limits
Existing Zoning: R-8
Overlay: Watershed Protection Overlay
Overlay Area: 5.10 AC (220,893 sf)
Existing Use: Vacant

Proposed Use: Townhomes
Proposed Lots: 62 Single Family, Attached
Proposed Density: 6.9 DU/AC

Required Parking: 124 spaces = 2 * 62TH
Proposed Parking: 140 spaces (includes 8 accessible spaces)

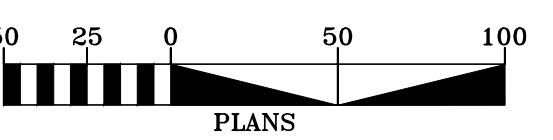
Proposed Impervious Area: 3.04 AC (132240 SF)
Electric Provider: Town of Clayton
Water Provider: Town of Clayton
Sewer Provider: Town of Clayton

-The subject property is not located in a flood hazard area as per FEMA Flood Map #3720166900J, dated 12/02/2005
-The developer will be responsible for the replacement of any damaged trees within any land use buffer
-The maximum impervious area per lot is 20% (including streets)



- NOTES:
1. Picnic tables shall be weather resistant metal tables.
 2. Street trees are subject to final approval by Town.

- NOTES:
1. MAXIMUM BUILDING HEIGHT = 35'
 2. MAXIMUM IMPERVIOUS COVERAGE PER LOT = 70%
 3. MAXIMUM LOT COVERAGE = 75%
 4. MINIMUM LOT SIZE = 1040 SF
 5. MINIMUM DWELLING UNIT SIZE = 1,231 SF

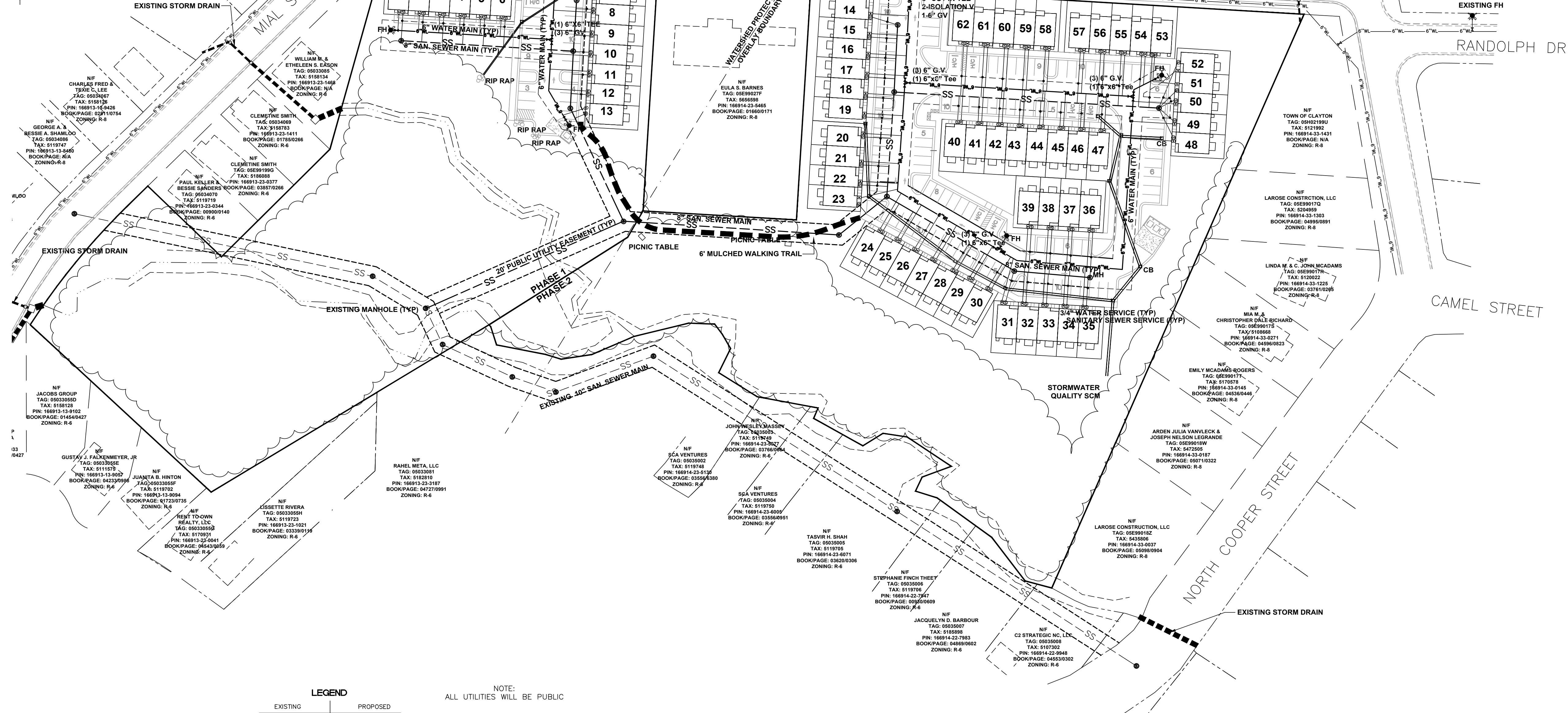


CAMEL STREET TOWNHOMES SUBDIVISION STANDARDS															
ZONING	UNIT TYPE	LOT STANDARDS						Density (dwelling units/ acre)	MINIMUM SETBACKS (FT.)					BUILDING STANDARDS	
		Min. Site Area (acres)	Min. Parcel Size (sq.ft.)	Min. Lot Area (sq.ft.)	Min. Lot Width (ft.)	Max. Lot Coverage (%)	Max. Impervious Surface (%)		Front	Side Interior	Side Exterior	Camel Street	Rear Interior	Max. Height (ft.)	Min. Dwelling Unit Size (sq.ft.)
R-8	TOWNHOMES WITH PUBLIC WATER AND PUBLIC SEWER	8.98	-	1040	20	70	70	6.9	3'	0'	3'	10'	10'	35'	1,231

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
5220 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613
OFFICE 919/448-4661 FAX 919/448-4661

CAMEL STREET TOWNHOMES
CLAYTON JOHNSTON COUNTY NORTH CAROLINA
SUBDIVISION PLAN

SCALE:	1"=50'
DRAWN:	PLS
DATE:	8/30/18
CHK'D:	MRC
REV'D	
4/27/18	TRC COMMENTS
5/24/18	COMMENTS-2ND REVIEW
6/21/18	COMMENTS-3RD REVIEW
8/10/18	COMMENTS-4TH REVIEW
8/30/18	COMMENTS-5TH REVIEW
10/24/18	TRC COMMENTS
2/25/19	TRC COMMENTS
3/12/19	TRC COMMENTS
SHEET	4 OF 10
PROJ. #	P1724



**SANDERSON
ENGINEERING**
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

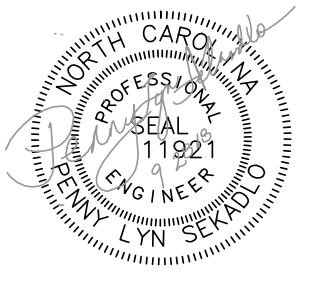
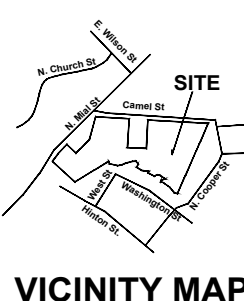
LEGEND	
EXISTING	PROPOSED
6" WL	WATERLINE
6" WL	BLOWOFF
6" WL	HYDRANT
6" WL	VALVE
6" WL	REDUCER
6" WL	METER
6" WL	SEWERLINE
6" WL	MANHOLE
6" WL	CLEANOUT
6" WL	TRAFFIC RATED CLEANOUT
6" WL	STORM DRAINAGE
6" WL	CATCH BASIN
6" WL	DROP INLET/YARD INLET
6" WL	PROPOSED DITCH FLOW

NOTE:
ALL UTILITIES WILL BE PUBLIC

NOTE:
AREA LIGHTING FOR THIS PROJECT WILL BE DESIGNED AND INSTALLED BY THE TOWN OF CLAYTON AS PER CONTRACT WITH THE DEVELOPER. ALL ASPECTS OF THE LIGHTING PLAN WILL BE REVIEWED AND APPROVED BY THE TOWN AND THE DEVELOPER PRIOR TO EXECUTION OF THE CONTRACT

NOTE:
THE DEVELOPER WILL PROVIDE A BLANKET EASEMENT FOR THIS SITE TO THE TOWN OF CLAYTON ELECTRIC DEPARTMENT AND ALLOW ACCESS TO SAID EASEMENT AT ALL TIMES, INCLUDING APPROXIMATELY 15' TO ALLOW FOR ACCESS OF TOWN FACILITIES WITH AN EXCAVATOR

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

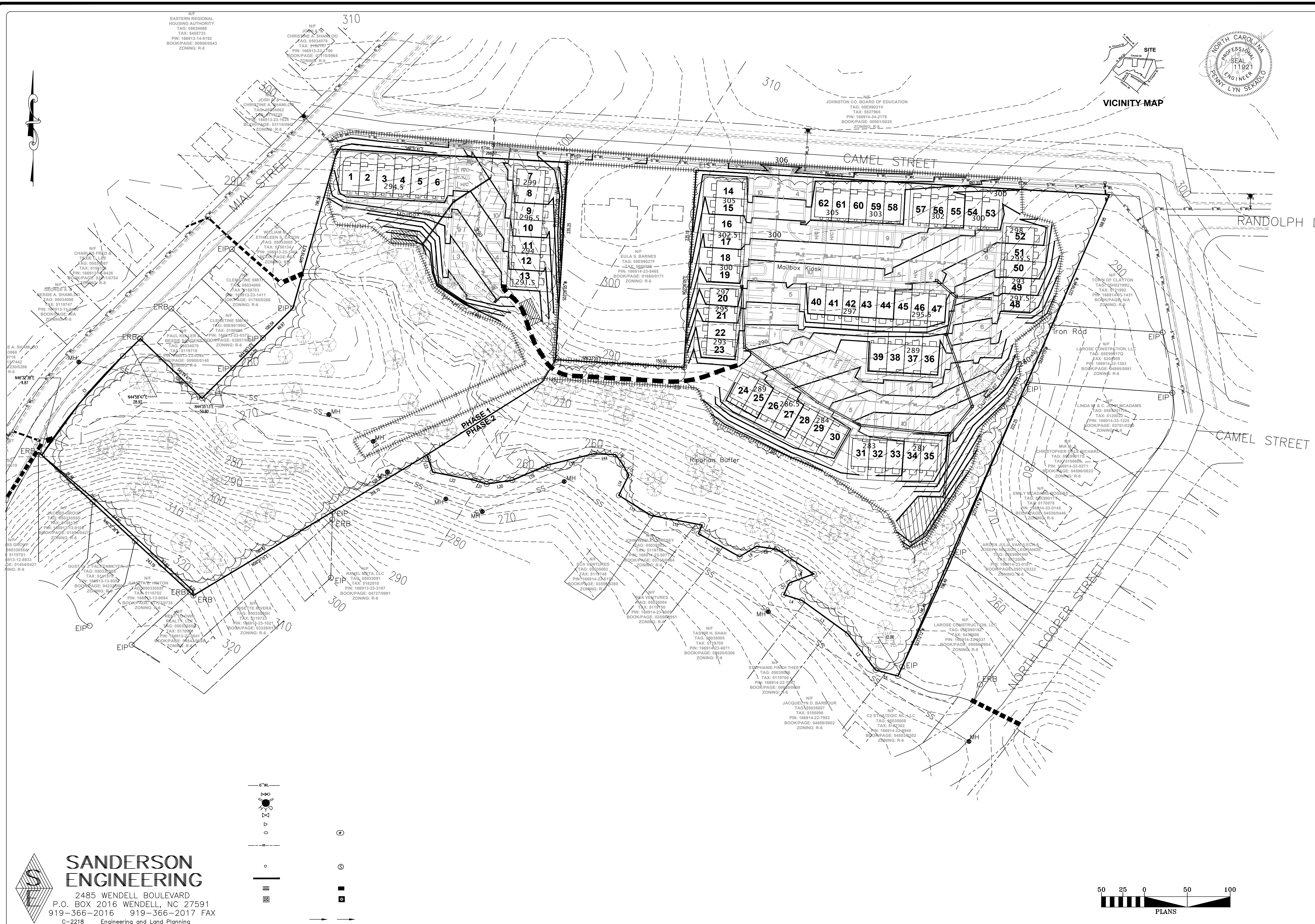


PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9280 FAIRBANKS DRIVE, SUITE 200 RALEIGH, NC 27613
OFFICE 919/448-1461 FAX 919/448-1461 PENNYENGINEER@AOL.COM

CAMEL STREET TOWNHOMES
CLAYTON JOHNSTON COUNTY NORTH CAROLINA
PRELIMINARY UTILITY PLAN

SCALE: 1"=50'	DRAWN: PLS
DATE: 8/30/18	CHK'D: MRC
REV'D	
4/27/18	TRC COMMENTS
5/24/18	COMMENTS-2ND REVIEW
6/21/18	COMMENTS-3RD REVIEW
8/10/18	COMMENTS-4TH REVIEW
8/30/18	COMMENTS-5TH REVIEW
10/24/18	TRC COMMENTS
2/25/19	TRC COMMENTS
3/12/19	TRC COMMENTS
SHEET 5 OF 10 PROJ. # P1724	



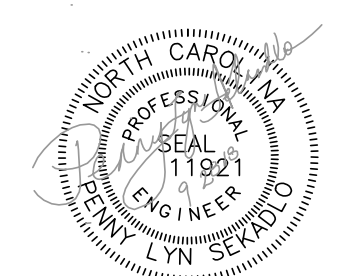
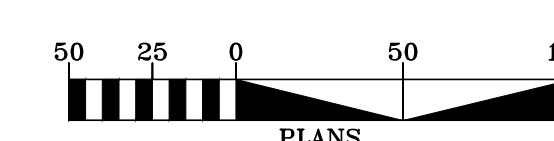


SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9280 FAIRBANKS DRIVE, SUITE 220 RALEIGH, NC 27613
OFFICE 919/448-1461 PENNYENGINEER@AOL.COM

CAMEL STREET TOWNHOMES
CLAYTON JOHNSTON COUNTY NORTH CAROLINA
PRELIMINARY GRADING PLAN

SCALE:	DRAWN:
1"=50'	PLS
DATE:	CHK'D:
8/30/18	MRC
REV'D	
4/27/18	TRC COMMENTS
5/24/18	COMMENTS-2ND REVIEW
6/21/18	COMMENTS-3RD REVIEW
8/10/18	COMMENTS-4TH REVIEW
8/30/18	COMMENTS-5TH REVIEW
10/24/18	TRC COMMENTS
2/25/19	TRC COMMENTS
3/12/19	TRC COMMENTS
SHEET	
6	OF 10
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P1724	



Landscape Notes

1. ALL PLANT TUBES AND PLANTING BEDS SHALL BE LOCATED BY SIZED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANT BEDS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE AN 8-HOUR NOTICE TO THE LANDSCAPE ARCHITECT PRIOR TO ANY PLANTING.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL PLANT BEDS PRIOR TO THE START OF PLANTING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.
4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. ANY SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SUCCESS OR SUCCEED SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. A PRE-EXISTENT EROSION SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.
7. ALL PLANTING BEDS, SLOPES, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH MINIMUM 4 INCHES OF FINE SIEVED HARDWOOD MULCH.
8. PLANTING BEDS AND SLOPES SHALL BE DEEPED THROUGH A 2" TO 4" DEEP Y-CUT ALONG ITS BORDER WITH SLOODED OR DEEDED AREAS.
9. ALL SLOPES SHALL BE SOWN WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
10. SOILING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANTINGS IN ACCORDANCE WITH THE DETAIL AND SPECIFICATIONS. ANY VARIATION FROM THIS SHEET INCLUDES AT TENTATIVE WITHOUT THE CONTRACTOR'S REVIEW AND ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
12. ALL INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT ALL PROPOSED SHAPES AND SIZES SHALL BE APPROVED IN WRITING. SHOULD BE PLANTED INTO SHEDS AND CLIPPED NEARLY.
13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISSEED PLANTINGS SHALL BE REMOVED AND REPLACED IN A SIMILAR FASHION.
14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ACQUAINTUOUE COVER ALL USING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
15. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW AS REQUIRED BY THE TOWN OF CLATWATUM.



NOTE:
EXISTING VEGETATION WILL BE USED TO MEET THE REQUIREMENTS OF THIS BUFFER. IF THERE ARE ANY AREAS OF THE BUFFER THAT NEED SUPPLEMENTAL PLANTING, A REPRESENTATIVE FROM THE TOWN WILL MEET ON SITE WITH A REPRESENTATIVE OF THE DEVELOPER TO DETERMINE THE EXTENT OF THOSE AREAS AND WILL USE THE DETAIL ABOVE AS THE BASIS FOR THE SUPPLEMENTAL PLANTING

Plant List NOTE:
ALL ON-SITE LANDSCAPING WILL BE MAINTAINED BY THE DEVELOPMENT HOA

PLANT LIST									
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	
C A N O P Y T R E E S (CANOPY TREES * 70% INCLUDES TREES USED FOR SCREENING, STREET TREES AND EXISTING TREES)									
Q5	20	QUERCUS SHARAWIA	SHARAW OAK	2.5"	8' MIN.		B & B	STREET TREES	
ZSV	28	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5"	8' MIN.		B & B	PARKING BLAND TREES	
*	30	EXISTING TREES IN WOODED AREAS & RESOURCE CONSERVATION AREA	*	*	*		*	*	
U N D E R S T O R Y T R E E S (UNDERSTORY TREES * 7% EXISTING TREES IN WOODED & RESOURCE CONSERVATION AREAS)									
*	78	EXISTING TREES IN WOODED AREAS & RESOURCE CONSERVATION AREA	*	*	*		*	*	
PY	*	PRUNUS 'YEDONISE'	YOSHINO CHERRY	*	*	*	*	FOR CLASS "C" BUFFER, ONLY IF NEEDED	
S H R U B S (TOTAL SHRUBS * 40% INCLUDES SHRUBS USED FOR SCREENING)									
ICH	181	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	*	36" MIN.	*	1 GAL. MIN.	PARKING SCREENING	
ICH	152	ILEX CRENATA 'HETZ'	HETZ HOLLY	*	12" MIN.	*	1 GAL. MIN.	LIMIT 5' THRU 62"	
INS	14	ILEX x NELLIE R. STEVENS	NELLIE STEVENS HOLLY	*	36" MIN.	*	1 GAL. MIN.	CLAMPSTER SCREENING	

LAWN AREAS SEEDED WITH TARDIELL B.TALL FESCUE (NOTE: OWNERS MAY SUBSTITUTE BERMAUDA, CENTROPHE OR ZOYIA) AS DESIRED

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE
2. 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
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET LS2.00 FOR IRRIGATION DIRECTIVES

1156) IGH ARE A PROPOSED ALTERNATE MEANS OF COMPLIANCE AND A PROPOSED SUBSTITUTION FOR STREET TREES FOR LOTS 1 THRU 63

LANDSCAPE CALCULATION*					
TOTAL AREA OF LOT:	391,169 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED**	
20% OF LOT AREA:	78,234 SQ.FT.	CANOPY TREE	78	78	
REQUIRED LANDSCAPE AREA:	78,234 SQ.FT.	UNDERSTORY TREE	78	78	
PROPOSED LANDSCAPE AREA:	±79,000 SQ.FT.***	SHRUBS	156	347	

* AS PER SECTION 155.402 (D) OF THE UNIFIED DEVELOPMENT CODE
 ** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
 *** PROPOSED TOTAL INCLUDES BUFFER PLANTINGS

Landscape Data

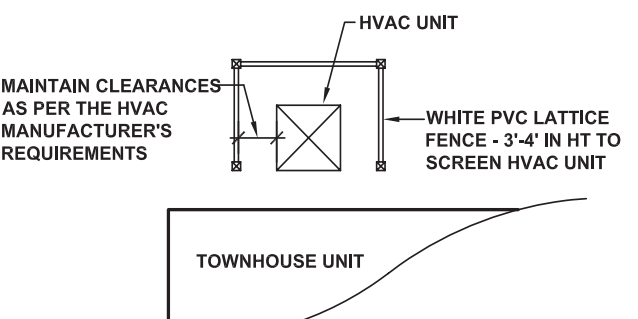
LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT:	391,169 SQ.FT.	AREA OF LANDSCAPING:	79,000 SQ.FT. (20%)
20% OF LOT AREA:	78,234 SQ.FT.		
PLANTINGS REQUIRED:	78 CANOPY TREES	PLANTINGS PROVIDED:	78 CANOPY TREES
	78 UNDERSTORY TREES		78 UNDERSTORY TREES
	156 SHRUBS		347 SHRUBS

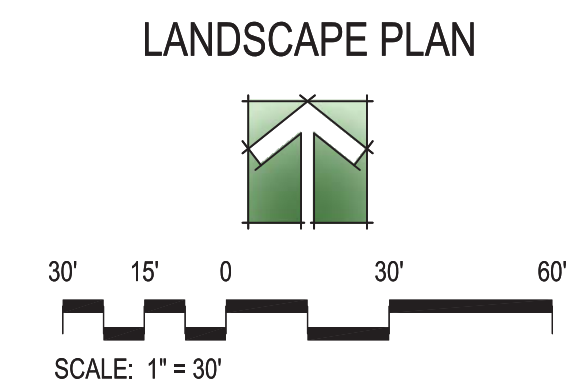
*AREA OF DISTURBANCE

BUFFERS REQUIRED/PROVIDED: CLASS "C" - ALTERNATE 3 ALONG EAST PROPERTY LINE

STREET TREES: (15) CANOPY TREES ALONG CAMEL STREET AT 40' O.C.
(5) CANOPY TREES ALONG MIAL STREET AT 40' O.C.



