



**Town of Clayton
Regular Town Council Meeting Agenda
Monday, October 15, 2018 @ 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. Warranty Acceptances:

- Johnston Charter Academy
- Johnston Charter Academy Roadway Improvements - Phase 1

[Johnston Charter Academy](#)

[Johnston Charter Road Improvements](#)

b. Certificate of Sufficiency - 2018-183-ANX - Sunbelt Rentals

[Certificate of Sufficiency](#)

POTENTIAL ACTION:

Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

a. NCDOT Updating Speed Limit Ordinance

- SR 1709 (City Road) - 45 MPH

[Cover](#)

[NCDOT Speed Limit Correspondence](#)

POTENTIAL ACTION:

Council Consensus

b. Warranty Acceptance

- Stone Ridge, Phases 3 & 4 - FINAL

[Stone Ridge Warranty](#)

POTENTIAL ACTION:

Place on November 5, 2018 Consent Agenda

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. New Employee Introductions

Presenters: Catherine Whitley - HR Director, Samantha Wullenwaber - Planning Director & Blair Myhand - Police Chief

- Kimberly Lazar - HR Analyst
- Domoneq Canady - Code Enforcement Officer

- Stephen "Will" Carter - Police Officer
- b. Order of the Long Leaf Pine - Larry Bailey
Presenter: Stacy Beard, Public Information Officer
[Cover](#)
[Letters of Recommendation](#)
[Larry Bailey BIO](#)

6. PUBLIC HEARINGS

- a. 2018-62-SD - Kyli Knolls Preliminary Plat (Quasi- Judicial)
Presenter: Planning Department

[Cover](#)
[Application](#)
[Adj Property Letter](#)
[Neighborhood Meeting Materials](#)
[Newspaper Ad](#)
[Site Plan](#)
[Map](#)
[Staff Report Updated 101118](#)
[PB Recommendation](#)
[Motion Form](#)

POTENTIAL ACTION: Approval/Denial of 2018-62-SD -Kyli Knolls

- b. 2018-119-PDD - Ashcroft - Phases 6 & 7 Planned Development Rezoning
Presenter: Planning Department

[Cover](#)
[Application](#)
[Adj Property Letter](#)
[Neighborhood Meeting Materials](#)
[Newspaper Ad](#)
[Map](#)
[Consistency Statement](#)
[Staff Report Updated 101118](#)
[Motion Form](#)
[Ordinance](#)

POTENTIAL ACTION: Adoption of Ordinance #2018-10-01

- c. 2018-120-SD - Ashcroft - Phases 6 7 & - Preliminary Plat Major Modification
(Quasi-Judicial)

Presenter: Planning Department
[Cover](#)
[Application](#)
[Neighborhood Meeting Materials](#)
[Newspaper Ad](#)
[Site Plan - 2nd Submittal](#)
[Site Plan - Bubbled](#)
[Map](#)
[Trip Generation Letter](#)

[PB Recommendation](#)
[Staff Report Updated 101118](#)
[Motion Form](#)

POTENTIAL ACTION: Approval/Denial of 2018-120-SD - Ashcroft
Phases 6 & 7

- d. 2018-121-SUP - Villages @ Parkview Special Use Permit (Quasi-Judicial)

Presenter: Planning Department

[Cover](#)
[Application](#)
[Adj Property Letter](#)
[Neighborhood Meeting Materials](#)
[Newspaper Ad](#)
[Site Plan](#)
[Map](#)
[Staff Report Updated 101118](#)
[Motion Form](#)

POTENTIAL ACTION: Approval/Denial of 2018-121-SUP - Villages @
Parkview

- e. 2018-122-SD - Villages @Parkview Preliminary Plat (Quasi-Judicial)

Presenter: Planning Department

[Cover](#)
[Application](#)
[Adj Property Letter](#)
[Neighborhood Meeting Materials](#)
[Newspaper Ad](#)
[Site Plan](#)
[Maps](#)
[Stormwater Statement](#)
[Traffic Letter](#)
[PB Recommendation](#)
[Staff Report Updated 101118](#)
[Motion Form](#)

POTENTIAL ACTION: Approval/Denial of 2018-122-SD - Villages @
Parkview

7. OLD BUSINESS

8. NEW BUSINESS

- a. 2018-183-ANX - Sunbelt Rentals

Presenter: Planning Department

[Cover](#)
[Application](#)
[Aerial Map](#)
[Map - Staff](#)
[Map - Revised](#)
[Metes and Bounds Description - Revised](#)

[Deed](#)
[Certificate of Sufficiency](#)
[Newspaper Ad](#)
[Resolution Setting PH Date](#)

POTENTIAL ACTION:

Set Public Hearing for November 5, 2018

9. STAFF REPORTS

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
 - Special Town Council Meeting - October 22, 2018 @ 11:00 a.m.
- d. Other Staff

10. OTHER BUSINESS

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

11. ADJOURNMENT



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: Dillion Smith, Ballentine Associates
Paralee Smith, Development Services Coordinator
Date: September 21, 2018
Subject: Johnston Charter Academy

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



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

MEMORANDUM

To: Kimberly Moffett, Town Clerk
From: Andy Simerman, Construction Project Administrator
Copy: Dillion Smith, Ballentine Associates
Paralee Smith, Development Services Coordinator
Date: September 21, 2018
Subject: Johnston Charter Academy Roadway Improvements – Phase I

Please place a warranty acceptance request for the referenced water, storm sewer utilities, all pertinent easements and concrete and asphalt pavement on the next available agenda. Record drawings have been reviewed and accepted. Following acceptance, the utilities and roadway sections will be subject to a one-year warranty period. Following the warranty period, a final inspection will be done and all deficient items corrected prior to final acceptance.

ANNEXATION PETITION 2018-183-ANX

Sunbelt

Parcels: 05I05035A

Owners: Moffat Properties, LLC

Non-Contiguous; 6.22 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 15th day of October, 2018.

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

October 15 2018

Agenda Location

Administrative

Item Title

NCDOT Updating Speed Limit Ordinances

Presenter

N/A

Summary/Description

This is strictly a housekeeping item. The NCDOT is in the process of updating their speed limit ordinances on SR 1709 (City Road) in Johnston County. There are existing 45 mph speed limit signs in the section between SR 1700 (Covered Bridge Road) and approximately 0.8 miles south of SR 1700 (Covered Bridge Road). NCDOT is requesting a certification of concurrence from Clayton in order to enact their Ordinance #1074245 for the above area within our municipal limits that is currently signed/posted.

Requested Action

Council Consensus

Additional Documents to be Included in Agenda Packet

NCDOT Cover Letter

Certification of Municipal Concurrence

Meeting Timeline

Click or tap here to enter text.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

September 25, 2018

Ms. Kimberly Moffett
Town of Clayton
PO Box 879
Clayton, NC 27528

Dear Ms. Moffett:

The North Carolina Department of Transportation has been in the process of updating its speed limit ordinances on SR 1709 (City Road) in Johnston County. There are existing 45mph speed limit signs in the section between SR 1700 (Covered Bridge Road) and approximately 0.8 mile south of SR 1700 (Covered Bridge Road). Enclosed is a municipal certificate to enact ordinance #1074245 that is within the municipal limits portion of the 45mph section currently signed.

Therefore, I am enclosing the Municipal Certificate form that must be executed by the proper town officials to enable us to update the ordinances. After completion, please return the original(s) to us for further processing. Your cooperation with this matter will be greatly appreciated.

If you have any questions regarding this matter, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Lewis".

Todd Lewis, PE
Incident Management Engineer

CTL

Enclosures

Cc: M.R. Manriquez
A.H. Brown, PE

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 4 TRAFFIC SERVICES
PO BOX 3165
WILSON, NC 27895-3165

Telephone: (252) 237-6164
Fax: (252) 234-6174
Customer Service: 1-877-368-4968

Website: www.ncdot.gov

Location:
509 WARD BLVD.
WILSON, NC 27893

**Certification of Municipal Declaration
To Enact Speed Limits and Request for Concurrence**

Concurring State Ordinance Number: 1074245

Division: 4 County: JOHNSTON

Municipality: CLAYTON

Type: Municipal Speed Zones

Road: SR 1709

Car: 45 MPH

Truck: 45 MPH

Description: SR 1709 (City Road) between 0.342 mile south of SR 1700 (Covered Bridge Road) and SR 1700 (Covered Bridge Road).

Municipal Certification

I, _____, Clerk of _____, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the _____ day of _____, 20_____, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: _____ Page: _____ Ordinance Number: _____

In witness whereof, I have hereunto set my
hand and the municipal seal this _____ day
of _____, 20_____.

(signature)

(municipal seal)

Department of Transportation Approval

Division: _____ Title: _____ Date: _____

Region: _____ Title: _____ Date: _____



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: Danny Blackburn, Blackburn Consulting
Para Smith, Development Services Coordinator

Date: October 8, 2018

Subject: Stone Ridge, Phases 3 & 4

Please place a final acceptance request for the subject public water, sewer, associated storm drainage utilities, roadway sections, and all pertinent easements on the next available agenda. A final inspection was performed with all noted items corrected. Following acceptance, the Town will assume operational and maintenance duties.



Town Council Agenda Cover Sheet

Meeting Date

October 15 2018

Agenda Location

Introductions & Special Presentations

Item Title

Order of the Long Leaf Pine Presentation to Larry Bailey

Presenter

Stacy Beard, Town of Clayton Public Information Officer

Summary/Description

Gov. Roy Cooper has awarded Larry Bailey, our recently-retired Parks & Recreation Director, with the Order of the Long Leaf Pine, the highest honor the state of North Carolina can give a civilian.

Created in the 1960s, the Order of the Long Leaf Pine is unique to North Carolina, and its recipients are chosen based on their contributions to their communities, extraordinary careers and many years of service. Notable recipients include the Rev. Billy Graham, Charles Kurlalt, Maya Angelou, Michael Jordan and Andy Griffith.

Bailey retired in August after nearly four decades of exemplary service to Clayton.

"We cannot think of more fitting recipient for this most prestigious honor," Mayor Jody McLeod said. "Since Larry first joined our staff in 1980, he has strived to improve our community. His tenure has seen Clayton grow from a one-park Town to one that now boasts seven different parks; two properties land-banked for future parks; and a greenway system that spans miles along the banks of the Neuse River, carrying visitors and residents more than 30 miles to and from Raleigh. Larry played a pivotal role in the planning, development and push for funding of our greenway system. We can thank his foresight long ago for helping to create these popular pathways through our community, which not only provide immeasurable enjoyment for families, but bring economic development to our area."

N.C. Rep. Donna White said she couldn't be more excited for Bailey.

"Only the finest in North Carolina receive this award and Larry would never think he was worthy," White said. "But he has unselfishly, and with utmost humility, fashioned recreation programs, served as a role model to thousands, and made Clayton a better place to live and raise a family."

We hope friends, family and the community will come out to see Bailey receive this prestigious award, which reads as follows:

Governor Roy Cooper
Proposing special confidence in the integrity, learning and zeal of
Larry Bailey

I do by these presents confer
The Order of the Long Leaf Pine
With the rank of Ambassador Extraordinary privileged to enjoy full all rights granted to members of this exalted
order, among which is the special privilege to propose the following North Carolina Toast in select company
anywhere in the free world:

Here's to the land of the long leaf pine,
The summer land where the sun doth shine,
Where the weak grow strong and the strong grow great,
Here's to the "down home," the Old North State!

Requested Action

Informational Only

Additional Documents to be Included in Agenda Packet

Order of the Long Leaf Pine

MAYOR
Jody L. McLeod
TOWN MANAGER
Adam Lindsay
TOWN ATTORNEY
Parker Poe



MAYOR PRO TEM
Michael Grannis
COUNCIL MEMBERS
R.S. "Butch" Lawter, Jr.
Art Holder
Jason Thompson
Bobby Bunn

To: The Office of the Honorable Roy Cooper
From: Mayor Jody McLeod, Town of Clayton
Date: July 16, 2018

Request for Order of Long Leaf Pine for Larry Bailey

On behalf of our Town Council, and as a life-long resident of the Town of Clayton and Mayor of this community for the past 15 years, I respectfully request your consideration of our long-time Clayton Parks & Recreation Director Larry Bailey for the esteemed Order of the Long Leaf Pine. He will retire in August after nearly four decades of exemplary service to our community, and we cannot think of more fitting recipient for this most prestigious honor.

Since Larry first joined our staff in 1980, he has strived to improve our community. His tenure has seen Clayton grow from a one-park Town to one that now boasts seven different parks; two properties land-banked for future parks; and a greenway system that spans miles along the banks of the Neuse River, carrying visitors and residents more than 30 miles to and from Raleigh. Larry played a pivotal role in the planning, development and push for funding of our greenway system. We can thank his foresight long ago for helping to create these popular pathways through our community. Larry spread his vision that "linear parks" are just as important as traditional ones. Today, our greenways are integral connective segments of the state's Mountains to Sea Trail and the East Coast Greenway. This greenway system not only provides immeasurable enjoyment for families along the Neuse River, it also brings economic development to our area. And Larry's dedication to our trails reaches beyond his professional life – his family has graciously opened their home to tired and hungry through-hikers during their ambitious attempts to traverse the entire Mountain to Sea trail.

But it's the people that make a community, and Larry has ensured that our parks provide recreational opportunities for residents of all ages and abilities. His work has cultivated environments where participants are treated fairly. Coaches within the Town-sponsored programs have seen firsthand how Larry molded our Town's athletic programs to benefit every participant. While providing an adequate level of competition, Larry strongly urged coaches to develop each child on every team, and he implemented participation rules to help enforce that philosophy.

The best example of Larry's push to include everyone is, perhaps, his work to create and expand programming for Clayton's residents with special needs. Larry was ahead of his time in recognizing that these children and young adults, along with their families, deserve to play and socialize just as much as any other child. Today, Clayton Parks & Recreation serves this population by hosting two annual dances and a week-long summer camp, which is highlighted by field trips, special guests and a talent show. Many participants look forward to these events all year, and some have even called them a highlight of their lives. In the last five years, Larry

opened the doors of the Clayton Community Center to the area's first and only wheelchair basketball organization, which is dedicated specifically to physically disabled youth. And Larry doesn't just approve the programming or help plan it – he is an active participant and a regular attendee. He knows almost every single special-needs child or adult by name, and many of them refer to him as family. It's no wonder people feel such a close, personal connection to Larry – he's even been known to give rides to those without transportation to ensure they can attend.

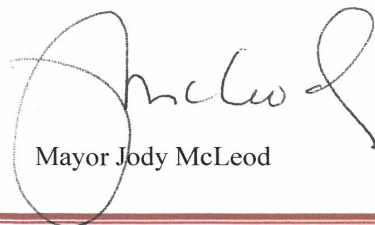
Similarly, Larry has promoted programs and activities for the seniors in our community. He brought the N.C. Senior Games to Clayton and, three decades later, we are proud to host athletes from Murphy to Manteo for two annual Senior Games Finals competitions in our facilities. And our programming for seniors does not end once the gold medals are handed out. Larry has ensured that senior outings and activities continue throughout the year, including trips to the State Fair and the ever-popular annual Senior Appreciation Luncheon.

Larry is simply selfless. He has always shied away from the spotlight. He has continually strived to do what is right for our community and its citizens, quietly helping community groups reach success while staying out of the limelight. For example, the local Civitan group ran the premier little league baseball program in Clayton, serving children from 9 to 12 years old. Instead of competing, Larry devised a Town-sponsored program for ages 6 to 8, and later ages 13 to 16, that would work in concert with the Civitan program, ensuring both programs could flourish and jointly provide services that families in Town needed.

We cannot thank Larry enough for his loyalty to the Clayton community and its residents. He could have easily moved on to larger communities, and possibly made more money doing other things. Instead, Larry dedicated his career to building Clayton's parks and recreation programs and facilities into the pride of our Town, which we now tout as the "premier community for active families." And that success has benefited the community beyond our Town limits. We are home to the largest biopharmaceutical investment in North Carolina history – a \$2 billion expansion by Novo Nordisk – which, when completed, will constitute the largest insulin plant in the world. These multi-national companies, such as Novo Nordisk and Grifols, have told us time and again that they considered Clayton's parks and recreational amenities when deciding to invest billions in North Carolina. Larry helped foster the quality of life that those companies' employees now enjoy in Clayton and our great State of North Carolina.

I truly cannot think of a person more deserving of The Order of the Long Leaf Pine. We hope to present this honor as a surprise to Larry at his retirement ceremony on August 23, 2018. His selfless work over nearly 40 years is unheard of, and his influence on our community will be felt for generations to come.

Sincerely,



Mayor Jody McLeod

PO Box 879 • Clayton, NC 27528 • 919-553-5002



Fax 919-553-8919 • TownofClaytonNC.org



North Carolina General Assembly
House of Representatives

REPRESENTATIVE DONNA MCDOWELL WHITE
JOHNSTON COUNTY - 26TH DISTRICT

OFFICE: 306A2 LEGISLATIVE OFFICE BUILDING
300 N. SALISBURY STREET
RALEIGH, NC 27603-5925
PHONE: (919) 733-5605
FAX: (919) 733-6994
EMAIL: donna.white@ncleg.net
DISTRICT: PO BOX 1351
CLAYTON, NC 27528

COMMITTEES:

AGING
APPROPRIATIONS
APPROPRIATIONS, HEALTH AND HUMAN
SERVICES
EDUCATION—K12
ETHICS
HEALTH
JUDICIARY III

To: The Office of the Honorable Roy Cooper
From: Representative Donna McDowell White
Re: Request for the Order of the Long Leaf Pine for Larry Bailey
Date: July 20, 2018

On behalf of the residents of Clayton and as a life-long resident of the Town of Clayton and currently the Representative of District 26 Johnston County, I respectfully request your consideration of the Clayton Parks and Recreation Director Larry Bailey for the Order of the Long Leaf Pine Award. He is retiring in August after almost four decades of service to our community.

I had the fortune of hiring Larry when he first came to Clayton from a neighboring community as the manager of a start-up health club. As a nurse and co-owner of the health club I was amazed at his knowledge, organizational skills, focus on building the business, and support of the employees but most of all his humility. Larry not only made a before it's time health club successful he was also reaching out to the community and volunteering with many other initiatives many of which were his ideas.

Larry became an active member of the Clayton High School Advisory Council in the 1980's before he had children of his own. Serving with him as officers of the



local community school and continues to serve in that capacity today. He has seen all three of his children graduate successfully from the school that he has given so much dedicated service too before they were born and since they have graduated.

Larry became the Clayton Parks and Recreation Director almost forty years ago and he brought the same characteristics to that position that he brought to his role as manager of a business and as an Advisory Council officer of the local school. Larry gives all in commitment to the task, vision for the future, love of the community, respect for everyone and someone who always looks for the good in those he meets and serves.

I have never met someone exactly like Larry. He literally and usually stands taller than anyone in a room but because of his humility you would never know he is there.

Larry was born an athlete but instead of continuing his path to personal stardom his interest was in coaching and directing youth. Thousands of youth in Clayton and surrounding communities came to the parks and recreation programs in Clayton. They came for two reasons, one because Larry had the idea to develop the sport activity and through creative grant writing was able to bring it to a small community without funding. The main reason they and their siblings and families stayed was because of "Mr. Larry." Mr. Larry as he is affectionately called by the community didn't just focus on developing the athletic ability of the youth, he formed the first Youth Advisory Council in Clayton and sent hundreds of youth to the Youth Legislative Assembly often raising the funds for them to attend. He also spent many years taking hundreds of youth to camps and regional advisory council meetings to allow them to be exposed to local government, policy and protocol as he made it fun for them to learn leadership skills

It was Mr. Larry's idea to have a family friendly fun time on July 4th, and therefore he established Clayton's July 4th Day at the Park. Each year for almost 40 years families have had the opportunity to attend a family oriented event with fireworks, local entertainment, free ice cream and watermelon. These freebies

are not in the town budget. This event is put on each year by Mr. Larry connecting with local businesses, sometimes in the beginning he had to convince them of the importance of giving back to the community as only Larry could do. As Clayton has mushroomed in growth development has infringed on open park space, Larry somehow has continued to expand opportunities for youth and families sometimes at great personal sacrifice.

Larry has intertwined with every aspect of the Town of Clayton including working with the business community, education community, local and state government, the faith community and always assuring that everyone regardless of ethnicity, color, race, gender or age is included.

Larry founded the first Senior Games in Johnston County and has led that program since the 90's. It now has winners in many categories of arts, athletics, and entertainment. He has been recognized by the State Senior Games for his ideas and ongoing program. He oversaw the development, fundraising and currently the management of a state of the art Clayton Parks and Recreation Center. In that facility are your typical health club amenities but also it is a place that has special services for the intellectually disabled. Larry has a dance and other social activities for a growing group of IDD youth.

Mr. Larry has been an example to youth, seniors, the disabled, families, new Claytonites as well as provided some old traditions to keep the native Claytonians connected. He is committed and has focused his energies to allow a small non-growing community to have fun, arts, and friends and has brought that same commitment and focused energy to that same community who has grown from 2500 residents when he came in the 80's to 20,000 residents today, with much of that growth coming within the last fifteen years.

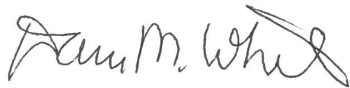
Larry has accomplished so much and given so much but would never think or know that the "bell tolls for him". His determination and dedication to lead Clayton and to assure the citizens that Clayton cares about them has been his life's mission. Larry Bailey's legacy will go on because he has taught others how to do what he does but the giant of a man that he is will never be replaced because

no one can do what he has done with the humbleness that he demonstrates daily in everything he says and does.

With all humility I asked that you consider to honor our Mr. Larry with this coveted award. Only the finest in North Carolina receive this award and although he would never think that he is worthy, Larry Bailey has unselfishly, and with utmost humility fashioned programs, served as a role model to thousands and made Clayton a better place to live and raise a family. We hope to surprise him at his retirement on August 23, 2018.

Thank you for your consideration.

Respectfully

A handwritten signature in cursive script, appearing to read "Donna M. White".

Representative Donna McDowell White

NORTH CAROLINA RECREATION & PARK ASSOCIATION

To: The Office of the Honorable Roy Cooper
From: Michelle Wells, Executive Director, NC Recreation & Park Association (NCRPA)
Date: July 16, 2018
RE: Order of the Long Leaf Pine for Larry Bailey

It is my honor to provide a letter of support for Larry Bailey, Director of Clayton Parks and Recreation. I have had the privilege of working with Larry Baily since 1990 first through the NC Senior Games and then through the NC Recreation & Park Association. Larry is an outstanding example of a parks and recreation professional. He is willing to go the extra mile for the citizens of his community. In his time at the Director of Parks & Recreation in the Town of Clayton, he has been the driving force behind the development of numerous parks and the town's first community center. He has encouraged the staff to be innovative with their program offerings to serve a variety of interests from the citizens. I would like to highlight a few things I feel make him an outstanding candidate for this honor.

Larry received a grant from NCRPA to establish a community garden at the community center. From that grant, he developed a program with the NC Master Gardeners to teach citizens how to garden. The produce grown is given to a local nonprofit to share with those in need. Long after the grant ended, the community garden is flourishing and teaching people of all ages the basics of home gardening while also supporting a need in the community.

Larry has been instrumental in growing the town's July 4th celebration. From the humble beginnings of having family and friends volunteer to provide concessions, this event now boasts having vendors, inflatables, games, and outstanding fireworks in a family-friendly atmosphere.

Larry has worked with local businesses and citizens to raise funds for an inclusive playground. This playground will provide children with disabilities the opportunity to play with friends and family in a welcoming environment.

Larry applied for and received numerous grants to connect a greenway from Clayton to the established Neuse River Greenway in Wake County. In addition to health & wellness benefits, this greenway provides economic benefits to the Town of Clayton with travelers coming via bike. This greenway system is also part of the Mountains to Sea Trail.

And my final example goes way beyond his work responsibilities. There is a gentleman in the community named Ricky, who due to his disability, lives with his mother. Ricky has been a participant in parks and recreation programs over the years. Every year during the NC State Fair, Larry makes time to take Ricky to the State Fair on his own time and expense. Larry is probably the only avenue Ricky has to attend this event.

Larry has also been involved on a professional level with NCRPA hosting workshops, meeting with elected officials and serving on our board of directors for many years. I can think of no one individual more deserving of this honor.

If I can provide any additional information to support his nomination, please let me know. I can be reached at Michelle@NCRPA.net or 919.832.5868.

NORTH CAROLINA
RECREATION & PARK ASSOCIATION

883 Washington Street • Raleigh, NC 27605 • 919.832.5868 • 919.832.3323 (fax) • www.ncrpa.net

Order of the Long Leaf Pine Nominee Larry Bailey

Biography

- Larry Bailey was born and raised in Johnston County, a native of Selma, who only moved away for his college years at NC State and for a job as a Summer Camp Counselor in Sampson County.
- Bailey graduated from Smithfield-Selma High School in 1970
- He graduated with a Bachelor of Science in Parks & Recreation Administration in 1974
- After college, Bailey worked with court-ordered behaviorally-challenged children at a resident camp
- In the late 70's, he served as a Summer Camp Counselor in Sampson County where he drove a vehicle full of playground equipment and stopped in various communities inviting the children to come play and enjoy games on the playground equipment. This is where he his future wife, Lisa, who he's now enjoyed almost 40 years with.
- In May 1980, Larry Bailey was hired as the Town of Clayton's Parks & Recreation Director. His first office was the old jail at Town Hall in Downtown Clayton. The parks department was only 6 years old at that time and had one park on donated land.
- Larry Bailey grew the department exponentially in the past three decades – it now serves more than 20,000 residents, boasts 7 parks, a state-of-the-art recreation center with a full-time staff of 7 employees with more than 100 part-time employees. Bailey hires the town's first Athletic Supervisor in the late 80s and a Program Supervisor in the mid-90s.
- In the early 80s, Bailey took what had been a small Independence Day celebration (which featured a old-timey baseball game and letting a greased pig loose inside the infield to catch for prizes) and began to build it into a one-of-a-kind July 4th celebration, featuring the best and most elaborate fireworks show in the area, free concerts, free watermelon, ice cream, games and much more. Bailey shot the fireworks off himself for 17 years and in 1991 received a pyrotechnician certification from the Southern International Fireworks Association.
- In the late 1970s, North Carolina mandated the Town's garbage dump be shut down. In the early 80s, Bailey applied and received a Land and Water Conservation Fund Grant to convert the dump to a Baseball Field, now known as Legend Park.
- In 1983, Bailey succeeded in winning a federal Community Block Grant to develop All-Star Park in Downtown Clayton.



- In 1983, Bailey was instrumental in helping begin the NC Senior Games and began hosting events and helping in state-wide planning these annual games which now attract more than 60,000 participants over the age of 50, with 53 programs that serve all 100 counties across the state. Clayton is currently the proud host of the State Senior Games finals in Bocce and Cornhole, hosting athletes from all over North Carolina.
- In 1997, Bailey assisted the Town in purchasing its first piece of property specifically to build a park. The property was developed through a Parks and Recreation Trust Fund Grant and opened in 2000 as Clayton Community Park.
- Bailey led his staff to create a Special Needs Summer camp and not one but two special needs dance and events targeting teen and adult residents with special needs.
- In 2010, Bailey and his staff opened the modern, state-of-the-art Clayton Community Center, the first Town owned indoor recreation space. The Community Center is home to the Parks and Recreation offices, art and pottery studios, fitness and childcare rooms, indoor walking track and a basketball court.
- Bailey began to work with the NC Extension Service, Johnston County Master Gardeners and the NC Parks & Recreation Association to begin a community garden behind the recreation center which continues to annual produce thousands of pounds of produce which is donated to the local food bank.
- In 2011, Bailey was recognized for his faithful and accomplished service to the field of parks and recreation the NC Recreation & Parks Association. "While serving one of the fastest- growing communities in the state, Larry has played a major role in the development of the municipality's first community center, the acquisition of a 43-plus acre park and the development of an 8-mile mountain bike trail that has received recognition as one of the region's best. Larry has remained a person who really cares about his employees and others in the community. He is a hands-on boss and if his employees need help, Larry is the first to volunteer."
- In 2012, after years of work by Bailey and the Town's planning staff, The Town dedicated the Sam's Branch Greenway and Clayton Riverwalk on the Neuse greenways, connecting Clayton to the state-wide Mountains-to-Sea Trail that will eventually stretch from Murphy to Manteo and is part of the East Coast Greenway spanning the eastern coast of the U.S.
- From 2015-2017, Bailey helped town leadership landbank two large pieces of property with the vision of developing these lands into future nature/athletic parks.

Certifications

- Certified Park and Recreation Professional from the National Recreation and Park Association
- National Youth Sport Coaching Association Instructor and Chapter Director
- CPR Instructor
- Certified Pyrotechnician

Committees and Boards

- Clayton Recreation Advisory Board
- Clayton Community Recreational Foundation Board

- NC Senior Games Board of Directors
- Clayton High School Advisory Board-29 years
- Johnston County Senior Games Coordinator-25 years
- National Recreation and Park Association Southern Regional Representative-12 years
- North Carolina Recreation and Park Association Board of Directors-Legislative Chair 16 years
- Municipal Division Chair, Region IV Chair and Vice-Chair
- ARC of Johnston County Board of Directors-6 years
- Triangle Greenways Council
- N.C. State University Dept. of Parks and Recreation Accreditation Committee
- Johnston County Visitor's Bureau Sports Council
- Johnston County Babe Ruth Baseball Board of Directors
- Johnston County Special Olympics Coach—Soccer
- Host of World Special Olympics
- Elder at Covenant Presbyterian Church

Awards and Recognition

- Rotary Community Service Award-2000
- Rotary Club of Clayton---Leadership Appreciation Award
- North Carolina Recreation and Park Association Meritorious Service Award-2006
- North Carolina Recreation and Park Association Fellow Award-2011
- N.C. State University Parks, Recreation and Tourism Management Outstanding Alumnus Award-2007

Parks, Facilities and Greenways Developed During Tenure

- Legend Park
- All-Star Park
- Clayton Community Park
- East Clayton Community Park
- East Clayton Dog Park
- Legend Park Mountain Bike Trail
- East Clayton Disc Golf Course
- Clayton Community Center
- Clayton Community Center Garden
- River Walk on the Neuse Greenway
- Sam's Branch Greenway
- Little Creek Greenway/Community Park Greenway connector
- 187 acres of land acquired for future park development

Grants:

- Land and Water Conservation Fund Grant---\$20,000--Legend Park-1983
- NC Parks and Recreation Trust Fund Grants:
 - o Clayton Community Park-250,000---1998
 - o Clayton Community Center--\$500,000-2005
 - o Park land Acquisition on Neuse River at Covered Bridge--\$250,000-2011
 - o Connect NC Bond Grant for Children and Veterans with Disabilities for inclusive Playground---\$86,810---2016

- Johnston County Facility Improvement Grants
- Johnston County Visitor Bureau Capital Projects Grants



Town Council Agenda Cover Sheet

Meeting Date

October 15 2018

Agenda Location

Public Hearings

Item Title

2018-62-SD Kyli Knolls Preliminary Plat

Presenter

Samantha Wullenwaber, Planning Director

Summary/Description

Request for preliminary plat approval to develop 22 single-family residential on 18.56 acres of vacant land. The subject property is zoned Residential-Estate (R-E) and is located off Amelia Church Road, roughly 3,000 feet southeast of the intersection of Amelia Church Road and NC HWY 42 W. The lots are proposed to have a minimum size of 25,000 square feet, as required within the UDC. The applicant is not requesting annexation as a part of this applicant. The development is proposed to be served by public water (Johnston County) and septic systems.



Requested Action

Approval/Denial

Additional Documents to be Included in Agenda Packet

Application
Neighborhood Meeting Materials
Staff Report Maps
Staff Report
Site Plan
Public Notice- Letters
Public Notice- Newspaper Ad

Meeting Timeline

Planning Board- September 24th
Town Council Work Session- October 1st
Town Council Hearing- October 15th



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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application Fees: **Major Preliminary Subdivision Plat Fee: \$400.00 + \$5.00 per lot**
Advertisement Fee: \$100.00
Modifications to Approved Plans Fee:
Major Modification: \$400.00 + \$5.00 per lot modified
Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.
See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.
See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.
See §155.706(N) for information on minor and major modifications.
See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☒ New Major Subdivision
Conventional: _____ Open Space: _____
☐ New Subdivision Master Plan
☐ Modification to Approved Preliminary Plat
Major: _____ Minor: _____

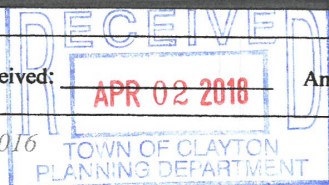
Name of Project: Kyli Knolls Acreage of Property: 18.561
Tag #: 05G03009A NC PIN: 165803-23-2656
Location: Amelia Church Rd.

Number of Lots (existing): 1 (Proposed) 22 Min Lot Size: 0.498
Zoning District: R-E Electric Provider: _____
Wastewater: ☒ Septic ☐ Sewer (check one) Water: ☐ Well ☒ Public/Private Water (check one)
Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: APR 02 2018 Amount Paid: \$610.00 File Number: 2018.62-SD

01/06/2016



Page 1 of 17

PROPERTY OWNER INFORMATION

Name: Full Spectrum Custom Homes

Mailing Address: 865 Sands Rd., Benson, NC 27504

Phone Number: 919-422-3325

Fax:

Email Address:

APPLICANT INFORMATION

Applicant: True Line Surveying

Mailing Address: 205 W. Main St., Clayton, NC 27520

Phone Number: 919-359-0427

Fax: 919-359-0428

Contact Person: Curk Lane

Email Address: curk@truelinesurveying.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: March 2018	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☒	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(l)(7).	☐	☒			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☒	☐			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☐	☒			

01/06/2016

Page 2 of 17

12. A signed and sealed Traffic Impact Analysis (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
13. Neighborhood Meeting Notice Letter* (1 copy) See sample letter and meeting requirement, included in this packet. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development	☒	☐			
14. Neighborhood Meeting summary form* Included in this packet – NOT submitted with application. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development		☒	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. *Not required for minor modifications 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.	☒				

EXPLANATION OF PROJECT

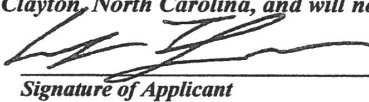
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

We would like to develop a single family residential subdivision on Amelia Church Rd
in accordance with the current UDO.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject 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.

Curk Lane
Print Name


Signature of Applicant

4/2/2018
Date

01/06/2016

Page 3 of 17

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 proposed subdivision plan meets all required specifications of the town Subdivision Regulations and conforms to the town UDO.

- (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 subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area. The subdivision will match existing character of nearby residential subdivisions.

- (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 subdivision design connects to Ameila Church in the only location where the subject property has road frontage also providing a road stub to the north for future connections.

- (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 subdivision matches current zoning (RE) for a residential subdivision as adopted by the Town Council.

Project Name: Kyli Knolls

Curk Lane
Print Name


Signature of Applicant

4/2/2018
Date

01/06/2016

Page 4 of 17



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: Kyli Knolls Address or PIN #: 165803-23-2656

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. 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):

Major Subdivision
Final

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:

SEAN STRICKLAND
(Name - type, print clearly)

[Signature]
(Owner's Signature)

865 SANDERS Rd.
(Address)

BENSON NC 27504
(City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me Kristin D. London, a Notary Public for the above State and County, this
the 31st day of May, 2011.

SEAL

Kristin D. London
Notary Public

My Commission Expires: 7-16-18

October 2013





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

October 2, 2018

RE: Project #: 2018-62-SD Kyli Knolls Preliminary Plat (Major Subdivision)
PIN #: 165803-23-2656
TAG #: 05G03009A
Applicant: Full Spectrum Custom Homes

Dear Clayton Area Property Owner:

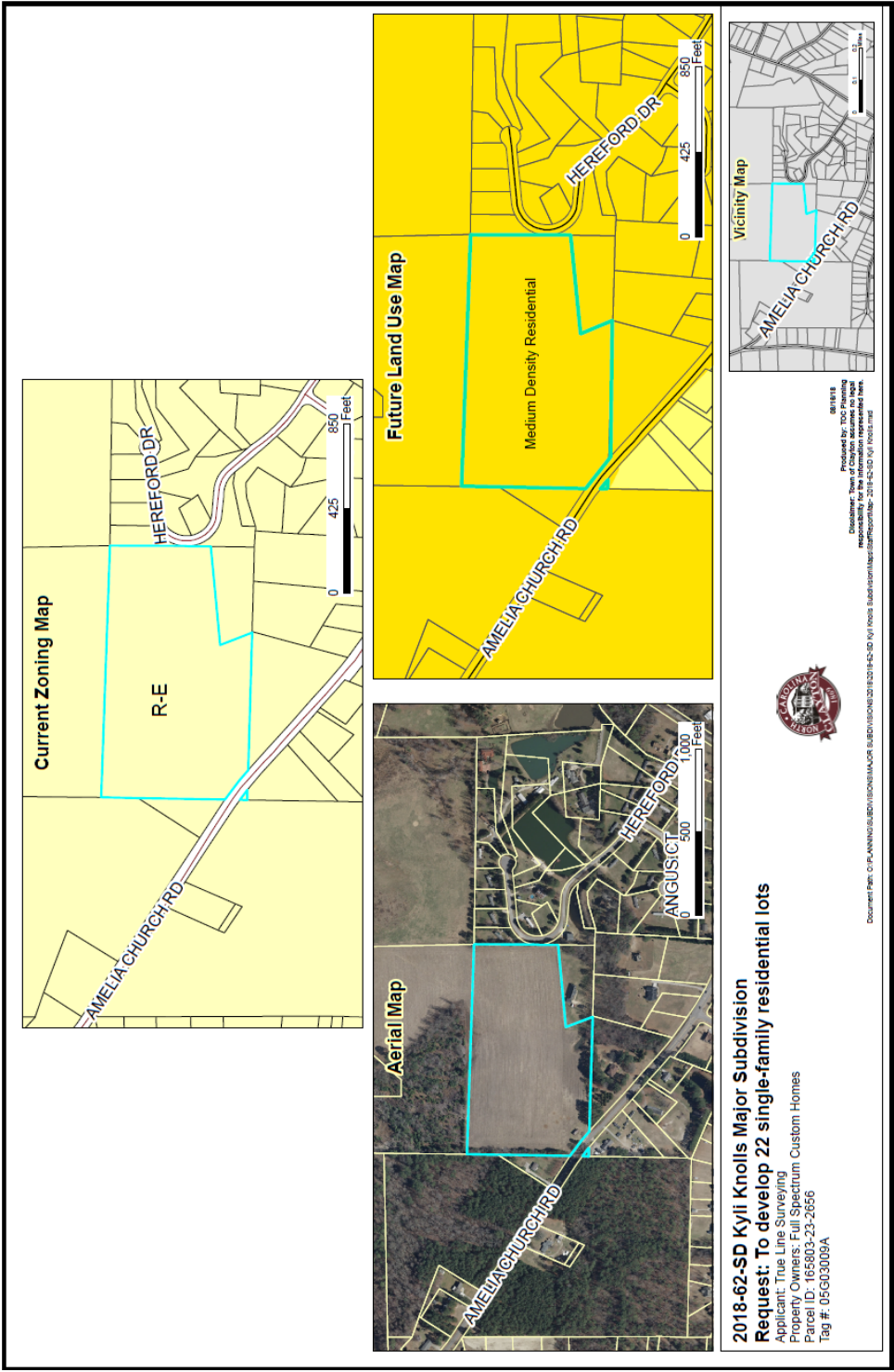
The Clayton Town Council will hold an evidentiary hearing on **Monday, October 15, 2018 at 6:00 PM** at Town Hall, 111 East Second Street, to consider the above referenced application to develop 22 single-family residential lots on the subject property. The property is located off Amelia Church Road. 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, which is why you are receiving this letter of notification. You are invited to attend this meeting and express your opinions on these requests. During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath. This is an open meeting and the public is invited to attend.

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

Sincerely,

Haley Hogg, CZO
Planner

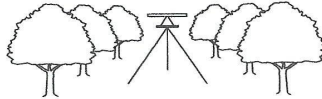


2018-62-SD Kyli Knolls Major Subdivision
Request: To develop 22 single-family residential lots
Applicant: True Line Surveying
Property Owners: Full Spectrum Custom Homes
Parcel ID: 165803-23-2656
Tag #: 05G03009A



Produced by: TDC Planning
Disclaimer: True Line Surveying and TDC Planning assume no responsibility for any information represented here.
Document Path: C:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018-62-SD Kyli Knolls Subdivision\Map\2018-62-SD Kyli Knolls.mxd
8/8/2018

TRUE LINE SURVEYING, P.C.



September 5, 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 proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Monday, September 17, 2018

Location: True Line Surveying, 205 W. Main St., Clayton, NC 27520

Time: 6:00pm

Type of Application: Major Subdivision

Description of project/proposal: Purpose of this application is to develop a single family residential subdivision.

Upcoming public meetings: Planning Board Meeting, September 24, 2018

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

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

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

If you have any questions prior to or after this meeting, you may contact us at (919)359-0427. You may also contact the Planning Department at 919-553-5002

Sincerely,

A handwritten signature in dark ink, appearing to read 'Curk T. Lane', written over a horizontal line.

Curk T. Lane

True Line Surveying

Cc: Clayton Planning Dept.

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 • Fax: (919) 359-0428

ADJACENT PROPERTY OWNERS LIST

Project Name: Kyli Knolls

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
165803-13-5547	BUTLER, JOSEPH F	P O BOX 488 GARNER, NC 27529
165803-13-1039	HENDERSON, KIMBERLY DAUGHTRY	105 LUCAS LN, HUBERT, NC 28539-4227
165803-24-3257	PARRISH, FRANCES B	377 SHORT JOHNSON ROAD CLAYTON, NC 27520-0000
165801-35-0357	PARRISH, FRANCES B	377 SHORT JOHNSON ROAD CLAYTON, NC 27520-0000
165803-23-9834	SPENCE, AVA C	4579 C BARBER MILL ROAD CLAYTON, NC 27520-0000
165803-33-0847	SPENCE, AVA C	4579 C BARBER MILL ROAD CLAYTON, NC 27520-0000
165803-33-0656	WHITLEY, SHARON S	317 HEREFORD DR CLAYTON, NC 27520-0000
165803-33-0525	WHITLEY, SHARON S	317 HEREFORD DR CLAYTON, NC 27520-0000
165803-23-9378	WHITLEY, SHARON S	317 HEREFORD DR CLAYTON, NC 27520-0000
165803-23-6366	BALL, RICHARD SCOTT	2425 AMELIA CHURCH RD CLAYTON, NC 27520-0000
165803-23-1192	HOLMES, JIMMIE L	2431 AMELIA CHURCH RD CLAYTON, NC 27520-0000
165803-23-5049	BARBOUR, LISA M	2555 AMELIA CHURCH RD CLAYTON, NC 27520-0000
165803-13-6099	TART, WADE J	2430 AMELIA CHURCH RD CLAYTON, NC 27520-0000

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Kyli Knolls
Application: Major Subdivision
Location/Date: True Line Surveying, 205 W. Main St., Clayton NC 27520

	NAME	ADDRESS
1	Joseph F. Butler	2321 Amelia Church Rd., Clayton, NC 27520
2		
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Date of Mailing: 9/05/18
Date of Meeting: 9/17/18 Time of Meeting: 6pm
Location of Meeting: True Line Surveying 205 W. Main St., Clayton, NC 27520

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Molly Herring Signature: Molly Herring

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.*

Neighborhood meeting was held September 17, 2018, 6pm at True Line Surveying.
A list of attendees is included as part of these minutes. Curk Lane conducted the meeting.
Mr. Butler asked how much is lane widening going to effect my lot? Curk responded
with none, all of the lane widening will happen inside existing R/W.
Meeting ended at 6:30pm.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Kyli Knolls

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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165803-13-6099	TART, WADE J	2430 AMELIA CHURCH RD CLAYTON, NC 27520-0000

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold an evidentiary hearing on Monday, October 15, 2018, at 6 PM at Town Hall, 111 East Second Street, to consider the following applications:

- 2018-121-SUP Villages at Parkview Special Use Permit Major Modification; request to develop the use of townhomes on the subject properties, zoned Residential-10 (R-10). Properties are located off City Road; TAG #s 05H02020, 05H02199C, 05H02198
- 2018-122-SD Villages at Parkview Preliminary Plat Major Modification; request to add 3.85 acres and 39 townhome lots to a previously approved subdivision. The properties are located off City Road; TAG #s 05H02020, 05H02199C, 05H02198
- 2018-62-SD Kyli Knolls Preliminary Plat; request to develop 22 single-family lots on 18.56 acres, zoned Residential-Estate (R-E). Property is located off Amelia Church Rd; TAG # 05G03009A

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

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

Haley Hogg, Planner
919-553-5002

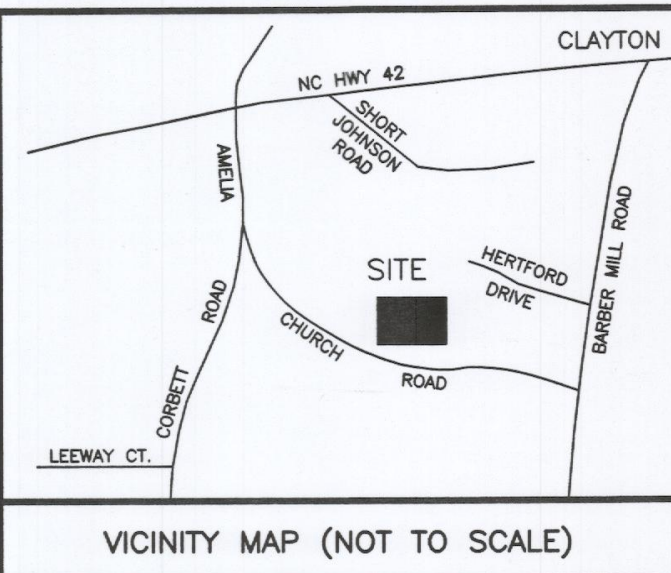
The Clayton News Star

Please advertise on the following dates:

Friday, October 5, 2018

Friday, October 12, 2018

Affidavit of publication required.



PRELIMINARY SUBDIVISION PLAN

FOR

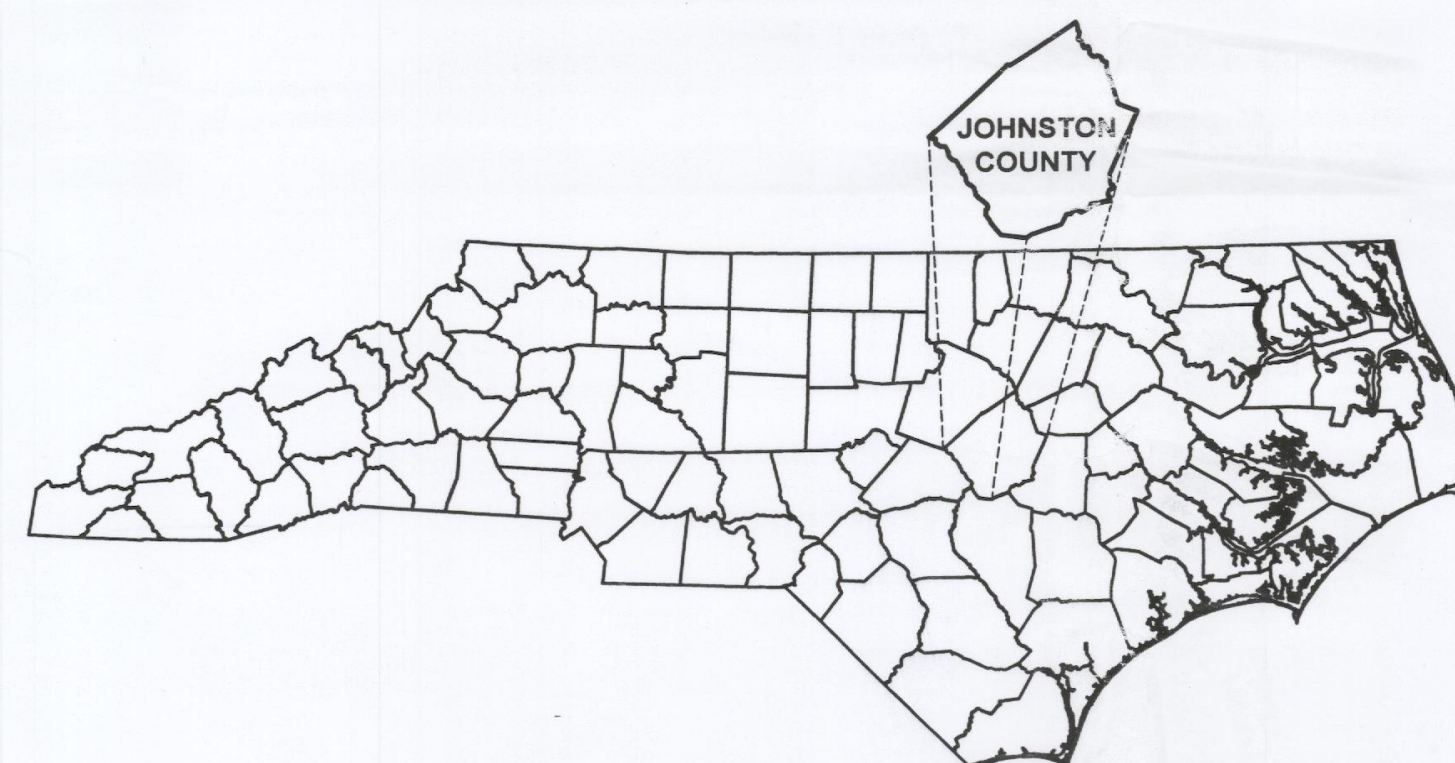
KYLI KNOLLS SUBDIVISION

CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2017-98-SD

SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	2
SUBDIVISION PLAN.....	3
CBU SITE PLAN & DETAILS.....	4
LANDSCAPING PLAN.....	5
UTILITY PLAN.....	6
BOUNDARY.....	7
PLAN AND PROFILE - STREETS "A", "B" & "C" (ENGINEERING).....	8
GRADING AND STORMWATER (ENGINEERING).....	9
WATER DETAIL SHEET (ENGINEERING).....	10
ROADWAY WIDENING (ENGINEERING).....	11



DEVELOPER/APPLICANT:

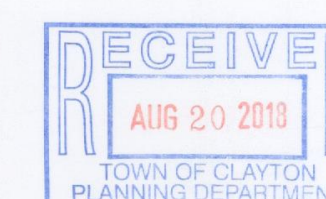
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

LAND SURVEYOR

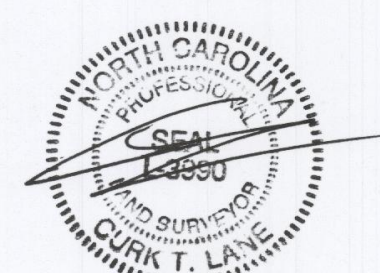
TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-359-0427
FAX: 919-359-0428

ENGINEER

DALTON ENGINEERING & ASSOCIATES, P.A.
446 EAST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-550-4740
FAX: 919-550-4741

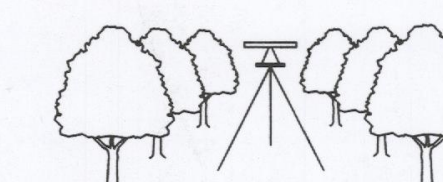


SHEET 1: COVER SHEET



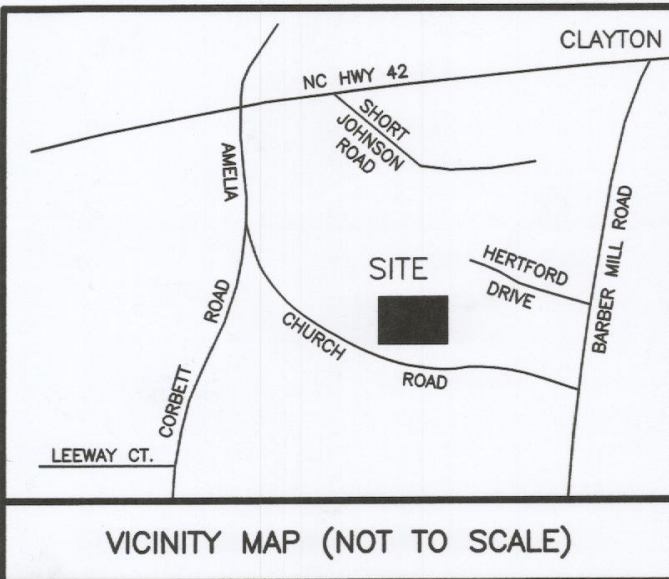
SURVEYED BY:	
DRAWN BY:	MIKE
CHECKED BY:	CURT
DRAWING NAME:	COVER SHEET
SURVEY DATE:	
JOB NO:	430.090

TRUE LINE SURVEYING, P.C.



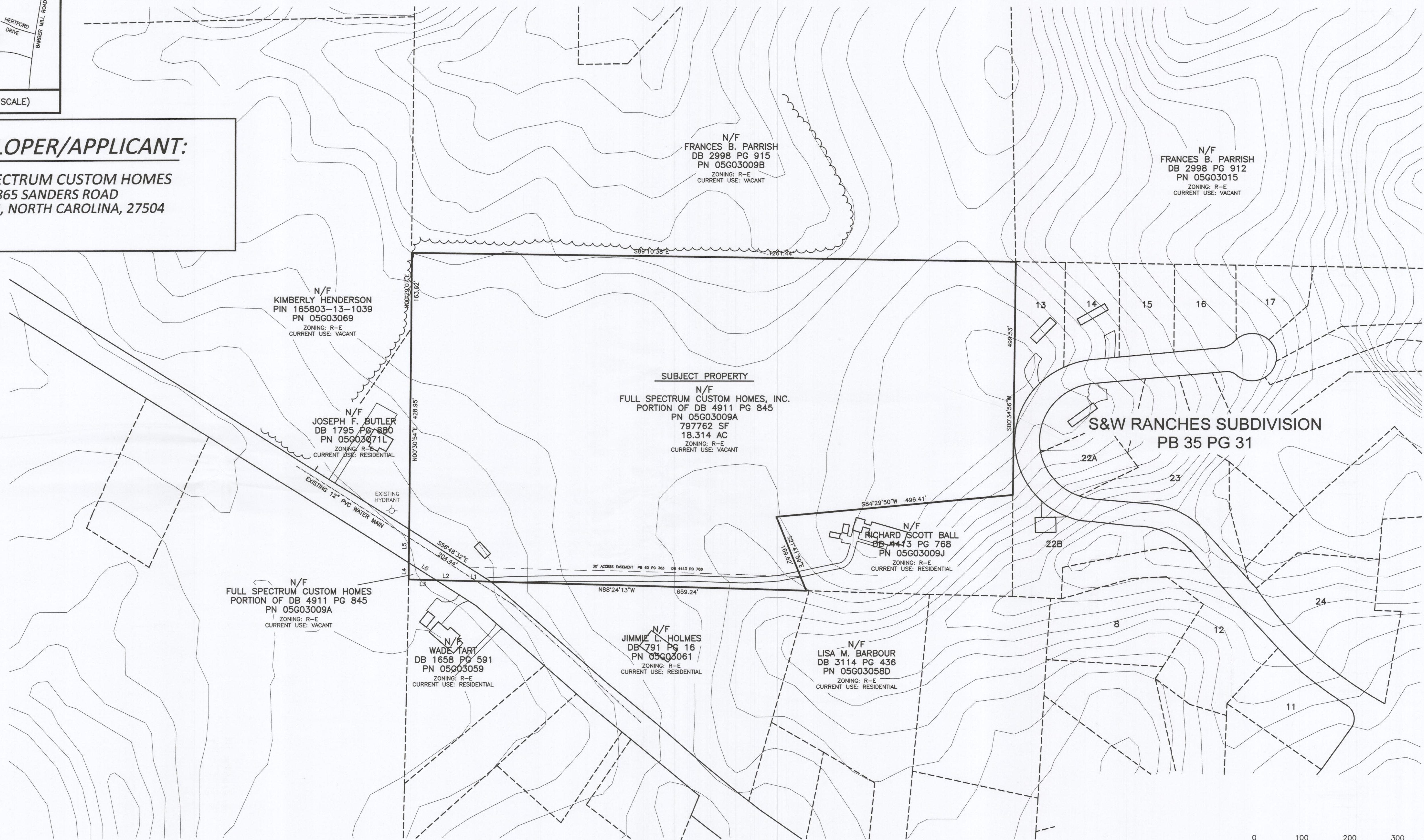
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



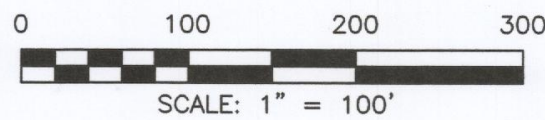
DEVELOPER/APPLICANT:
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

LINE	BEARING	DISTANCE
L1	N88°24'13"W	74.22'
L2	N88°28'00"W	40.23'
L3	N88°28'00"W	57.50'
L4	N00°25'50"E	35.89'
L5	N00°25'50"E	71.35'
L6	S56°48'32"E	68.36'



SITE INFORMATION

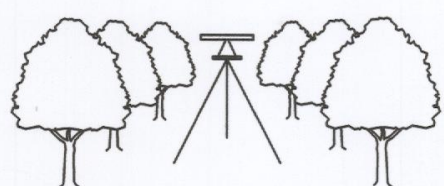
OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
NC PIN NO. 165803-23-2656
PARENT TRACT DEED: DB 4911 PG 845
THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD
ON SITE. FEMA FLOOD PANEL 3720165800 J
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
COUNTY: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.361



SHEET 2: EXISTING CONDITIONS

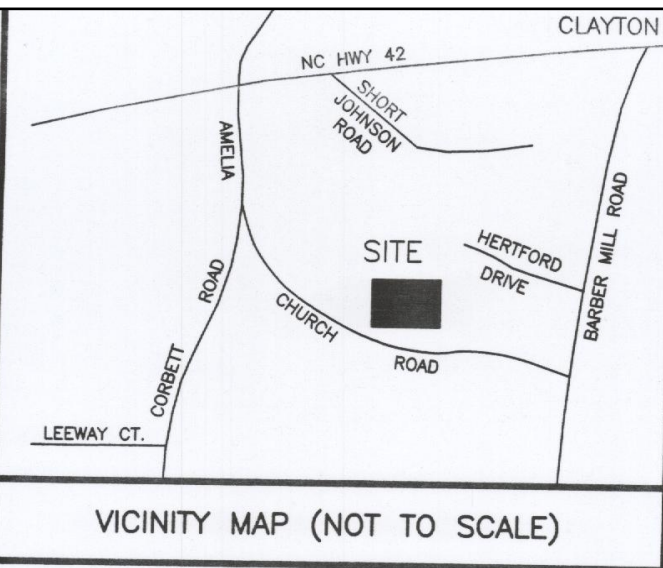
SURVEYED BY:	MIKE
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	EXISTING.DWG
SURVEY DATE:	
JOB NO.	430.090

TRUE LINE SURVEYING, P.C.