HVAC SCREENING DETAIL
SCALE: NONE



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LANDSCAPE WORK SPECIFICATIONS

SCOPE OF WORK: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION INCLUDING INSTALLATION OF TREES, SHRUBS, GROUND COVERS, PERENNIALS, SOD, SEEDING, MULCH, AND APPURTENANCES.

JOB CONDITIONS: ATTENTION SHALL BE DIRECTED TO THE LOCATION OF ACTIVE UTILITIES WITHIN THE LIMITS OF WORK. BEFORE COMMENCING ANY WORK REQUIRED BY THE CONTRACT, THE CONTRACTOR SHALL LOCATE ALL UTILITIES, SUBSURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM THE WORK COVERED BY THE CONTRACT.

MATERIALS AND WORK: THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR HIS AGENT. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

PLANT MATERIALS: ALL MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IF FIELD GROWN, NATURALLY SHAPED, AND WELL-BRANCHED; FULL FOLIAGED WHEN IN LEAF WITH HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS NOT CUT. ALL PLANTS FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS OR OTHER EGGS, AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT LOCALITY. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY.

PLANT SIZE: SPECIFIED SIZES INDICATE MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND SIZE ARE INDICATED FOR A SINGLE SPECIES, BOTH REQUIREMENTS MUST BE MET.

PLANT HANDLING & STORAGE: PLANTS AND THEIR ROOT SYSTEMS SHALL BE ADEQUATELY PROTECTED FROM DRYING OUT AT ALL TIMES. PLANT MATERIALS SHALL BE WATERED PRIOR TO TRANSPORT AND KEPT MOIST PRIOR TO PLANTING. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT IN THE SHADE AND WELL-WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

BALLED & BURLAPPED PLANTS SHALL BE LIFTED FROM THE BOTTOM ONLY, NOT BY STEMS OR TRUNKS.

CARE SHALL BE TAKEN WHEN REMOVING THE CONTAINER FROM CONTAINER-GROWN PLANTS SO AS NOT TO INJURE THE PLANTS' ROOTS.

SUBSTITUTIONS: IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT AVAILABLE, A WRITTEN PROPOSAL FOR USE OF A SIMILARLY-SIZED AND TYPE OF PLANT AND CORRESPONDING COST ADJUSTMENT WILL BE CONSIDERED. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

BACKFILL MATERIAL: NATIVE SOIL SHALL NOT BE USED FOR BACKFILL, BUT IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. THE REMAINDER OF UNUSED NATIVE SOIL SHALL BE HAULED AWAY FROM THE SITE. BACKFILL MATERIAL SHALL BE A BLENDED SOIL MATERIAL AND SHALL BE CONSIST OF 40% COMPOST, 30% SAND, AND 30% CLAY. THE COMPOST SHALL A TURKEY COMPOST BEARING THE U.S. COUNCIL SEAL OF ASSURANCE. THE SAND SHALL BE OBTAINED FROM A SAND QUARRY AND FREE OF ALL VIABLE WEED SEED. OTHER CONDITIONS OF THE BACKFILL SHALL BE AS FOLLOWS:

MAXIMUM SOLUBLE SALTS: 350 PPM
RELATIVE DENSITY: 2%-50%, LOOSE
RELATIVE PERMEABILITY: 25-10 IN./H.R.
PLASTIC INDEX: 4-10
PH RANGE: 6.0-6.8

BACKFILL MATERIAL SHALL BE TESTED AND TEST RESULTS SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.

PLANT FERTILIZER: SHALL BE A COMPLETE FERTILIZER, OF WHICH 50% OF THE NITROGEN IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREAFORM. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 10% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

WATER: SHALL BE FURNISHED BY THE OWNER.

PLANT MATERIAL INSTALLATION: MATERIALS SHALL ONLY BE PLANTED DURING PERIODS OF SUITABLE WEATHER CONDITIONS.

THE OWNER SHALL BE NOTIFIED OF SUBSURFACE CONDITIONS THAT WOULD PROVE DETRIMENTAL TO PLANT SURVIVAL OR GROWTH. ALTERNATE LOCATIONS FOR MATERIAL SHALL BE DETERMINED BY THE CONTRACTOR AND LANDSCAPE ARCHITECT.

ALL TREES AND SHRUBS SHALL BE PLANTED IN INDIVIDUAL HOLES. THE SIDES AND BOTTOM OF HOLES SHALL BE SCAFFIRED PRIOR TO PLANTING. BACKFILL WITH THE SOIL MIXTURE SPECIFIED ON THE DRAWINGS. BACKFILLING SHALL BE ACCOMPLISHED IN LIFTS TO ENSURE FILL OF ALL AIR POCKETS. ALL PLANTS SHALL BE POSITIONED TO PLACE MOST ATTRACTIVE SIDE TO VIEW AND IN A PLUMB POSITION.

INSTALL 6 FT. DIAMETER SAUCERS MADE OF SOIL AROUND LARGE TREES AND 4 FT. DIAMETER SAUCERS AROUND SMALL TREES.

IMMEDIATELY FOLLOWING PLANTING, PLANTS SHALL BE MULCHED. WHERE PLANTS ARE PLANTED IN GROUPS, THE AREA ABOUT THE PLANT AS WELL AS THE AREA BETWEEN PLANTS SHALL BE COVERED WITH MULCH. PLANTS SHALL BE THOROUGHLY WATERED FOLLOWING MULCHING.

STAKE ALL TREES IN ACCORDANCE WITH THE DRAWINGS.

PRUNING SHALL BE LIMITED TO THE REMOVAL OF INJURED BRANCHES AND TWIGS. USE CLEAN AND SHARP PRUNING TOOLS.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN DURING PROGRESS OF INSTALLATION WORK.

PLANTING BEHIND SEGMENTAL RETAINING WALLS: CONTRACTOR SHALL EXERCISE EXTREME CARE IN THE INSTALLATION OF PROPOSED TREES AND SHRUBS BEHIND SEGMENTAL RETAINING WALLS. CONTRACTOR SHALL PROCEED WITH CAUTION WHEN EXCAVATING SO AS NOT TO TEAR OR REMOVE SECTIONS OF THE GEORGIO FABRIC THAT IS TYPICALLY LOCATED 18 TO 24 INCHES BELOW FINISHED GRADE. PENETRATION OF THE GEORGIO IS PERMITTED TO PLANT INDIVIDUAL TREES OR LARGE SHRUBS AS NECESSARY; HOWEVER, EXCAVATION OF THE PLANTING HOLE AND PERFORATION OF THE GEORGIO FABRIC SHALL BE ACCOMPLISHED USING AN AUGER OR BY HAND CUTTING THE FABRIC FOLLOWING EXCAVATION BY A BACKHOE WITH A SMOOTH-EDGE BUCKET.

MAINTENANCE OF PLANT MATERIALS: PLANT MATERIALS SHALL BE MAINTAINED FOLLOWING PLANTING AND UNTIL FINAL ACCEPTANCE IS GRANTED BY THE OWNER. MAINTENANCE SHALL CONSIST OF WATERING, SEEDING, PRUNING, MULCHING, ADJUSTMENT OF GUYING, RESTORATION OF PLANT POSITION OR SAUCERS, AND SPRAYING IF NECESSARY. FINAL ACCEPTANCE FOR SEGMENTS OF THE CONTRACT WORK MAY BE GRANTED BY THE OWNER.

THE CONTRACTOR SHALL PROTECT PLANTED AREAS WITH STAKES AND FLAGGING TO LIMIT DAMAGE.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN WHEN MAINTENANCE OPERATIONS ARE IN PROGRESS.

ALL INSTALLED MATERIALS SHALL BE IN ACCEPTABLE CONDITION WHEN CONTRACTOR APPLIES FOR PAYMENT.

INSPECTION AND ACCEPTANCE OF WORK: UPON 48 HOURS ADVANCE NOTICE, THE LANDSCAPE ARCHITECT SHALL INSPECT ALL WORK FOR ACCEPTANCE. THE CONTRACTORS RESPONSIBILITY FOR MAINTENANCE SHALL TERMINATE AT THE DATE OF ACCEPTANCE OF EACH SEGMENT OF WORK. UPON THE DATE OF ACCEPTANCE, THE GUARANTEE PERIOD SHALL COMMENCE.

GUARANTEE: THE CONTRACTOR SHALL GUARANTEE TO PROVIDE TO THE OWNER THRIVING PLANT MATERIALS TO INCLUDE TREES, SHRUBS, AND GROUND COVERS FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE. ADDITIONALLY, THE CONTRACTOR SHALL GUARANTEE TO THE OWNER THRIVING PERENNIALS, ANNUALS, WELL-ESTABLISHED SEEDED AREAS, AND WELL-ROOTED SODDED AREAS FOR A PERIOD OF 90 DAYS FOLLOWING FINAL ACCEPTANCE. THE GUARANTEES ARE SUBJECT TO THE FOLLOWING CONDITIONS:

THE OWNER IS RESPONSIBLE FOR PROPER WATERING OF PLANT MATERIALS, SEEDDED AREAS, AND SODDED AREAS FOLLOWING FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN INSTRUCTIONS SPECIFYING THE RATES AND EXTENT OF WATERING REQUIRED. THE CONTRACTOR SHALL MAKE MONTHLY INSPECTIONS FOR A PERIOD OF (1) YEAR AT NO EXTRA COST TO THE OWNER, TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE TO THE WATERING PROGRAM. ANY RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER IN WRITING.

DAMAGE CAUSED TO PLANT MATERIALS FROM ACTS OF NATURE, VANDALISM, EROSION, OR MALICIOUS ACTS WILL VOID THE GUARANTEE FOR ANY EFFECTED MATERIALS.

DAMAGE TO PLANT MATERIALS CAUSED BY DISEASE INCLUDING BROWN PATCH OR TURF GRASSES EXCLUDE ANY EFFECTED MATERIALS FROM THE GUARANTEE.

PLANT MATERIAL REPLACEMENT: THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL PLANTS NOT IN THRIVING CONDITION AS DETERMINED BY THE OWNER DURING AND AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE OF ALL REPLACED PLANTS SHALL EXTEND FOR AN ADDITIONAL 90 CALENDAR DAYS.

TURF MATERIALS: MATERIALS REQUIRED FOR SEEDING AND OR SODDING SHALL CONFORM TO THE FOLLOWING:

FERTILIZER: SHALL BE A TURFGRADE, HIGH PHOSPHORUS FERTILIZER, IN WHICH 1/2 TO 3/4 OF THE NITROGEN IS SLOWLY AVAILABLE. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 10% NITROGEN, 20% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

LIME: SHALL BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES IN A PELLETTIZED FORM.

ANTHEROSOL MULCH: SHALL BE CLEAN, SEED-FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

GRASS SEED: SHALL BE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE TYPE OR MIXTURE COMPOSED OF SPECIES AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

SOD: SHALL BE FRESHLY CUT, DROUGHT-RESISTANT SOD, FREE OF OBJECTIONABLE BROODLEAF OR GRASSY WEEDS. PROVIDE TYPE AS SPECIFIED BELOW.

PREPARATION OF TURF AREAS: PRIOR TO SEEDING OR SOD INSTALLATION, VERIFY THAT ALL TRENCING AND OTHER LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED.

ALL DISTURBED AREAS SHALL BE DRESSED TO TYPICAL SECTIONS AND GRASSES SHOWN ON THE CONSTRUCTION DRAWINGS. REMOVE FROM THE SITE ALL TEMPORARY SEEDING OR STABILIZATION MEASURES.

ALL AREAS TO RECEIVE SEED OR SOD SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE:

REMOVE ANY UNDESIRABLE VEGETATION OR DEBRIS.

APPLY LIMESTONE ACCORDING TO SOIL TEST RECOMMENDATION OR AT A RATE OF 4000 LBS. PER ACRE.

RIP THE AREA TO A MINIMUM DEPTH OF 4 TO 6 INCHES.

REMOVE ALL LOOSE ROCKS, ROOTS, AND OTHER DEBRIS AND PULVERIZE THE TOP 2 INCHES OF LOOSENED SOIL TO PROVIDE A SMOOTH AND UNIFORM SURFACE.

APPLY TURFGRADE FERTILIZER IN A MANNER THAT ENSURES UNIFORM DISTRIBUTION. FERTILIZER SHALL BE APPLIED AT A RATE THAT PROVIDES 5 LBS. OF PHOSPHORUS PER 1000 S.F. LIGHTLY MIX WITH SOIL AND SMOOTH SURFACE.

SODDING: APPLY DROUGHT-RESISTANT, TURF-TYPE FESCUE SOD (E.G. "REBEL III", "BONANZA", "CONFEDERATE", ETC.) IN THE FOLLOWING MANNER:

SOD SHALL BE PLACED ON A SMOOTH, EVEN SURFACE CONFORMING TO FINISH GRADE REQUIREMENTS. FINISH GRADE SHALL BE 1" INCH BELOW SURFACES OF ADJACENT SIDEWALKS AND CURBS. SOIL SHALL BE WATERED BEFORE SOD IS LAID. ALL SOD SHALL BE CUT BY AN APPROVED MECHANICAL SOD CUTTER. UNDER NO CIRCUMSTANCES SHALL ANY SODDING WORK BE DONE UNLESS WEATHER AND SOIL CONDITIONS ARE SUITABLE.

HANDLING OF SOD SHALL BE DONE IN A MANNER AS TO PREVENT TEARING, BREAKING, DRYING, OR OTHER DAMAGE.

SOD SHALL BE INSTALLED ON-SITE IN NOT MORE THAN 72 HOURS AFTER CUTTING. IF THE SOD IS NOT INSTALLED WITHIN 48 HOURS AFTER CUTTING, IT SHALL BE UNSTACKED OR UNROLLED, PLACED IN SHADE, AND KEPT MOIST UNTIL INSTALLATION.

LAY SOD PARALLEL TO THE DIRECTION OF THE SLOPE AND IN A MANNER WHICH WILL PERMIT JOINTS TO ALTERNATE.

FIT SOD PIECES TOGETHER TIGHTLY SO THAT NO JOINT IS VISIBLE, AND TAMP SOD FIRMLY AND EVENLY BY HAND.

AFTER SODDING IS COMPLETE AND APPROVED BY LANDSCAPE ARCHITECT, SODDED AREAS SHALL BE ROLLED WITH A 200 LB. ROLLER.

WATER SODDED AREAS IMMEDIATELY AFTER FINAL ROLLING WITH A FINE SPRAY TO A DEPTH OF 4 INCHES. KEEP ALL SODDED AREAS CONTINUOUSLY MOIST THROUGHOUT UNTIL 30 CALENDAR DAYS FOLLOWING INSTALLATION. USE FINE SPRAY NOZZLES ONLY.

INSPECT AND MAINTAIN SODDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 80% OR MORE OF SODDED AREAS FAIL TO BECOME ROOTED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS WITH NEW SOD MATERIALS.

SEEDING: APPLY TURF-TYPE SEED MIXTURE (E.G. "CONFEDERATE" FESCUE MIXTURE, "TRIBLEND", ETC.) AT A RATE OF 6 LBS. PER 1000 S.F. KENTUCKY 31 TALL FESCUE IS UNACCEPTABLE.

CUT/PACK SEEDDED AREAS AND APPLY ANTEROSOL MULCH AT A RATE OF 2 TONS PER ACRE.

INSPECT AND MAINTAIN SEEDDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 90% OR MORE OF SEEDDED AREAS FAIL TO BECOME ESTABLISHED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS FOR ESTABLISHMENT OF A SUITABLE TURFGRASS.

LANDSCAPE WORK SPECIFICATIONS
SCALE: NTS

6

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, DRIVEWAYS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES WAGE TO UNDERGROUND UTILITIES.

3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.

4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDED OR SODDED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

7. ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-4 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.

8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "Y" CUT ALONG ITS BORDER WITH SODDED OR SEEDDED AREAS.

9. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.

10. GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.

11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND DIMENSIONED ON THE SHEET. UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.

12. AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOKED AND CLIPPED HEDGEROWS.

13. 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.

14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL PLANTING MATERIALS, SUCH SYSTEMS SHALL INCLUDE A FLOW SENSOR.

15. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ENTIRELY FROM VIEW AS REQUIRED BY THE TOWN OF CLAYTON, NC.