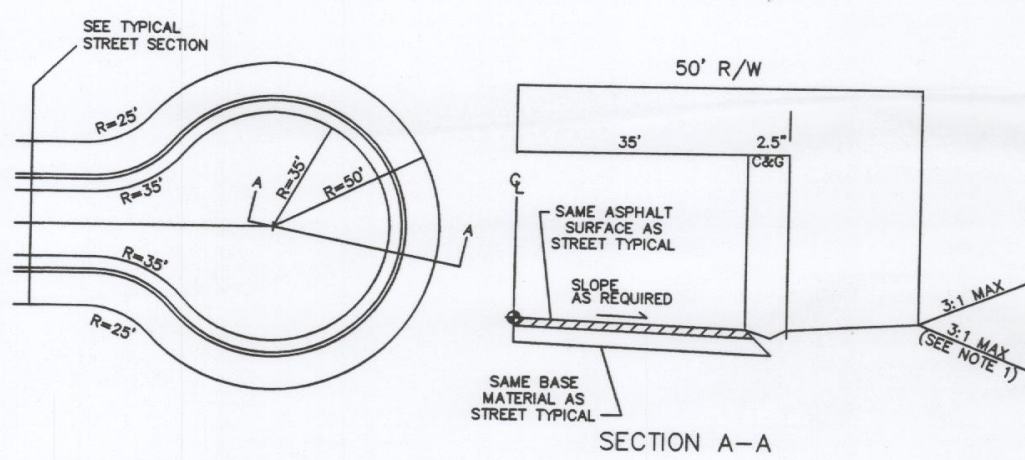
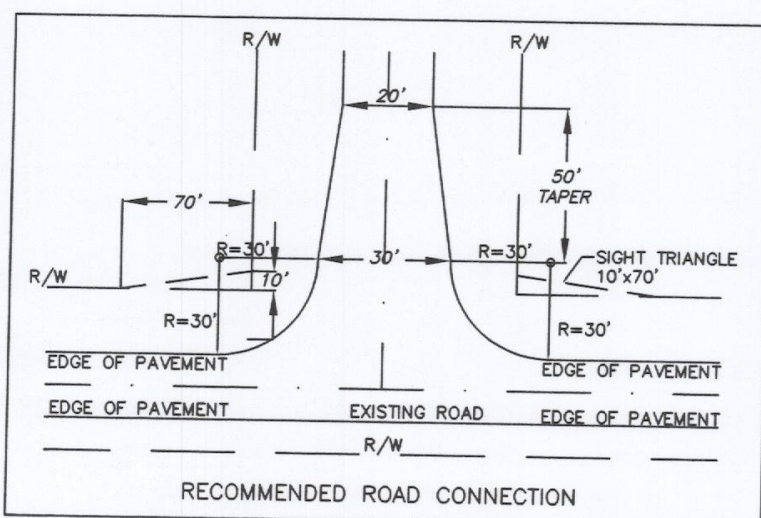


205 WEST MAIN STREET
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DEVELOPER/APPLICANT:
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504



NCDOT TYPICAL SYMMETRICAL CULDESAC

- NO SCALE
1. STEEPER SLOPES OF 1:1 MAY BE USED IN STEEP OR HILLY TERRAIN.
 2. USE ROADSIDE FILL DITCH (SEE SEPARATE DETAIL) WHEN NECESSARY TO CONTINUE DRAINAGE AROUND CUL-DE-SAC IN FILL SECTIONS.
 3. CONTRACTOR SHALL PROVIDE SUBGRADE, BASE, AND PAVEMENT FINISHING IN ACCORDANCE WITH NCDOT STANDARDS.
 4. THIS DETAIL IS INTENDED TO MEET OR EXCEED THE TYPICAL NCDOT CUL-DE-SAC CRITERIA (REF. NCDOT SUBDIVISION ROADS MIN. CONSTRUCTION STANDARDS 2000, VERSION).

SITE INFORMATION

OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05603009A
NC PIN NO. 165803-23-2856
PARENT TRACT DEED: DB 4911 PG 845
NO. LOTS PROPOSED: 22

THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD ON SITE. FEMA FLOOD PANEL 3720165800 J

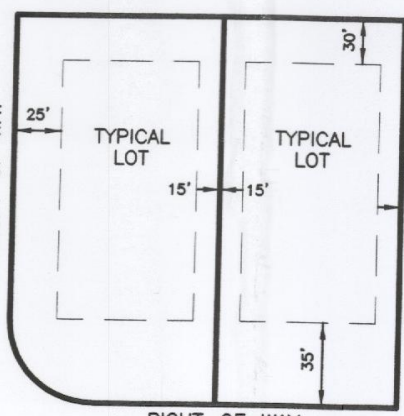
TAX UNIQUE ID: 4759874
TOWNSHIP: CLAYTON
COUNTY: CLAYTON
TOWN ZONING: R-E
TOTAL ACREAGE: 18.341
CURRENT USE: VACANT
EXISTING DENSITY: 0
PROPOSED DENSITY: 1 LOT PER 0.834 ACRES
REQUIRED PARKING: 2 SPACES PER LOT
PROPOSED PARKING: 2 SPACES PER LOT
ELECTRICAL PROVIDER: DUKE ENERGY PROGRESS
WATER PROVIDER: JOHNSTON COUNTY
LOTS TO BE SERVED BY PUBLIC WATER AND ON-SITE SEPTIC

NOTE: LOTS L1-L2 WERE CREATED TO SATISFY THE TOWN OF CLAYTON LANDSCAPING RULES. THOSE LOTS WILL BE DEDICATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

R-E ZONING STANDARDS

1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS COVERAGE PER LOT = 50%
4. MAXIMUM LOT COVERAGE = 35%
5. MINIMUM LOT SIZE = 25,000 SF
6. MINIMUM DWELLING UNIT SIZE = 1,400 SF

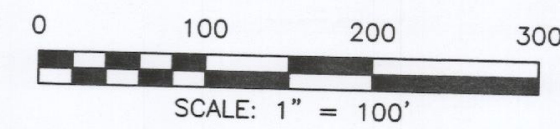
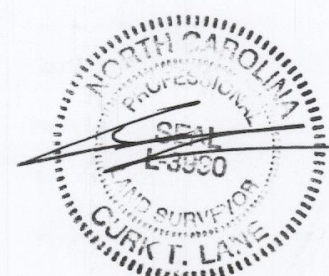
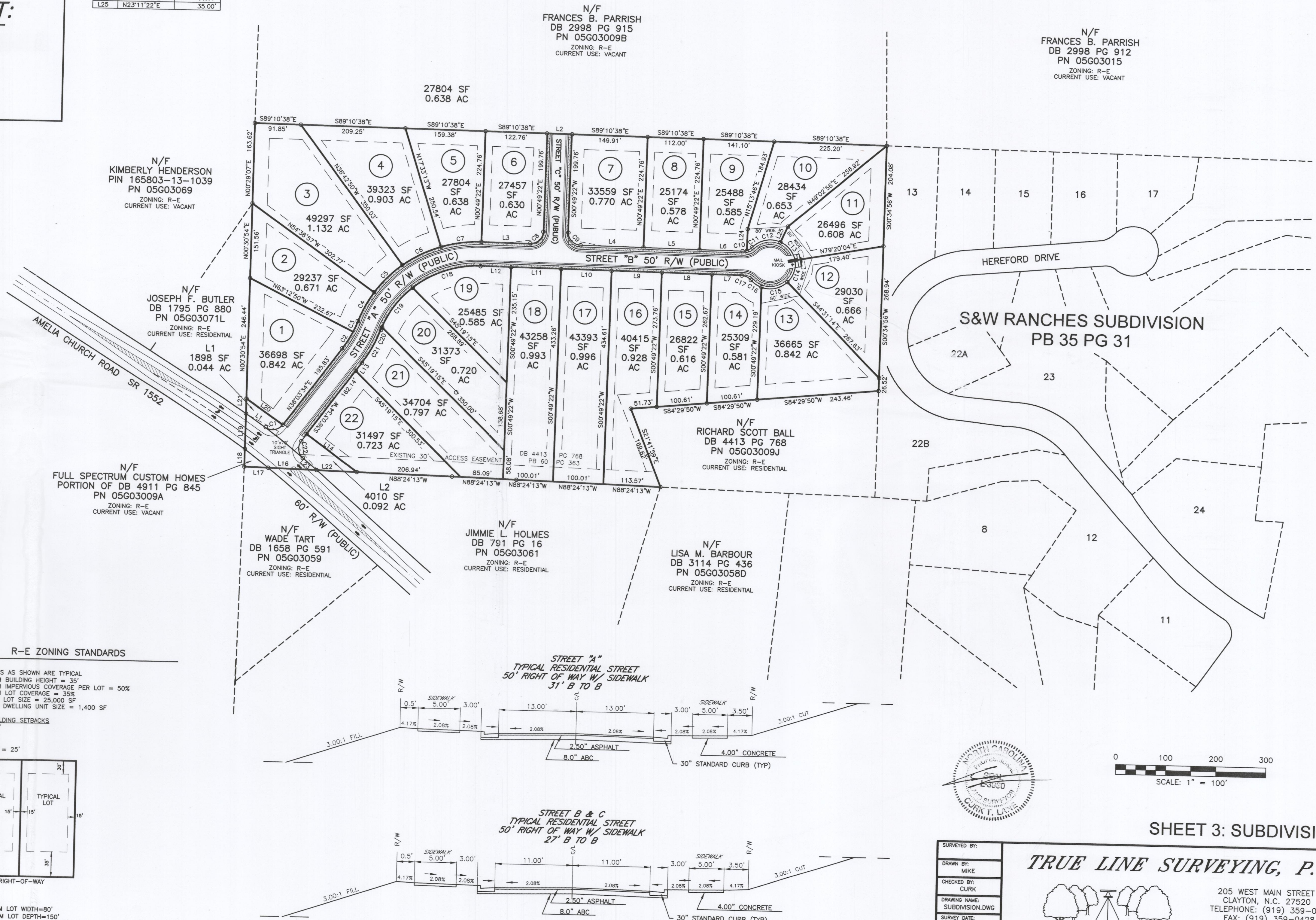
MINIMUM BUILDING SETBACKS
FRONT = 35'
SIDE = 15'
REAR = 30'
STREET SIDE = 25'



NOTE: MINIMUM LOT WIDTH=80'
MINIMUM LOT DEPTH=150'

LINE	BEARING	DISTANCE
L1	S89°10'38"E	46.18'
L2	S89°10'38"E	50.00'
L3	S89°10'38"E	97.78'
L4	S89°10'38"E	124.91'
L5	S89°10'38"E	112.00'
L6	S89°10'38"E	86.44'
L7	N89°10'38"W	60.03'
L8	N89°10'38"W	100.00'
L9	N89°10'38"W	100.00'
L10	N89°10'38"W	100.00'
L11	N89°10'38"W	100.00'
L12	N89°10'38"W	61.08'
L13	S36°03'34"W	20.49'
L14	S53°56'28"E	125.52'
L15	N88°24'13"W	74.22'
L16	N88°24'13"W	96.86'
L17	N88°24'13"W	47.94'
L18	N00°25'50"E	34.99'
L19	N00°25'50"E	72.82'
L20	N54°59'58"W	89.88'
L21	N00°30'54"E	30.37'
L22	N88°24'13"W	80.72'
L23	N49°35'12"W	36.98'
L24	N00°49'22"E	44.11'
L25	N23°11'22"E	35.00'

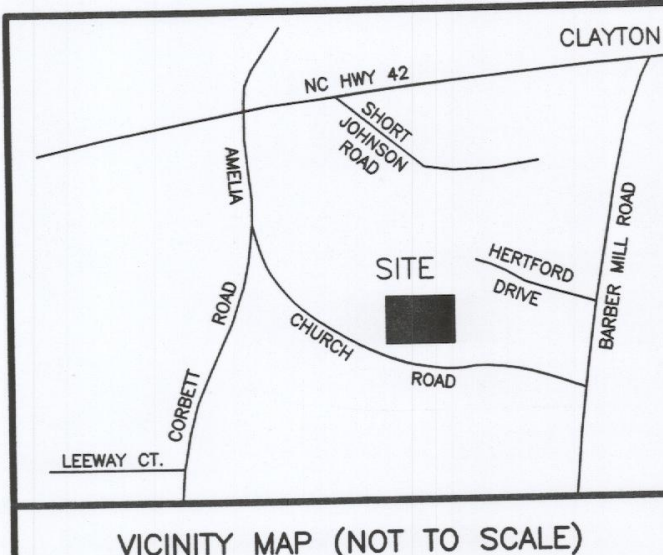
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.02'	34.46'	N79°37'31"E
C2	230.00'	40.20'	40.14'	N31°03'10"E
C3	230.00'	23.45'	23.44'	N23°08'49"E
C4	255.00'	67.52'	67.33'	N27°45'53"E
C5	255.00'	79.82'	79.50'	N44°19'08"E
C6	255.00'	85.28'	84.88'	N61°38'05"E
C7	255.00'	81.79'	81.44'	N82°51'58"E
C8	25.00'	39.27'	35.36'	N81°38'05"E
C9	25.00'	39.27'	35.36'	N45°49'22"E
C10	25.00'	8.83'	8.78'	S44°10'38"E
C11	25.00'	12.20'	12.08'	N80°42'54"E
C12	50.00'	61.57'	47.06'	N56°36'53"E
C13	50.00'	49.00'	37.75'	N77°54'41"E
C14	50.00'	49.00'	47.06'	S39°41'17"E
C15	50.00'	25.84'	25.55'	S17°24'25"W
C16	50.00'	55.78'	52.93'	S77°26'25"W
C17	25.00'	21.03'	20.41'	N55°47'36"W
C18	205.00'	144.49'	141.51'	S70°37'53"W
C19	205.00'	102.17'	101.12'	S36°09'44"W
C20	205.00'	6.10'	6.10'	S21°01'54"W
C21	280.00'	77.61'	77.36'	S28°07'09"W
C22	25.00'	40.52'	36.23'	S10°22'29"E



SHEET 3: SUBDIVISION

SURVEYED BY:	MIKE
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	SUBDIVISION.DWG
SURVEY DATE:	
JOB NO.	430.090

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



DEVELOPER/APPLICANT:
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

FLORENCE CORPORATION
5935 CORPORATE DRIVE
MANHATTAN, KS 66503
TOLL FREE: 1-800-275-1747
PHONE: (785) 323-4400
FAX: (800) 275-5081
www.florencemailboxes.com

MANUFACTURER NOTES:

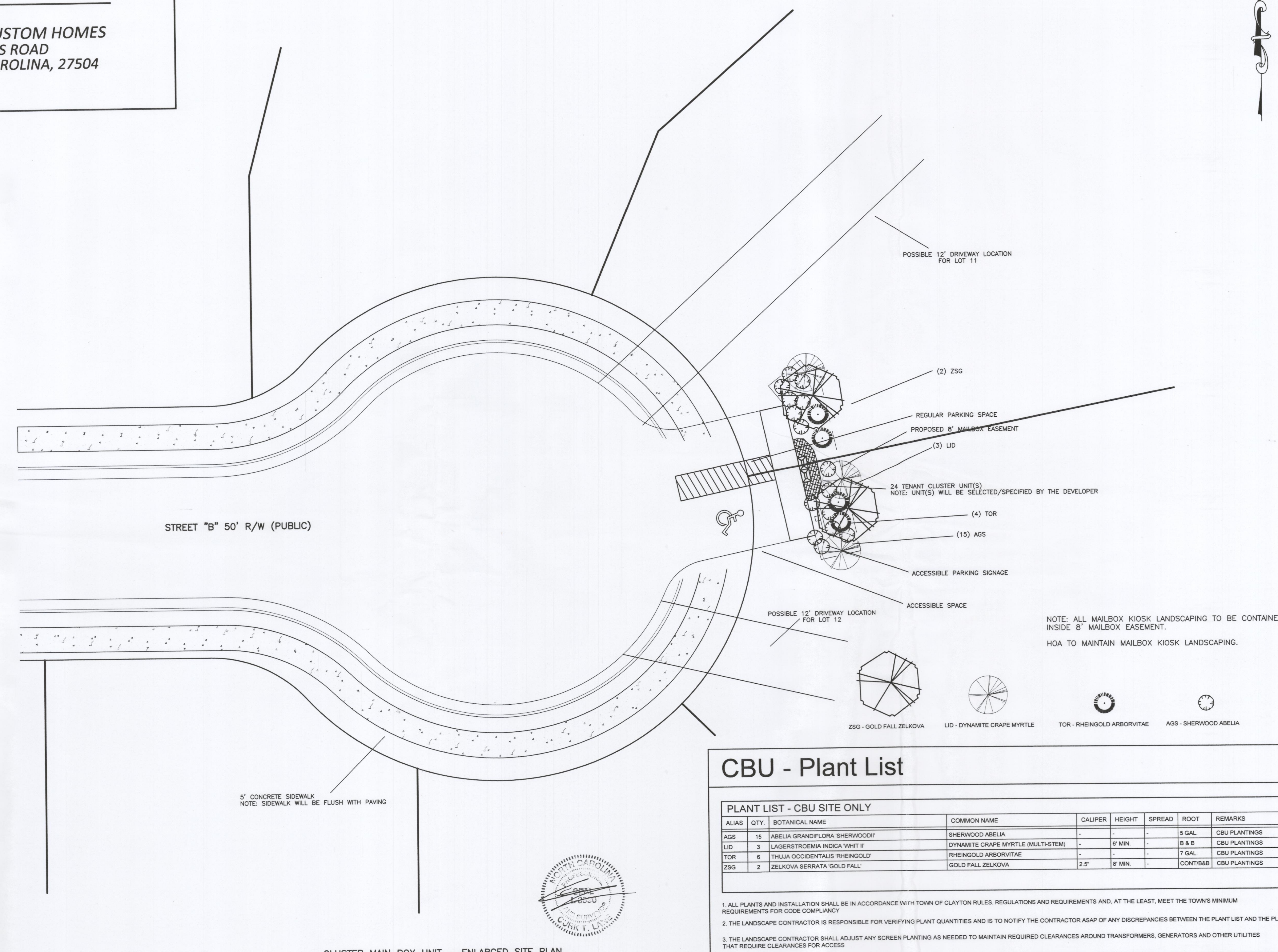
- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.
- DECORATIVE MAILBOX ACCESSORIES SOLD SEPARATELY AND ARE USPS APPROVED PRODUCTS.
- PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
- FLORENCE "V" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #C0580-08-8-0012.

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER: m1601 981.

VITAL™ 1570 CLUSTER BOX UNIT

MODEL 1570-13



CBU - Plant List

ALIAS	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
AGS	15	ABELIA GRANDIFLORA 'SHERWOODII'	SHERWOOD ABELIA	-	-	-	5 GAL	CBU PLANTINGS
LID	3	LAGERSTROEMIA INDICA 'WHIT II'	DYNAMITE GRAPE MYRTLE (MULTI-STEM)	-	8' MIN.	-	8 & 8	CBU PLANTINGS
TOR	6	THALIA OCCIDENTALIS 'RHEINGOLD'	RHEINGOLD ARBORVITAE	-	-	-	7 GAL	CBU PLANTINGS
ZSG	2	ZELKOVA BERRATA 'GOLD FALL'	GOLD FALL ZELKOVA	2.5"	8' MIN.	-	CONT/8&8	CBU PLANTINGS

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 COMPLIANCY.

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.

SHEET 4: CBU SITE PLAN

SHEET 4: CBU SITE PLAN

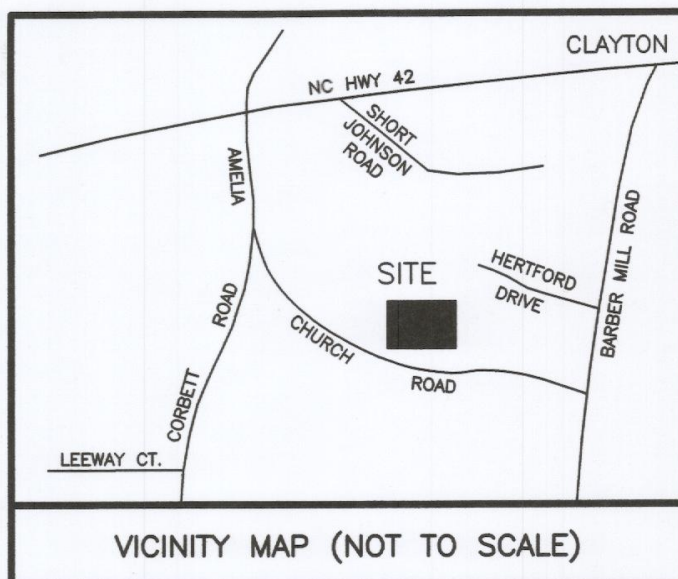
NOTE: AS PER A.D.A. STANDARDS, THE PARKING AREA AND SURROUNDING SIDEWALK WILL MAINTAIN A 2% CROSS SLOPE AND A 2% RUNNING SLOPE.

SURVEYED BY: MIKE
DRAWN BY: CURK
CHECKED BY: CURK
DRAWING NAME: MAILBOX PLAN
SURVEY DATE:
JOB NO. 430.090

TRUE LINE SURVEYING, P.C.

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

C-1859



DEVELOPER/APPLICANT:
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

N/F
FRANCES B. PARRISH
DB 2998 PG 915
PN 05G03009B
ZONING: R-E
CURRENT USE: VACANT

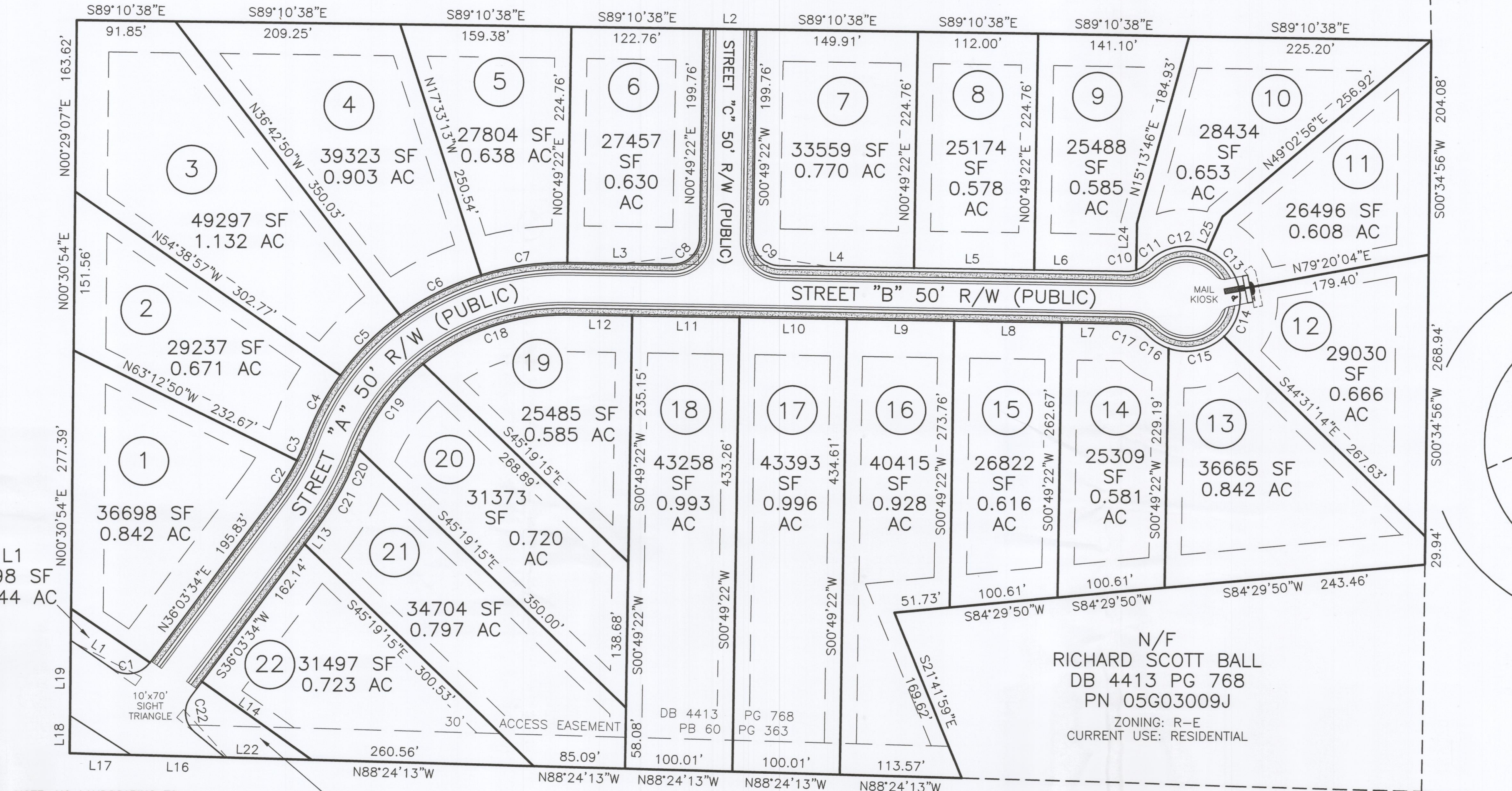
NOTES

DISTANCE STANDARDS.

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 SIGHT.
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.

***TYPICAL TREE INSTALLATION**
SCALE: NTS

1



NOTE: 1 (ONE) TREE SHALL BE PROVIDED PER LOT.

NOTE: NO LANDSCAPING TO BE LOCATED WITHIN THE 10'x70' SIGHT TRIANGLE OR THE EXISTING 30' ACCESS EASEMENT

NOTE: LOTS L1-L2 WERE CREATED TO SATISFY THE TOWN OF CLAYTON LANDSCAPING RULES. THOSE LOTS WILL BE DEDICATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CLASS "A" BUFFER - Plant List

PLANT LIST - CLASS "A" BUFFER ONLY						
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
CANOPY TREES (CANOPY TREES = 93, INCLUDES TREES USED FOR SCREENING/BUFFERS)						
ARO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	8' MIN.	B & B BUFFER PLANTINGS
QS	4	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	8' MIN.	B & B BUFFER PLANTINGS
UNDERSTORY TREES (UNDERSTORY TREES = 77, INCLUDES TREES USED FOR SCREENING/BUFFERS)						
CCF	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2"	6' MIN.	CONTRIB&B BUFFER PLANTINGS

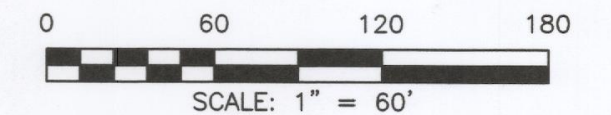
1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCY.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF 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.

QS-SHUMARD OAK ARO-OCTOBER GLORY RED MAPLE FOREST PANSY REDBUD

Landscape Notes

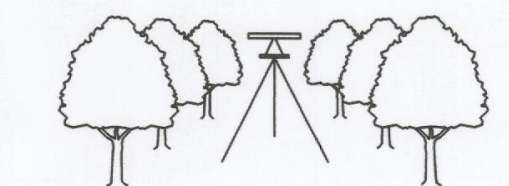
- GENERAL LANDSCAPE NOTES**
1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
 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 SEEDDED 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 SHREDDED HARDWOOD MULCH.
 8. PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "Y" CUT ALONG ITS BORDER WITH SOODED OR SEEDDED AREAS.
 9. ALL SAUCERS SHALL BE SOWNED 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 BOXED 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.

N/F
LISA M. BARBOUR
DB 3114 PG 436
PN 05G03058D
ZONING: R-E
CURRENT USE: RESIDENTIAL



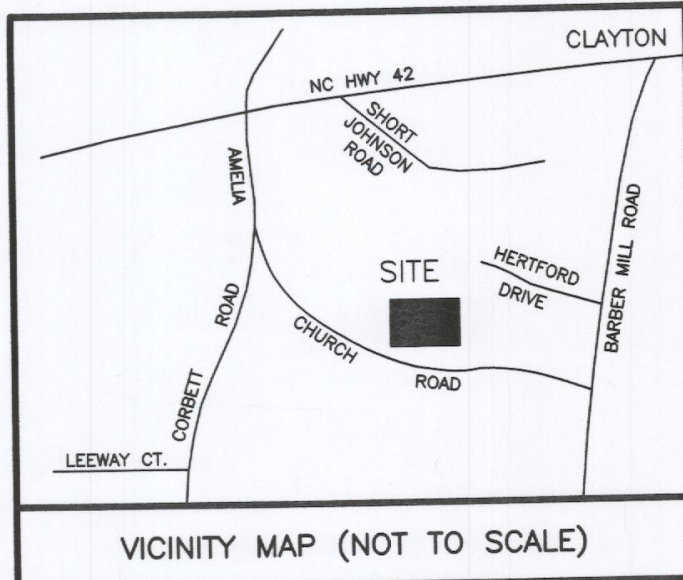
SHEET 5: LANDSCAPING PLAN

TRUE LINE SURVEYING, P.C.



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

SURVEYED BY: **MLB**
DRAWN BY: **MLB**
CHECKED BY: **CLB**
DRAWING NAME: **05G03009B**
SURVEY DATE: **05/18/2010**
JOB NO: **430.090**



DEVELOPER/APPLICANT:

FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

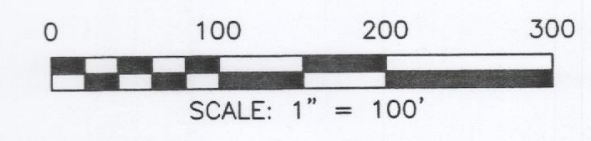
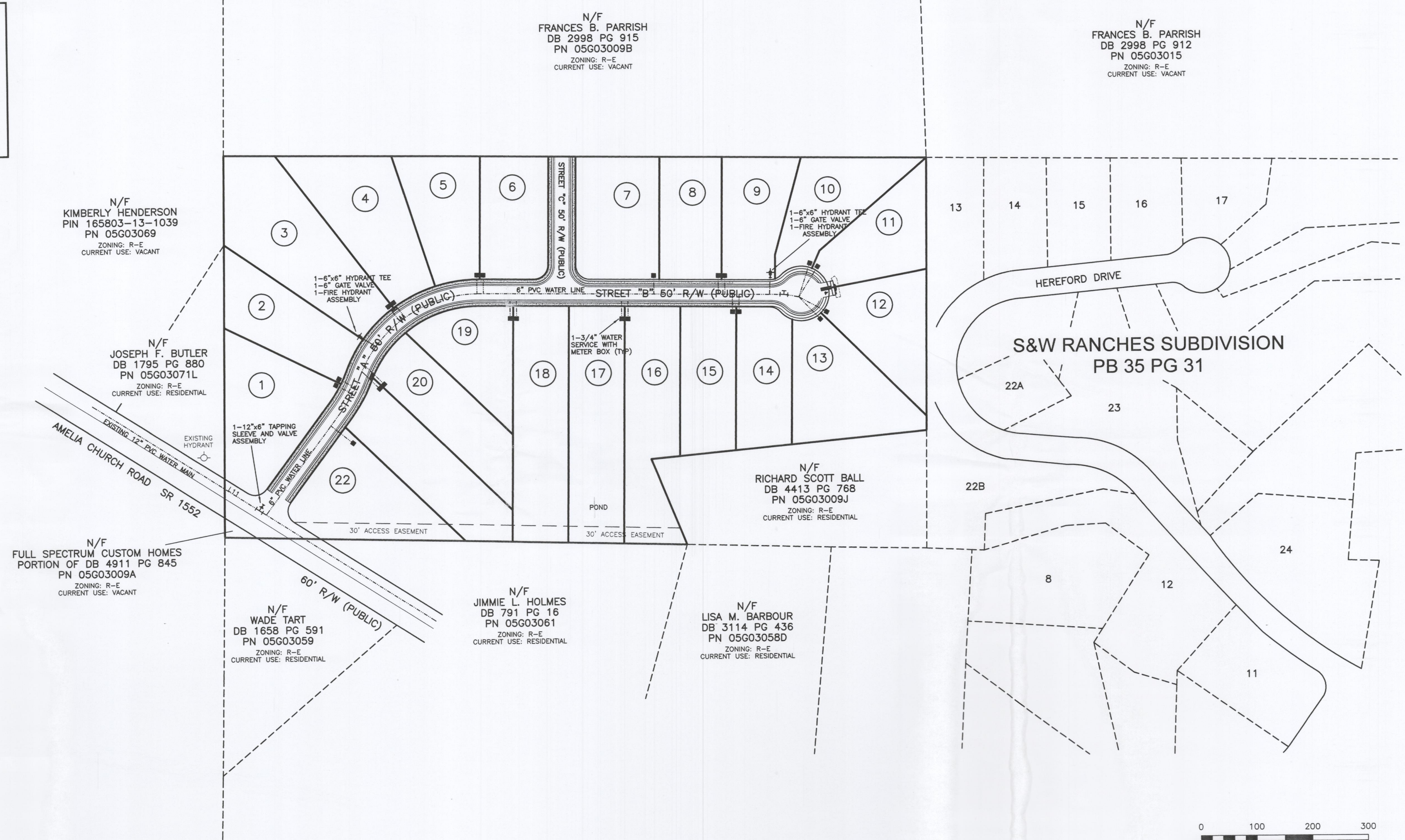
NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

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

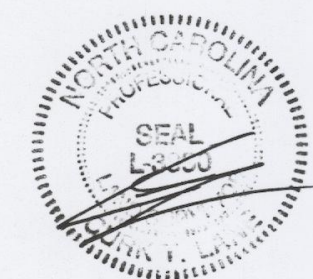
LEGEND	
EXISTING	PROPOSED
WATERLINE	WATERLINE
BLOWOFF	BLOWOFF
HYDRANT	HYDRANT
VALVE	VALVE
REDUCER	REDUCER
METER	METER
MANHOLE	MANHOLE
CLEANOUT	CLEANOUT
STORM DRAINAGE	STORM DRAINAGE
CATCH BASIN	CATCH BASIN
DROP INLET/YARD INLET	DROP INLET/YARD INLET
PROPOSED DITCH FLOW	

SITE INFORMATION

OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
NC PIN NO. 165803-23-2656
PARENT TRACT DEED: DB 4911 PG 845
THERE ARE NO INSTANCES OF 100 YEAR FLOOD
ON SITE. FEMA FLOOD PANEL 3720165800 J
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
ETJ: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561



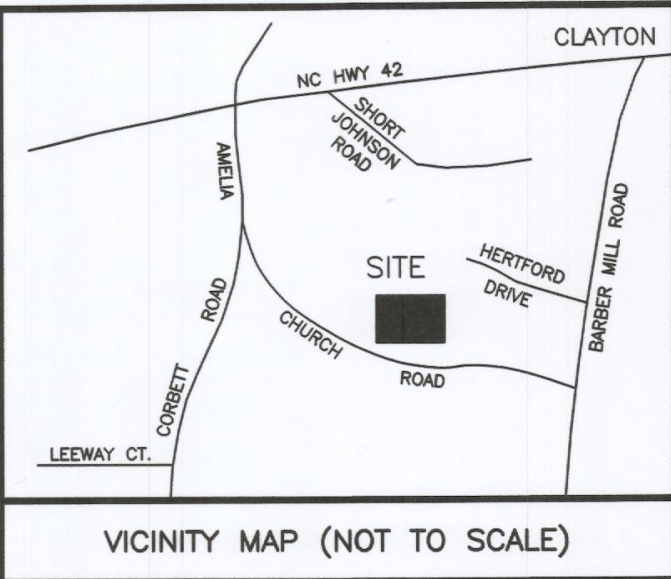
SHEET 6: UTILITY PLAN



SURVEYED BY:	MIKE CLARK
DRAWN BY:	MIKE CLARK
CHECKED BY:	MIKE CLARK
DRAWING NAME:	UTILITY.DWG
SURVEY DATE:	
JOB NO.	430,090

TRUE LINE SURVEYING, P.C.

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



LINE	BEARING	DISTANCE
L1	N88°24'13"W	74.22'
L2	N88°28'00"W	40.23'
L3	N88°28'00"W	57.50'
L4	N00°25'50"E	35.89'
L5	N00°25'50"E	71.35'
L6	S56°48'32"E	68.36'

N/F
KIMBERLY HENDERSON
PIN 165803-13-1039
PN 05G03069

N/F
JOSEPH F. BUTLER
DB 1795 PG 880
PN 05G03071L

N/F
FULL SPECTRUM
CUSTOM HOMES, INC.
DB 4911 PG 845
PN 05G03009A
AREA IN MAIN TRACT
796730 SF
18.290 AC
AREA ACROSS AMELIA CHURCH ROAD
1032 SF
0.024 AC
TOTAL AREA
797762 SF
18.314 AC

796730 SF
18.290 AC

S&W RANCHES SUBDIVISION
PB 35 PG 31

22A

22B

8

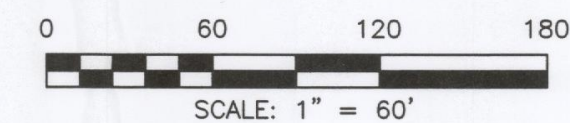
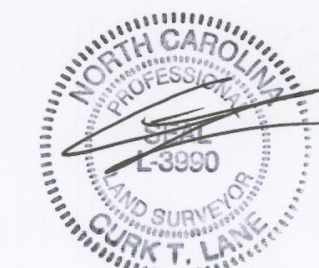
DEVELOPER/APPLICANT:

FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

SITE INFORMATION

OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
NC PIN NO. 165803-23-2656
PARENT TRACT DEED: DB 4911 PG 845
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
E.T.: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561

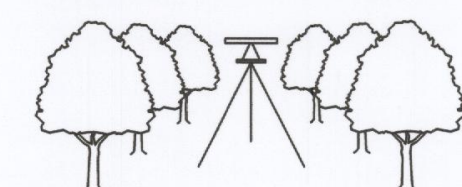
THERE ARE NO INSTANCES OF 100 YEAR FEMA FLOOD
ON SITE. FEMA FLOOD PANEL 3720165800 J



SHEET 7: BOUNDARY

SURVEYED BY:	
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	
JOB NO.	430.090

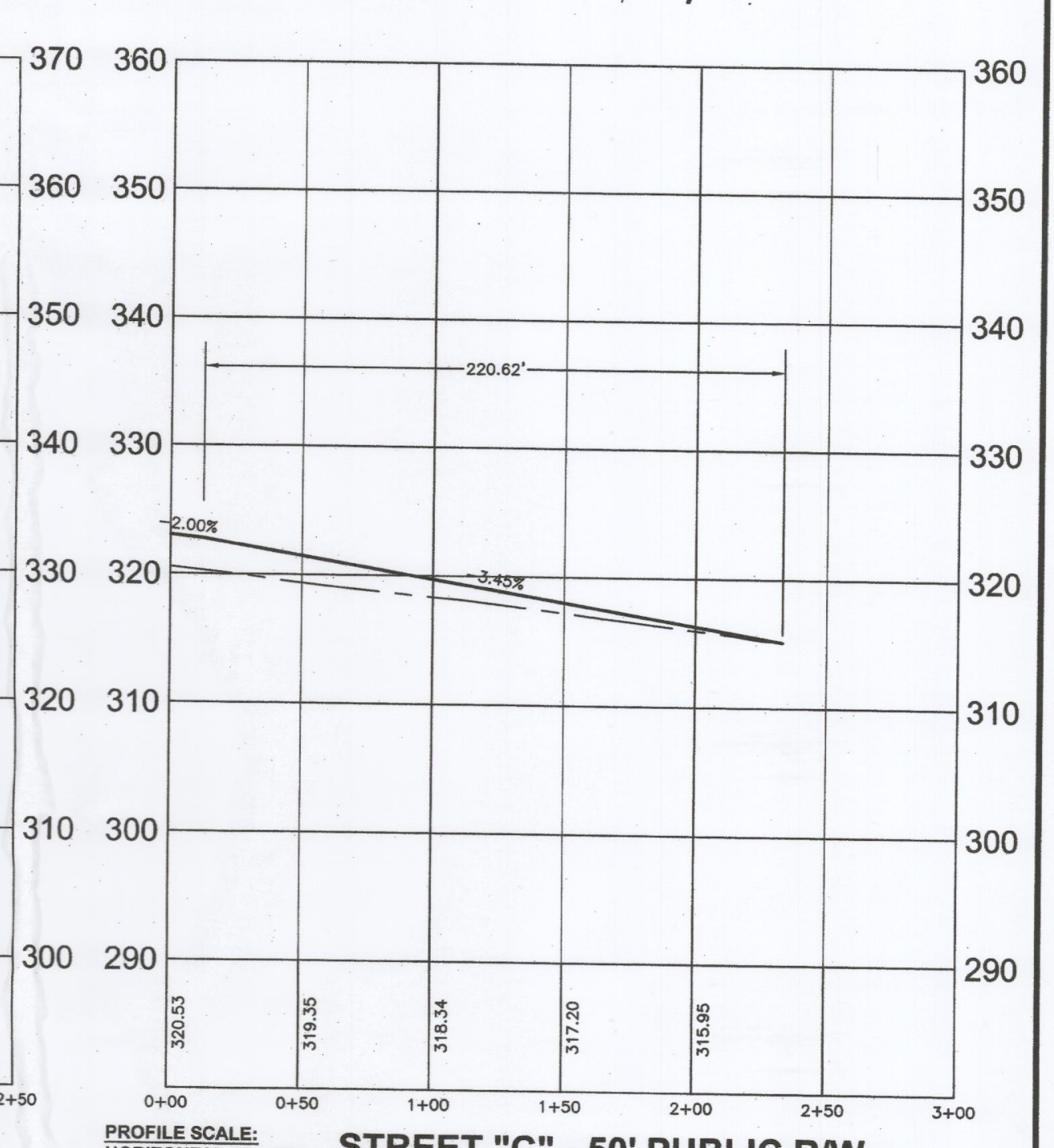
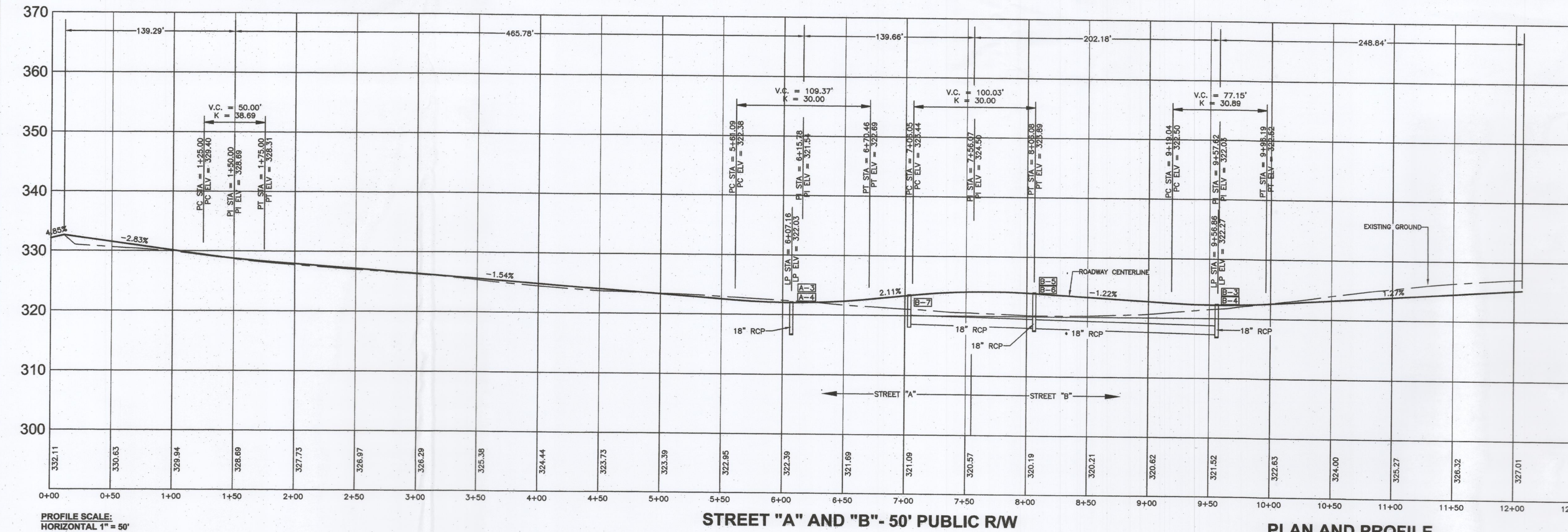
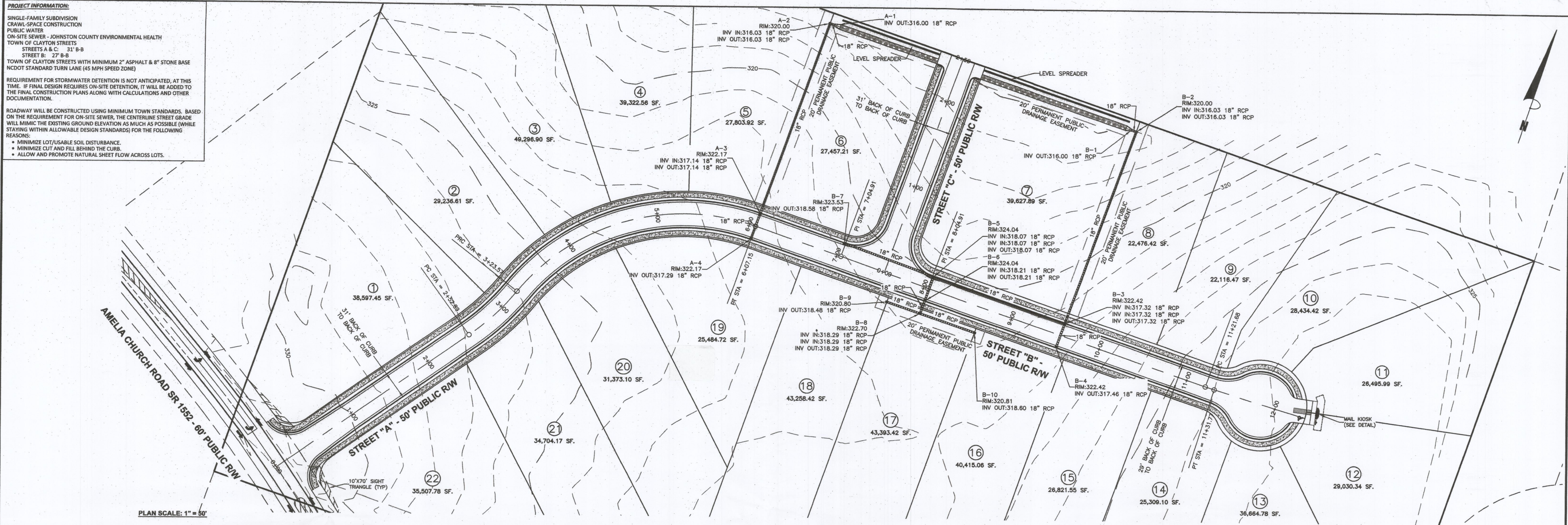
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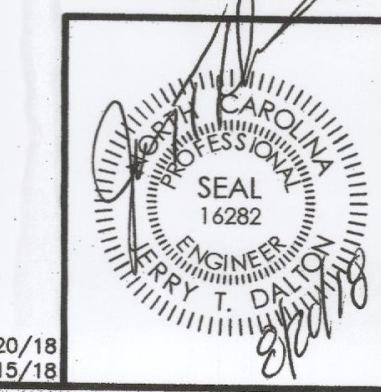
C-1859

PROJECT INFORMATION:
 SINGLE-FAMILY SUBDIVISION
 CRAWL-SPACE CONSTRUCTION
 PUBLIC WATER
 ON-SITE SEWER - JOHNSTON COUNTY ENVIRONMENTAL HEALTH
 TOWN OF CLAYTON STREETS
 STREETS A & C: 31' B-B
 STREET B: 27' B-B
 TOWN OF CLAYTON STREETS WITH MINIMUM 2" ASPHALT & 8" STONE BASE
 NC DOT STANDARD TURN LANE (45 MPH SPEED ZONE)
 REQUIREMENT FOR STORMWATER DETENTION IS NOT ANTICIPATED. AT THIS
 TIME, IF FINAL DESIGN REQUIRES ON-SITE DETENTION, IT WILL BE ADDED TO
 THE FINAL CONSTRUCTION PLANS ALONG WITH CALCULATIONS AND OTHER
 DOCUMENTATION.
 ROADWAY WILL BE CONSTRUCTED USING MINIMUM TOWN STANDARDS, BASED
 ON THE REQUIREMENT FOR ON-SITE SEWER, THE CENTERLINE STREET GRADE
 WILL MIMIC THE EXISTING GROUND ELEVATION AS MUCH AS POSSIBLE (WHILE
 STAYING WITHIN ALLOWABLE DESIGN STANDARDS) FOR THE FOLLOWING
 REASONS:
 • MINIMIZE LOT/USABLE SOIL DISTURBANCE
 • MINIMIZE CUT AND FILL BEHIND THE CURB
 • ALLOW AND PROMOTE NATURAL SHEET FLOW ACROSS LOTS.



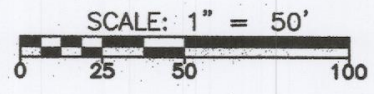
CALL BEFORE YOU DIG!
 NORTH CAROLINA LAW REQUIRES NOTIFICATION OF
 THE UNDERGROUND FACILITY OWNER NOT LESS
 THAN TWO (2) BUT NO MORE THAN TEN (10)
 WORKING DAYS PRIOR TO EXCAVATION OR
 DEMOLITION
 North Carolina One-Call
 Center, Inc.
 www.ncocc.org
 1-800-632-4949

**PLAN AND PROFILE
 STREETS "A", "B" AND "C"
 FOR
 KYLI KNOLLS SUBDIVISION
 TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.**



**Dalton Engineering
 and Associates, P. A.**
 446 East Main Street
 P.O. Box 426
 Clayton, NC 27520
 (919) 550-4740
 Fax (919) 550-4741
 Job: 17016 Date: 6/20/18 Revision: 002
 File: 17016-MASTER Drawn: RVM Sheet: SHEET 8

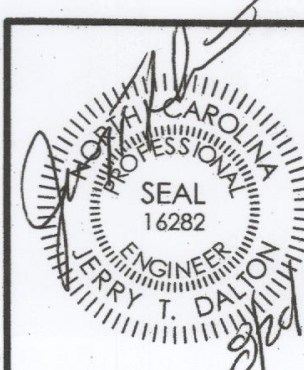
REVISION 002: ADDRESS TOWN OF CLAYTON COMMENTS - 8/20/18
 REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 8/15/18



GRADING AND STORMWATER
FOR
KYLI KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

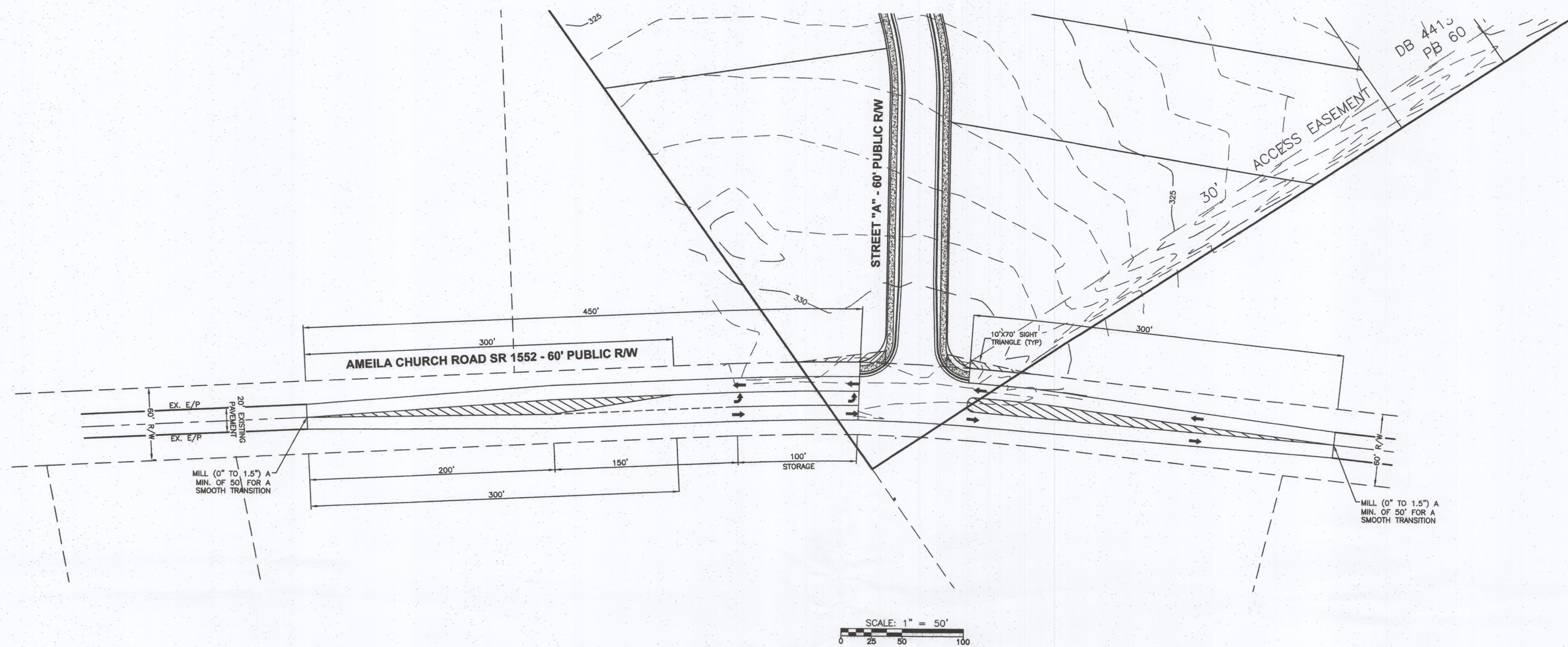
CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.

North Carolina One-Call Center, Inc.
www.ncoc.org
1-800-632-4949



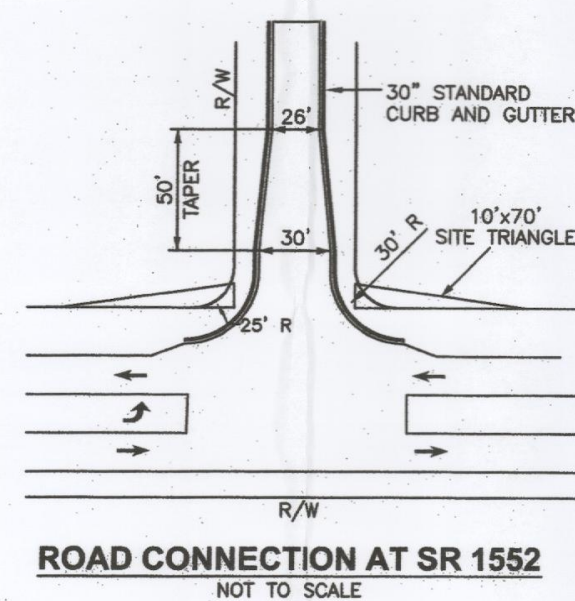
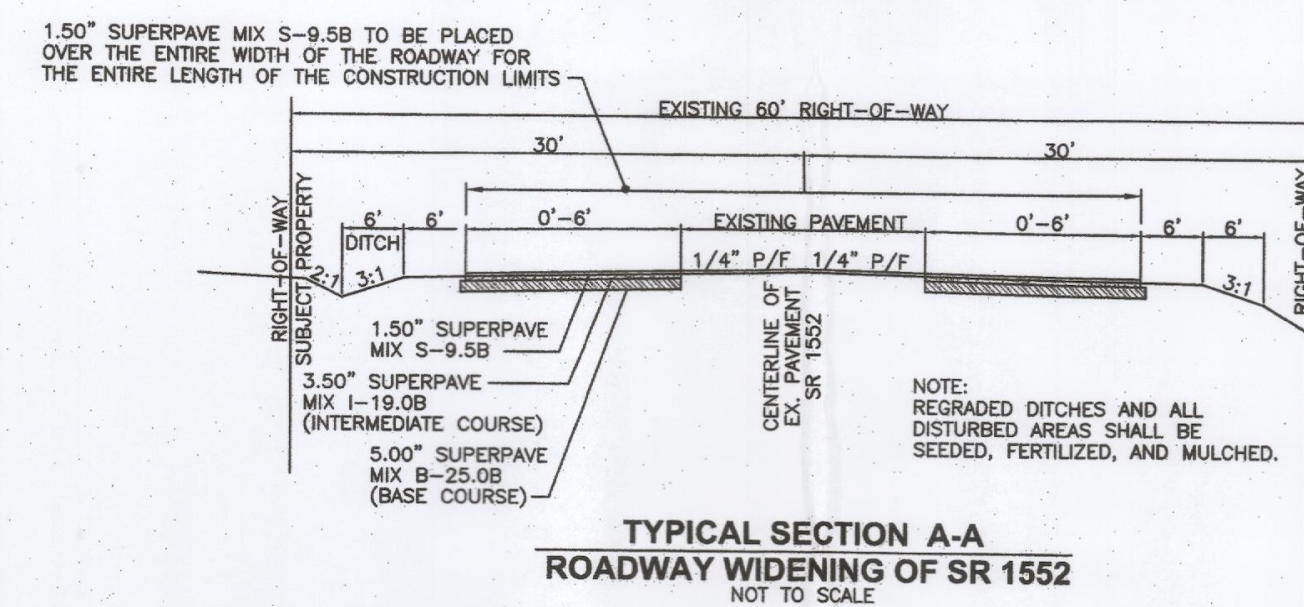
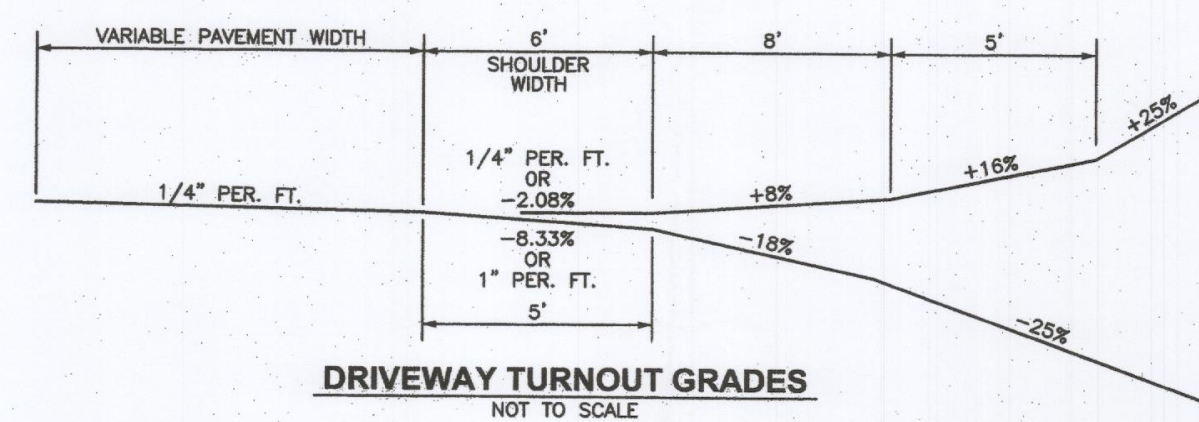
Dalton Engineering and Associates, P. A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741
Job: 17016 Date: 6/20/18 Revision: 002
File: 17016-MASTER Drawn: RVM Sheet: SHEET 9

REVISION 002: ADDRESS TOWN OF CLAYTON COMMENTS - 8/20/18
REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 8/15/18



NOTES TO CONTRACTOR:

1. THIS CONSTRUCTION SHALL CONSIST OF THE ROADWAY WIDENING OF SR 1552 REQUIRED FOR THE LEFT TURN LANE AND SYMMETRICAL WIDENING FOR KYLI KNOLLS SUBDIVISION, AS SHOWN ON THIS PLAN. THE CONSTRUCTION SHALL ALSO INCLUDE THERMAL STRIPING, INSTALLATION OF PAVEMENT MARKERS, AND THE PLACEMENT OF THE FINAL PAVEMENT OVERLAY.
2. THE CONSTRUCTION SHALL CONFORM TO N.C. DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS.
3. THERMOPLASTIC PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED WITHIN THE TURN LANE CONSTRUCTION LIMITS IN ACCORDANCE WITH N. C. DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
4. TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION BY MEANS OF FLAGGERS.