LANDSCAPE NOTES
SCALE: NTS

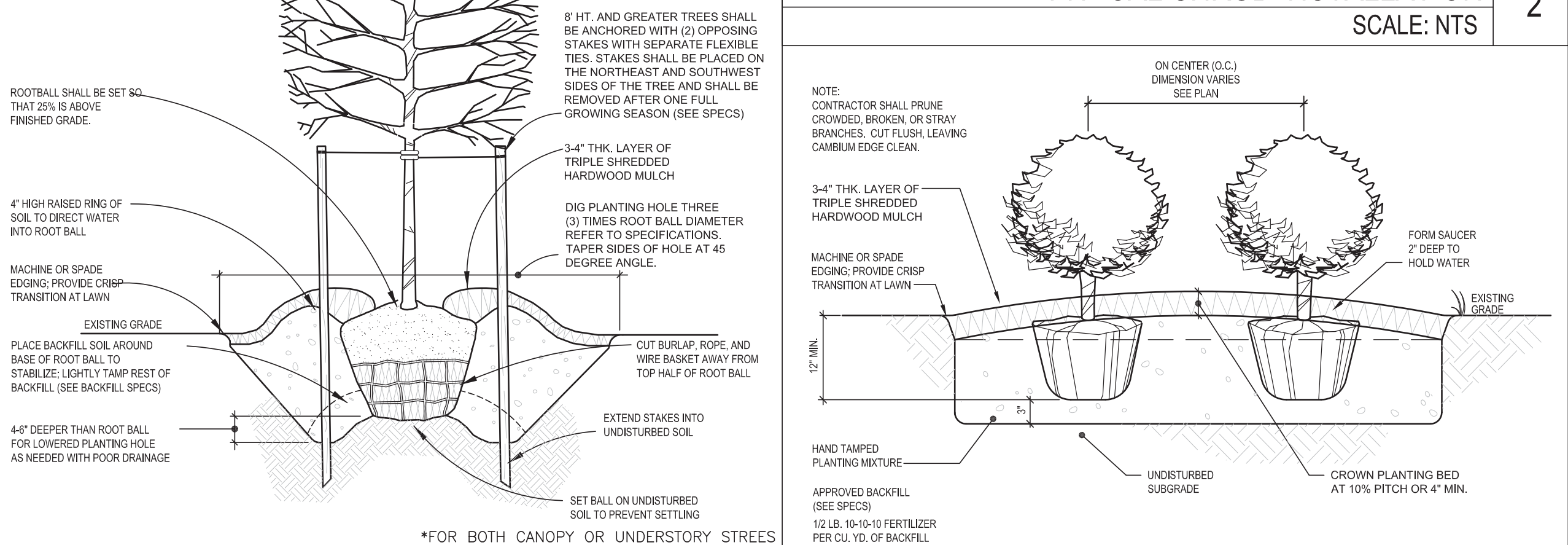
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BED EDGING
SCALE: NTS

1

NOTES

1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS, ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SHORT DISTANCE STANDARDS.
3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.





FRONT ELEVATION BUILDING 53-57 AND 58-62



FRONT ELEVATION BUILDING 1-6



FRONT ELEVATION BUILDING 20-23 and 36-39



FRONT ELEVATION BUILDING 31-35 and 48-52



FRONT ELEVATION BUILDING 14-19

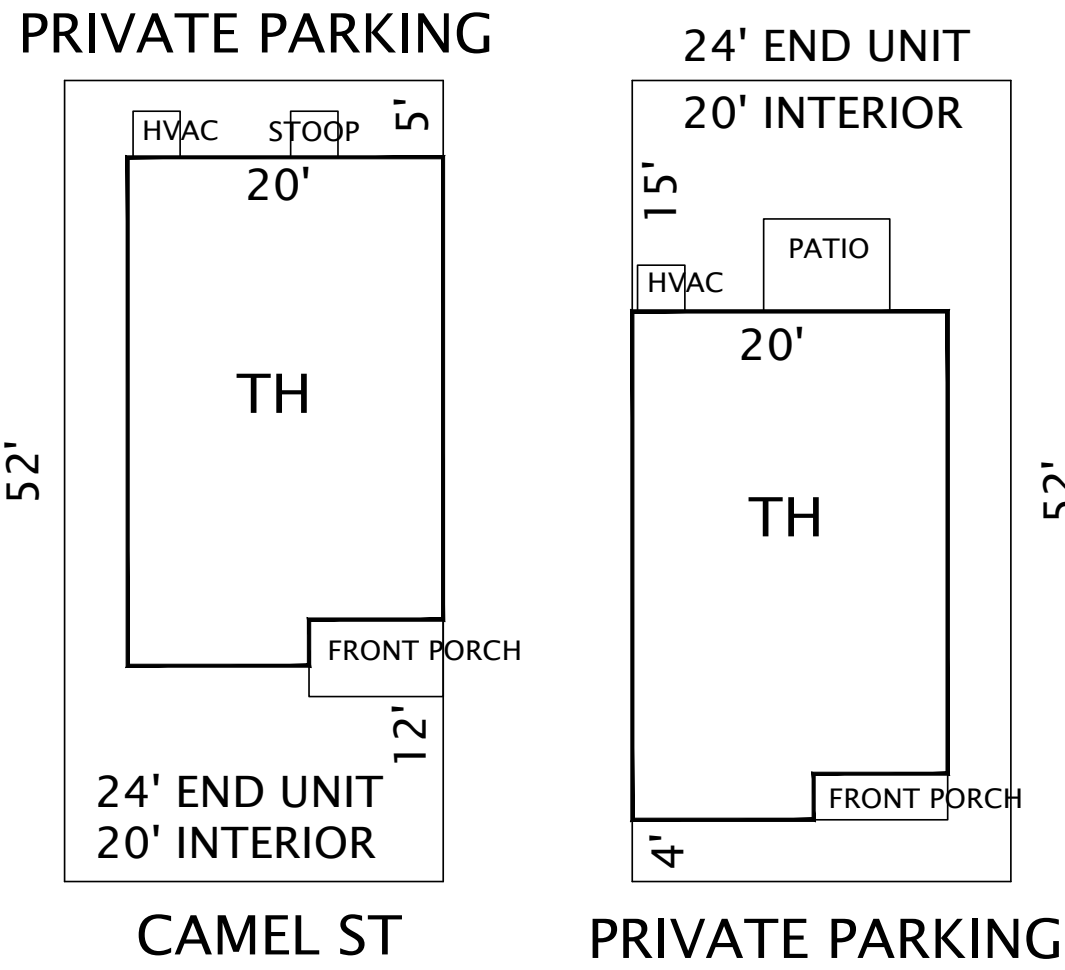
ELEVATION KEYNOTE LEGEND	
E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER SIZE AS NOTED
E2	MASONRY FULL BRICK AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E4	8" SOLDIER COURSE
E5	BOWL-LOCK COURSE
E7	PYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	VINYL BOARD SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	VINYL BOARD LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	VINYL BOARD AND BATTEN SIDING, W/ 1X3 BATTS AT 16" O.C.
E16	1X VINYL BOARD TRIM OR EQUAL, U.N.O. SIZE AS NOTED
E17	FALSE WOOD/VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED



FRONT ELEVATION BUILDINGS 7-13 and 24-30



FRONT ELEVATION BUILDINGS 40-47



REFERENCES:
ARCHITECTURAL PLANS ENTITLED "DAGNY CAMEL STREET TOWNHOMES"
BY SCOTT GARDNER ARCHITECT, PLLC DATED APR 27, 2018

- NOTES:
1. EACH TOWNHOME UNIT IS LOCATED ON AN INDIVIDUAL LOT WITH A MINIMUM DIMENSION OF 20' WIDTH AND 52' LENGTH.
 2. EACH BUILDING WILL CONTAIN A DECORATIVE MASONRY / STONE / CONCRETE ELEMENT COMPRISING APPROXIMATELY 15% OF THE FRONT FACADE.
 3. INDIVIDUAL TOWNHOME UNIT ELEVATIONS WITHIN A BUILDING STRIP PLAN MAY BE REARRANGED AT TIME OF BUILDING PERMIT TO ALLOW CHOICE SELECTION PER TOWNHOME FACADE, SO LONG AS THE INDIVIDUAL TOWNHOME UNIT ELEVATION DESIGN IS MAINTAINED.
 4. TOWNHOMES ADJACENT TO AND PARALLEL TO CAMEL STREET SHALL HAVE THE FRONT FACADE FACING CAMEL ST.

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
3000 FAIRBANKS DRIVE, SUITE 200 RALEIGH, NC 27613
OFFICE: 919/444-1461 FAX: 919/444-1461 PENNYENGINEERING.COM

CAMEL STREET TOWNHOMES
NORTH CAROLINA
CLAYTON
TOWNHOME BUILDING STRIP DRAWINGS

SCALE:	DRAWN:
NTS	PLS
DATE:	CHK'D:
5/21/18	MTM
REV'D:	REVIEW COMMENTS
8-8-18	
9-4-18	REVIEW COMMENTS
10-24-18	TRC COMMENTS
12-5-18	TRC COMMENTS
2-25-19	TRC COMMENTS
SHEET	
EL1 OF 10	
PROJ. # P1724	

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 IRC SECTION R310.2.

NOTES:

GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

WINDOW HEAD HEIGHTS:

1ST FLOOR = 6'-0" U.N.O. ON ELEVATIONS

2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS

3RD FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

ROOFING: PITCHED SHINGLES PER BUILDER.

WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

ENTRY DOOR: AS SELECTED BY BUILDER

CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS.

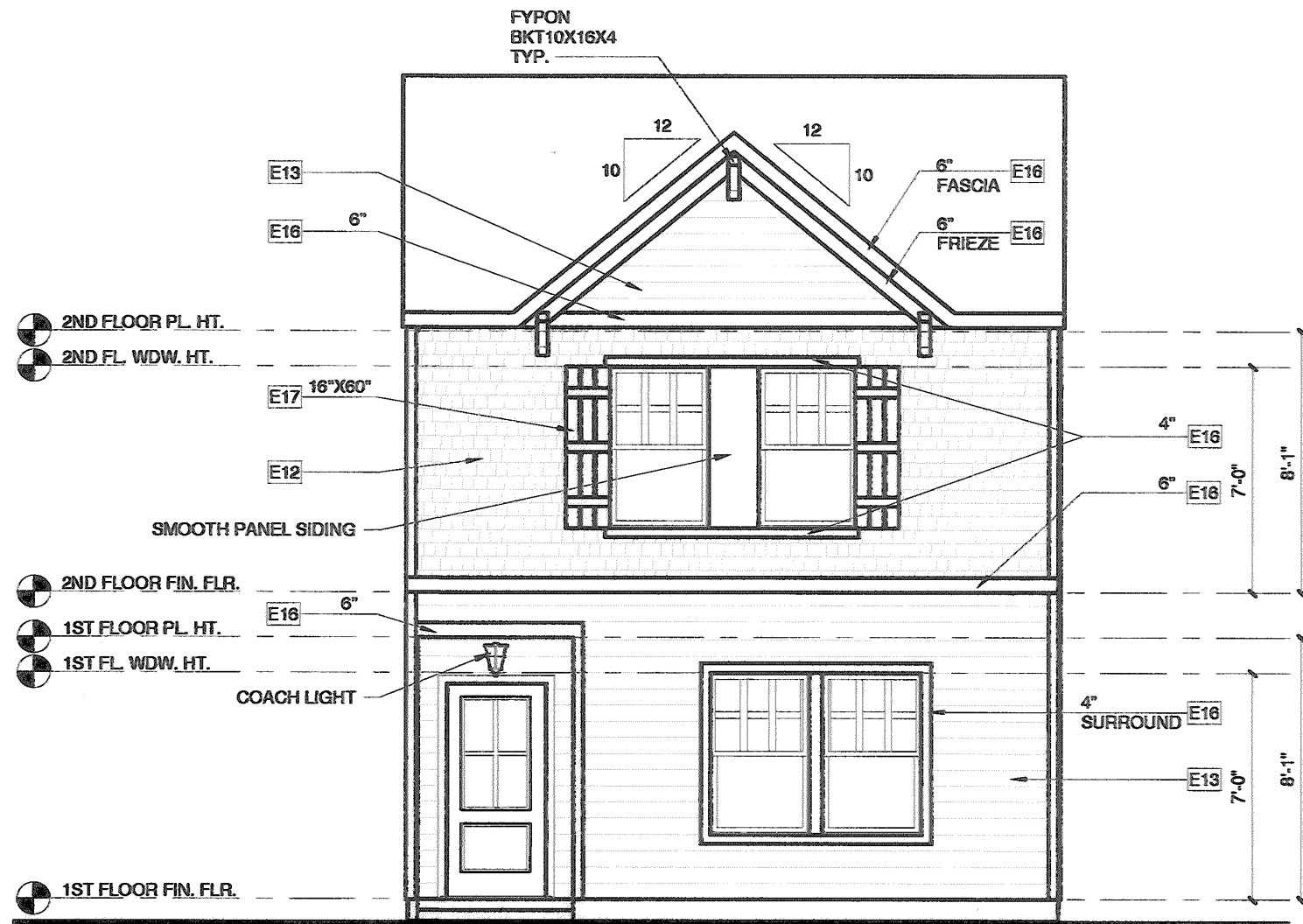
ELEVATION KEYNOTE LEGEND

E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 16" O.C. (VINYL BOARD AND BATTEN SIDING)
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
E17	FALSE WOOD/VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED



RIGHT ELEVATION '4'

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



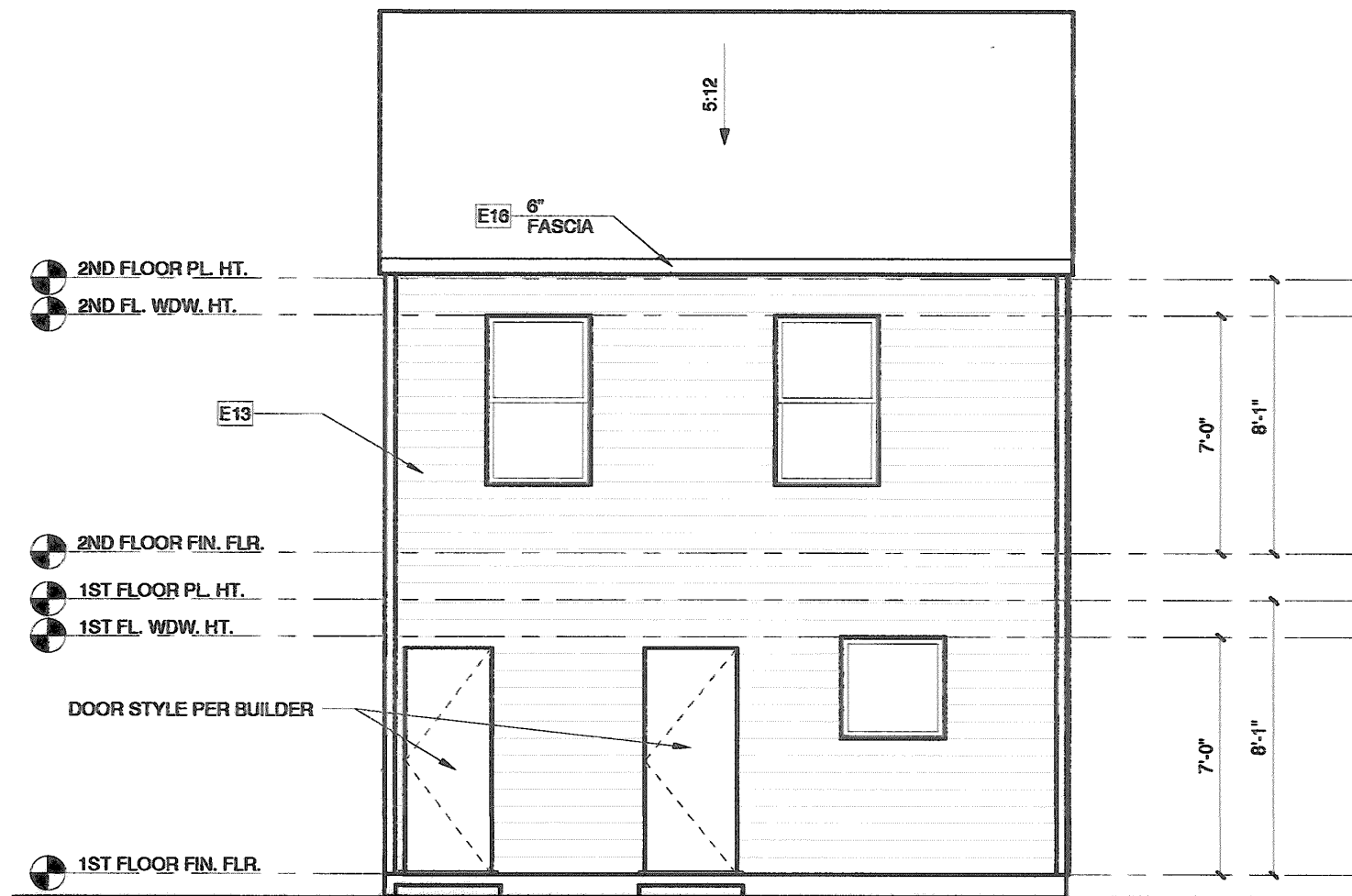
FRONT ELEVATION '4'

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



LEFT ELEVATION '4'

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



REAR ELEVATION '4'

1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



NORTH CAROLINA OFFICE
112 FOUNTAIN BROOK CIRCLE
SUITE C
CHRY, NC 27511
PHONE: (610) 320-3022

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NO. DATE: REVISION:

PROJECT TITLE:

WESTWOOD

QUACKENBUSH HOMES LLC
9220 FAIRBANKS DR SUITE 240
RALEIGH, NC 27613
919-741-7555

CONSTRUCTION SET

CLIENTS NAME:

QUACKENBUSH HOMES

PROJECT NO:

Dagny Plan

SHEET TITLE:

ELEVATIONS '4'

PRINT DATE:

10.18.17

SHEET NO:

A5.4



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

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.

Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.

SITE INFORMATION

Name of Project: Camel Street Townhomes Acreage of Property: 7.84
County Tag Number: 05E99012C NC PIN: 166914-23-5178
Address/Location: 312 CAMEL STREET CLAYTON NC 27520

Zoning District: R-8
Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: Steven S. Sanderson, P. E.
Mailing Address: PO Box 2016 Wendell, NC 27591
Phone Number: 919-366-2016 Fax: _____
Contact Person: Steven S. Sanderson, P. E.
Email Address: sandersonengineering@yahoo.com

PROPERTY OWNER INFORMATION

Name: SCA VENTURES
Mailing Address: 132 CITATION LANE SMITHFIELD, NC 27577
Phone Number: 919-938-1086 Fax: _____
Email Address: syauch@ceamanufacturing.com

FOR OFFICE USE ONLY

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

PROJECT INFORMATIONUse: ☒ New ☐ Expanded ☐ ChangeUse Type: ☒ Residential ☐ Non-Residential

Proposed Use(s): 66 Townhomes Existing Use(s): Vacant

Invoice shall be mailed to the following:

Developer Name: Terramisu, LLC

Mailing Address: PO Box 90427 Raleigh, NC 27675

Phone Number: 919-848-1461 Fax Number:

Email Address: PennyEngineer@aol.com

ALLOCATION REQUEST

- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment.
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: 7.84

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

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units	66	250	16,500
>3 Bedroom Units			
Total			16,500

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: 16,500

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.

Steven S. Sanderson

Print Name



Signature of Applicant

4-18-18

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.