CALL BEFORE YOU DIG!

NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

North Carolina One-Call Center, Inc.
www.ncoc.org
1-800-632-4949

PRELIMINARY
NOT FOR CONSTRUCTION

**ROAD WIDENING
FOR
KYLI KNOLLS SUBDIVISION**
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

**Dalton Engineering
and Associates, P. A.**

446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919) 550-4740
Fax (919) 550-4741

Job: 17016

Date: 6/20/18

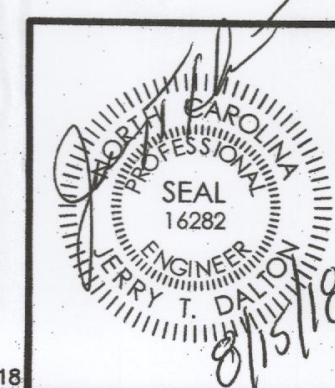
Revision: 001

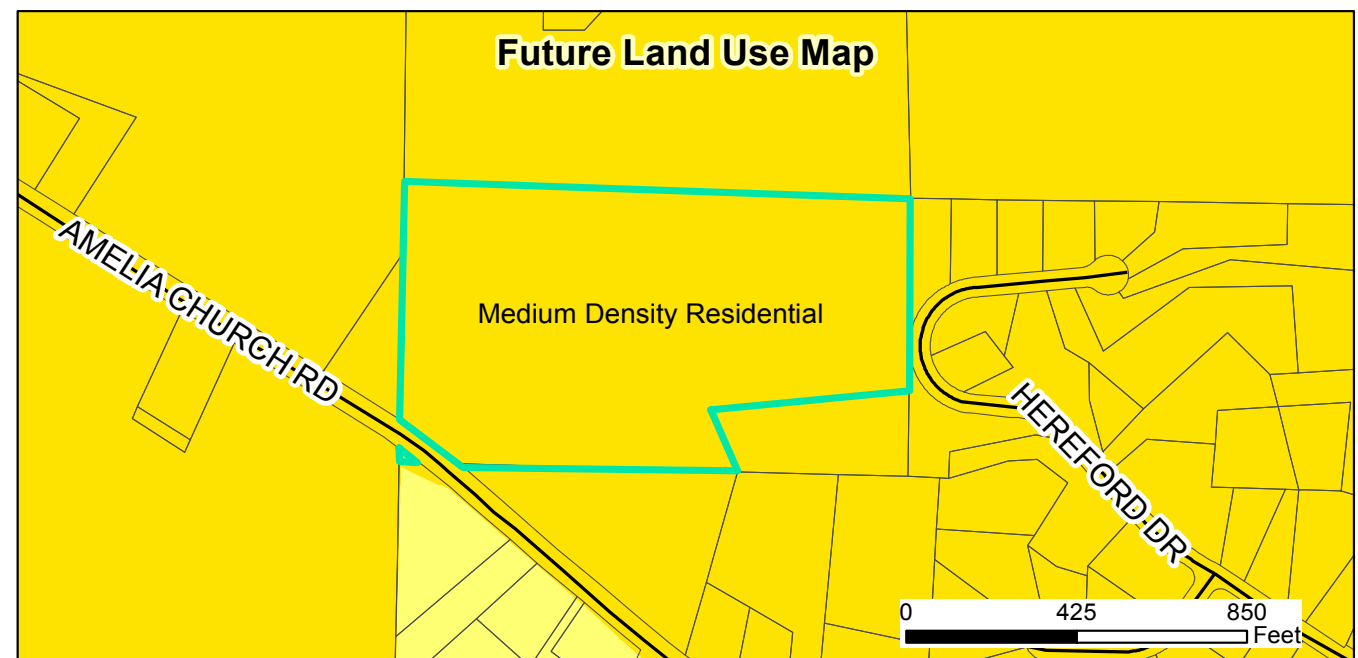
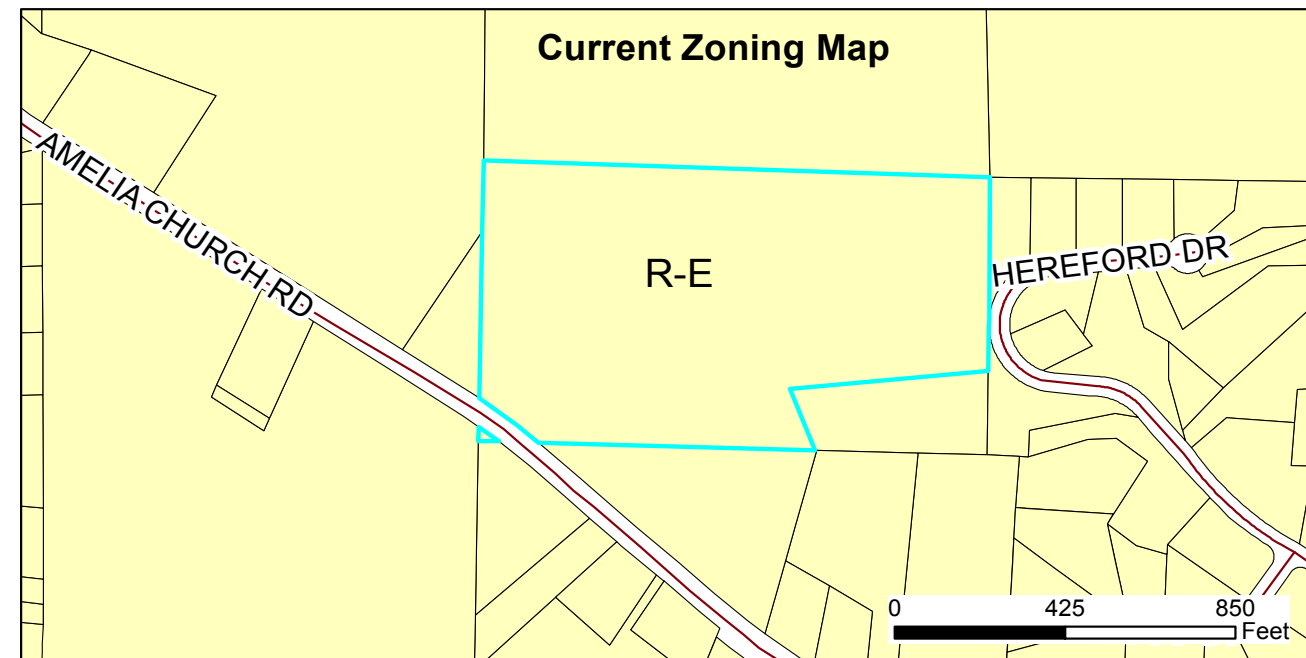
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Drawn: RVM

Sheet: SHEET 11

REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 8/15/18



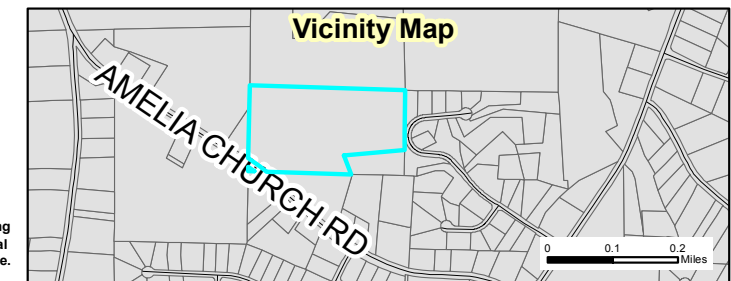


2018-62-SD Kyli Knolls Major Subdivision
Request: To develop 22 single-family residential lots

Applicant: True Line Surveying
 Property Owners: Full Spectrum Custom Homes
 Parcel ID: 165803-23-2656
 Tag #: 05G03009A



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-62-SD Kyli Knolls Subdivision\Maps\StaffReportMap- 2018-62-SD Kyli Knolls.mxd



08/16/18
 Produced by: TOC Planning

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



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

*Planning Board
September 24, 2018*

STAFF REPORT

Application Number: 2018-62-SD

Project Name: Kyli Knolls Preliminary Plat (Major Subdivision)

NC PIN / Tag #: 165803-23-2656 / 05G03009A
Town Limits/ETJ: ETJ
Overlay: None
Applicant: True Line Surveying
Owner: Full Spectrum Custom Homes
Location: Amelia Church Road

Public Noticing:

- Neighborhood meeting September 17, 2018
- Sign posted prior to August 17, 2018
- Letters mailed October 2, 2018
- Newspaper ad published October 5, 2018 and October 12, 2018

REQUEST: To develop 22 single-family residential lots on 18.56 acres of land zoned Residential-Estate (R-E).

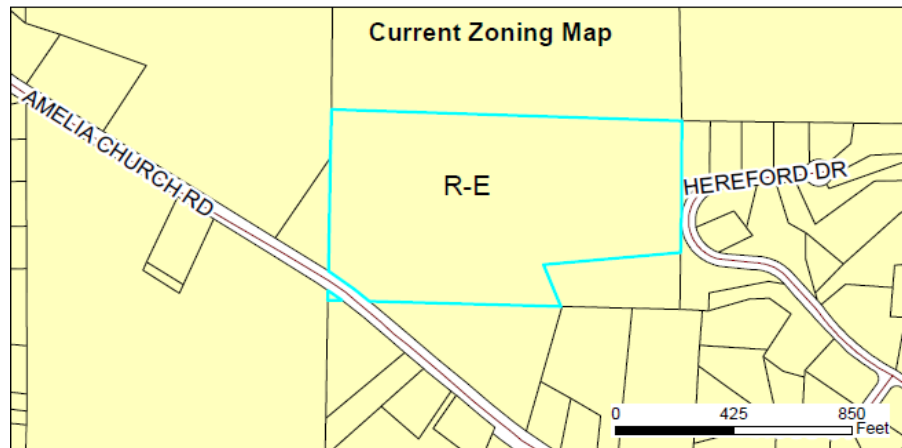


SITE DATA:

Acreage: 18.56
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Vacant
South	Residential-Estate (R-E)	Single-family residential
East	Residential-Estate (R-E)	Single-family residential
West	Residential-Estate (R-E)	Single-family residential

**DEVELOPMENT DATA:**

Proposed Uses: Single-Family Homes
Buildings: 22 dwelling units
Density/Intensity: 1.18 unit/per acre
Required Parking: 2 spaces per unit
Access/Streets: One access off Amelia Church Road and one stub-out to the property to the north

STAFF ANALYSIS:**Overview**

The proposed development is located on the north side of Amelia Church Road, approximately 3,000 feet southeast of the intersection of Amelia Church Road and NC HWY 42 West. The applicant is requesting a conventional single-family residential subdivision on 18.56 acres of land zoned Residential-Estate (R-E). The proposed subdivision includes 22 single-family lots with a minimum lot size of 25,000 square feet. The lots will

be served by public water (Johnston County) and septic. Curb-and-gutter is proposed throughout the development, as well as sidewalks. The property is located within the Town's ETJ, and the applicant is not requesting annexation into the Town of Clayton.

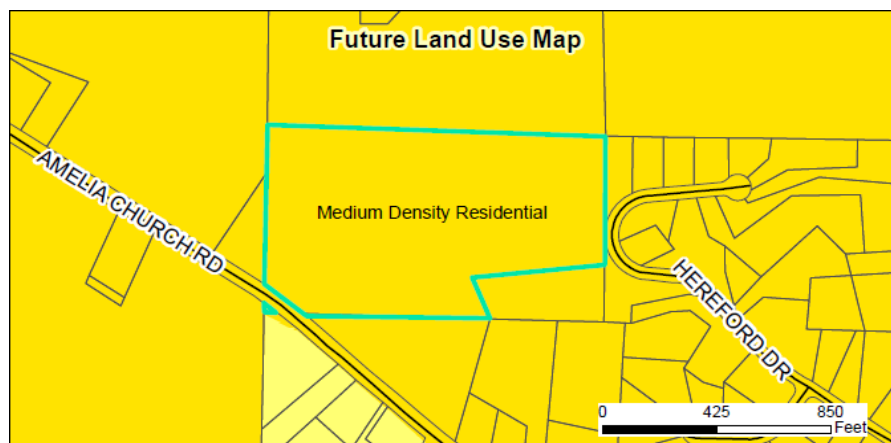
An application was submitted in 2017 for this development that was ultimately denied by the Town Council (2017-98-SD). The original application consisted of 20 single-family lots, and did not include any roadway improvements. The Town Council found that the layout proposed at that time would materially endanger the environment, public health, safety, or the general welfare. This was outlined in the resolution to be determined by the three separate connections proposed on Amelia Church Road, congestion caused by traffic entering and exiting the development, and a general lack of traffic congestion mitigation.

As the development is currently submitted, a left-turn lane into the development off Amelia Church Road will be required by NCDOT and is shown on the preliminary plat. Staff does still have concerns regarding the proposed separation between the existing access easement to the Richard Scott Ball property and the main entrance into the development. The proposed connection results in the convergence of three separate vehicular connections at one point along Amelia Church Road, which results in a safety concern. Staff recommends relocating the 30' access easement to alleviate these safety concerns (**see Condition of Approval**).

Consistency with Adopted Plans

- **2040 Comprehensive Plan**

The Future Land Use for this area is envisioned as Medium Density Residential, which typically consists of three to five dwelling units per acre. This development is not consistent with the future land use map, as it only proposes 1.18 dwelling units an acre. This area of town is designated for Medium Density Residential due to the ability of the property to be serviced by both water and sewer. Extending sewer service to the property would allow smaller lot sizes and a density more consistent with the Comprehensive Plan designation.



Compatibility with Surrounding Land Uses

There is a single-family residential subdivision located to the east of the subject property. All other surrounding land uses are single-family residential or vacant properties, zoned Residential-Estate (R-E), making the proposed residential development compatible with the surrounding land uses.

Landscaping and Buffering

The applicant is proposing to provide one street tree per lot, as required by the Town of Clayton's Unified Development Code. A Class "A" landscaping buffer will also be provided along Amelia Church Road, which is consistent with the UDC requirements. This buffer will be located separate from the adjacent single-family parcels, in order to ensure the proper maintenance of the landscaping by the HOA.

Mail Kiosk

The applicant is proposing to add a mail kiosk at the end of the Street "B" cul-de-sac. This kiosk will have two designated parking spaces. One of these spaces will be handicap accessible. Additionally, the applicant is proposing landscaping around the location of the mail kiosk. Final design and layout of the mail kiosk is subject to review and approval by the Inspections department (see recommended Condition of Approval).

Access/Streets

Access to the development is proposed to be located off Amelia Church Road. At this time, this will be the only entrance/exit into the development. A stub-out to the property to the north (Parrish Property) is proposed as a part of this subdivision to provide future cross access and to meet the access requirements of the UDC.

Findings of Fact

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.

1. That the subdivision meets all required specifications of the town Subdivision regulations and conforms to the Town Unified Development Code.

- **Applicant Response:** "The proposed subdivision plan meets all required specifications of the town Subdivision Regulations and conforms to the town UDO."
- **Staff Commentary:** The applicant should provide additional detail to explain how the proposed subdivision plan meets all required specifications of the Town's subdivision regulations and UDC.

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 will not be detrimental to the use or orderly development of other properties in the surrounding area. The subdivision will match existing character of nearby residential subdivisions."
- **Staff Commentary:** It is Staff's opinion that the applicant has not provided sufficient evidence in its written application as to how the development meets this Finding. Further, it is Staff's opinion that the development of the property without sewer services will hinder the development pattern in this vicinity, which is envisioned by the Comprehensive Plan 2040's

future land use map as consisting of 3-5 units/acre. The proposed density of this development, 1.18 unit/acre, is not consistent with the comprehensive plan. This property is exceptionally close to high density development. The creation of this low density subdivision **violates the character of existing standards for development of properties in the surrounding area**, and hinders the demand for higher density development in the area thus creating urban sprawl.

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:** “The subdivision design connects to Amelia Church in the only location where the subject property has road frontage also providing a road stub to the north for future connections.”
- **Staff Commentary:** Staff recommends the Application provide additional detail to provide sufficient evidence to satisfy this Finding (i.e roadway improvements and traffic distribution safety, extension of infrastructure, etc.). The proposed development does not extend public infrastructure to the property, which is available to the development. Extension of sewer to this property would allow for development to occur at a higher density, in accordance with the Town’s future land use map. In addition, the proposed density is not consistent with the densities expected on adjacent surrounding properties and does not maximize the use of public infrastructure. Not extending water and sewer infrastructure eliminates the Town’s ability to approve higher densities in accordance with the Future Land Use Plan, or loop water lines and extend sewer to maximize public infrastructure.

Staff also has major concerns regarding the safety of the development’s entrance off Amelia Church Road due to the close proximity and convergence with two existing driveways. The existing access easement to Richard Ball’s property converges with the developments main entrance potentially creating unsafe site visibility and traffic convergence from opposing directions. These entrances are improperly spaced for safe ingress and egress to the subdivision or the private residence. In addition, an existing driveway across Amelia Church Road serving a single-family residence converges in the same location, making the situation more dangerous.

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:** “The subdivision matches the current zoning (R-E) for a residential subdivision as adopted by the Town Council.”
- **Staff Commentary:** The applicant has not addressed how the proposed development does not adversely affect the general plans for orderly growth and development, and how it is consistent with the planning policies adopted by Town Council. The proposed development does not adhere to the Comprehensive Plan 2040’s Future Land Use Map designation of Medium Density Residential. This designation consists of 3-5 dwelling units per acre, but this development is providing less than 2 units per acre as currently proposed. Specifically, the proposed development **is not consistent** with the following Goals, Objectives and Strategies of the Town of Clayton’s Comprehensive Plan:

- **Goal LU2** “Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safety”.
- **Strategy H1.1.1** “Review development proposals for consistency with the Future Land Use Map and work with developers to provide a range of quality housing types within developments”.
- **Goal M2** “Support interconnected street systems that efficiently disperse traffic”.
- **Objective M2.1** “Evaluate and mitigate potential impacts of new or future development on existing roadway infrastructure”.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for a 22 lot single-family residential subdivision.
 - Planning Board shall make a recommendation to Town Council.
 - This plan is subject to final approval by Town Council.
-

CONDITIONS OF APPROVAL:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision plan for the Kyli Knolls Subdivision (2018-62-SD):

1. The conflict between the 30’ access easement, the proposed site entrance and Amelia Church Road shall be resolved prior to final subdivision approval / platting of the property.
 2. The final design of the mail kiosk shall be reviewed and approved by the Inspections department, prior to final plat recordation.
 3. A left-turn lane into the development shall be constructed on Amelia Church Road prior to issuance of the first Certificate of Occupancy.
 4. The Class “A” landscape buffer along Amelia Church Road shall not encroach into safe sight triangles or the adjacent existing 30’ access easement.
 5. The Class “A” landscape buffer along Amelia Church Road shall be installed prior to issuance of the first Certificate of Occupancy.
 6. All decorative traffic related signage shall be maintained solely by the developer or Homeowner’s Association.
-

ATTACHMENTS:

- 1.) Staff report
- 2.) Maps
- 3.) Application
- 4.) Neighborhood Meeting Materials
- 5.) Site Plan

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
Major Subdivision**

2018-62-SD Kyli Knolls Major Subdivision

On September 24, 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 24th day of September 2018 while in regular session.

Signed:


Robert Ahlert, Planning Board Chair

**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 _____

This motion is based on the following findings:

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

OR

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

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

OR

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

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

OR

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

MOTION FORM
Item 6a
2018-62-SD – Kyli Knolls

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 6a
2018-62-SD – Kyli Knolls



Town Council Agenda Cover Sheet

Meeting Date

October 15 2018

Agenda Location

Public Hearings

Item Title

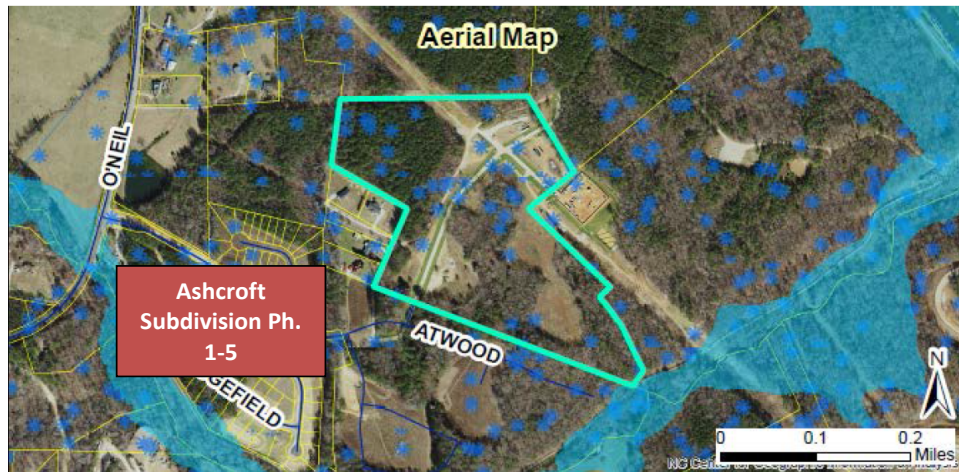
2018-119-PDD Ashcroft Ph. 6 & 7 Planned Development Rezoning

Presenter

Samantha Wullenwaber, Planning Director

Summary/Description

Request to rezone 18.55 acres of land from Residential-Estate (R-E) to Planned Development-Residential (PD-R), to create consistency with the remainder of Ashcroft Subdivision. This application is running concurrently with a preliminary plat modification to add additional residential lots and land to the previously approved Ashcroft Subdivision. The additional property would be accessed via Atwood Drive, which was previously approved as a part of the original Ashcroft Subdivision approval. Ashcroft Subdivision is accessed off North O'Neil Street.

**Requested Action**

Approval/Denial

Additional Documents to be Included in Agenda Packet

Application
Neighborhood Meeting Materials
Staff Report Maps

Staff Report
Public Notice- Letter
Public Notice- Newspaper Ad

Meeting Timeline

Planning Board- September 24th
Town Council Work Session- October 1st
Town Council Hearing- October 15th



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

Pursuant to Article 7, Section 155.704 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to amend the Official Zoning Map.

Application Fees: **Standard Rezoning Fee: \$500.00**
Rezoning to Planned Development District Fee: \$1,000.00 + \$5.00 acre
Advertisement Fee: \$100.00
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Ashcroft Phase 6 & 7 Acreage of Property: 18.55 ACS
County Tag Number: 05H02200B/05H02015A NC PIN: 166900-76-7638/166900-75-4535
Address/Location: Atwood Drive, Clayton
Existing Zoning District: RE/PD-R
Proposed Zoning District: PDR

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 314 E. Main Street Clayton, NC 27520
Phone Number: 919-763-7278 Fax: N/A
Contact Person: Donnie Adams
Email Address: donnie@adamsandhodge.com

FOR OFFICE USE ONLY

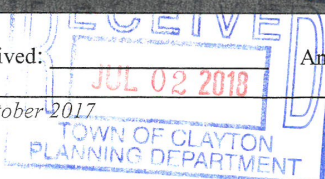
Date Received:

Amount Paid:

File Number:

October 2017

Page 1 of 10



PROPERTY OWNER INFORMATION

Name: Gattis Lee Heirs/Ashcroft Partners, LLC

Mailing Address: 114 W.Main Street Clayton NC 27520

Phone Number: 919-422-6815

Fax: N/A

Email Address: reid@one27homes.com

EXPLANATION OF PROJECT

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

The rezoning request is for additional property to be added to the Ashcroft PD-R

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>5-16-2018</u>	•				
2. Review Fee (\$500 for standard rezoning <u>OR</u> \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	•				
3. Completed application	•				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	•				
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).					
6. <i>If property to be rezoned is a portion of a parcel:</i> - Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.) - Plat showing property to be rezoned, matching legal description.					
7. Adjacent property owners list	•				
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>					
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>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.</i>	•				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The proposed plan will be consistent with adopted plans of the town and will provide a mixture of residential units.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
A portion of the property is currently located in the town limits and is undeveloped. The remaining portion is in the Town's ETJ and will need to be annexed. Rezoning this property will allow for orderly development as well as an extension of Ashcroft.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed zoning change will allow flexibility in development to facilitate better overall use of the property.

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.
This property is adjacent to an existing planned development and adjacent to current Town Limits. As such the town has anticipated the proposed density.

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

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 should have a positive effect instead of a negative.

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.
This change will benefit the general public.

APPLICANT AFFIDAVIT

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

Adams & Hodge Engineering
Print Name

[Signature]
Signature of Applicant

6/1/2018
Date



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

October 2, 2018

NOTICE

SUBJECT: **Project:** 2018-120-SD Ashcroft Phase 6 & 7 Preliminary Plat (Major Modification)
2018-119-PDD Ashcroft Phase 6 & 7, Planned Development Rezoning
Address: North of Atwood Drive; located off N. O'Neil Street
PIN #: 166900-76-7638, 166900-75-4535
Applicant: Adams & Hodge Engineering

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold a public hearing on Monday, October 15, 2018 at 6:00 PM at Town Hall, 111 E Second Street, to consider the above referenced Rezoning and Preliminary Plat Major Modification applications. The applicant is requesting to rezone 18.55 acres from Residential Estate (R-E) to Planned Development-Residential (PD-R). The preliminary plat major modification is requesting to develop 56 new single-family residential lots. The property is located at N. O'Neil Street north of Atwood Drive. Please see the map attached with this letter.