PUBLIC NOTICE

In accordance with NC GS 160A-364 and NC GS 160A-384 the Clayton Town Council will hold evidentiary hearings on Monday, April 1, 2019, at 6:00 PM at Town Hall, 111 East Second Street, to consider the following requests:

- 2018-61-SUP Camel Street Townhomes Special Use Permit; request for issuance of a special use permit to develop the use of townhomes on the subject property. The property is zoned R-10, which only permits townhomes subject to special use permit approval. The property is 8.98 acres and is located off Camel Street; TAG # 05E99012C
- 2018-59-SD Camel Street Townhomes Preliminary Plat; request for major subdivision approval to develop 62 townhome lots on 8.98 acres of land zoned R-10. The property is located off Camel Street; TAG # 05E99012C
- 2019-31-SUP Kid's First Pediatrics; request for issuance of a Special Use Permit to operate the use of a medical office in an existing building. The property is zoned B-1, which only permits medical offices subject to special use permit approval. The property is located at 400 Athletic Club Blvd; TAG # 16I02009J

For evidentiary hearings, 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.

Haley Hogg, Planner
919-553-5002

The Johnstonian

Please advertise on the following dates:

March 20, 2019

March 27, 2019

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

*Town Council
April 1, 2019*

STAFF REPORT

Application Number: 2018-59-SD

Project Name: Camel Street Townhomes Preliminary Plat

NC PIN / Tag #: 166914-23-5178 / 05E99012C (8.98 acres of overall tract)
Town Limits/ETJ: Town Limits
Overlay: Eastern portion located within Watershed Protection Overlay
Applicant: Terramisu, LLC
Owner: Terramisu, LLC
Location: Camel Street; across from Cooper Elementary School

Public Noticing:

- Neighborhood meeting held on May 8, 2018
- Sign posted March 7, 2019
- Letters mailed March 15, 2019
- Newspaper ad published March 20, 2019 and March 27, 2019

REQUEST: Preliminary Plat (major subdivision) approval to develop 62 townhome units on 8.98 acres of land that is zoned R-8. This request is running concurrently with a Special Use application (2018-61-SUP) to allow the use of townhomes on the subject property.



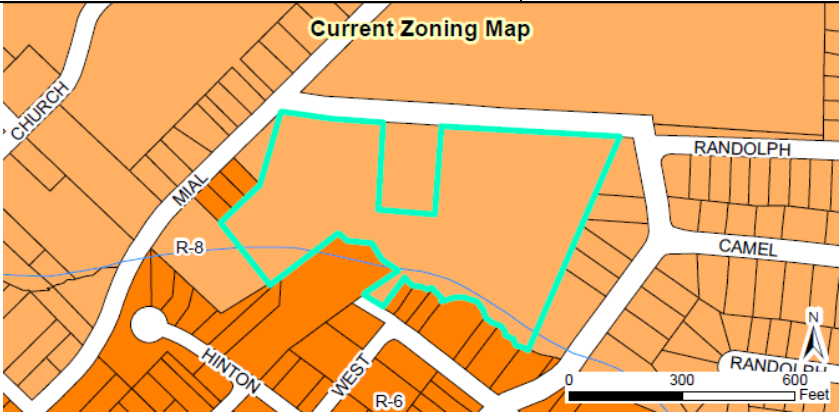
SITE DATA:

Page 1 of 7

Acreage: 8.98 acres
Existing Use: Vacant/Wooded lot

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8	Funeral Home, Cooper Elementary School
South	Residential-6	Single-family residential and Vacant
East	Residential-8	Single-family Residential and Vacant
West	Residential-6 and Residential-8	Single-family residential



DEVELOPMENT DATA:

Proposed Uses: 62 townhome units

Proposed Impervious Surface: Maximum 70% per lot

Required / Proposed Parking: 2 spaces per unit / 2 spaces per unit; 124 spaces required / 140 spaces proposed

Fire Protection: Town of Clayton

Access/Streets: The townhomes at the corner of Camel Street and Mial will have one access point off Camel Street. The remainder of the units will have one access point off Camel Street.

Water/Sewer Provider: Town of Clayton

Electric Provider: Town of Clayton

STAFF ANALYSIS:

Overview

The applicant is requesting preliminary plat approval to develop 62 townhome units on an 8.98 acre tract. The property is zoned Residential-8 (R-8).The use of townhomes is permitted via issuance of a Special Use Permit in

this zoning district. As such, a Special Use Permit application is running concurrently with this application (2018-61-SUP).

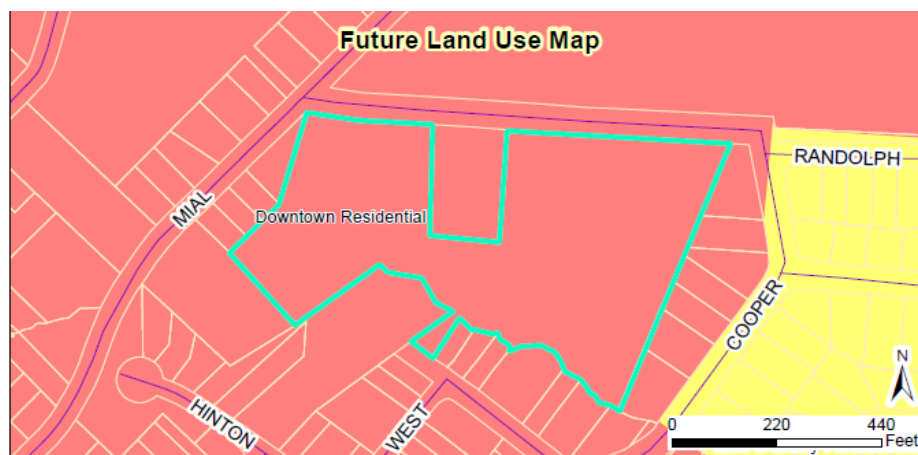
The eastern portion of the property is located within the Watershed Protection Overlay. When a property is located within the Watershed Protection Overlay, this generally limits the density or maximum impervious surface coverage permitted. However, per UDC requirements these limitations may be exceeded if a development provides adequate on-site storm water quality mitigation structures. The proposed development intends to accomplish this with an underground infiltration chamber just south of Lots 31-35. Staff recommends that a Condition of Approval be placed upon the application requiring the final stormwater quality mitigation structures to be reviewed and approved by Johnston County Stormwater in order for the development to exceed the impervious surface limitation of 24% for the portion of development within this overlay.

An adjacent parcel, on which an existing funeral home is located, splits the subject property along Camel Street. Thirteen of the townhome units will be located to the west, at the corner of Camel Street and Mial Street. These units will be accessed directly off Camel Street. The remainder of the units will be located to the east and will also be accessed directly off Camel Street. The applicant is proposing a walking trail and picnic tables to be located in the natural area behind the funeral home property, in order to create a gathering spot for residents. A sidewalk is also proposed along the property's frontage off Camel Street. The applicant has also agreed to develop sidewalk along the frontage of the funeral home as well in order to provide direct connection between the eastern and western portions of the development. The applicant has agreed to this rather than pay fee-in-lieu for sidewalk along the development's limited frontage along Mial Street (see conditions of approval).

Consistency with Adopted Plans:

- **Comprehensive Plan**

The subject property is designated as "Downtown Residential" within the Comprehensive Plan 2040's Future Land Use Map. This designation typically consists of single-family residential uses, but may include higher density residential uses as well in areas outlined in the plan. The Comprehensive Plan notes that high-density development should be directly bordering the Downtown Core. While this area does not directly border the Downtown Core, the development of townhomes is appropriate due to the proximity to Cooper Elementary School, and the physical separation from low intensity adjacent uses due to the natural topography and vegetation located on the subject property.



- **Unified Development Code**

The proposed development is consistent with the Unified Development Code (UDC). All Dimensional standards for townhomes are set through the Special Use Permit process.

Compatibility with Surrounding Land Uses

The proposed use is compatible with the surrounding land uses, which are primarily single-family residential. An existing funeral home is located adjacent to the development, and Cooper Elementary School is located directly north across Camel Street. These are the only existing non-residential uses within the vicinity.

Parking

The development will include shared parking among all townhome units. This application does meet the minimum parking requirements of the Unified Development Code (2 spaces per unit). The applicant has also provided additional parking spaces from what is required by code. The total number of required handicap spaces will be distributed throughout the development.

Landscaping and Buffering

A Class "C" landscape buffer is provided along the eastern property line. This buffer will be 20' and is required by the UDC. The applicant is proposing to utilize existing woods in this area towards the landscaping requirements. Street trees will also be provided along Camel Street and trees will be located within the parking areas as required by the UDC. The undeveloped portion of the property will remain wooded.

Access/Streets

The eastern and western portions of the development will be accessed off separate driveways along Camel Street. No internal vehicular connectivity will be provided connecting the eastern and western portions of development. The Fire department has reviewed the plans during TRC and does not have any concerns regarding access for emergency vehicles.

Multi-Modal Access

Sidewalks are provided along the property's frontage along Camel Street. Typically the applicant would be required to pay fee-in-lieu or construct sidewalk along the property's limited frontage on Mial Street. However, no units will be located along Mial Street. As such, the applicant requests instead to construct sidewalk in front of the existing funeral home that splits two sections of this development (see conditions of approval). This will prevent a gap in sidewalk and provide connectivity for residents. This will also create better pedestrian connectivity for students walking to Cooper Elementary School.

Traffic Impact Analysis

The Traffic Impact Analysis (TIA) was not required as a part of this application. The development is not anticipated to generate 100 peak hour trips per day.

Garbage / Recycling

Dumpsters will be provided within both the eastern and western portion of the development. The western portion will have one dumpster enclosure at the end of the parking lot to serve those 13 townhome units. The remainder of the units located to the east will utilize one dumpster and one recycling unit on the eastern portion of the property, south of lot 48.

Architecture/Design

The applicant is proposing 2-story townhome units that consist primarily of vinyl siding, with stone veneer and masonry brick features. The front facades will include decorative features such as shutters and dormers. The

decorative features will account for approximately 15% of the front facades. Through the review process with staff, the applicant has agreed to orient the units located along Camel Street (lots 1-6 and lots 53-62) to front on Camel Street so that the decorative portion of the units will be visible from the ROW. The remainder of the units will face internally to the shared parking area.

Parks and Recreation

The applicant is proposing a walking trail located to the south to connect the eastern and western portion of the development. No on-site recreation/open space is proposed; instead the development will be required to pay fee-in-lieu for recreation.

CONSIDERATIONS:

- This approval is subject to approval of the Special Use Permit, 2018-61-SUP.
- The dimensional standards for this development are set via the Special Use Permit process, including setbacks.
- Johnston County will review and approve the proposed on-site stormwater features. If these features are not deemed adequate, the project will be limited to 24% impervious surface coverage for the portion within the watershed protection overlay.

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report. The Findings of Fact for a Preliminary Plat (Major Subdivision) are outlined below, along with comments from staff.

Findings of Fact

1. That the subdivision meets all required specifications of the town Subdivision regulations and conforms to the Town Unified Development Code.

- **Applicant Response:** "The subdivision has been designed to meet all required specifications of the Town of Clayton's Subdivision Regulations and conforms to the town's Unified Development Code. It is being developed under the existing zoning ordinance. It provides for parking, infrastructure, and landscaping as required by the UDO. No exceptions or waivers are being requested".
- **Staff Commentary:** The development has been reviewed by staff and has been TRC Certified by all departments. The plan meets all requirements of the Unified Development Code.

2. That 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 subdivision has been designed to match the character of surrounding developments as well as other developments in the near vicinity".

- **Staff Commentary:** The development has been designed to include pedestrian connectivity, and through the TRC process the applicant has enhanced the architectural features of the townhomes to create a more decorative design.
3. ***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:** “This subdivision utilizes an infill lot which minimizes the creation of impervious surfaces to create 66 townhomes without creating any urban sprawl. In addition, this development makes use of the existing street network and existing traffic patterns in the area. Utility services are a combination of public water and sewer which currently are directly adjacent to and traverse across this property. There is nothing in the design of the infrastructure for this development that would materially endanger the environment, public health, safety or general welfare of the public”.
 - **Staff Commentary:** The subdivision does utilize an infill lot, and will utilize existing street network in the area. The development will be served by public water and sewer.
4. ***That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by Town Council.***
- **Applicant Response:** “This subdivision does not adversely affect the orderly growth and development of the Town and is consistent with the planning policies adopted by Town Council. It is being developed under its existing zoning ordinance.
 - **Staff Commentary:** The proposed plan is consistent with the Town’s Future Land Use Map, which designates the property as Downtown Residential.

CONDITIONS:

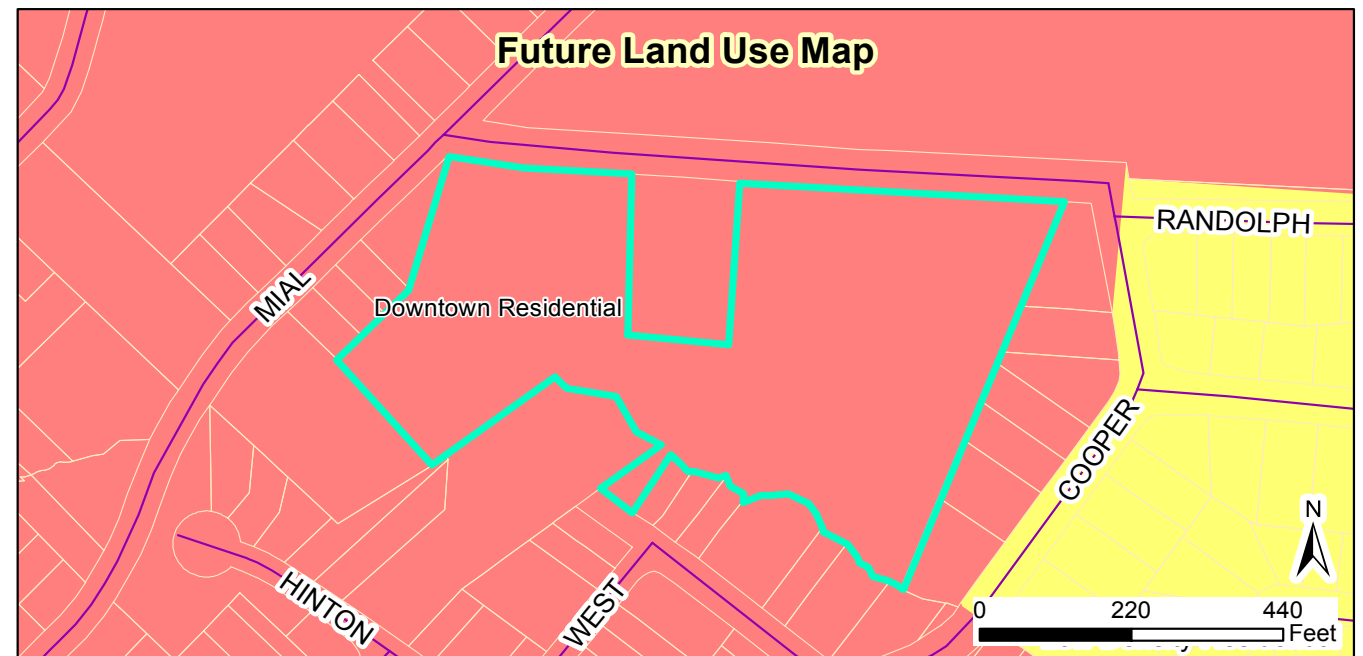
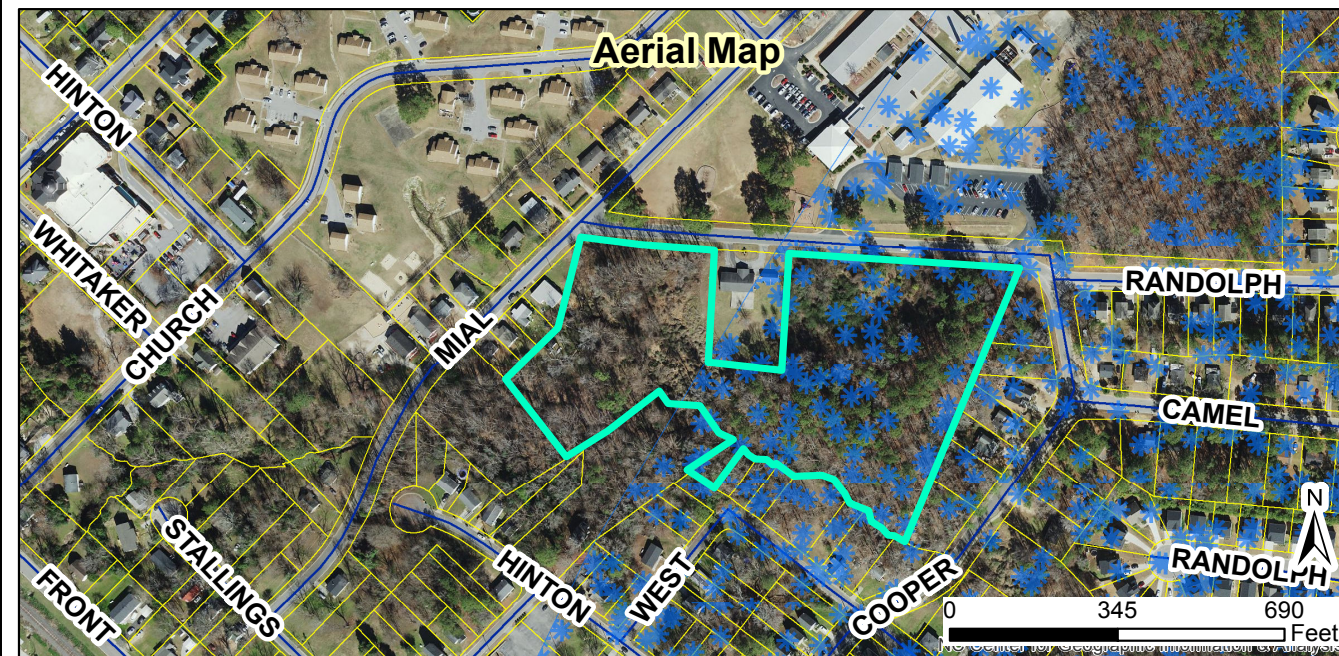
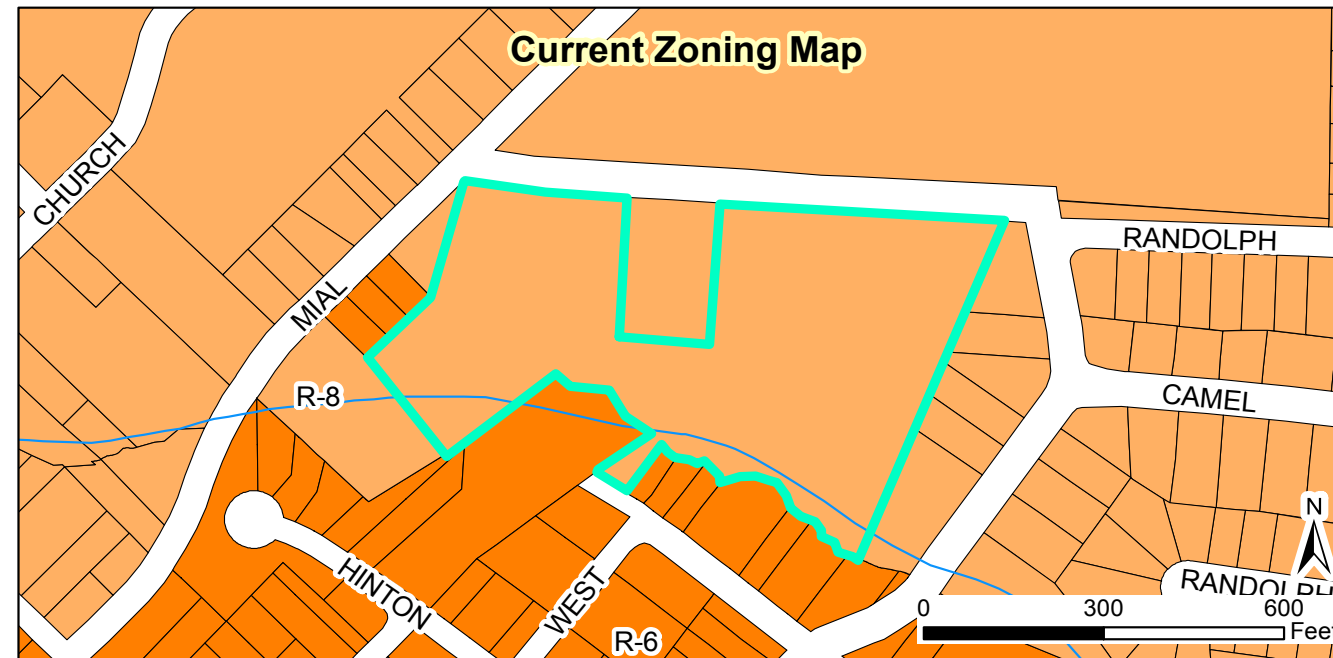
If approved, staff recommends the following conditions be applied to this application:

1. Following board approvals, three copies of the final preliminary subdivision plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.
2. Johnston County shall review and approve the proposed on-site stormwater quality mitigation structures proposed within this development. If these structures are not deemed adequate, the portion of the property located within the Watershed Protection Overlay shall be limited to a maximum 24% impervious surface coverage, as outlined in 155.501(E)(2) of the Unified Development Code.
3. All stormwater mitigation structures shall be maintained in perpetuity by the Homeowner’s Association (HOA).