For rezonings, a public hearing shall be held, during which 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 major subdivisions (preliminary plats), an evidentiary hearing shall be held, during which the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

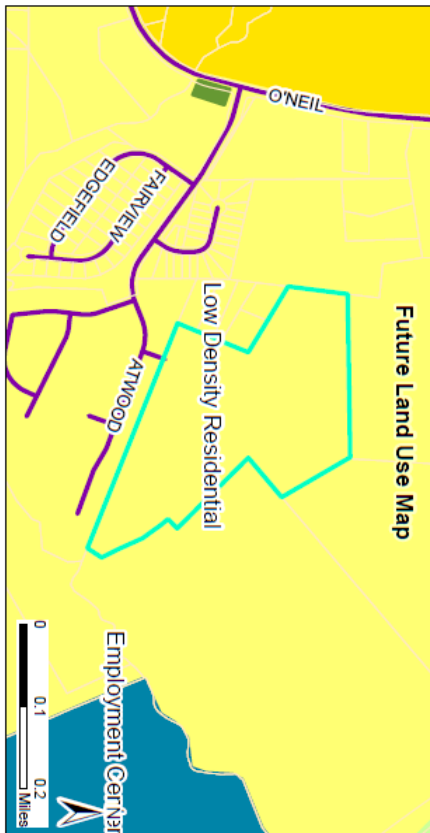
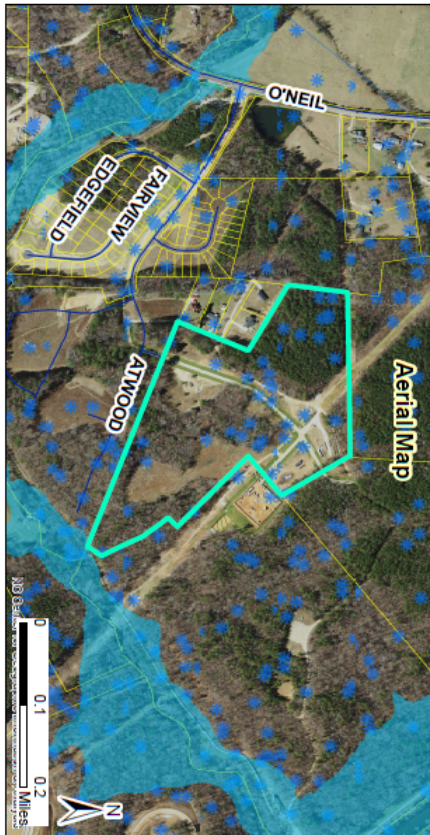
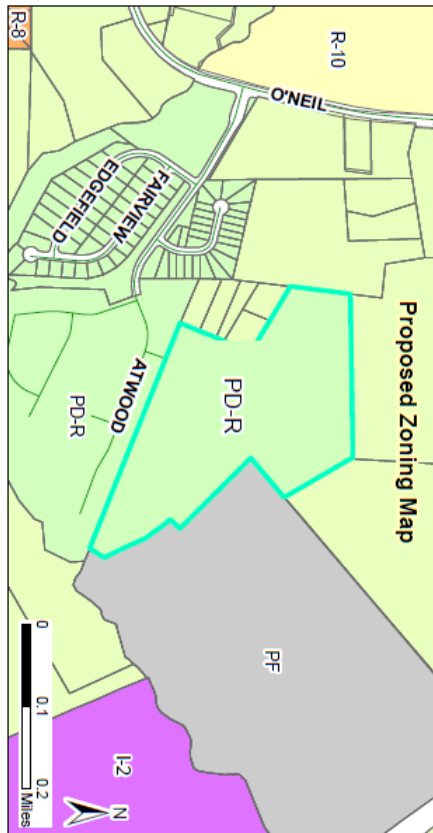
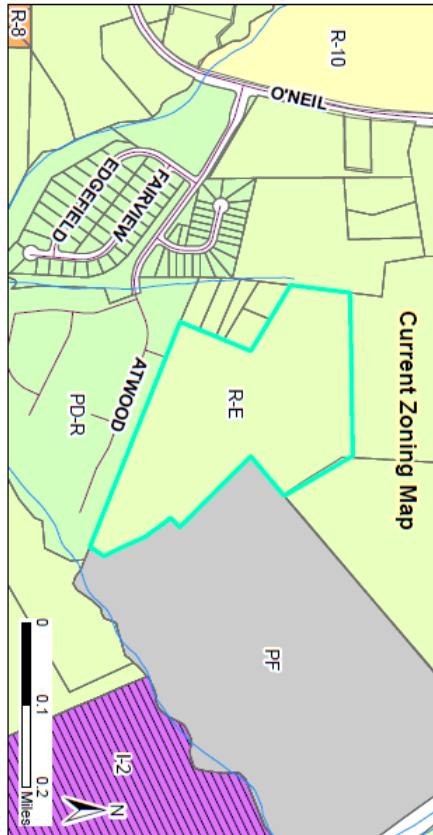
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to Council.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D Powell', written over a light gray rectangular background.

Damiere Powell
Town Planner



Request:
2018-119-PDD, Ashcroft Phase 6 & 7, rezoning

Applicant: Adams & Hodge Engineering, PC
Property Owners: Lee Hens Gattis/Ashcroft Partners, LLC
Parcel ID: 166900-76-7638/166900-75-4535
Tag #: 05H022008/05H02015A

Staff Report Map



Document Path: C:\P\AMNINO\RECONING\Planned Development\2018-119-PDD Ashcroft Phase 6 & 7 Mapping\Map 2018-119-PDD Ashcroft Phase 6 & 7 rezoning.mxd

06/17/2018
Produced by: TDC Planning
Disclaimer: Town of Chatham assumes no legal
responsibility for the accuracy and use
of this map.

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



August 3, 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: **Wednesday, August 15, 2018**

Meeting Time: **7:00 p.m.**

Meeting Location: **114 W. Main Street
Clayton, NC 27520**

Type of Application: **Major Subdivision Plan**

Project/proposal property address: **Off of Atwood Drive in Ashcroft Subdivision.**

Description of project/proposal: **The proposed project is a residential subdivision which will be serviced by public water and sewer.**

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

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.

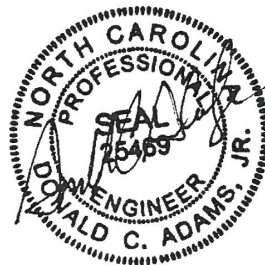
If you have any questions prior to or after this meeting, you may contact us at (919) 763-7278.

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

Sincerely,

Donald C. Adams, Jr., PE

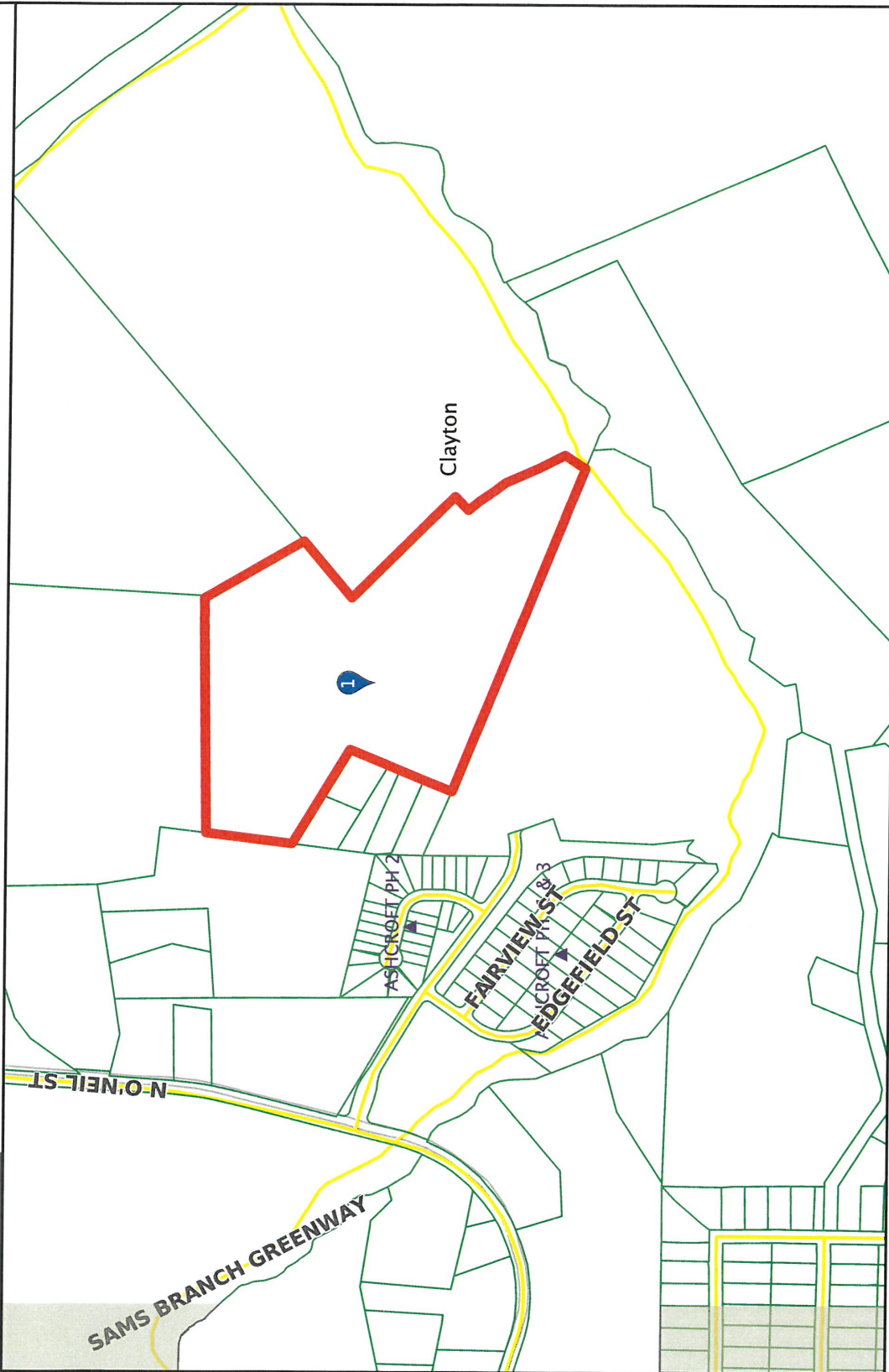
Cc: Town of Clayton Planning Dept.





*** DISCLAIMER ***

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



Scale: 1:7324 - 1 in. = 610.34 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
August 3, 2018

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Ashcroft Phases 6 & 7

Application: Major Subdivision

Location/Date: 114 West Main St. Clayton - August 15, 2018 7:00 pm

	NAME	ADDRESS
1	Donnie Adams	314 E. Main St. Clayton
2	Holland Adams	" "
3		
4		
5		
6		
7		
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10		
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12		
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17		
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19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Ashcroft Phases 6 & 7 - Major Subdivision Application
Date of Mailing: Friday Aug 3rd

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: Holland Adams Signature: Holland Adams

Date of Meeting: August 15, 2018 Time of Meeting: 7:00 pm
Location of Meeting: 914 W. Main St. Conference Room (Clayton, N.C.)

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.*

Donnie Adams (Adams & Hodge Engineering, PC)
had all materials ready to present for the
Ashcroft Phases 6 & 7 Major Subdivision, however
after waiting until 7:20 pm noone showed up.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: The Village at Parkview Phases 9-16

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

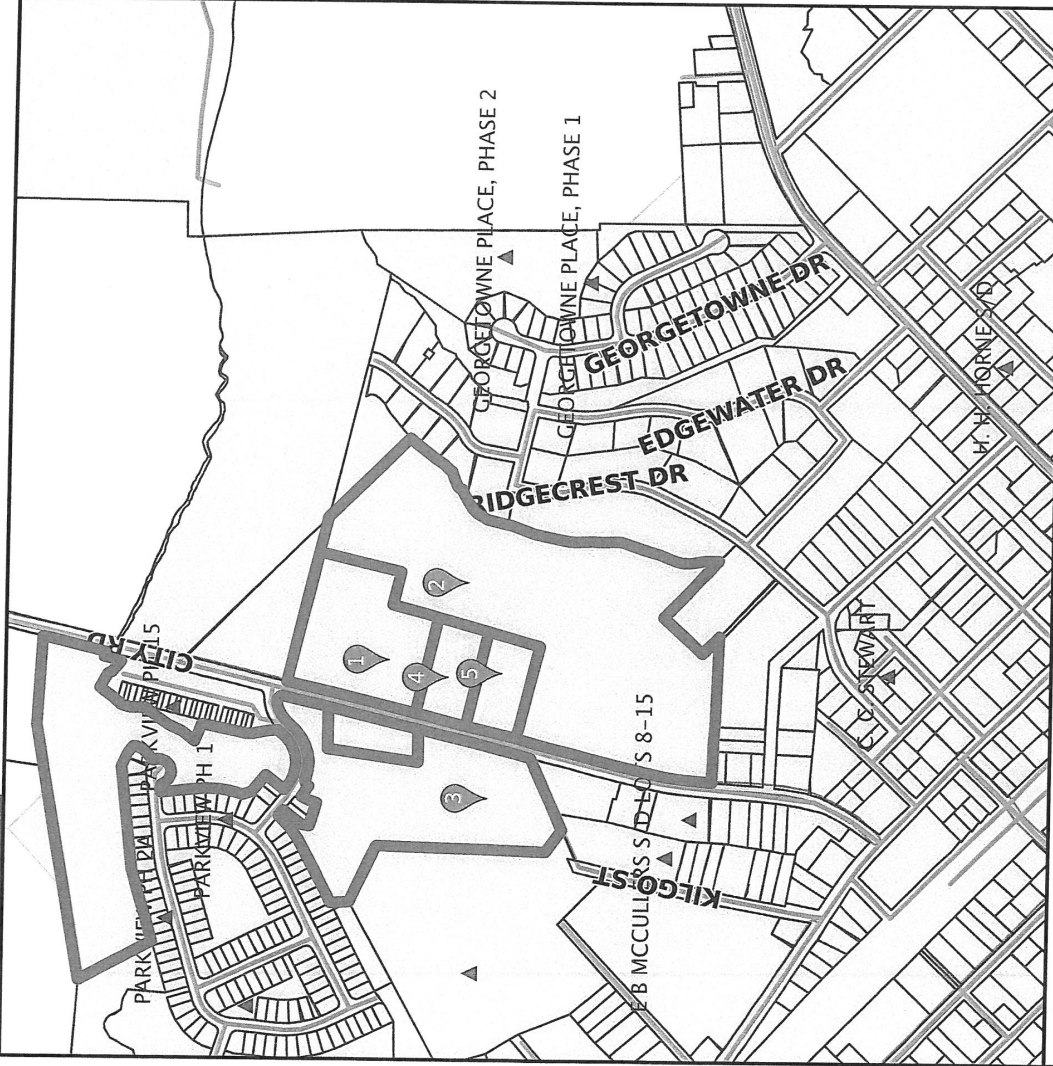
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
	See attached	



*** DISCLAIMER ***

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



Result 1

id: 05H02020
Tag: 05H02020
NCPin: 166909-06-4838
Mapsheet No: 166909
Owner Name 1: SAM'S BRANCH, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3:
Site Address 1: CLAYTON, NC 27520-2397
Site Address 2:
Book: 05111
Page: 0199
Market Value: 66680
Assessed Acreage: 7
Calc. Acreage: 6.98
Sales Price: 3000
Sale Date: 2018-03-06

Scale: 1:7876 - 1 in. = 656.32 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
May 31, 2018



*** DISCLAIMER ***

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

Result 2

id: 05029021
Tag: 05029021
NCPin: 166909-06-6358
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: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05030069
Tag: 05030069
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 112350
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

Result 4

id: 05H02199C
Tag: 05H02199C
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: SAM'S BRANCH, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2397
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 05130
Page: 0112
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 152500
Sale Date: 2018-04-10

Result 5

id: 05H02198
Tag: 05H02198
NCPin: 166909-06-1265
Mapsheet No: 166909
Owner Name 1: DELILA R B THOMPSON
LIVING TRUST
Owner Name 2:
Mail Address 1: 8013 OLD STAGE ROAD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Site Address 1: 300 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 03003
Page: 0637
Market Value: 90710
Assessed Acreage: 1.99
Calc. Acreage: 1.855
Sales Price: 0
Sale Date: 2005-10-26

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Monday, October 15, 2018, at 6 PM at Town Hall, 111 East Second Street, to consider the following requests for properties located off Atwood Drive; TAG #s 05H02200B, 05H02015

- 2018-119-PDD Ashcroft Ph. 6/7 Planned Development Rezoning; request to rezone property from Residential-Estate (R-E) to Planned Development Residential (PD-R).
- 2018-120-SD Ashcroft Ph. 6/7 Preliminary Plat Major Modification; request to add 18.55 acres and develop 56 additional lots on the properties as an addition to Ashcroft Subdivision.

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.

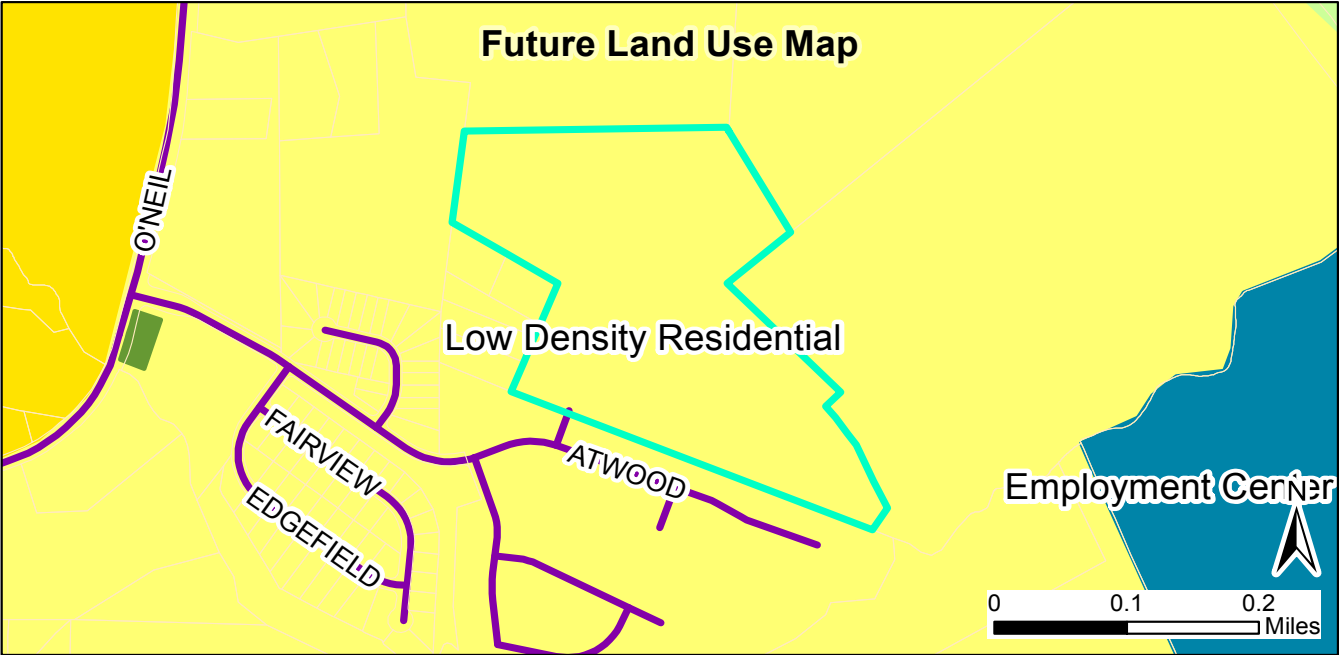
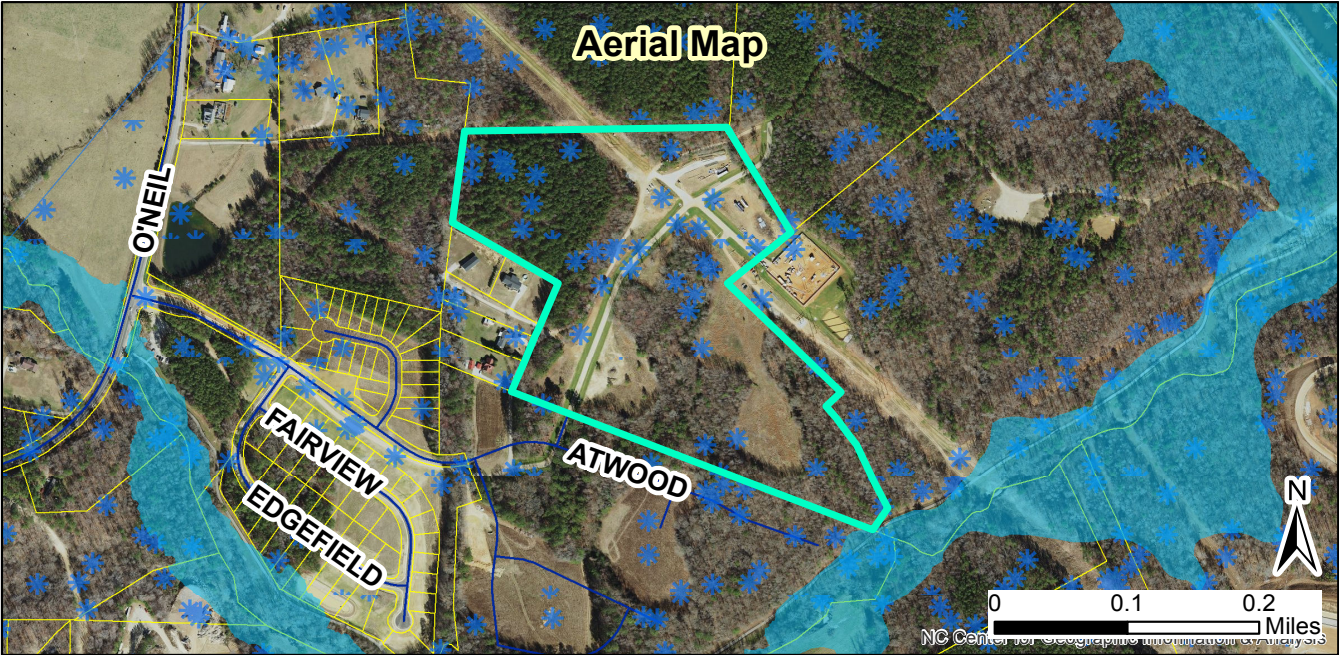
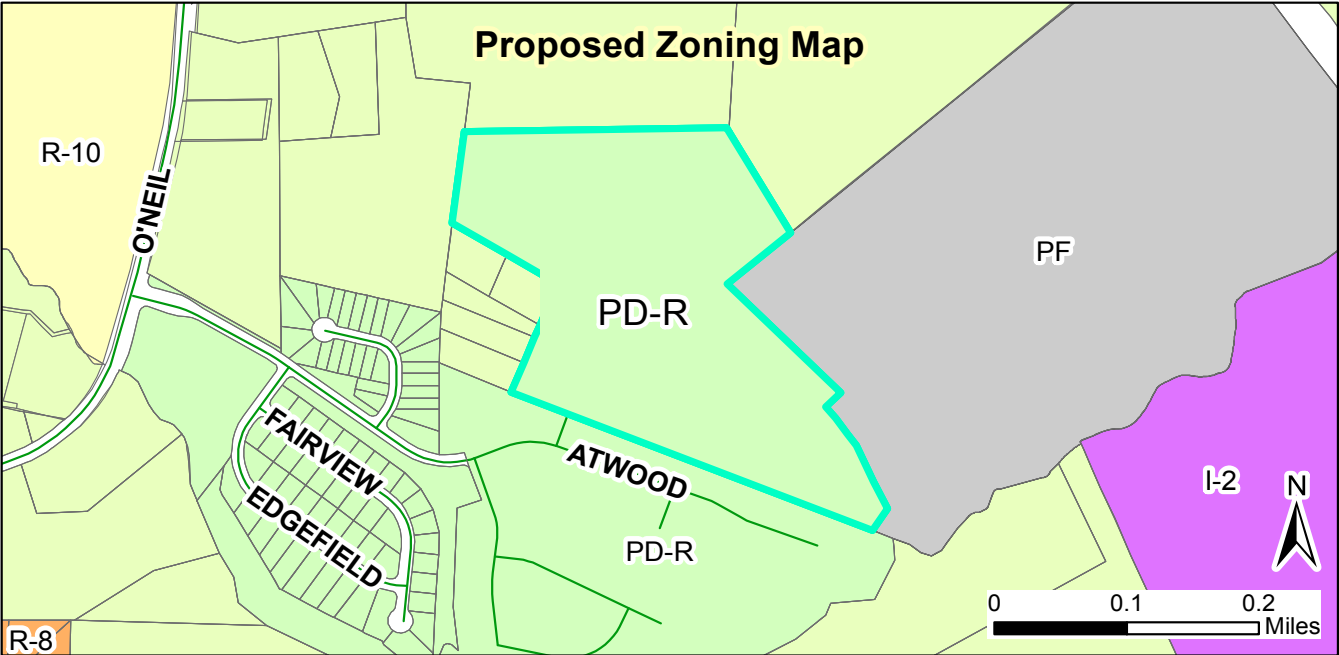
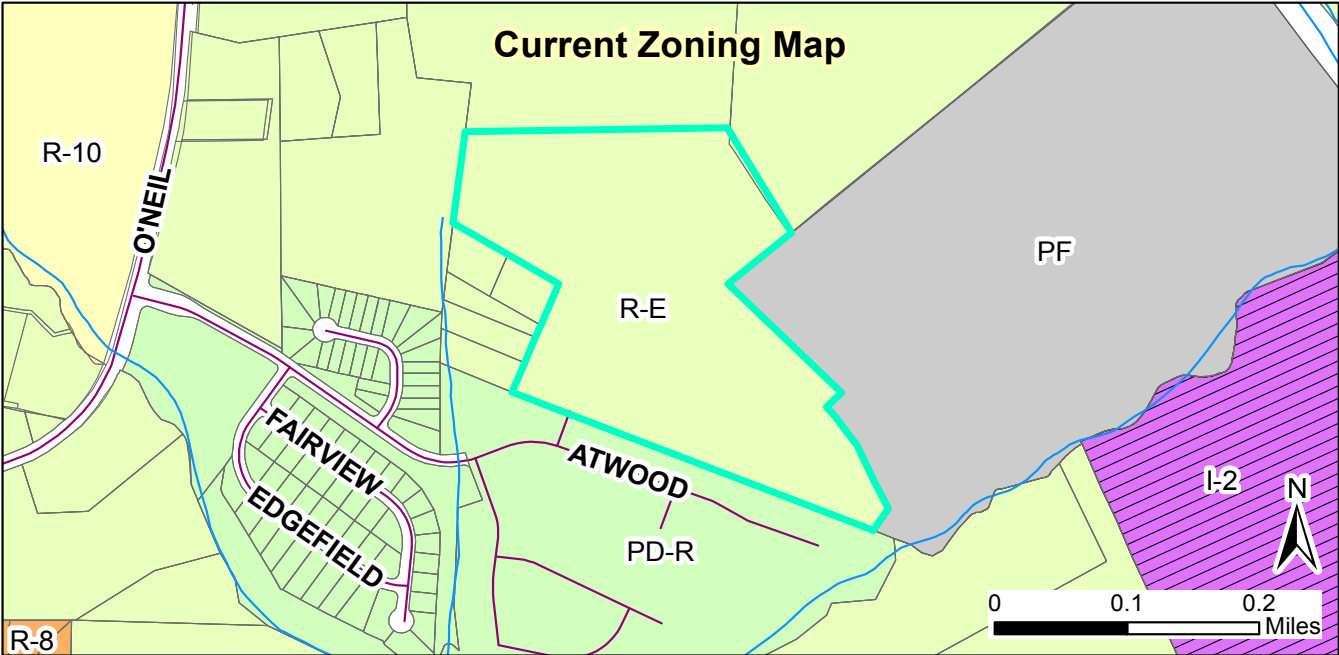
This is an open meeting and the public is invited to attend.

Haley Hogg, Planner
919-553-5002

The Clayton News Star

Please advertise on the following dates:
Friday, October 5, 2018
Friday, October 12, 2018

Affidavit of publication required.



Request:
2018-119-PDD, Ashcroft Phase 6 & 7, rezoning

Applicant: Adams & Hodge Engineering, PC
 Property Owners: Lee Heirs Gattis/Ashcroft Partners, LLC
 Parcel ID: 166900-76-7638/166900-75-4535
 Tag #: 05H02200B/05H02015A

Staff Report Map

Document Path: O:\PLANNING\REZONING\Planned Developments\2018\2018-119-PDD Ashcroft Phase 6 & 7\Mapping\Map 2018-119-PD Ashcroft Phase 6 & 7 rezoning.mxd

09/17/2018
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Legend

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

TOWN OF CLAYTON
ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

[2018-119-PDD Ashcroft Phase 6 & 7 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 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 objectives within the Comprehensive Plan 2040. The Future Land Use Map designates this property as "Low Density Residential." The proposed rezoning will allow the potential for more single family residential development as it is a proposed Planned Development.

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

September 24, 2018

STAFF REPORT

Application Number: 2018-119-PDD
Project Name: Ashcroft Phase 6 & 7, Rezoning

NC PIN / Tag #: 166900-76-7638, 166900-75-4535 / 05H02200B/05H02015A
Town Limits/ETJ: ETJ
Overlay: Watershed Protection Overlay
Applicant: Adams & Hodge Engineering, PC
Owner: Lee Heirs Gattis/Ashcroft Partners, LLC
Location: 18.55 acres located off of Atwood Drive, north of Fairview Street, east of O'Neil Street, and south of Covered Bridge Road.

Public Noticing:

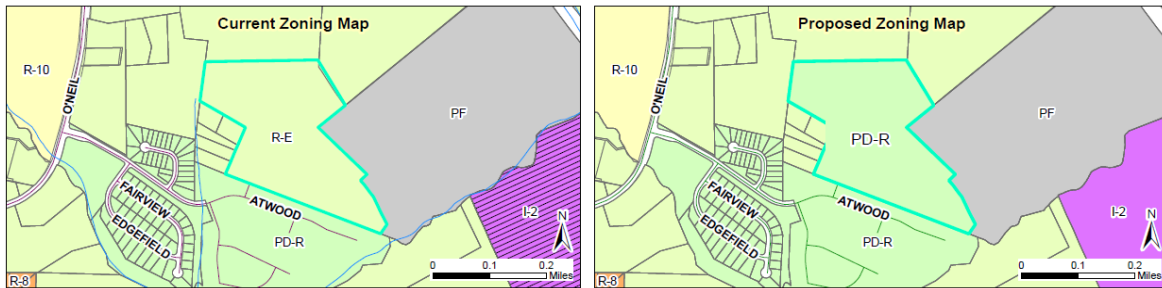
- Neighborhood meeting held on August 15, 2018
- Sign posted September 14, 2018
- Letters mailed October 2, 2018
- Newspaper ad posted October 5, 2018 and October 12, 2018

REQUEST: Rezone 18.55 acres of additional property to be rezoned from Residential-Estate (R-E) to Planned Development-Residential (PD-R), to be added to the Ashcroft Subdivision.