4. Resource conservation areas shall be maintained by the HOA to ensure the removal of litter, dead tree and plan materials, and brush. Natural water courses are to be maintained as free-flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels. Maintenance of these areas is required to ensure that there exists no hazards, nuisances, or unhealthy conditions.
 5. All units shall include a patio or deck off the rear of the unit, with the exception of the units that are located along Camel Street. Those units shall front along Camel Street and include a front porch on the front façade.
 6. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.
 7. Per agreement between the developer and the Town of Clayton Planning and Engineering departments, rather than be required to pay fee-in-lieu for sidewalk along the property's frontage on Mial Street, the applicant shall construct sidewalk along the frontage of the existing adjacent funeral home property (PIN # 166914-23-5465) to provide pedestrian connectivity along the full length of Camel Street.
-

ATTACHMENTS:

- 1) Application
- 2) Maps
- 3) Neighborhood Meeting Materials
- 4) Site Plan
- 5) Wastewater Allocation Request
- 6) Stormwater Statement
- 7) Newspaper Ad
- 8) Adj. Property Letters
- 9) Applicant Property Value Information



2018-59-SD Camel Street Townhomes
Request: to create 66 townhome lots on 8.98 acres of the subject property
 Applicant: Sanderson Engineering
 Property Owners: SCA Ventures
 Parcel ID: 166914-23-5178
 Tag #: 05E99012C

Staff Report Map

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site



05/03/2018

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

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-59-SD Camel Street Townhomes\Maps\2018-59-SD Maps.mxd

**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 **2018-259-SD – Camel Street Townhomes**

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

MOTION FORM
Item 6f
2018-59-SD
Camel Street Townhomes

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).

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
Item 6f
2018-59-SD
Camel Street Townhomes

**Town of Clayton
Resolution Granting Wastewater Treatment Capacity
For Creech Tract**

WHEREAS, the Town of Clayton operates a wastewater treatment plant known and permitted as the "Little Creek Water Reclamation Facility"; and,

WHEREAS, said facility is permitted to treat a maximum average of 2.5 million gallons daily; and,

WHEREAS, the Town of Clayton holds several interlocal agreements which secure additional wastewater treatment capacity from other available sources; and,

WHEREAS, the North Carolina Department of Environment and Natural Resources (NCDENR) regulates, reviews, and permits flow tributary to newly extended or installed wastewater treatment collection facilities tributary to the Town of Clayton system; and,

WHEREAS, flow from sanitary sewer customers tributary to existing lines owned and operated as part of the Town of Clayton is bound to abide by the permitted average daily flow at the Little Creek Water Reclamation Facility in conjunction with other available sources and consistent with interlocal agreements regarding wastewater treatment.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following is found:

1. The Town of Clayton has, according to the most recent accounting, sufficient excess and unallocated treatment capacity to approve additional allocation.
2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.
3. An allocation for wastewater treatment capacity is granted in the amount of 16,500 GPD to Camel Street Townhomes as outlined in allocation request from Steven S. Sanderson, P.E.; **herewith attached**.
4. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.
5. Said allocation is non transferable, non assignable, and made for the projects as described and for the noted location unless explicitly approved by the Town of Clayton.

6. Said allocation may be revoked or reclaimed in accordance with the policies of the Town of Clayton as adopted or amended now or in the future. No property right is conferred with the granting of an allocation except as otherwise explicitly allowed by policy, ordinance, or action of the Town of Clayton.
7. Said allocation is subject to payment of applicable fees in accordance with adopted ordinances, policies, and fee schedules of the Town of Clayton.

Duly resolved by the Clayton Town Council this 1st day of April, 2019 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Public Hearings

Item Title

2018-74-OA Private Streets Ordinance Amendment

Presenter

Planning Department

Summary/Description

Request to modify the Unified Development Code (Section 600) to allow lots to front on private streets in the Residential-Estate (R-E) zoning district. This amendment includes design standards for private streets, which will vary based upon the number of lots such streets will serve. These standards are proposed to ensure public safety and long-term durability of private streets.

Requested Action

Approval

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Application
Staff Report
Proposed Ordinance- Clean Copy
Proposed Ordinance- Strikethrough Copy
PB Recommendation
Newspaper Ad

Meeting Timeline

November 26, 2018- Planning Board
April 1, 2019- Public Hearing



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1770

ORDINANCE AMENDMENT APPLICATION

Pursuant to Article 7, Section 155.703 of the Unified Development Code, the Town Council, Board of Adjustment, Planning Board, Planning Director, or the general public may petition the Town Council to amend the Code of Ordinances.

Application Fee: TBD

Advertisement Fee: \$100.00

All fees are due when the application is submitted.

AMENDMENT INFORMATION

Project Name: Private Streets Amendment

Private Streets (600), Sidewalks (600), Lots and Blocks

Existing title of Code Section(s): (600)

Code Section Number(s): Title XV, Chapter 155, Articles 602 and 603

APPLICANT/CONTACT INFORMATION

Applicant: Town of Clayton, Planning Department

Mailing Address: P.O. Box 879, Clayton, NC 27528

Phone Number: 919-553-5002 **Fax:** _____

Contact Person: Haley Hogg (Planner) or Samantha Wullenwaber (Planning Director)

Email Address: hhogg@townofclaytonnc.org or swullenwaber@townofclaytonnc.org

DESCRIPTION OF REQUESTED CHANGES

Please provide a general justification of the requested ordinance amendment. Attach additional sheets if necessary.

The purpose of this amendment is to allow lots to front on private streets as well as public streets. This amendment includes design standards for private streets, which will vary based upon the number of lots such streets will serve. These standards are proposed to ensure public safety and long-term durability of private streets.

FOR OFFICE USE ONLY

Date Received:

APR 16 2018

Amount Paid:

N/A - Town initiated

File Number:

2018-74-DA

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany this application for it to be deemed complete.

To be completed by the applicant:	For staff use only:				
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☐	X			
2. Review Fee and Advertisement Fee	☐	X			
3. Completed application	☒				
4. A bound strikethrough/underline copy of the Code section(s) proposed for revision	☒				
5. A bound "clean" copy of the Code section(s) proposed for revision	☒				

APPROVAL CRITERIA

All applications for Ordinance Amendment must address the following criteria:

1. The extent to which the proposed text amendment is consistent with the remainder of the chapter, including specifically, any purpose and intent statements.
The proposed changes are consistent with the remainder of the chapter.
2. The extent to which the proposed text amendment represents a new idea not considered in the existing chapter, or represents a revision necessitated by changing circumstances over time.
The proposed changes creates specific design standards for private streets that do not exist currently.
3. Whether or not the proposed text amendment corrects an error in the chapter.
The proposed amendment does not correct an error in the chapter.
4. Whether or not the proposed text amendment revises the chapter to comply with state or federal statutes or case law.
The proposed amendment does not revise the chapter to comply with state or federal statutes or case law.

APPLICANT AFFIDAVIT

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

Haley Hogg
Print Name

Haley Hogg
Signature of Applicant

4-16-18
Date

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
Ordinance Amendment**

2018-74-OA, Private Streets Amendment

On May 29, 2018 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to

- ☐ approve the request with the conditions presented by staff;
- ☐ approve the request with the following modified or added conditions:

☒ deny the request.

Recommendation(s) made this 29th day of May 2018 while in regular session. **FORMED SUB COMMITTEE TO WORK WITH STAFF TO REVIEW & POSSIBLE MODIFICATION**

Signed:


Robert Ahlert, Planning Board Chair

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
Ordinance Amendment**

2018-74-OA Private Streets Amendment

On November 26, 2018 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to:

☒ approve the request.

☐ deny the request.

Recommendation(s) made this 26th day of November, 2018 while in regular session.

Signed:


Robert Ahlert, Planning Board Chair

ARTICLE 6: SUBDIVISION STANDARDS

CONTENTS:

§ 155.600 APPLICABILITY	1
§ 155.601 SEQUENCE OF IMPROVEMENTS	2
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§ 155.604 UTILITIES	Error! Bookmark not defined.
§ 155.605 PUBLIC FACILITIES	Error! Bookmark not defined.
§ 155.606 PERMANENT REFERENCE POINTS	Error! Bookmark not defined.
§ 155.607 GUARANTEE OF IMPROVEMENTS	Error! Bookmark not defined.

§ 155.600 APPLICABILITY

- (A) This subchapter shall apply to all development within the town's planning jurisdiction, unless expressly exempted by the language of the sections below.
- (B) Prior to approval of a final plat for the subdivision of land, the applicant shall have installed improvements specified in this subchapter or guaranteed their installation as provided.
- (C) No municipal services or utilities shall be extended or furnished to any subdivision either within or outside the town until the applicant shall have installed the improvements specified in this subchapter or guaranteed their installation as provided.
- (D) The appropriate acreage fees in accordance with § 50.02 of the town code of ordinances, which addresses the water and sewer extension policy, shall be collected by the town prior to permission being granted to connect lines serving the property to the town's facilities.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.601 SEQUENCE OF IMPROVEMENTS

Subdivision improvements shall be installed on the site in the following sequence:

- (A) Street grading and installation of water distribution lines, sanitary sewers, storm sewers, gas, telephone, cable television, and electric service lines, with connections for each system extended beyond the curb line to preclude subsequent cutting of pavement.
- (B) Street base material.
- (C) Curb and gutter and sidewalks.
- (D) Street paving.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.602 STREETS

(A) GENERAL

- (1) Streets within the town are intended for multi-purpose use, as follows:
 - (a) To carry motor vehicle traffic, and, in some cases, allow on-street parking;
 - (b) To provide a safe and convenient passageway for pedestrian traffic; and
 - (c) To serve as an important link in the town's drainage system.
- (2) All public streets which serve properties connected to the town's utility system shall be constructed in conformance with town standards and specifications; however, if the roadway is maintained by NCDOT, then the roadway shall be constructed in conformance with either town or NCDOT standards and specifications, whichever is more stringent.
- (3) If the final plat for a residential subdivision outside the town limits but within the town's extraterritorial jurisdiction has been approved and improvements have been guaranteed by the developer in accordance with § 155.607, the applicant shall provide the town and purchasers of land in the subdivision with an agreement providing for adequate maintenance of the newly constructed streets until such time that the streets are taken over by the NCDOT, as required by G.S. § 136-102.6.

(B) STREET IMPROVEMENTS

- (1) Required Improvements
- (1) The applicant shall be responsible for the cost and installation of the applicable standard residential, residential collector, collector, or commercial street width and pavement design requirements. Paving shall be installed for roadways through and adjoining the development in accordance with town standards and specifications (or NCDOT standards if applicable). The applicant shall also provide additional pavement surfaces for turning lanes in accordance with the town's Engineering Design Manual.
 - (a) The applicant shall be responsible for making improvements to thoroughfare rights-of-way, as designated on the town's Transportation Plan. The improvements to be installed are as follows: the thoroughfare sub-base and surface paving materials, thoroughfare grading, and the remaining standards of applicable minimum residential, residential collector, collector, or commercial streets shall be made to extend to the outer perimeter boundaries of a development for any development where any of the following conditions occur:
 1. The thoroughfare improvements would provide necessary access to the development or adjoining properties.
 2. The improvement would be an extension of an already existing section of thoroughfare roadway.

3. The traffic from the development is predominantly from nonresidential activities and the development would otherwise gain access through a residential area.

(2) **Fee-In-Lieu**

- (a) The town may require a fee-in-lieu of installation payment to the town for minimum residential, residential collector, collector, or commercial streets for the length of the thoroughfare if any of the following criteria are met:
 1. No direct access to the thoroughfare is proposed.
 2. The minimum street improvement is one-half of an existing unimproved right-of-way, and improvements, if constructed, would not be used for traffic circulation.
 3. Where the new thoroughfare right-of-way is only partially contained on the development site and therefore, construction of only a portion of the new street cross-section is possible.
- (b) The Town Council may allow fee-in-lieu of minimum street construction payments to the town for residential, residential collector, collector, or commercial streets if any of the following criteria and their conditions are satisfied:
 1. Where existing unimproved streets have:
 - A. Insufficient lineal footage to serve overall traffic circulation purposes or interrupts an existing swale/ditch storm drainage system with curb and gutter, which would disrupt the drainage system operation;
 - B. Curb and gutter improvements would not connect to existing curb and gutter, or there are no similar improvements on the same block;
 - C. There are no plans for town improvements on the same block; and
 - D. The area is sufficiently developed (75% of the block) such that few future subdivision or site plan submittals are anticipated.
 2. Where construction of the streets by the town or other party is imminent.
 3. Where construction of only a sidewalk is required without street improvements, and the new sidewalk is less than one block in length and would not connect to an existing sidewalk.
 4. Where approved by the Town Council for a new street that traverses a site when:
 - A. Street construction will not connect to an existing improved street;
 - B. There are no plans to construct an adjoining street in the near future; and
 - C. A letter of credit is not an appropriate financial security.

5. Where approved by the Town Council, when for reasons of topography, street construction is impractical due to:
 - A. The need for off-site construction or slope encroachment;
 - B. Proper street alignment should be determined with off-site development; or
 - C. Design of bridges or culverts are required and only a portion of the structure is on the development's property.
- (c) Developments will not be responsible for the cost and installation of any paving construction requirements along existing or planned roadways, if any of the following conditions exist:
 1. The roadway is a freeway, expressway or any other fully controlled access facility.
 2. The roadway is in the town's Capital Improvement Program, final design plans have been initiated, and the project will fall under the assessment policy of the town.
 3. The roadway is on NCDOT's Transportation Improvement Program, final design plans have been initiated, and there will be no town contribution or participation in funding the project. If the town funds a portion of the project, then a fee-in-lieu of installation will be required as a contribution towards town-funded improvements.

(C) **STREET CLASSIFICATION**

In all new subdivisions, streets that are dedicated to public use shall be classified as provided in (D) of this section.

- (1) The classification shall be based upon the projected volume of traffic to be carried by the street, stated in terms of the number of trips per day or during the peak hour of the day;
- (2) The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive; and
- (3) Whenever a subdivision street continues on an existing street or it is expected that a subdivision street will be continued beyond the subdivision at some future time, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

(D) **STREET TYPES**

See Defined Terms (§155.802) for description of each Street Type.

- (1) Residences should not front on a major thoroughfare.

- (2) Where a parcel of land to be subdivided adjoins a major thoroughfare, the Planning Board or Town Council may require that such lots be provided access by a frontage road.

(E) **THOROUGHFARE DEDICATION**

- (1) Whenever a parcel of land included within any proposed development plan embraces any part of a thoroughfare system roadway and is so designated in the town's Transportation Plan, after such part of it has been adopted by the proper authority, such part of such proposed public way shall be platted and dedicated in the location and width indicated on the plans. This requirement shall not require the applicant to dedicate rights-of-way unless indicated on the town's Transportation Plan. It is the responsibility of the applicant to take future roadway plans of the town and the NCDOT into account when laying out a development plan.
- (2) Developments which embrace only one side of an existing or planned thoroughfare right-of-way will only be required to plat and dedicate additional right-of-way for that portion of roadway with which the development has frontage. Such improvements shall be in conformance with town standards and shall be measured from the right-of-way centerline.

(F) **CROSS-SECTIONS**

- (1) Appropriate street cross-sections shall be approved by the town or NCDOT. Appendix A contains approved street cross-sections for the town. Alternative cross-sections may be approved by the Town Council as a waiver (see § 155.706(l)(7)), and when necessary in conjunction with NCDOT.
- (2) Cul-de-sacs shall be used only when it is determined by the Town Council that extension of the street to an adjacent property is impractical or unnecessary. Alternative turnaround designs on residential streets serving six dwelling units or less may be considered on a case-by-case basis. Alternative designs must readily accommodate emergency vehicles and sanitation trucks. Medians may be permitted where the cul-de-sac radius is increased and it can be demonstrated that emergency vehicles and sanitation trucks can be accommodated. Unless specifically agreed upon with the town, landscaped medians are not to be maintained by the town, and a private maintenance agreement for the median shall be required to be approved by the Town Attorney.
- (3) Subdivisions along existing streets of inadequate right-of-way shall provide additional right-of-way to meet the minimum widths specified in Appendix A. The entire right-of-way shall be provided where any part of a new subdivision is on both sides of an existing street, and one-half the required right-of-way, measured from the center line of the existing street, shall be provided where a new subdivision is located on one side of an existing street.
- (4) A slope easement of 20 feet in width may be required adjoining each side of a street right-of-way. The town may reduce or increase the slope easement width, if due to terrain. If the applicant submits to the town sufficient information to show that improvements to be located in the slope easement do not interfere with the right of the public to construct within

the adjoining right-of-way streets, sidewalks, or both, then the town shall allow the proposed improvement.

(G) **CUL-DE-SAC LENGTH**

- (1) No residential street cul-de-sac serving lots of 20,000 square feet or greater in size shall exceed 1,000 feet in length. No residential street cul-de-sac serving lots less than 20,000 square feet in size shall exceed 700 feet in length.
- (2) No commercial street cul-de-sac shall exceed 400 feet in length.

(H) **SIDEWALKS**

- (1) In order to enhance pedestrian safety and mobility, except as set forth below, sidewalks shall be required on both sides of all streets (see Appendix A for approved street cross-sections).

(a) Sidewalks shall not be required on the following roadways:

1. In residential developments with minimum lot sizes one acre or greater, except where an existing school, park, open space, trail or greenway lies within one-quarter-mile of the boundaries of the proposed subdivision, in which case a safe pedestrian connection between the subdivision and the off-site facility is required.
2. Residential streets serving less than or equal to ten dwelling units. Corner lots that have frontage on both a connective or loop street shall not be included in determining the number of dwelling units served by the street. Street stubs temporarily serving ten lots or less shall provide sidewalks on both sides of the street.

3. Class "A" and Class "B" private streets.

3-4. Commercial street cul-de-sacs that are less than 150 feet in length.

(b) Sidewalks shall be required on only one side of a frontage road.

- (2) Sidewalk access ramps, also commonly referred to as wheelchair ramps for the physically handicapped, shall be provided at all intersections where curb and gutter are provided (see (I) of this section), and where sidewalks and/or greenway trails intersect any street.
- (3) Pedestrian crosswalks are required on any residential street at each intersection and at any mid-block pedestrian or bicycle connections.
- (4) The Town Council may allow a fee-in-lieu for sidewalk construction as set forth in (B)(2)(b) of this section.

(I) **CURB AND GUTTER**

Unless granted a waiver (see § 155.706(l)(7)) by the Town Council, all public streets, inside the corporate limits of the town and outside the town when water or sewer is connected to the town utility system, shall be constructed with curb and gutter (see Appendix A for approved street cross-sections). Curb and gutter shall be a combination curb and gutter or such other construction approved in the town's Engineering Design Manual. Rolled or valley-type curbs are permitted for new collector, residential collector, and residential streets.

(J) **RELATIONSHIP OF STREETS TO TOPOGRAPHY**

- (1) Streets shall be designed to relate appropriately to the topography of a site. In particular, streets shall be designed to facilitate the storm drainage requirements specified in § 155.604(E) and, subject to the design requirements relating to maximum grades set forth in (J)(2) of this section, street grades shall conform as closely as practicable to the original topography.
- (2) The maximum grade for street construction shall meet design requirements of the town or NCDOT. However, in no case may streets be constructed with grades that, in the professional opinion of the Public Works Director, create a substantial danger to the public safety or cause any substantial degradation to the street or drainage system.

(K) **STREET LAYOUT**

- (1) The street layout of any development should be in conformity with the town's Transportation Plan and all other applicable adopted plans and policies of the town. Public streets shall be constructed to the boundary lines of the development submitted for approval when required to provide for efficient circulation of traffic within the community.
- (2) Each side of a collector street, commercial street or residential street shall, within every 1,500 foot length of the street, be intersected by at least one connective street. The 1,500 foot length shall be measured from the origination point, if established, of the collector, commercial, residential or residential street.
- (3) A waiver (see § 155.706(l)(7)) may be granted by the Town Council for developments that do not meet the above layout or creates a violation of this layout if:
 - (a) Existing surrounding development prevents extending a street to any adjoining developments to meet this regulation.
 - (b) The adjoining existing street pattern or a planned "stub" street provides for an appropriate intersecting street beyond the 1,500-foot point, that would provide equivalent benefits as an intersecting street within 1,500 feet.
 - (c) Severe topography or other physical features warrant making a connection of an intersecting street at another location either inside or outside the development to provide equivalent benefits as an intersecting street within a distance of 1,500 feet, and this other alternate specific location is provided for at the time the development making the request for an alternate location is approved.

- (4) Existing adjoining public streets, public platted streets, and publicly planned streets shall be continued and extended as public streets as part of the development. Streets that are not to be extended, as determined by the Town Council, shall be terminated in a permanent cul-de-sac.
- (5) Where a proposed development will extend a public street that is already stubbed out to the property line, such extension as a public street shall be required.
- (6) Wherever there exists a dedicated or platted half street adjacent to the parcel to be developed, the other half shall be platted and, where required, constructed.
- (7) Where a through street or a series of streets establishes a connection between two public streets and the connection is greater than 1,200 feet in length, or the connection may encourage through traffic not generated by the development, the street shall be a public street, except in instances where the Town Council determines that requiring such connection to be a public street will serve no purpose, due to the existing or proposed street pattern, traffic flow or traffic volumes.
- (8) Where a proposed development utilizing private streets has an area of 20 or more acres, ~~at least one public through street must be provided in a location determined by the Town Council to assure continuity of the public street system, except in instances where the Town Council determines that such public through street will serve no purpose due to the existing or proposed street pattern, traffic flow or traffic volume. The~~ the Town Council may also require additional public through streets for the provision of emergency services, such as police and fire protection, or to provide alternate circulation at congested or critical intersections.

(L) **CONSTRUCTION STANDARDS AND SPECIFICATIONS**

All streets and sidewalks required by this section shall be constructed according to the specifications of the town's Engineering Design Manual, except that the Town Council may permit sidewalks to be constructed with other materials when they conclude that:

- (1) Such sidewalks would serve the residents of the development as adequately as concrete sidewalks;
- (2) Such sidewalks would be more environmentally desirable or more in keeping with the overall design of the development; or
- (3) Such sidewalks could be maintained as adequately as concrete sidewalks.

(M) **PRIVATE STREETS**

(1) Intent

- (a) Private streets serving single-family residential lots shall be permitted only within the Residential-Estate zoning district.
- (b) The private street standards of this section establish private street design and construction standards that vary based upon the number of single-family lots such streets will serve. These standards are intended to ensure public safety and the long-term durability of private streets while keeping public improvement costs as low as possible for the smallest of subdivisions.
- (c) The Town requires the logical and safe extension of public streets throughout the Town's jurisdiction. The Town shall allow private streets as outlined below, so long as the private streets are designed to protect the health, safety, and welfare of the residents whose primary access is the private street.
- (d) Private streets shall be designated on final plats as either "existing", "new", or "extended", in accordance with the standards of this section. Further, the initial purchasers of a newly created lot served by a private street shall be furnished by the seller with a disclosure statement outlining the maintenance responsibilities for the street, in accordance with the requirements set forth in G.S. § 136-102.6.
- (e) In the event that private streets are later made public through dedication to the Town, such streets shall be brought up to the current public construction and maintenance standards, prior to their acceptance by the Town.

~~All private streets shall be constructed according to the town's public street construction standards. Unless the recorded plat of a subdivision clearly indicates a street to be private, the recording of such plat shall constitute an offer of dedication of such streets. The town shall have the discretion to require a public street connection for safety or access purposes.~~

~~The recorded plat of any subdivision that includes a private street shall clearly state that such street is a private street. Further, the initial purchasers of a newly created lot served by a private road shall be furnished by the seller with a disclosure statement outlining the maintenance responsibilities for the street, in accordance with the requirements set forth in G.S. § 136-102.6.~~

~~All private streets shall be maintained by a designated responsible party in accordance with town standards.~~

~~Where private streets are later made public through dedication to the town, such streets shall be brought up to public construction and maintenance standards, prior to their acceptance by the town.~~

(2) Existing Private Streets

- (a) Private access easements or streets, the existence of which as of July 1, 2018, can be established by documentary evidence, aerial photograph, or judicial decree, will be considered existing private streets.

- (b) All other private streets are considered new private streets or extensions of existing private streets, and must meet the standards set forth in sections (M)(3) and (M)(4) below.

(3) New or Extended Private Streets

- (a) New or extended private streets that serve as frontage for lots shall meet or exceed private street standards within this section.
- (b) Where an extension of an existing private street is proposed, the connecting private street shall be upgraded to comply with the private street standards within this article.

(4) Class "A" and "B" Private Streets

- (a) Class "A" private streets shall be permitted only when the proposed street will provide a maximum of eight (8) to ten (10) single-family residential lots. Extensions of private streets that will result in the provision of more than ten (10) lots shall be brought up to public street standards as set forth by the Town of Clayton.
- (b) Class "B" private streets shall be permitted only when the proposed street will provide a maximum of seven (7) single-family residential lots. No extension of a Class "B" private street beyond seven (7) lots shall be permitted. Extensions of such roads that will result in the provision of more than seven (7) lots shall be permitted only if the entire length of the road is brought up to Class "A" private or public street standards (based upon the number of lots to be served).
- (c) Subdivisions proposing lots served by private streets shall record the following notation on the final plat: "Further subdivision of any lot shown on this plat may require upgrades to the private street or its conversion to a public street, based upon the number of lots to be served. All maintenance and repair of private streets shall be borne by the owners of the lots served by the private street".

(5) Design Standards for Private Streets

- (a) These standards described herein are the minimum set forth by the Town of Clayton for Class "A" and Class "B" private street standards.
- (b) Class "A" private streets shall be paved and designed in accordance with the requirements outlined in the Town of Clayton Engineering Design Guidelines manual.
- (c) Class "B" private streets may consist of alternative materials as permitted by the Town Engineer, and shall be designed in accordance with the requirements outlined in the Town of Clayton Engineering Design Guidelines manual.
- (d) Class "A" and Class "B" private streets shall maintain 20' travel-way width to provide access for emergency vehicles.

(e) The property owners are responsible for all maintenance of Class "A" and Class "B" private streets, and shall be required to enter into a road maintenance agreement prior to plat recordation.

(N) **STREET NAMES AND SIGNS**

- (1) Street names shall be subject to the approval of the Planning Department and Johnston County, ~~Town Council~~. New street names shall not duplicate or be similar to existing street names in Johnston County. Existing street names, however, shall be projected where appropriate.
- (2) Street name signs shall be in place prior to approval of any certificate of occupancy for structures to be located on the street. Street name signs shall be clearly identified and be labeled as "private".

(Ord. 2005-11-02, passed 11-21-05; (Ord. 2016-04-04, adopted 2016-04-04)

§ 155.603 LOTS AND BLOCKS

(A) LOTS

- (1) Every lot shall abut or front on a public or private street that complies with all applicable standards of this ordinance. ~~street.~~
- (2) Lot sites, shapes, and locations shall be made with due regard to topographic conditions, contemplated uses, and the surrounding areas. All lots approved after January 6, 1997 shall contain the minimum required lot width of the applicable zoning district within 50 feet of the street right-of-way adjoining the front yard.
- (3) Double frontage lots shall be avoided, except when lots adjoin a thoroughfare and access is desirable by a street of residential scale, and discouraged or prohibited on the thoroughfare.
- (4) Side lot lines shall be substantially at right angles or radial to street lines.

(B) BLOCKS

- (1) Blocks shall be laid out with special consideration given to the type of land use proposed within the block.
- (2) Blocks shall not exceed 1,500 feet in length.
- (3) Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, except where otherwise required to separate residential development from through traffic.
- (4) A pedestrian connection not less than ten feet in width may be required near the center and entirely across any block in excess of 900 feet in length to provide adequate access to schools, shopping centers, churches, or transportation facilities.
- (5) A pedestrian connection through a cul-de-sac not less than ten feet in width may be required when the cul-de-sac helps provide adequate access to schools, shopping centers, churches, or transportation facilities.

(Ord. 2005-11-02, passed 11-21-05)

ARTICLE 6: SUBDIVISION STANDARDS

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§ 155.607 GUARANTEE OF IMPROVEMENTS	Error! Bookmark not defined.

§ 155.600 APPLICABILITY

- (A) This subchapter shall apply to all development within the town's planning jurisdiction, unless expressly exempted by the language of the sections below.
- (B) Prior to approval of a final plat for the subdivision of land, the applicant shall have installed improvements specified in this subchapter or guaranteed their installation as provided.
- (C) No municipal services or utilities shall be extended or furnished to any subdivision either within or outside the town until the applicant shall have installed the improvements specified in this subchapter or guaranteed their installation as provided.
- (D) The appropriate acreage fees in accordance with § 50.02 of the town code of ordinances, which addresses the water and sewer extension policy, shall be collected by the town prior to permission being granted to connect lines serving the property to the town's facilities.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.601 SEQUENCE OF IMPROVEMENTS

Subdivision improvements shall be installed on the site in the following sequence:

- (A) Street grading and installation of water distribution lines, sanitary sewers, storm sewers, gas, telephone, cable television, and electric service lines, with connections for each system extended beyond the curb line to preclude subsequent cutting of pavement.
- (B) Street base material.
- (C) Curb and gutter and sidewalks.
- (D) Street paving.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.602 STREETS

(A) GENERAL

- (1) Streets within the town are intended for multi-purpose use, as follows:
 - (a) To carry motor vehicle traffic, and, in some cases, allow on-street parking;
 - (b) To provide a safe and convenient passageway for pedestrian traffic; and
 - (c) To serve as an important link in the town's drainage system.
- (2) All public streets which serve properties connected to the town's utility system shall be constructed in conformance with town standards and specifications; however, if the roadway is maintained by NCDOT, then the roadway shall be constructed in conformance with either town or NCDOT standards and specifications, whichever is more stringent.
- (3) If the final plat for a residential subdivision outside the town limits but within the town's extraterritorial jurisdiction has been approved and improvements have been guaranteed by the developer in accordance with § 155.607, the applicant shall provide the town and purchasers of land in the subdivision with an agreement providing for adequate maintenance of the newly constructed streets until such time that the streets are taken over by the NCDOT, as required by G.S. § 136-102.6.

(B) STREET IMPROVEMENTS

- (1) Required Improvements
 - (1) The applicant shall be responsible for the cost and installation of the applicable standard residential, residential collector, collector, or commercial street width and pavement design requirements. Paving shall be installed for roadways through and adjoining the development in accordance with town standards and specifications (or NCDOT standards if applicable). The applicant shall also provide additional pavement surfaces for turning lanes in accordance with the town's Engineering Design Manual.
 - (a) The applicant shall be responsible for making improvements to thoroughfare rights-of-way, as designated on the town's Transportation Plan. The improvements to be installed are as follows: the thoroughfare sub-base and surface paving materials, thoroughfare grading, and the remaining standards of applicable minimum residential, residential collector, collector, or commercial streets shall be made to extend to the outer perimeter boundaries of a development for any development where any of the following conditions occur:
 1. The thoroughfare improvements would provide necessary access to the development or adjoining properties.
 2. The improvement would be an extension of an already existing section of thoroughfare roadway.

3. The traffic from the development is predominantly from nonresidential activities and the development would otherwise gain access through a residential area.

(2) **Fee-In-Lieu**

- (a) The town may require a fee-in-lieu of installation payment to the town for minimum residential, residential collector, collector, or commercial streets for the length of the thoroughfare if any of the following criteria are met:
 1. No direct access to the thoroughfare is proposed.
 2. The minimum street improvement is one-half of an existing unimproved right-of-way, and improvements, if constructed, would not be used for traffic circulation.
 3. Where the new thoroughfare right-of-way is only partially contained on the development site and therefore, construction of only a portion of the new street cross-section is possible.
- (b) The Town Council may allow fee-in-lieu of minimum street construction payments to the town for residential, residential collector, collector, or commercial streets if any of the following criteria and their conditions are satisfied:
 1. Where existing unimproved streets have:
 - A. Insufficient lineal footage to serve overall traffic circulation purposes or interrupts an existing swale/ditch storm drainage system with curb and gutter, which would disrupt the drainage system operation;
 - B. Curb and gutter improvements would not connect to existing curb and gutter, or there are no similar improvements on the same block;
 - C. There are no plans for town improvements on the same block; and
 - D. The area is sufficiently developed (75% of the block) such that few future subdivision or site plan submittals are anticipated.
 2. Where construction of the streets by the town or other party is imminent.
 3. Where construction of only a sidewalk is required without street improvements, and the new sidewalk is less than one block in length and would not connect to an existing sidewalk.
 4. Where approved by the Town Council for a new street that traverses a site when:
 - A. Street construction will not connect to an existing improved street;
 - B. There are no plans to construct an adjoining street in the near future; and
 - C. A letter of credit is not an appropriate financial security.

5. Where approved by the Town Council, when for reasons of topography, street construction is impractical due to:
 - A. The need for off-site construction or slope encroachment;
 - B. Proper street alignment should be determined with off-site development; or
 - C. Design of bridges or culverts are required and only a portion of the structure is on the development's property.
- (c) Developments will not be responsible for the cost and installation of any paving construction requirements along existing or planned roadways, if any of the following conditions exist:
 1. The roadway is a freeway, expressway or any other fully controlled access facility.
 2. The roadway is in the town's Capital Improvement Program, final design plans have been initiated, and the project will fall under the assessment policy of the town.
 3. The roadway is on NCDOT's Transportation Improvement Program, final design plans have been initiated, and there will be no town contribution or participation in funding the project. If the town funds a portion of the project, then a fee-in-lieu of installation will be required as a contribution towards town-funded improvements.

(C) **STREET CLASSIFICATION**

In all new subdivisions, streets that are dedicated to public use shall be classified as provided in (D) of this section.

- (1) The classification shall be based upon the projected volume of traffic to be carried by the street, stated in terms of the number of trips per day or during the peak hour of the day;
- (2) The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive; and
- (3) Whenever a subdivision street continues on an existing street or it is expected that a subdivision street will be continued beyond the subdivision at some future time, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

(D) **STREET TYPES**

See Defined Terms (§155.802) for description of each Street Type.

- (1) Residences should not front on a major thoroughfare.

- (2) Where a parcel of land to be subdivided adjoins a major thoroughfare, the Planning Board or Town Council may require that such lots be provided access by a frontage road.

(E) **THOROUGHFARE DEDICATION**

- (1) Whenever a parcel of land included within any proposed development plan embraces any part of a thoroughfare system roadway and is so designated in the town's Transportation Plan, after such part of it has been adopted by the proper authority, such part of such proposed public way shall be platted and dedicated in the location and width indicated on the plans. This requirement shall not require the applicant to dedicate rights-of-way unless indicated on the town's Transportation Plan. It is the responsibility of the applicant to take future roadway plans of the town and the NCDOT into account when laying out a development plan.
- (2) Developments which embrace only one side of an existing or planned thoroughfare right-of-way will only be required to plat and dedicate additional right-of-way for that portion of roadway with which the development has frontage. Such improvements shall be in conformance with town standards and shall be measured from the right-of-way centerline.

(F) **CROSS-SECTIONS**

- (1) Appropriate street cross-sections shall be approved by the town or NCDOT. Appendix A contains approved street cross-sections for the town. Alternative cross-sections may be approved by the Town Council as a waiver (see § 155.706(l)(7)), and when necessary in conjunction with NCDOT.
- (2) Cul-de-sacs shall be used only when it is determined by the Town Council that extension of the street to an adjacent property is impractical or unnecessary. Alternative turnaround designs on residential streets serving six dwelling units or less may be considered on a case-by-case basis. Alternative designs must readily accommodate emergency vehicles and sanitation trucks. Medians may be permitted where the cul-de-sac radius is increased and it can be demonstrated that emergency vehicles and sanitation trucks can be accommodated. Unless specifically agreed upon with the town, landscaped medians are not to be maintained by the town, and a private maintenance agreement for the median shall be required to be approved by the Town Attorney.
- (3) Subdivisions along existing streets of inadequate right-of-way shall provide additional right-of-way to meet the minimum widths specified in Appendix A. The entire right-of-way shall be provided where any part of a new subdivision is on both sides of an existing street, and one-half the required right-of-way, measured from the center line of the existing street, shall be provided where a new subdivision is located on one side of an existing street.
- (4) A slope easement of 20 feet in width may be required adjoining each side of a street right-of-way. The town may reduce or increase the slope easement width, if due to terrain. If the applicant submits to the town sufficient information to show that improvements to be located in the slope easement do not interfere with the right of the public to construct within

the adjoining right-of-way streets, sidewalks, or both, then the town shall allow the proposed improvement.