SITE DATA:**Acreage:** 18.55 acres**Existing Use:** Vacant**ADJACENT ZONING AND LAND USES:**

Direction	Zoning	Existing Use
North	Residential-Estate	Vacant, Single family residential
South	Residential-Estate, Industrial-Heavy	Vacant, Single family residential, Industrial
East	Public Facilities, Industrial-Heavy, Residential Estate	Electrical Substation, Industrial, Single family residential
West	Residential-Estate, Single Family Residential-10, Single Family Residential-8	Vacant, Single family residential

**STAFF ANALYSIS AND COMMENTARY:****Overview**

The applicant is requesting to rezone 18.55 acres of land from Residential-Estate to Planned Development-Residential (PD-R).

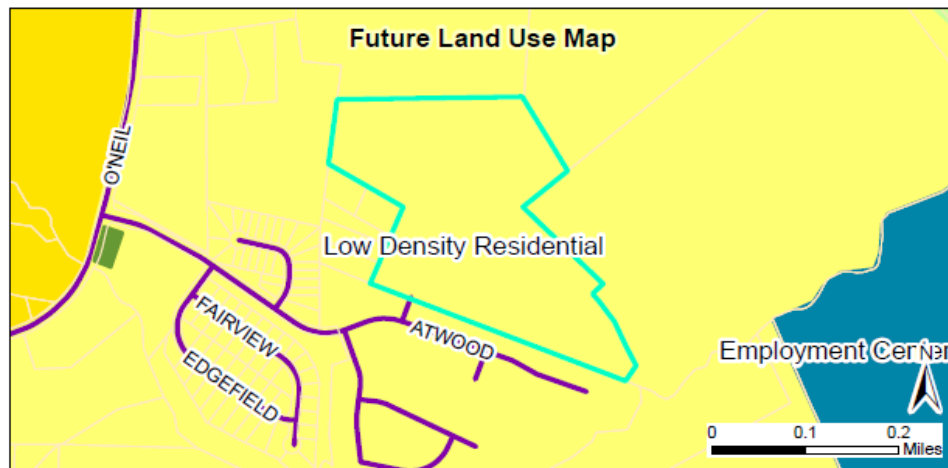
This application is running concurrently with a major subdivision modification, acting as a preliminary site plan for additional development (2018-120-SD, Ashcroft Phase 6 & 7 Modification). The preliminary site plan designates the uses, dimensional standards, and other associated design elements, including unique road design cross sections, that are part of the planned community. If this Planned Development rezoning and the associated preliminary site plan are approved, then individual phases of the development would be allowed to proceed to platting and construction through staff-level review, as each phase is developed.

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 “low density residential” in the future land use map, with employment center located to the east and medium density residential to the west. The requested rezoning is generally consistent with these designations, as it does allow for the development of residential.



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: "The proposed plan will be consistent with adopted plans of the town and will provide a mixture of residential units."

Staff Commentary: Staff concurs that the plan will be consistent but feels that the applicant should elaborate on how the proposed development is consistent with the adopted plans of the Town. The applicant should refer to the town's Comprehensive Plan 2040 and incorporated Future Land Use map to describe how the proposed rezoning would be satisfactory with the low density residential future land use designation of that property.

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

Applicant Response: "A portion of the property is currently located in the town limits and is undeveloped. The remaining portion is in the Town's ETJ and will need to be annexed. Rezoning this property will allow for orderly development as well as an extension of Ashcroft."

Staff Commentary: Staff feels that the applicant did not sufficiently explain how the property is suitable for uses within the proposed Planned Development-Residential District based on uses that are currently permissible within the existing Residential Estate District. The applicant should address how the proposed rezoning will remain compatible with the existing uses permitted in the current district.

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

Applicant Response: “The proposed zoning change will allow flexibility in development to facilitate better overall use of the property.”

Staff Commentary: Staff concurs that the proposed zoning change would allow greater and appropriate use of the property. The applicant should explain how the development meets specific demands and goals of the Town and how it improves the balance of uses.

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: “This property is adjacent to an existing planned development and adjacent to current Town Limits. As such the town has anticipated the proposed density.”

Staff Commentary: Staff concurs that there will be sufficient capacity of public facilities to serve the proposed use.

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

Applicant Response: “The legal purposes for zoning have not been violated.”

Staff Commentary: Staff concurs that the legal purposes for zoning have not been violated.

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 should have a positive effect instead of a negative.”

Staff Commentary: Staff feels that the applicant should elaborate on how the effects of the development will not be adverse and how they will contribute positively to adjoining property owners.

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

Applicant Response: “This change will benefit the general public.”

Staff Commentary: Staff feels that the applicant should provide additional detail as to how the development will benefit the general public.

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 (2018-120-SD, Ashcroft Phases 6 & 7 Modification, acting as a preliminary plan for the planned development).
 - Dimensional standards and other criteria for a planned development are set within the preliminary 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 Preliminary Plat (2018-120-SD)

**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] **2018-119-PDD – Ashcroft Phases 6 & 7**

[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
2018-199-PDD – Ashcroft – Phases 6 & 7

**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 Estate (R-E)

WHEREAS said property is owned by Lee Gattis Heirs/Ashcroft Partners, LLC. and

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

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in the News & Observer, 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 October 15, 2018 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 (PDR) zone the following described property:

General Description:

Property is located off of Atwood Drive, north of Fairview Street, east of O'Neil Street and south of Covered Bridge Road.

Specific Description:

NC Parcel Identification Numbers: 166900-76-7638, 166900-75-4535 /
05H02200B/05H02015A

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Planned Development Residential (PDR) 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 15th day of October, 2018 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

October 15 2018

Agenda Location

Public Hearings

Item Title

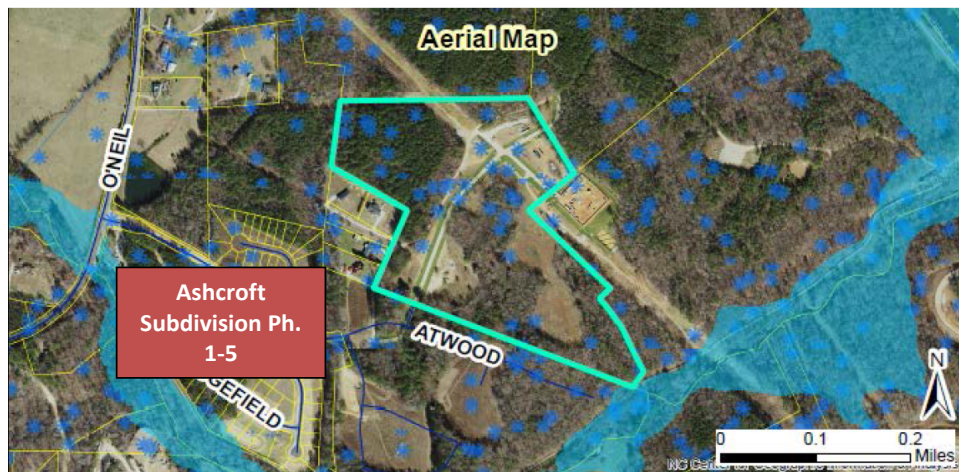
2018-120-SD Ashcroft Ph. 6 & 7 Preliminary Plat Major Modification

Presenter

Samantha Wullenwaber, Planning Director

Summary/Description

Request for a major modification to a previously approved preliminary plat (PSD 2013-51, Ashcroft Subdivision) to add 18.55 acres of land and 56 single-family residential lots. The subdivision was originally approved for Phases 1-5 in 2013. The additional units proposed as a part of this modification will make up Phases 6 and 7, and will be accessed via Atwood Drive, which was approved as a part of the original preliminary plat. If approved, the total lot count within Ashcroft Subdivision would increase to 195 lots. The property is zoned Residential-Estate (R-E), but the applicant has submitted a Rezoning application to run concurrently with this request in order to rezone the property to Planned Development-Residential (PD-R). The subdivision is accessed off North O'Neil Street.



Requested Action

Approval/Denial

Additional Documents to be Included in Agenda Packet

Application

Neighborhood Meeting Materials
Staff Report Map
Staff Report
Site Plan
Bubbled Site Plan
Trip Generation Letter
Public Notice- Letter
Public Notice- Newspaper Ad

Meeting Timeline

Planning Board- September 24th
Town Council Work Session- October 1st
Town Council Hearing- October 15th



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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application Fees: **Major Preliminary Subdivision Plat Fee: \$400.00 + \$5.00 per lot**

Advertisement Fee: \$100.00

Modifications to Approved Plans Fee:

Major Modification: \$400.00 + \$5.00 per lot modified

Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.

See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.

See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.

See §155.706(N) for information on minor and major modifications.

See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☐ New Major Subdivision

Conventional: _____ Open Space: _____

☒ Modification to Approved Preliminary Plat

Major: x _____ Minor: _____

☐ New Subdivision Master Plan

Name of Project: Ashcroft Phases 6 & 7 Acreage of Property: 18.55 ACS

Tag #: 05H02200B / 0502015A NC PIN: 166900-76-7638 / 166900-75-4535

Location: Off Atwood Drive in Ashcroft Subdivision

Number of Lots (existing): 139 (Proposed) 56 Min Lot Size: 6.00 SF

Zoning District: PD-R Electric Provider: Town of Clayton

Wastewater: ☐ Septic

☒ Sewer (check one)

☐ Well

Water: ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – Acreage: 5.43 ACS

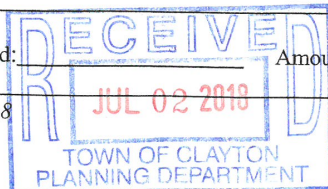
FOR OFFICE USE ONLY

Date Received: _____

Amount Paid: \$ 850

File Number: 2018-120-5D

June 2018



Page 1 of 13

PROPERTY OWNER INFORMATION

Name: Ashcroft Partners, LLC

Mailing Address: 114 W. Main St, Clayton, NC 27520

Phone Number: 919-422-6815

Fax: N/A

Email Address: reid@one27homes.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 314 E. Main St, Clayton, NC

Phone Number: 919-763-7278

Fax: N/A

Contact Person: Donnie Adams

Email Address: donnie@adamsandhodge.com

REQUIRED INFORMATION (to be submitted with the application)*The following items must accompany the application:*

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: <u>05/16/18</u>	✓				
2. Completed Application	✓				
3. Review Fee and Advertisement Fee	✓				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	✓				
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	✓				
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	✓				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	✓				
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(I)(7).		✓			
9. Adjacent Property Owners List	✓				
10. Road Name Application <i>Included in this packet</i>	✓				
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	✓				

12. A signed and sealed Traffic Impact Analysis (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)				
13. Neighborhood Meeting Notice Letter* (1 copy) See sample letter and meeting requirement, included in this packet. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development	✓			
14. Neighborhood Meeting summary form* Included in this packet – NOT submitted with application. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development			Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.	
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. *Not required for minor modifications 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.	✓			

EXPLANATION OF PROJECT

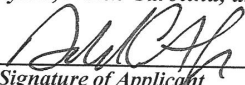
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

This project includes minor modifications to the current Ashcroft PDR as well as the addition of the approximately 18.55 acres. The minor modification and additional property will be developed to generate 56 new single family lots resulting in a total of 195 lots in Ashcroft. This addition will be developed in a manner comparable and consistent with the current phases of Ashcroft.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject 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.

Adams & Hodge Engineering
Print Name


Signature of Applicant

6/29/2018
Date

June 2018

Page 3 of 13

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 subdivision meets all applicable regulations and conforms to the UDO.

- (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 subdivision design is such that it will be beneficial to orderly development on adjacent tracts.

- (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 subdivision is designed to provide proper traffic flow within the neighborhood and provides a continuation of the existing street system as well as two stub roads for possible future development.

- (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.

This subdivision is consistent with the orderly growth and development pattern of the town.

Project Name: Ashcroft Phases 6 & 7

Adams & Hodge Engineering

Print Name

June 2018


Signature of Applicant

6/29/2018
Date

Page 4 of 13



August 3, 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: **Wednesday, August 15, 2018**

Meeting Time: **7:00 p.m.**

Meeting Location: **114 W. Main Street
Clayton, NC 27520**

Type of Application: **Major Subdivision Plan**

Project/proposal property address: **Off of Atwood Drive in Ashcroft Subdivision.**

Description of project/proposal: **The proposed project is a residential subdivision which will be serviced by public water and sewer.**

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

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.

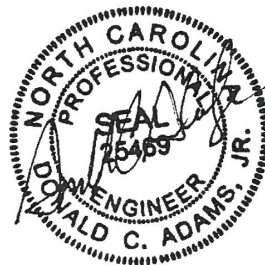
If you have any questions prior to or after this meeting, you may contact us at (919) 763-7278.

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

Sincerely,

Donald C. Adams, Jr., PE

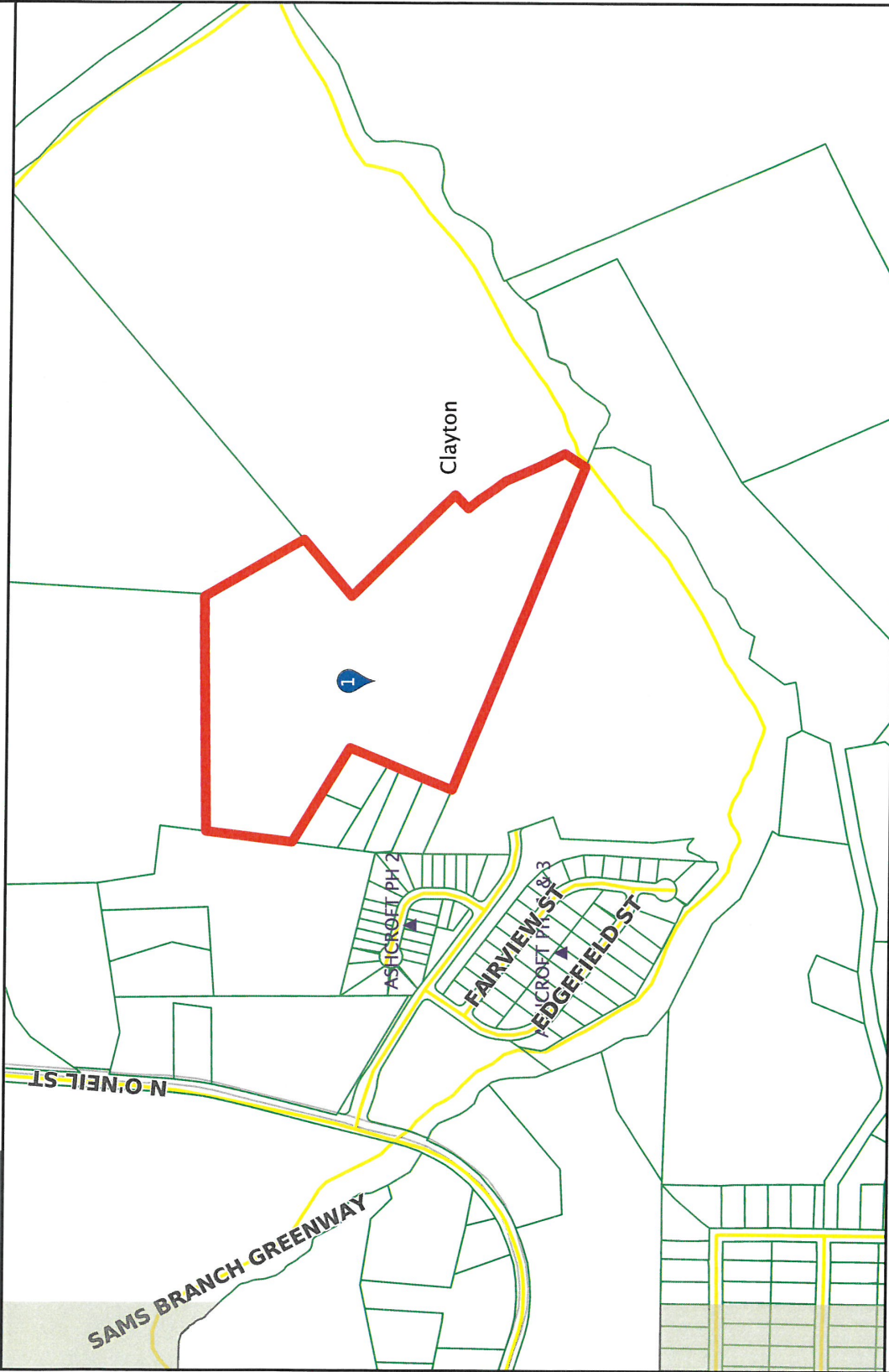
Cc: Town of Clayton Planning Dept.





*** DISCLAIMER ***

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



Scale: 1:7324 - 1 in. = 610.34 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
August 3, 2018

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Ashcroft Phases 6 & 7

Application: Major Subdivision

Location/Date: 114 West Main St. Clayton - August 15, 2018 7:00 pm

	NAME	ADDRESS
1	Donnie Adams	314 E. Main St. Clayton
2	Holland Adams	" "
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: Ashcroft Phases 6 & 7 - Major Subdivision Application
Date of Mailing: Friday Aug 3rd

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: Holland Adams Signature: Holland Adams

Date of Meeting: August 15, 2018 Time of Meeting: 7:00 pm
Location of Meeting: 914 W. Main St. Conference Room (Clayton, N.C.)

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.*

Donnie Adams (Adams & Hodge Engineering, PC)
had all materials ready to present for the
Ashcroft Phases 6 & 7 Major Subdivision, however
after waiting until 7:20 pm noone showed up.

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

Project Name: The Village at Parkview Phases 9-16

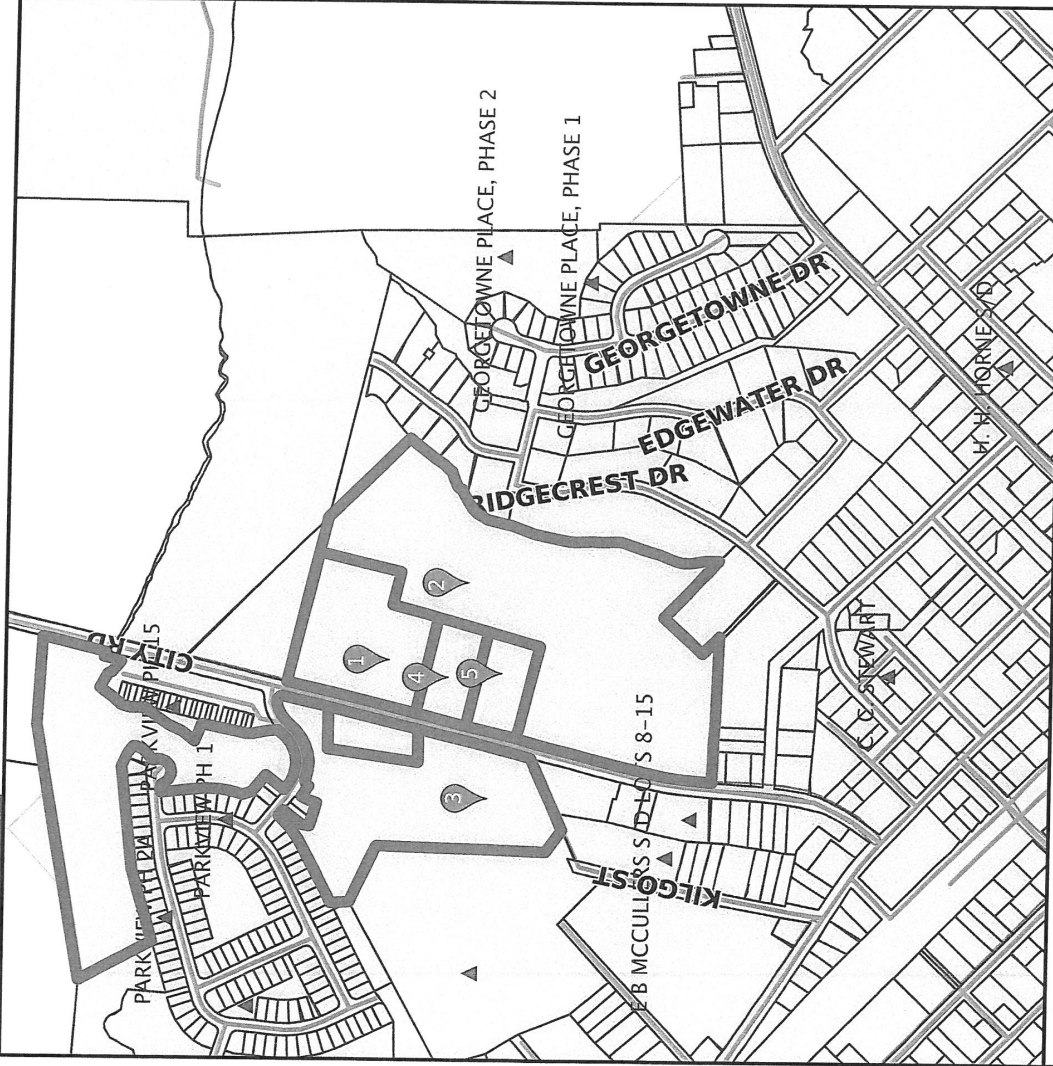
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

[illegible]



*** DISCLAIMER ***

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



Result 1

id: 05H02020
Tag: 05H02020
NCPin: 166909-06-4838
Mapsheet No: 166909
Owner Name 1: SAM'S BRANCH, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3:
Site Address 1: CLAYTON, NC 27520-2397
Site Address 2:
Book: 05111
Page: 0199
Market Value: 66680
Assessed Acreage: 7
Calc. Acreage: 6.98
Sales Price: 3000
Sale Date: 2018-03-06

Scale: 1:7876 - 1 in. = 656.32 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
May 31, 2018



*** DISCLAIMER ***

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

Result 2

id: 05029021
Tag: 05029021
NCPin: 166909-06-6358
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: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05030069
Tag: 05030069
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 112350
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

Result 4

id: 05H02199C
Tag: 05H02199C
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: SAM'S BRANCH, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2397
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 05130
Page: 0112
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 152500
Sale Date: 2018-04-10

Result 5

id: 05H02198
Tag: 05H02198
NCPin: 166909-06-1265
Mapsheet No: 166909
Owner Name 1: DELILA R B THOMPSON
LIVING TRUST
Owner Name 2:
Mail Address 1: 8013 OLD STAGE ROAD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Site Address 1: 300 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 03003
Page: 0637
Market Value: 90710
Assessed Acreage: 1.99
Calc. Acreage: 1.855
Sales Price: 0
Sale Date: 2005-10-26

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Monday, October 15, 2018, at 6 PM at Town Hall, 111 East Second Street, to consider the following requests for properties located off Atwood Drive; TAG #s 05H02200B, 05H02015

- 2018-119-PDD Ashcroft Ph. 6/7 Planned Development Rezoning; request to rezone property from Residential-Estate (R-E) to Planned Development Residential (PD-R).
- 2018-120-SD Ashcroft Ph. 6/7 Preliminary Plat Major Modification; request to add 18.55 acres and develop 56 additional lots on the properties as an addition to Ashcroft Subdivision.

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.

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

Haley Hogg, Planner
919-553-5002

The Clayton News Star

Please advertise on the following dates:
Friday, October 5, 2018
Friday, October 12, 2018

Affidavit of publication required.

MAJOR SUBDIVISION PLAN

ASHCROFT
PHASES 6 & 7

IN

TOWN OF CLAYTON, NC

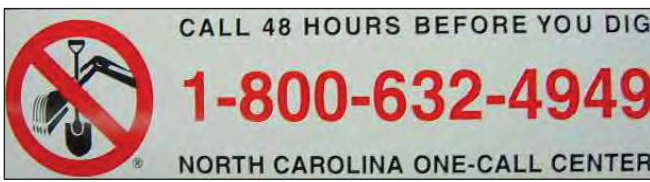


SITE VICINITY MAP
NOT TO SCALE

DEVELOPER/APPLICANT:

ASHCROFT PARTNERS, LLC
114 W. MAIN STREET
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS
919 763-7278



SHEET INDEX

SHEET TITLE	SHEET No.
SEALED BOUNDARY MAP / EXISITING CONDITIONS.....	SP1
PRELIMINARY SITE PLAN.....	SP2
PHASES 6 & 7 PHASING PLAN W/ OVERALL MASTER PLAN.....	SP3
PRELIMINARY UTILITY PLAN.....	SP4
FIRE RESCUE & FUTURE ACCESS PLAN.....	SP5
PRELIMINARY GRADING AND EROSION CONTROL PLAN.....	SP6
PRELIMINARY LANDSCAPE PLAN.....	SP7
CBU LAYOUTS.....	SP8

PRELIMINARY



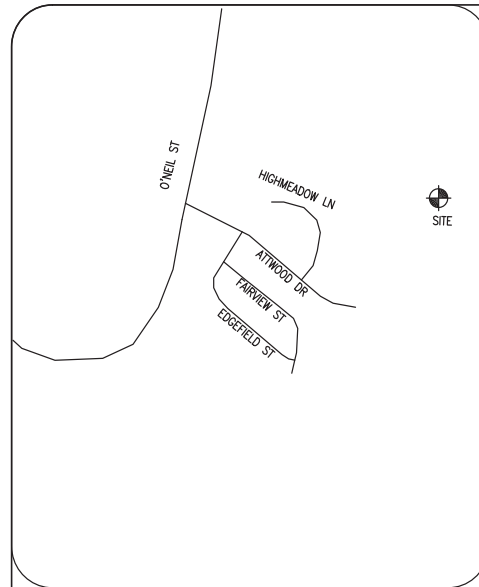
REVISED
3:50 pm, Jul 27, 2018



JULY 2, 2018

*JULY 26, 2018 -TRC COMMENTS

PROJECT 2018-120-SD



VICINITY MAP (NTS)

Note 'A'
This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area.
FIRM # 3720166900K
Effective Date: 06/20/2018

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

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'
Adjacent structures scaled from GIS

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

I, Michael Stokes, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:

Class of Survey: A
Positional Accuracy: 0.10'
Type of GPS (or GNSS) field procedure: RTN (360 epoch observations)
Date(s) of Survey: 06/11/2018
Datum/Epoch: NAD83/NSRS2011
Published/fixed Control: RTN NETWORK
Geoid Model: GEOID12B
Units: US Survey Feet
Combined Factor: .999982826
Horizontal positions are referenced to NAD83/NSRS(2011)
Vertical positions are referenced to NAVD88 using (GEOID12A)

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 1:20,000; 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 of this lot by the person(s) shown on this map.