(G) **CUL-DE-SAC LENGTH**

- (1) No residential street cul-de-sac serving lots of 20,000 square feet or greater in size shall exceed 1,000 feet in length. No residential street cul-de-sac serving lots less than 20,000 square feet in size shall exceed 700 feet in length.
- (2) No commercial street cul-de-sac shall exceed 400 feet in length.

(H) **SIDEWALKS**

- (1) In order to enhance pedestrian safety and mobility, except as set forth below, sidewalks shall be required on both sides of all streets (see Appendix A for approved street cross-sections).
 - (a) Sidewalks shall not be required on the following roadways:
 1. In residential developments with minimum lot sizes one acre or greater, except where an existing school, park, open space, trail or greenway lies within one-quarter-mile of the boundaries of the proposed subdivision, in which case a safe pedestrian connection between the subdivision and the off-site facility is required.
 2. Residential streets serving less than or equal to ten dwelling units. Corner lots that have frontage on both a connective or loop street shall not be included in determining the number of dwelling units served by the street. Street stubs temporarily serving ten lots or less shall provide sidewalks on both sides of the street.
 3. Class "A" and Class "B" private streets.
 4. Commercial street cul-de-sacs that are less than 150 feet in length.
 - (b) Sidewalks shall be required on only one side of a frontage road.
- (2) Sidewalk access ramps, also commonly referred to as wheelchair ramps for the physically handicapped, shall be provided at all intersections where curb and gutter are provided (see (I) of this section), and where sidewalks and/or greenway trails intersect any street.
- (3) Pedestrian crosswalks are required on any residential street at each intersection and at any mid-block pedestrian or bicycle connections.
- (4) The Town Council may allow a fee-in-lieu for sidewalk construction as set forth in (B)(2)(b) of this section.

(I) **CURB AND GUTTER**

Unless granted a waiver (see § 155.706(l)(7)) by the Town Council, all public streets, inside the corporate limits of the town and outside the town when water or sewer is connected to the town utility system, shall be constructed with curb and gutter (see Appendix A for approved street cross-sections). Curb and gutter shall be a combination curb and gutter or such other construction approved in the town's Engineering Design Manual. Rolled or valley-type curbs are permitted for new collector, residential collector, and residential streets.

(J) **RELATIONSHIP OF STREETS TO TOPOGRAPHY**

- (1) Streets shall be designed to relate appropriately to the topography of a site. In particular, streets shall be designed to facilitate the storm drainage requirements specified in § 155.604(E) and, subject to the design requirements relating to maximum grades set forth in (J)(2) of this section, street grades shall conform as closely as practicable to the original topography.
- (2) The maximum grade for street construction shall meet design requirements of the town or NCDOT. However, in no case may streets be constructed with grades that, in the professional opinion of the Public Works Director, create a substantial danger to the public safety or cause any substantial degradation to the street or drainage system.

(K) **STREET LAYOUT**

- (1) The street layout of any development should be in conformity with the town's Transportation Plan and all other applicable adopted plans and policies of the town. Public streets shall be constructed to the boundary lines of the development submitted for approval when required to provide for efficient circulation of traffic within the community.
- (2) Each side of a collector street, commercial street or residential street shall, within every 1,500 foot length of the street, be intersected by at least one connective street. The 1,500 foot length shall be measured from the origination point, if established, of the collector, commercial, residential or residential street.
- (3) A waiver (see § 155.706(l)(7)) may be granted by the Town Council for developments that do not meet the above layout or creates a violation of this layout if:
 - (a) Existing surrounding development prevents extending a street to any adjoining developments to meet this regulation.
 - (b) The adjoining existing street pattern or a planned "stub" street provides for an appropriate intersecting street beyond the 1,500-foot point, that would provide equivalent benefits as an intersecting street within 1,500 feet.
 - (c) Severe topography or other physical features warrant making a connection of an intersecting street at another location either inside or outside the development to provide equivalent benefits as an intersecting street within a distance of 1,500 feet, and this other alternate specific location is provided for at the time the development making the request for an alternate location is approved.

- (4) Existing adjoining public streets, public platted streets, and publicly planned streets shall be continued and extended as public streets as part of the development. Streets that are not to be extended, as determined by the Town Council, shall be terminated in a permanent cul-de-sac.
- (5) Where a proposed development will extend a public street that is already stubbed out to the property line, such extension as a public street shall be required.
- (6) Wherever there exists a dedicated or platted half street adjacent to the parcel to be developed, the other half shall be platted and, where required, constructed.
- (7) Where a through street or a series of streets establishes a connection between two public streets and the connection is greater than 1,200 feet in length, or the connection may encourage through traffic not generated by the development, the street shall be a public street, except in instances where the Town Council determines that requiring such connection to be a public street will serve no purpose, due to the existing or proposed street pattern, traffic flow or traffic volumes.
- (8) Where a proposed development utilizing private streets has an area of 20 or more acres, the Town Council may also require additional public through streets for the provision of emergency services, such as police and fire protection, or to provide alternate circulation at congested or critical intersections.

(L) **CONSTRUCTION STANDARDS AND SPECIFICATIONS**

All streets and sidewalks required by this section shall be constructed according to the specifications of the town's Engineering Design Manual, except that the Town Council may permit sidewalks to be constructed with other materials when they conclude that:

- (1) Such sidewalks would serve the residents of the development as adequately as concrete sidewalks;
- (2) Such sidewalks would be more environmentally desirable or more in keeping with the overall design of the development; or
- (3) Such sidewalks could be maintained as adequately as concrete sidewalks.

(M) **PRIVATE STREETS**

- (1) Intent
 - (a) Private streets serving single-family residential lots shall be permitted only within the Residential-Estate zoning district.
 - (b) The private street standards of this section establish private street design and construction standards that vary based upon the number of single-family lots such

streets will serve. These standards are intended to ensure public safety and the long-term durability of private streets while keeping public improvement costs as low as possible for the smallest of subdivisions.

- (c) The Town requires the logical and safe extension of public streets throughout the Town's jurisdiction. The Town shall allow private streets as outlined below, so long as the private streets are designed to protect the health, safety, and welfare of the residents whose primary access is the private street.
 - (d) Private streets shall be designated on final plats as either "existing", "new", or "extended", in accordance with the standards of this section. Further, the initial purchasers of a newly created lot served by a private street shall be furnished by the seller with a disclosure statement outlining the maintenance responsibilities for the street, in accordance with the requirements set forth in G.S. § 136-102.6.
 - (e) In the event that private streets are later made public through dedication to the Town, such streets shall be brought up to the current public construction and maintenance standards, prior to their acceptance by the Town.
- (2) Existing Private Streets
- (a) Private access easements or streets, the existence of which as of July 1, 2018, can be established by documentary evidence, aerial photograph, or judicial decree, will be considered existing private streets.
 - (b) All other private streets are considered new private streets or extensions of existing private streets, and must meet the standards set forth in sections (M)(3) and (M)(4) below.
- (3) New or Extended Private Streets
- (a) New or extended private streets that serve as frontage for lots shall meet or exceed private street standards within this section.
 - (b) Where an extension of an existing private street is proposed, the connecting private street shall be upgraded to comply with the private street standards within this article.
- (4) Class "A" and "B" Private Streets
- (a) Class "A" private streets shall be permitted only when the proposed street will provide a maximum of eight (8) to ten (10) single-family residential lots. Extensions of private streets that will result in the provision of more than ten (10) lots shall be brought up to public street standards as set forth by the Town of Clayton.
 - (b) Class "B" private streets shall be permitted only when the proposed street will provide a maximum of seven (7) single-family residential lots. No extension of a Class "B" private street beyond seven (7) lots shall be permitted. Extensions of such roads that will result in the provision of more than seven (7) lots shall be permitted only if the

entire length of the road is brought up to Class “A” private or public street standards (based upon the number of lots to be served).

- (c) Subdivisions proposing lots served by private streets shall record the following notation on the final plat: “Further subdivision of any lot shown on this plat may require upgrades to the private street or its conversion to a public street, based upon the number of lots to be served. All maintenance and repair of private streets shall be borne by the owners of the lots served by the private street”.

(5) Design Standards for Private Streets

- (a) These standards described herein are the minimum set forth by the Town of Clayton for Class “A” and Class “B” private street standards.
- (b) Class “A” private streets shall be paved and designed in accordance with the requirements outlined in the Town of Clayton Engineering Design Guidelines manual.
- (c) Class “B” private streets may consist of alternative materials as permitted by the Town Engineer, and shall be designed in accordance with the requirements outlined in the Town of Clayton Engineering Design Guidelines manual.
- (d) Class “A” and Class “B” private streets shall maintain 20’ travel-way width to provide access for emergency vehicles.
- (e) The property owners are responsible for all maintenance of Class “A” and Class “B” private streets, and shall be required to enter into a road maintenance agreement prior to plat recordation.

(N) **STREET NAMES AND SIGNS**

- (1) Street names shall be subject to the approval of the Planning Department and Johnston County. New street names shall not duplicate or be similar to existing street names in Johnston County. Existing street names, however, shall be projected where appropriate.
- (2) Street name signs shall be in place prior to approval of any certificate of occupancy for structures to be located on the street. Street name signs shall be clearly identified and be labeled as “private”.

(Ord. 2005-11-02, passed 11-21-05; (Ord. 2016-04-04, adopted 2016-04-04)

§ 155.603 LOTS AND BLOCKS

(A) LOTS

- (1) Every lot shall abut or front on a public or private street that complies with all applicable standards of this ordinance.
- (2) Lot sites, shapes, and locations shall be made with due regard to topographic conditions, contemplated uses, and the surrounding areas. All lots approved after January 6, 1997 shall contain the minimum required lot width of the applicable zoning district within 50 feet of the street right-of-way adjoining the front yard.
- (3) Double frontage lots shall be avoided, except when lots adjoin a thoroughfare and access is desirable by a street of residential scale, and discouraged or prohibited on the thoroughfare.
- (4) Side lot lines shall be substantially at right angles or radial to street lines.

(B) BLOCKS

- (1) Blocks shall be laid out with special consideration given to the type of land use proposed within the block.
- (2) Blocks shall not exceed 1,500 feet in length.
- (3) Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, except where otherwise required to separate residential development from through traffic.
- (4) A pedestrian connection not less than ten feet in width may be required near the center and entirely across any block in excess of 900 feet in length to provide adequate access to schools, shopping centers, churches, or transportation facilities.
- (5) A pedestrian connection through a cul-de-sac not less than ten feet in width may be required when the cul-de-sac helps provide adequate access to schools, shopping centers, churches, or transportation facilities.

(Ord. 2005-11-02, passed 11-21-05)

Public Notice

In accordance with NC GS 160A-364, the Clayton Town Council will hold a public hearing on April 1, 2019, at 6:00 PM in the Council Chambers at the Clayton Center, 111 E Second Street, to consider amendments to the Unified Development Code (2018-74-OA Private Streets Ordinance Amendment). Copies of the proposed amendments are available in the Planning office and the Town Clerk's office for review by the public. The following sections of Title XV, Chapter 155 are proposed for amendment:

600- Private Streets

600- Sidewalks

600- Lots and Blocks

The public is invited to attend

Haley Hogg, Planner

919-553-5002

3:20,27/2019

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

*Town Council
April 1, 2019*

STAFF REPORT

Application Number: 2018-74-OA **Project Name: Private Streets Ordinance Amendment**

Applicant: Town of Clayton

Public Noticing: Newspaper ad published March 20, 2019 and March 27, 2019

REQUEST: Request to make amendments to the text of the Unified Development Code, Title XV, §155.602 and §155.603. This amendment seeks to create standards for private streets serving one to ten single-family residential lots.

SECTIONS PROPOSED FOR AMENDMENT:

The following sections of Title XV, Chapter 155 and their general description are proposed for amendment:

- 602 –Districts Established
 - 603 –Lots and Blocks
-

STAFF ANALYSIS AND COMMENTARY:

Overview

This amendment seeks to allow single-family residential lots to front on private streets, and to create specific design guidelines for the development of private streets. As the code is currently written, all single-family lots are required to front on a public street. Staff has received multiple inquiries regarding this requirement from residents hoping to subdivide large tracts of farmland for family members to build homes on. Our current code requirements have proven to be cumbersome in these situations due to the requirement that all lots must front on a public street. The proposed ordinance amendment resolves this issue by allowing single-family lots within the R-E zoning district to front on private streets. This amendment creates specific design standards for private streets in order to ensure public safety for emergency vehicular access and long-term durability.

Specifically, this amendment allows two types of private streets within the R-E zoning district: Class “A” and Class “B”. Class “A” private streets will serve a maximum of eight to ten single-family residential lots; these streets will be paved in accordance with the Town Engineering Design Guidelines Manual. Class “B” private streets will serve a maximum of seven single-family residential lots; these streets may be constructed of alternative materials as

Page 1 of 2

approved by the Town Engineer. Both types of private streets will be required to maintain a 20' travel-way width in order to ensure access for emergency vehicles.

Approval Criteria:

- **Consistency with remainder of the Chapter**
The request is consistent with the remainder of Chapter 155.

- **Novelty of the request**
The request does not represent novel changes to the Code.

CONSIDERATIONS

- The Planning Board shall make a recommendation to Town Council. The Town Council shall make a final decision regarding revisions to the Town Code.

STAFF RECOMMENDATION:

Staff is recommending approval of the addition of private street standards.

ATTACHMENTS:

- 1) Application
- 2) Draft Ordinance Amendment, in strikethrough/underline
- 3) Draft Ordinance- Clean Copy
- 4) Newspaper Ad
- 5) PB Motion Sheet 1
- 6) PB Motion Sheet 2

**Town of Clayton
Town Council
Ordinance Amendment Motion Sheet
(Text Amendment)**

After considering the recommendations of the Planning Board and Planning Director, I move to [approve OR deny] **2018-74-OA – Private Street Ordinance Update**

[IF APPROVING]

and to approve the Statement of Consistency and Reasonableness included in the Agenda packet [with the following modifications: STATE MODIFICATIONS, IF ANY].

Item 6g
2018-74-OA
Private Street Ordinance Update

**TOWN OF CLAYTON
AMENDMENT TO THE CODE OF ORDINANCE
Chapter 155
Sections 600, 601, 602 & 603**

**BEING HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON,
NORTH CAROLINA, to amend Chapter 155, Sections 600, 601, 602 & 603 to read as follows:**

§ 155.600 APPLICABILITY

- (A) This subchapter shall apply to all development within the town's planning jurisdiction, unless expressly exempted by the language of the sections below.
- (B) Prior to approval of a final plat for the subdivision of land, the applicant shall have installed improvements specified in this subchapter or guaranteed their installation as provided.
- (C) No municipal services or utilities shall be extended or furnished to any subdivision either within or outside the town until the applicant shall have installed the improvements specified in this subchapter or guaranteed their installation as provided.
- (D) The appropriate acreage fees in accordance with § 50.02 of the town code of ordinances, which addresses the water and sewer extension policy, shall be collected by the town prior to permission being granted to connect lines serving the property to the town's facilities.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.601 SEQUENCE OF IMPROVEMENTS

Subdivision improvements shall be installed on the site in the following sequence:

- (A) Street grading and installation of water distribution lines, sanitary sewers, storm sewers, gas, telephone, cable television, and electric service lines, with connections for each system extended beyond the curb line to preclude subsequent cutting of pavement.
- (B) Street base material.
- (C) Curb and gutter and sidewalks.
- (D) Street paving.

(Ord. 2005-11-02, passed 11-21-05)

§ 155.602 STREETS

(A) GENERAL

- (1) Streets within the town are intended for multi-purpose use, as follows:
 - (a) To carry motor vehicle traffic, and, in some cases, allow on-street parking;
 - (b) To provide a safe and convenient passageway for pedestrian traffic; and
 - (c) To serve as an important link in the town's drainage system.
- (2) All public streets which serve properties connected to the town's utility system shall be constructed in conformance with town standards and specifications; however, if the roadway is maintained by NCDOT, then the roadway shall be constructed in conformance with either town or NCDOT standards and specifications, whichever is more stringent.
- (3) If the final plat for a residential subdivision outside the town limits but within the town's extraterritorial jurisdiction has been approved and improvements have been guaranteed by the developer in accordance with § 155.607, the applicant shall provide the town and purchasers of land in the subdivision with an agreement providing for adequate maintenance of the newly constructed streets until such time that the streets are taken over by the NCDOT, as required by G.S. § 136-102.6.

(B) STREET IMPROVEMENTS

- (1) Required Improvements
- (1) The applicant shall be responsible for the cost and installation of the applicable standard residential, residential collector, collector, or commercial street width and pavement design requirements. Paving shall be installed for roadways through and adjoining the development in accordance with town standards and specifications (or NCDOT standards if applicable). The applicant shall also provide additional pavement surfaces for turning lanes in accordance with the town's Engineering Design Manual.
 - (a) The applicant shall be responsible for making improvements to thoroughfare rights-of-way, as designated on the town's Transportation Plan. The improvements to be installed are as follows: the thoroughfare sub-base and surface paving materials, thoroughfare grading, and the remaining standards of applicable minimum residential, residential collector, collector, or commercial streets shall be made to extend to the outer perimeter boundaries of a development for any development where any of the following conditions occur:
 1. The thoroughfare improvements would provide necessary access to the development or adjoining properties.
 2. The improvement would be an extension of an already existing section of thoroughfare roadway.

3. The traffic from the development is predominantly from nonresidential activities and the development would otherwise gain access through a residential area.

(2) Fee-In-Lieu

- (a) The town may require a fee-in-lieu of installation payment to the town for minimum residential, residential collector, collector, or commercial streets for the length of the thoroughfare if any of the following criteria are met:
 1. No direct access to the thoroughfare is proposed.
 2. The minimum street improvement is one-half of an existing unimproved right-of-way, and improvements, if constructed, would not be used for traffic circulation.
 3. Where the new thoroughfare right-of-way is only partially contained on the development site and therefore, construction of only a portion of the new street cross-section is possible.
- (b) The Town Council may allow fee-in-lieu of minimum street construction payments to the town for residential, residential collector, collector, or commercial streets if any of the following criteria and their conditions are satisfied:
 1. Where existing unimproved streets have:
 - A. Insufficient lineal footage to serve overall traffic circulation purposes or interrupts an existing swale/ditch storm drainage system with curb and gutter, which would disrupt the drainage system operation;
 - B. Curb and gutter improvements would not connect to existing curb and gutter, or there are no similar improvements on the same block;
 - C. There are no plans for town improvements on the same block; and
 - D. The area is sufficiently developed (75% of the block) such that few future subdivision or site plan submittals are anticipated.
 2. Where construction of the streets by the town or other party is imminent.
 3. Where construction of only a sidewalk is required without street improvements, and the new sidewalk is less than one block in length and would not connect to an existing sidewalk.
 4. Where approved by the Town Council for a new street that traverses a site when:
 - A. Street construction will not connect to an existing improved street;
 - B. There are no plans to construct an adjoining street in the near future; and
 - C. A letter of credit is not an appropriate financial security.
 5. Where approved by the Town Council, when for reasons of topography, street construction is impractical due to:

- A. The need for off-site construction or slope encroachment;
 - B. Proper street alignment should be determined with off-site development; or
 - C. Design of bridges or culverts are required and only a portion of the structure is on the development's property.
- (c) Developments will not be responsible for the cost and installation of any paving construction requirements along existing or planned roadways, if any of the following conditions exist:
- 1. The roadway is a freeway, expressway or any other fully controlled access facility.
 - 2. The roadway is in the town's Capital Improvement Program, final design plans have been initiated, and the project will fall under the assessment policy of the town.
 - 3. The roadway is on NCDOT's Transportation Improvement Program, final design plans have been initiated, and there will be no town contribution or participation in funding the project. If the town funds a portion of the project, then a fee-in-lieu of installation will be required as a contribution towards town-funded improvements.

(C) **STREET CLASSIFICATION**

In all new subdivisions, streets that are dedicated to public use shall be classified as provided in (D) of this section.

- (1) The classification shall be based upon the projected volume of traffic to be carried by the street, stated in terms of the number of trips per day or during the peak hour of the day;
- (2) The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive; and
- (3) Whenever a subdivision street continues on an existing street or it is expected that a subdivision street will be continued beyond the subdivision at some future time, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

(D) **STREET TYPES**

See Defined Terms (§155.802) for description of each Street Type.

- (1) Residences should not front on a major thoroughfare

- (2) Where a parcel of land to be subdivided adjoins a major thoroughfare, the Planning Board or Town Council may require that such lots be provided access by a frontage road.

(E) **THOROUGHFARE DEDICATION**

- (1) Whenever a parcel of land included within any proposed development plan embraces any part of a thoroughfare system roadway and is so designated in the town's Transportation Plan, after such part of it has been adopted by the proper authority, such part of such proposed public way shall be platted and dedicated in the location and width indicated on the plans. This requirement shall not require the applicant to dedicate rights-of-way unless indicated on the town's Transportation Plan. It is the responsibility of the applicant to take future roadway plans of the town and the NCDOT into account when laying out a development plan.
- (2) Developments which embrace only one side of an existing or planned thoroughfare right-of-way will only be required to plat and dedicate additional right-of-way for that portion of roadway with which the development has frontage. Such improvements shall be in conformance with town standards and shall be measured from the right-of-way centerline.

(F) **CROSS-SECTIONS**

- (1) Appropriate street cross-sections shall be approved by the town or NCDOT. Appendix A contains approved street cross-sections for the town. Alternative cross-sections may be approved by the Town Council as a waiver (see § 155.706(I)(7)), and when necessary in conjunction with NCDOT.
- (2) Cul-de-sacs shall be used only when it is determined by the Town Council that extension of the street to an adjacent property is impractical or unnecessary. Alternative turnaround designs on residential streets serving six dwelling units or less may be considered on a case-by-case basis. Alternative designs must readily accommodate emergency vehicles and sanitation trucks. Medians may be permitted where the cul-de-sac radius is increased and it can be demonstrated that emergency vehicles and sanitation trucks can be accommodated. Unless specifically agreed upon with the town, landscaped medians are not to be maintained by the town, and a private maintenance agreement for the median shall be required to be approved by the Town Attorney.
- (3) Subdivisions along existing streets of inadequate right-of-way shall provide additional right-of-way to meet the minimum widths specified in Appendix A. The entire right-of-way shall be provided where any part of a new subdivision is on both sides of an existing street, and one-half the required right-of-way, measured from the center line of the existing street, shall be provided where a new subdivision is located on one side of an existing street.
- (4) A slope easement of 20 feet in width may be required adjoining each side of a street right-of-way. The town may reduce or increase the slope easement width, if due to terrain. If the applicant submits to the town sufficient information to show that improvements to be located in the slope easement do not interfere with the right of the public to construct within

the adjoining right-of-way streets, sidewalks, or both, then the town shall allow the proposed improvement.

(G) **CUL-DE-SAC LENGTH**

- (1) No residential street cul-de-sac serving lots of 20,000 square feet or greater in size shall exceed 1,000 feet in length. No residential street cul-de-sac serving lots less than 20,000 square feet in size shall exceed 700 feet in length.
- (2) No commercial street cul-de-sac shall exceed 400 feet in length.

(H) **SIDEWALKS**

- (1) In order to enhance pedestrian safety and mobility, except as set forth below, sidewalks shall be required on both sides of all streets (see Appendix A for approved street cross-sections).
 - (a) Sidewalks shall not be required on the following roadways:
 1. In residential developments with minimum lot sizes one acre or greater, except where an existing school, park, open space, trail or greenway lies within one-quarter-mile of the boundaries of the proposed subdivision, in which case a safe pedestrian connection between the subdivision and the off-site facility is required.
 2. Residential streets serving less than or equal to ten dwelling units. Corner lots that have frontage on both a connective or loop street shall not be included in determining the number of dwelling units served by the street. Street stubs temporarily serving ten lots or less shall provide sidewalks on both sides of the street.
 3. Class "A" and Class "B" private streets.
 4. Commercial street cul-de-sacs that are less than 150 feet in length.
 - (b) Sidewalks shall be required on only one side of a frontage road.
- (2) Sidewalk access ramps, also commonly referred to as wheelchair ramps for the physically handicapped, shall be provided at all intersections where curb and gutter are provided (see (I) of this section), and where sidewalks and/or greenway trails intersect any street.
- (3) Pedestrian crosswalks are required on any residential street at each intersection and at any mid-block pedestrian or bicycle connections.
- (4) The Town Council may allow a fee-in-lieu for sidewalk construction as set forth in (B)(2)(b) of this section.

(I) **CURB AND GUTTER**

Unless granted a waiver (see § 155.706(I)(7)) by the Town Council, all public streets, inside the corporate limits of the town and outside the town when water or sewer is connected to the town utility system, shall be constructed with curb and gutter (see Appendix A for approved street cross- sections). Curb and gutter shall be a combination curb and gutter or such other construction approved in the town's Engineering Design Manual. Rolled or valley-type curbs are permitted for new collector, residential collector, and residential streets.

(J) **RELATIONSHIP OF STREETS TO TOPOGRAPHY**

- (1) Streets shall be designed to relate appropriately to the topography of a site. In particular, streets shall be designed to facilitate the storm drainage requirements specified in § 155.604(E) and, subject to the design requirements relating to maximum grades set forth in (J)(2) of this section, street grades shall conform as closely as practicable to the original topography.
- (2) The maximum grade for street construction shall meet design requirements of the town or NCDOT. However, in no case may streets be constructed with grades that, in the professional opinion of the Public Works Director, create a substantial danger to the public safety or cause any substantial degradation to the street or drainage system.

(K) **STREET LAYOUT**

- (1) The street layout of any development should be in conformity with the town's Transportation Plan and all other applicable adopted plans and policies of the town. Public streets shall be constructed to the boundary lines of the development submitted for approval when required to provide for efficient circulation of traffic within the community.
- (2) Each side of a collector street, commercial street or residential street shall, within every 1,500 foot length of the street, be intersected by at least one connective street. The 1,500 foot length shall be measured from the origination point, if established, of the collector, commercial, residential or residential street.
- (3) A waiver (see § 155.706(I)(7)) may be granted by the Town Council for developments that do not meet the above layout or creates a violation of this layout if:
 - (a) Existing surrounding development prevents extending a street to any adjoining developments to meet this regulation.
 - (b) The adjoining existing street pattern or a planned "stub" street provides for an appropriate intersecting street beyond the 1,500-foot point, that would provide equivalent benefits as an intersecting street within 1,500 feet.
 - (c) Severe topography or other physical features warrant making a connection of an intersecting street at another location either inside or outside the development to provide equivalent benefits as an intersecting street within a distance of 1,500 feet, and this other alternate specific location is provided for at the time the development making the request for an alternate location is approved.

- (4) Existing adjoining public streets, public platted streets, and publicly planned streets shall be continued and extended as public streets as part of the development. Streets that are not to be extended, as determined by the Town Council, shall be terminated in a permanent cul-de- sac.
- (5) Where a proposed development will extend a public street that is already stubbed out to the property line, such extension as a public street shall be required.
- (6) Wherever there exists a dedicated or platted half street adjacent to the parcel to be developed, the other half shall be platted and, where required, constructed.
- (7) Where a through street or a series of streets establishes a connection between two public streets and the connection is greater than 1,200 feet in length, or the connection may encourage through traffic not generated by the development, the street shall be a public street, except in instances where the Town Council determines that requiring such connection to be a public street will serve no purpose, due to the existing or proposed street pattern, traffic flow or traffic volumes.
- (8) Where a proposed development utilizing private streets has an area of 20 or more acres, the Town Council may also require additional public through streets for the provision of emergency services, such as police and fire protection, or to provide alternate circulation at congested or critical intersections.

(L) **CONSTRUCTION STANDARDS AND SPECIFICATIONS**

All streets and sidewalks required by this section shall be constructed according to the specifications of the town's Engineering Design Manual, except that the Town Council may permit sidewalks to be constructed with other materials when they conclude that:

- (1) Such sidewalks would serve the residents of the development as adequately as concrete sidewalks;
- (2) Such sidewalks would be more environmentally desirable or more in keeping with the overall design of the development; or
- (3) Such sidewalks could be maintained as adequately as concrete sidewalks.

(M) **PRIVATE STREETS**

- (1) Intent
 - (a) Private streets serving single-family residential lots shall be permitted only within the Residential-Estate zoning district.
 - (b) The private street standards of this section establish private street design and construction standards that vary based upon the number of single-family lots such

streets will serve. These standards are intended to ensure public safety and the long- term durability of private streets while keeping public improvement costs as low as possible for the smallest of subdivisions.

- (c) The Town requires the logical and safe extension of public streets throughout the Town's jurisdiction. The Town shall allow private streets as outlined below, so long as the private streets are designed to protect the health, safety, and welfare of the residents whose primary access is the private street.
 - (d) Private streets shall be designated on final plats as either "existing", "new", or "extended", in accordance with the standards of this section. Further, the initial purchasers of a newly created lot served by a private street shall be furnished by the seller with a disclosure statement outlining the maintenance responsibilities for the street, in accordance with the requirements set forth in G.S. § 136-102.6.
 - (e) In the event that private streets are later made public through dedication to the Town, such streets shall be brought up to the current public construction and maintenance standards, prior to their acceptance by the Town.
- (2) Existing Private Streets
 - (a) Private access easements or streets, the existence of which as of July 1, 2018, can be established by documentary evidence, aerial photograph, or judicial decree, will be considered existing private streets.
 - (b) All other private streets are considered new private streets or extensions of existing private streets, and must meet the standards set forth in sections (M)(3) and (M)(4) below.
- (3) New or Extended Private Streets
 - (a) New or extended private streets that serve as frontage for lots shall meet or exceed private street standards within this section.
 - (b) Where an extension of an existing private street is proposed, the connecting private street shall be upgraded to comply with the private street standards within this article.
- (4) Class "A" and "B" Private Streets
 - (a) Class "A" private streets shall be permitted only when the proposed street will provide a maximum of eight (8) to ten (10) single-family residential lots. Extensions of private streets that will result in the provision of more than ten (10) lots shall be brought up to public street standards as set forth by the Town of Clayton.
 - (b) Class "B" private streets shall be permitted only when the proposed street will provide a maximum of seven (7) single-family residential lots. No extension of a Class "B" private street beyond seven (7) lots shall be permitted. Extensions of such roads that will result in the provision of more than seven (7) lots shall be permitted only if the

entire length of the road is brought up to Class "A" private or public street standards (based upon the number of lots to be served).

- (c) Subdivisions proposing lots served by private streets shall record the following notation on the final plat: "Further subdivision of any lot shown on this plat may require upgrades to the private street or its conversion to a public street, based upon the number of lots to be served. All maintenance and repair of private streets shall be borne by the owners of the lots served by the private street".
- (5) Design Standards for Private Streets
 - (a) These standards described herein are the minimum set forth by the Town of Clayton for Class "A" and Class "B" private street standards.
 - (b) Class "A" private streets shall be paved and designed in accordance with the requirements outlined in the Town of Clayton Engineering Design Guidelines manual.
 - (c) Class "B" private streets may consist of alternative materials as permitted by the Town Engineer, and shall be designed in accordance with the requirements outlined in the Town of Clayton Engineering Design Guidelines manual.
 - (d) Class "A" and Class "B" private streets shall maintain 20' travel-way width to provide access for emergency vehicles.
 - (e) The property owners are responsible for all maintenance of Class "A" and Class "B" private streets, and shall be required to enter into a road maintenance agreement prior to plat recordation.

(N) **STREET NAMES AND SIGNS**

- (1) Street names shall be subject to the approval of the Planning Department and Johnston County. New street names shall not duplicate or be similar to existing street names in Johnston County. Existing street names, however, shall be projected where appropriate.
- (2) Street name signs shall be in place prior to approval of any certificate of occupancy for structures to be located on the street. Street name signs shall be clearly identified and be labeled as "private".

(Ord. 2005-11-02, passed 11-21-05; (Ord. 2016-04-04, adopted 2016-04-04)

§ 155.603 LOTS AND BLOCKS

(A) LOTS

- (1) Every lot shall abut or front on a public or private street that complies with all applicable standards of this ordinance.
- (2) Lot sites, shapes, and locations shall be made with due regard to topographic conditions, contemplated uses, and the surrounding areas. All lots approved after January 6, 1997 shall contain the minimum required lot width of the applicable zoning district within 50 feet of the street right-of-way adjoining the front yard.
- (3) Double frontage lots shall be avoided, except when lots adjoin a thoroughfare and access is desirable by a street of residential scale, and discouraged or prohibited on the thoroughfare.
- (4) Side lot lines shall be substantially at right angles or radial to street lines.

(B) BLOCKS

- (1) Blocks shall be laid out with special consideration given to the type of land use proposed within the block.
- (2) Blocks shall not exceed 1,500 feet in length.
- (3) Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, except where otherwise required to separate residential development from through traffic.
- (4) A pedestrian connection not less than ten feet in width may be required near the center and entirely across any block in excess of 900 feet in length to provide adequate access to schools, shopping centers, churches, or transportation facilities.
- (5) A pedestrian connection through a cul-de-sac not less than ten feet in width may be required when the cul-de-sac helps provide adequate access to schools, shopping centers, churches, or transportation facilities.

(Ord. 2005-11-02, passed 11-21-05)

Duly adopted this the 1st day of April, 2019 while in regular session.

ATTEST:

Jody McLeod, Mayor

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

New Business

Item Title

Inspection Vehicle Replacement Fund Balance Appropriation

Presenter

Robert McKie – Finance Director

Summary/Description

The Inspections Department has two vehicles over 15-years old that require significant repair costs to make them reliable for daily operation. Vehicle Maintenance has recommended replacement rather than repairing the vehicles. While current year revenues are on track to exceed budget, a fund balance appropriation of prior year excess fee revenue is required to procure both vehicles, which are expected to be placed into service in May. Per G.S. 160A-414, all fees collected must be used for the support of the administration and activities of the Inspections Department and for no other purpose.

Requested Action

Approval

Funding Source (If Applicable):

General Fund – 100

Cost: N/A Yes ☒ No ☐

Additional Documents to be Included in Agenda Packet

Budget Ordinance Amendment

Meeting Timeline

10 Min.

Town of Clayton
Amendment to the FY 18-19 Budget

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following amendments shall be made to the FY 18-19 Budget:

Fund: General Fund

<u>Line Item</u>	<u>Previous Appropriation</u>	<u>Adjustment</u>	<u>Revised Appropriation</u>
Revenue			
100-40-00-48 99	Fund Balance Appropriated \$372,846	+51,500	\$424,346
Expenditures			
100-55-95-58-50	Capital Outlay \$246,360	+51,500	\$297,860

Amendment necessary to appropriate fund balance of excess restricted funds generated by the Inspections Department to procure two replacement vehicles that are aged. The cost to maintain and repair these vehicles for daily operation is no longer justified. This amendment is required for compliance with G.S. 160A-414 and G.S. 159-15:

Duly adopted this 1st day of April, 2019 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

April 1 2019

Agenda Location

Staff Reports

Item Title

ADA Transition Plan

Presenter

Blake Mills, Asst. Public Works Director

Summary/Description

Under the requirements of the Americans with Disabilities Act (ADA) of 1990 the Town needs to post a Notice to the public of their rights and the town's obligation under the ADA. Under the Notice the town informs the public of their rights, identifies the contact information for the Town ADA Coordinator to whom concerns and complaints can be directed. In addition, the town needs to notify the public of the Grievance Procedures under the ADA of 1990. The Town has drafted a Notice Under the Americans with Disabilities Act and the Town of Clayton Grievance Procedure Under The Americans with Disabilities Act and in the next couple of days these documents will be posted on the Towns Website.

Requested Action

Informational Only

Funding Source (If Applicable):

N/A

Cost: N/A Yes ☐ No ☒

Additional Documents to be Included in Agenda Packet

Notice Under the Americans With Disabilities Act

Town of Clayton Grievance Procedure Under the Americans With Disabilities Act

Meeting Timeline

Click or tap here to enter text.



Notice Under the Americans With Disabilities Act



In accordance with the requirements of title II of the Americans with Disabilities Act of 1990 ("ADA"), the **Town of Clayton** will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment: **Town of Clayton** does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under title I of the ADA.

Effective Communication: **Town of Clayton** will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in **Town of Clayton** programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: **Town of Clayton** will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. For example, individuals with service animals are welcomed in **Town of Clayton** offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of **Town of Clayton** should contact the office of **Blake Mills, ADA Coordinator at 919-553-1530** as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the **Town of Clayton** to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

Complaints that a program, service, or activity of **Town of Clayton** is not accessible to persons with disabilities should be directed to **Blake Mills, ADA Coordinator at 919-553-1530**.

Town of Clayton will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.



Town of Clayton Grievance Procedure Under The Americans with Disabilities Act

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the **Town of Clayton**. The Town's Personnel Policy governs employment-related complaints of disability discrimination.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint will be made available for persons with disabilities upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to:

Blake Mills, ADA Coordinator
Assistant Public Works Director
NC 42 W, Clayton, NC 27520
e-mail: bmills@townofclaytonnc.org
Phone: 919 553-1530

Within 15 calendar days after receipt of the complaint, **Blake Mills** or **his** designee will meet with the complainant to discuss the complaint and the possible resolutions. Within 15 calendar days of the meeting, **Blake Mills** or **his** designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the **Town of Clayton** and offer options for substantive resolution of the complaint.

If the response by **Blake Mills** or **his** designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the Adam Lindsay, **Town Manager** or **his** designee.

Within 15 calendar days after receipt of the appeal, the **Town Manager** or **his** designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the **Town Manager** or **his** designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints received by **Blake Mills** or **his** designee, appeals to the **Town Manager** or **his** designee, and responses from these two offices will be retained by the **Town of Clayton** for at least three years.