Witness my original signature, registration number and seal this 6th day of June, A.D. 2018.
Surveyor: Michael S Stokes
License # L-4996



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

- EXISTING IRON PIPE
- EXISTING IRON ROD
- EXISTING CONCRETE MONUMENT
- △ CALCULATED/SET POINT
- ⊙ TELEPHONE PEDESTAL
- ⊕ CATV PEDESTAL
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WELL
- ⊕ DROP INLET
- ⊕ GAS VALVE
- ⊕ ELECTRIC PEDESTAL
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- ⊕ CLEANOUT
- ⊕ SEWER MANHOLE
- ⊕ STORM MANHOLE



Survey for:
Ashcroft Partners, LLC

of:
The Property Described in Deed Book 4381 Page 338 Johnston
County Registry
Clayton TWSP., Johnston County, North Carolina
PIN : 166900-76-7638

LINE	BEARING	DISTANCE
L1	S 44°05'13" E	62.03
L2	S 39°41'20" E	76.44
L3	S 37°40'59" E	54.41
L4	S 16°27'43" E	99.53
L5	S 09°16'52" W	50.00
L6	S 89°16'13" E	17.76
L7	S 89°47'00" E	1303.54

REFERENCES:
PB 70/403
PB 70/391
PB 76/238
PB 79/483
PB 82/140
DB 4381/338

CURRENTLY ZONED: 'R-E'
MINIMUM SETBACKS:
FRONT: 35'
SIDE: 15'
REAR: 30'
STREET: 25'
MAXIMUM HEIGHT: 35'

N/F
MASSEY, JOHN
PIN: 166900-67-5024
DB 1060/172

N/F
BENSON, AMANDA
PIN: 166900-76-1784
DB 4621/242

N/F
BENSON, ANTHONY
PIN: 166900-76-0637
DB 1969/789

N/F
BENSON, ANTHONY
PIN: 166900-76-0537
DB UNKNOWN

N/F
BENSON, ANTHONY
PIN: 166900-76-0537
DB UNKNOWN

N/F
MASSEY, JOHN
PIN: 166900-78-4101
DB 967/243

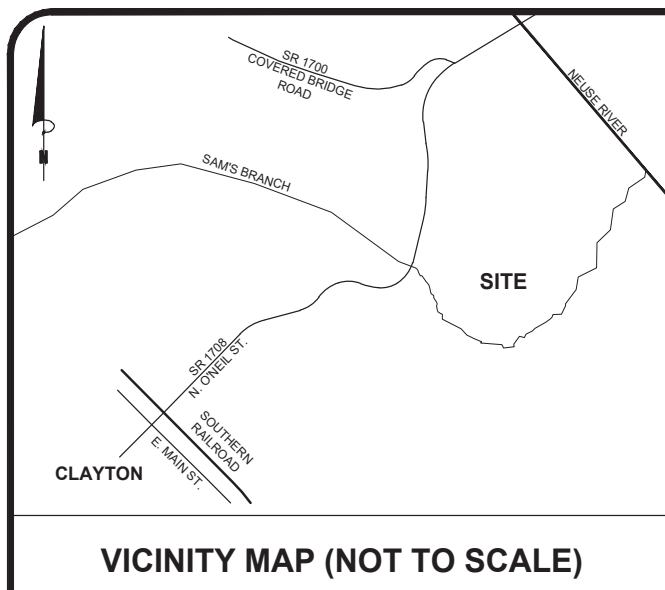
N/F
GATTIS, LEE
PIN: 166900-88-7300
DB 3944/847

N/F
TOWN OF CLAYTON
PIN: 166900-96-3977
DB 4687/849

N/F
GATTIS, LEE W.
PIN: 166900-76-7638
DB 4381/338
1,530,801 SQUARE FEET
35.14 ACRES
ZONED 'R-E'

N/F
ASHCROFT PARTNERS, LLC
PIN: 166900-75-4535
DB 4969/742

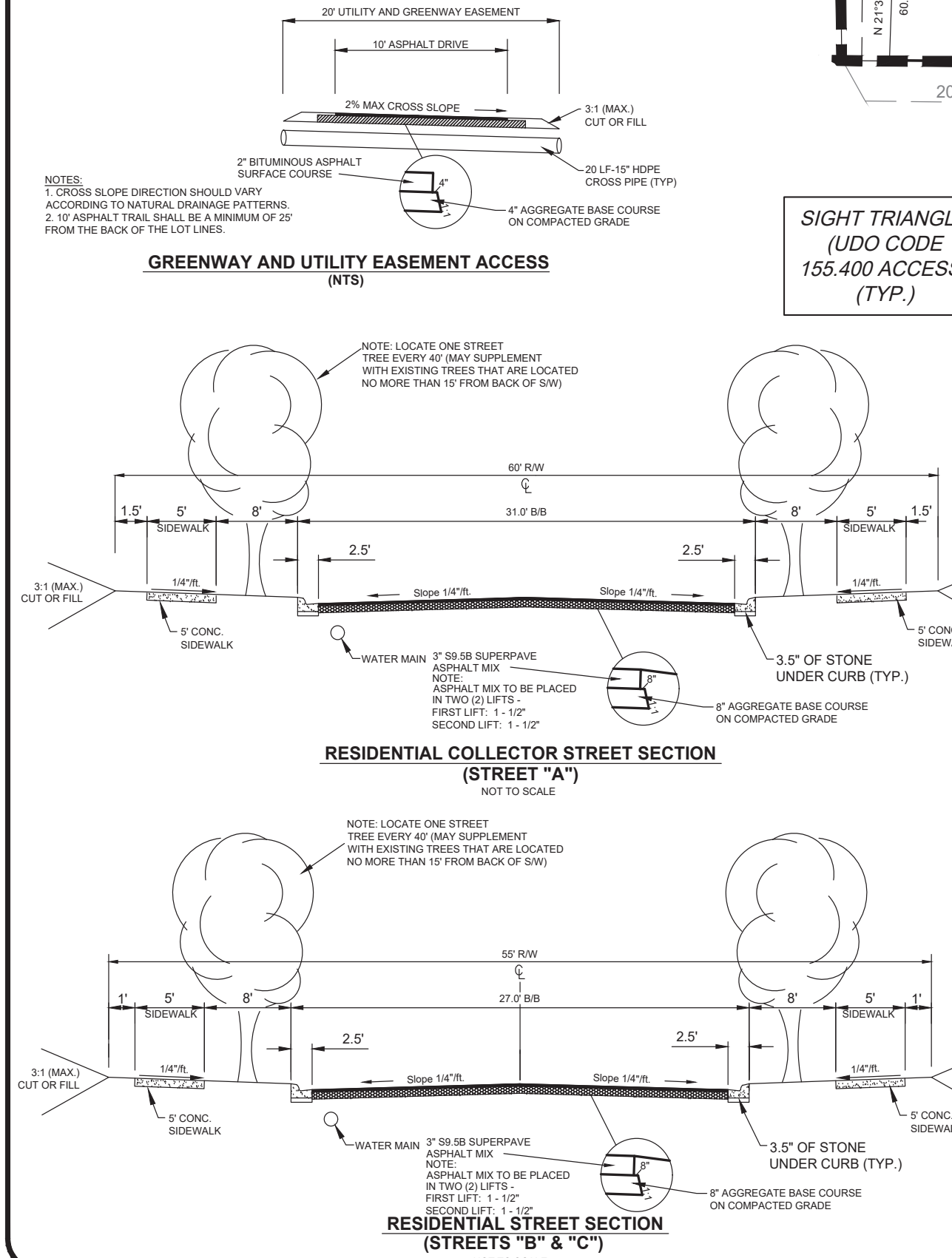
DATE: 06/26/2018



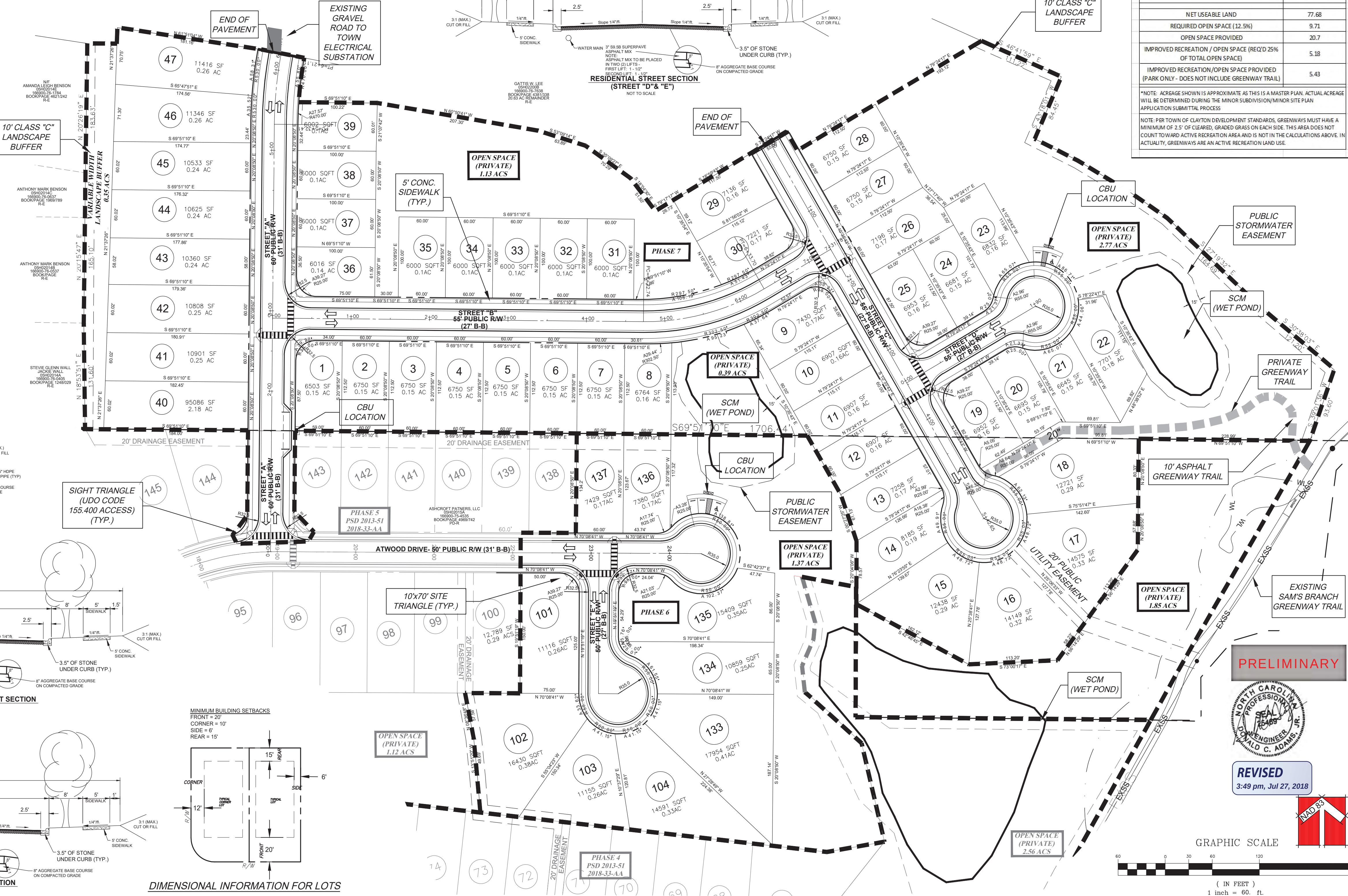
DEVELOPMENT NAME: ASHCROFT SUBDIVISION
PARCEL PIN: 166900-75-1610
ADDITIONAL LAND: OWNER GATTIS W. LEE
PO BOX 12
CLAYTON, NC 27820
PARCEL PIN: 166900-76-7639
TOTAL AREA CONTAINED WITHIN TRACT: 69.81 AC
THIS SUBMITTAL: 5.03+13.52 = 18.55 AC
TOTAL: 88.16 AC
TOTAL FLOOD AREA: 10.12 AC
THIS SUBMITTAL: 0.38 AC
TOTAL: 10.48 AC
MAX DENSITY IN WATERSHED PROTECTION AREA: 2 UNITS/AC UNLESS HIGH DENSITY OPTION EXERCISED
DENSITY PROPOSED: 2.1 UNITS/AC USING HIGH DENSITY OPTION
TOTAL NUMBER OF UNITS PROPOSED: 195
PHASES 1 & 3 (45 SINGLE FAMILY LOTS)
MAX IMPERVIOUS AREA PER LOT = 5,500 S.F.
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE
PHASE 2 (28 TOWNHOMES LOTS)
MAX IMPERVIOUS AREA PER LOT = 5,500 S.F.
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE
PHASES 4 & 5 (66 SINGLE FAMILY LOTS)
MAX IMPERVIOUS AREA PER LOT = 5,500 S.F.
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE
PHASES 6 & 7 (56 SINGLE FAMILY LOTS)
MAX IMPERVIOUS AREA PER LOT = 5,500 S.F.
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE
TOTAL: 167 SINGLE-FAMILY RESIDENTIAL (PHASES 1 & 3-7)
MINIMUM LOT AREA: 6,000 S.F.
MIN. LOT WIDTH: 40'
MIN. STREET YARD: 20'
MIN. SIDE YARD (INT.): 0' AND 6'
MIN. SIDE YARD (STREET): 10'
MIN. SIDE YARD (TOTAL): N/A
MIN. REAR YARD: 15'
MIN. BLDG. SEPARATION: 12'
MAX. BUILDING HEIGHT: 35'
CURRENT AREA IN SIDEWALKS: 1.81 AC
THIS SUBMITTAL: 0.33 AC
TOTAL: 2.34 AC
CURRENT AREA IN PAVEMENT: 5.83 AC
THIS SUBMITTAL: 1.53 AC
TOTAL: 7.36 AC
LINEAR FEET OF STREETS: 8,209 L.F.
THIS SUBMITTAL: 2,300 L.F.
TOTAL: 10,509 L.F.
TYPE OF WATER SYSTEM PROPOSED: TOWN OF CLAYTON
TYPE OF SANITARY SEWER SYSTEM PROPOSED: TOWN OF CLAYTON
ELECTRICAL SERVICE PROVIDED BY TOWN OF CLAYTON
ZONING DISTRICT: PDR
WATERSHED PROTECTION AREA: YES
PROPOSED ZONING: PDR
INSIDE CITY LIMITS? CURRENT PORTION - YES / ADDITIONAL PROPERTY - NO

IMPERVIOUS SURFACE AREA SUMMARY	
1. PREVIOUS AREA CONTAINED WITHIN SUBDIVISION: ADDITIONAL ACREAGE WITH THIS SUBMITTAL: TOTAL AREA WITHIN SUBDIVISION:	= 69.81 AC. OR 3,032,212 S.F. = 18.55 AC. OR 808,036 S.F. = 88.16 AC. OR 3,840,250 S.F.
2. PREVIOUS MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA (36%): ADDITIONAL IMPERVIOUS AREA WITH THIS SUBMITTAL: TOTAL MAXIMUM ALLOWABLE IMPERVIOUS AREA:	= 1,091,998 S.F. = 290,894 S.F. = 1,382,490 S.F.
3. PREVIOUS IMPERVIOUS SURFACE CONTAINED WITHIN ASPHALT & C & G: ADDITIONAL IMPERVIOUS AREA WITHIN ASPHALT & C & G WITH THIS SUBMITTAL: TOTAL IMPERVIOUS SURFACE AREA WITHIN ASPHALT & C & G:	= 253,674 S.F. = 46,460 S.F. = 300,134 S.F.
4. PREVIOUS IMPERVIOUS SURFACE CONTAINED WITHIN CONCRETE SIDEWALK: ADDITIONAL IMPERVIOUS AREA WITHIN CONCRETE SIDEWALK WITH THIS SUBMITTAL: TOTAL IMPERVIOUS SURFACE AREA WITHIN CONCRETE SIDEWALK:	= 79,100 S.F. = 23,000 S.F. = 102,100 S.F.
5. SINGLE FAMILY (PHASES 1 & 3) - 5,500 S.F. PER LOT X 45 LOTS 6. TOWNHOMES (PHASE 2) - 3,500 S.F. PER LOT X 28 LOTS 7. SINGLE FAMILY (PHASES 4-5) - 5,000 S.F. PER LOT X 66 LOTS 8. SINGLE FAMILY (PHASES 6-7) - 5,000 S.F. PER LOT X 56 LOTS	= 247,500 S.F. = 98,000 S.F. = 330,000 S.F. = 280,000 S.F.
BUT NO MORE THAN 75% OF ANY LOT	
9. TOTAL PROPOSED IMPERVIOUS SURFACE AREA: TOTAL LOT IMPERVIOUS	= 1,377,734 S.F. = 955,500 S.F.
10. PROPOSED IMPERVIOUS AREA 1,377,734 S.F. * MAX. ALLOWED IMPERVIOUS AREA 1,382,490 S.F. (OKAY)	

NOTE: CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.



DIMENSIONAL INFORMATION FOR LOTS



SECTION A-A
SYMMETRICAL CUL-DE-SAC WITH CURB & GUTTER (RESIDENTIAL STREET)
NOT TO SCALE

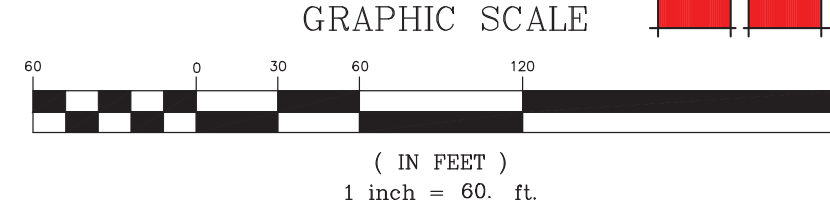
OPEN SPACE TABLE	
	ACRES
NET USEABLE LAND	77.68
REQUIRED OPEN SPACE (12.5%)	9.71
OPEN SPACE PROVIDED	20.7
IMPROVED RECREATION / OPEN SPACE (REQ'D 25% OF TOTAL OPEN SPACE)	5.18
IMPROVED RECREATION/OPEN SPACE PROVIDED (PARK ONLY - DOES NOT INCLUDE GREENWAY TRAIL)	5.43

NOTE: PER TOWN OF CLAYTON DEVELOPMENT STANDARDS, GREENWAYS MUST HAVE A MINIMUM OF 2.5' OF CLEARED, GRADED GRASS ON EACH SIDE. THIS AREA DOES NOT COUNT TOWARD ACTIVE RECREATION AREA AND IS NOT IN THE CALCULATIONS ABOVE. IN ACTUALITY, GREENWAYS ARE AN ACTIVE RECREATION LAND USE.

PRELIMINARY



REVISED
3:49 pm, Jul 27, 2018



314 East Main Street
Clayton, NC 27820
dominic@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

ASHCROFT SUBDIVISION
PHASES 6 & 7
TOWN OF CLAYTON, JOHNSTON COUNTY, NC

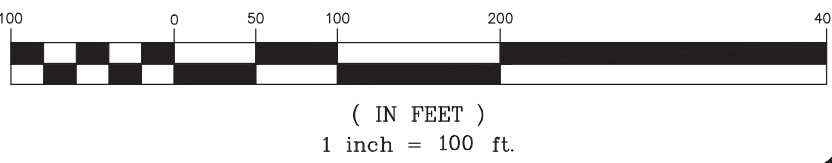
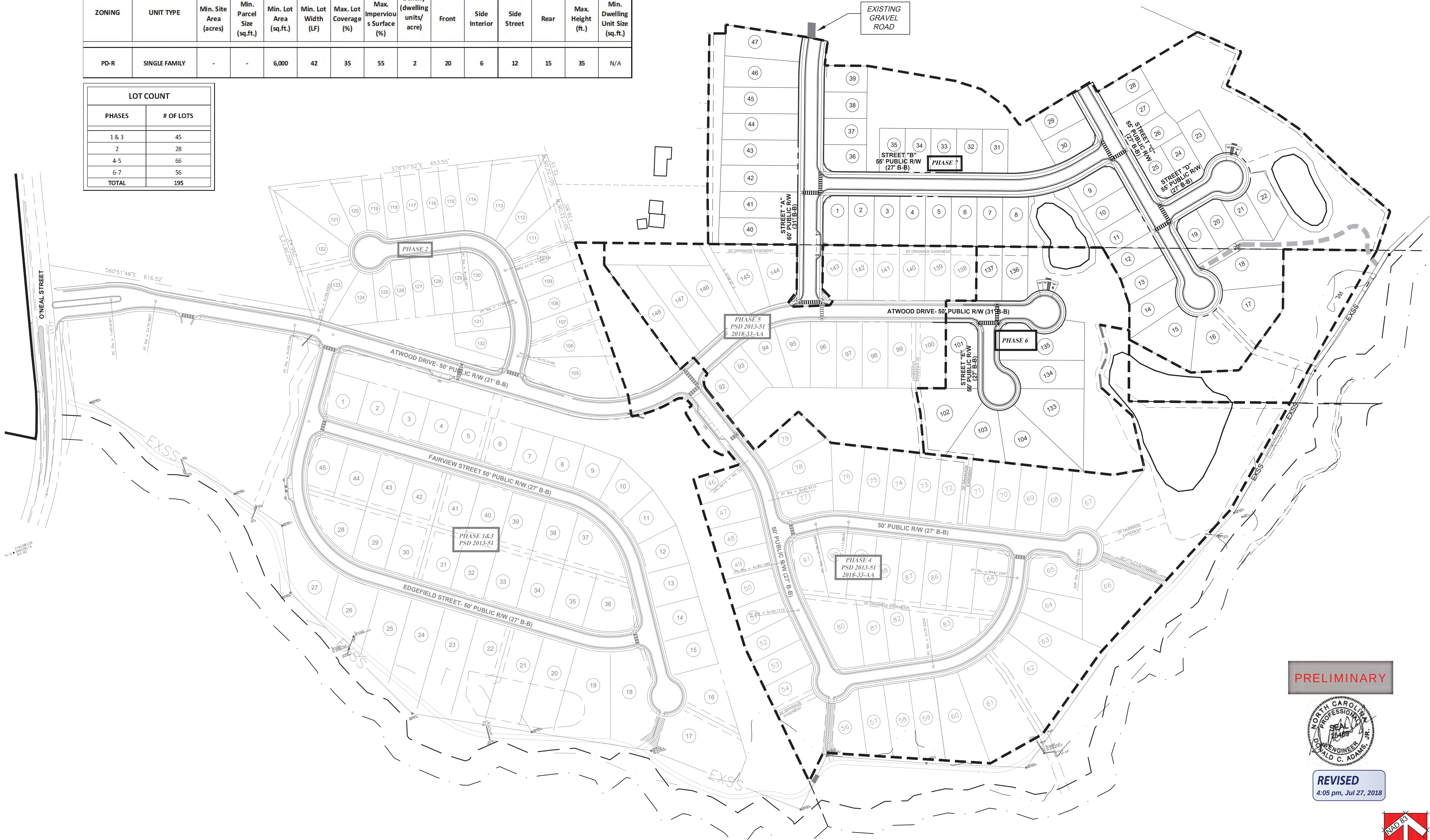
PRELIMINARY
SITE PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 06/29/2018
JOB NO.: 4H-
SHEET: SP2

ASHCROFT 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
6 & 7	18.55 AC	21.00%	56	3.64 AC	0 AC	7.86 AC	8.48 AC (11%)	10.07 AC (46%)	SUBMITTED FOR APPROVAL

ASHCROFT 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 (LF)	Max. Lot Coverage (%)	Max. Imperviou s Surface (%)		Front	Side Interior	Side Street	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq.ft.)
PD-R	SINGLE FAMILY	-	-	6,000	42	35	55	2	20	6	12	15	35	N/A

LOT COUNT	
PHASES	# OF LOTS
1 & 3	45
2	28
4-5	66
6-7	56
TOTAL	195



PRELIMINARY

REVISED
4:05 pm, Jul 27, 2018



REVISIONS:
1) 07/26/18 INC. COMMENTS

314 East Main Street
Clayton, NC 27520
dadamc@adamsandhodge.com
919-243-1332
FROM: C-187

ADAMS & HODGE
ENGINEERING, PC

ASHCROFT SUBDIVISION
PHASES 6 & 7
TOWN OF CLAYTON, JOHNSTON COUNTY, NC

PHASES 6 & 7
PHASING PLAN w/
OVERALL MASTER PLAN

DESIGN: DCA/AOS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 06/29/2018
JOB NO: AH-
SHEET: SP3

WATER SYSTEM PROJECT SUMMARY:

1. THERE ARE 56 SINGLE FAMILY LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS:
±2404 LF OF 6" PVC MAIN

SEWER SYSTEM PROJECT SUMMARY:

1. THERE ARE 56 SINGLE FAMILY LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:
±2502 LF OF 8" PVC MAIN

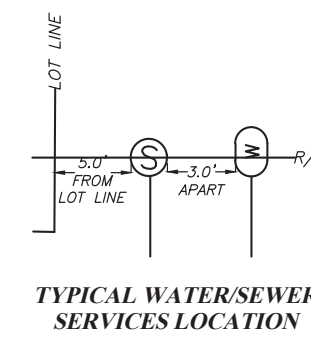
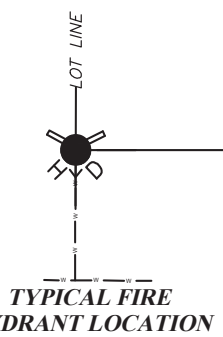
STREET SUMMARY:

1. THE TOTAL LINEAR OF STREETS:
±2,300 LF THIS SUBMITTAL

WASTE WATER ALLOCATION SUBMITTED FOR:
(56) 3BDRM UNITS WITH 250 GPD/UNIT= 14,000 GPD

WATER AND SEWER SERVICES MUST BE:

1. INSTALLED 3' APART
2. INSTALLED ±5' FROM LOW SIDE OF LOT CORNER, PER STREET GRADE.
3. WATER AND SEWER SERVICES SHOULD BE INSTALLED ON THE RIGHT-OF-WAY LINE.
4. SEWER SERVICE MUST BE INSTALLED CLOSEST TO LOT CORNER
5. SEE DETAILS BELOW.



LEGEND

PROPOSED

W/L	6" WL
BLOWOFF	
HYDRANT	
VALVE	
METER	
SEWERLINE	SS
MANHOLE	
CLEANOUT	

NOTES:

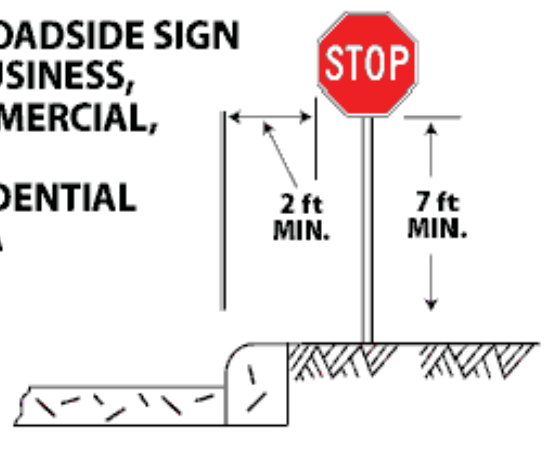
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

NOTES:

1. ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS AND MEET APPLICABLE NC PLUMBING CODES.
2. CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-632-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL REPAIR ALL AREAS DISTURBED TO THEIR ORIGINAL CONDITIONS. THIS INCLUDES ANY EXISTING UTILITY DAMAGE AND REPAIR OF ANY PAVEMENT, WALKWAYS, OR STRUCTURAL ITEMS. INCLUDING BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, GAS, IRRIGATION, CATV, FIBER OPTIC, TELEPHONE, LANDSCAPING, PAVEMENT, SIDEWALKS AND CURB & GUTTER.
4. INTERNAL SIDEWALKS TO BE INSTALLED BY BUILDER

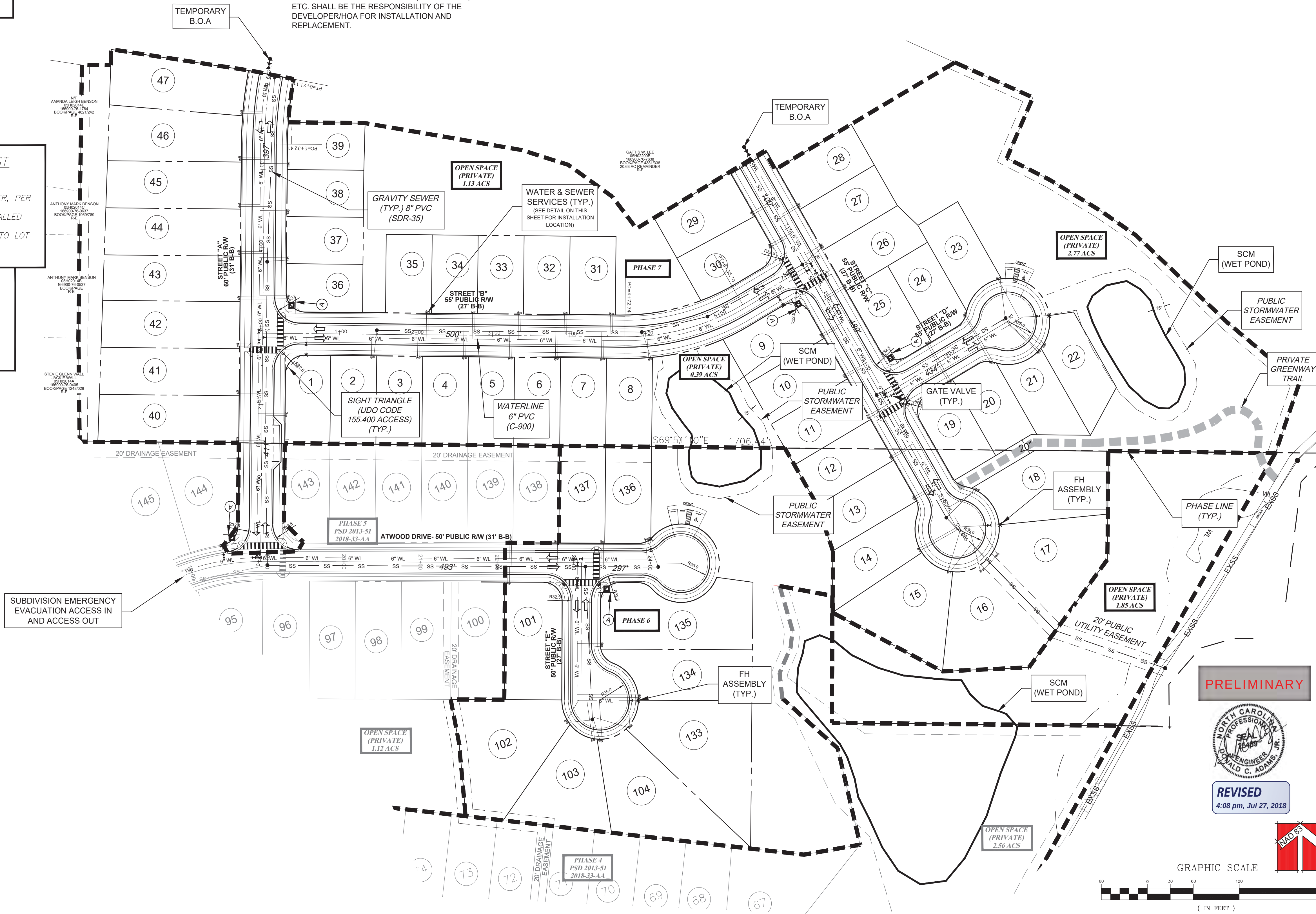
- NOTE:
1. SEE SHEET SP2 FOR TYPICAL ROAD SECTIONS.
 2. SEE SHEET SP5 FOR FIRE RESCUE LAYOUT.

A - ROADSIDE SIGN IN BUSINESS, COMMERCIAL, OR RESIDENTIAL AREA



NOTE:

ALL DECORATIVE STREET SIGNS, STOP SIGNS, ETC. SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOA FOR INSTALLATION AND REPLACEMENT.



PRELIMINARY



REVISED
4:08 pm, Jul 27, 2018



GRAPHIC SCALE

(IN FEET)
1 inch = 60. ft.

REVISIONS:
() 07/26/18 REC COMMENTS
314 East Main Street
Clayton, NC 27520
adamsh@adamsh-engineering.com
919-243-1333
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

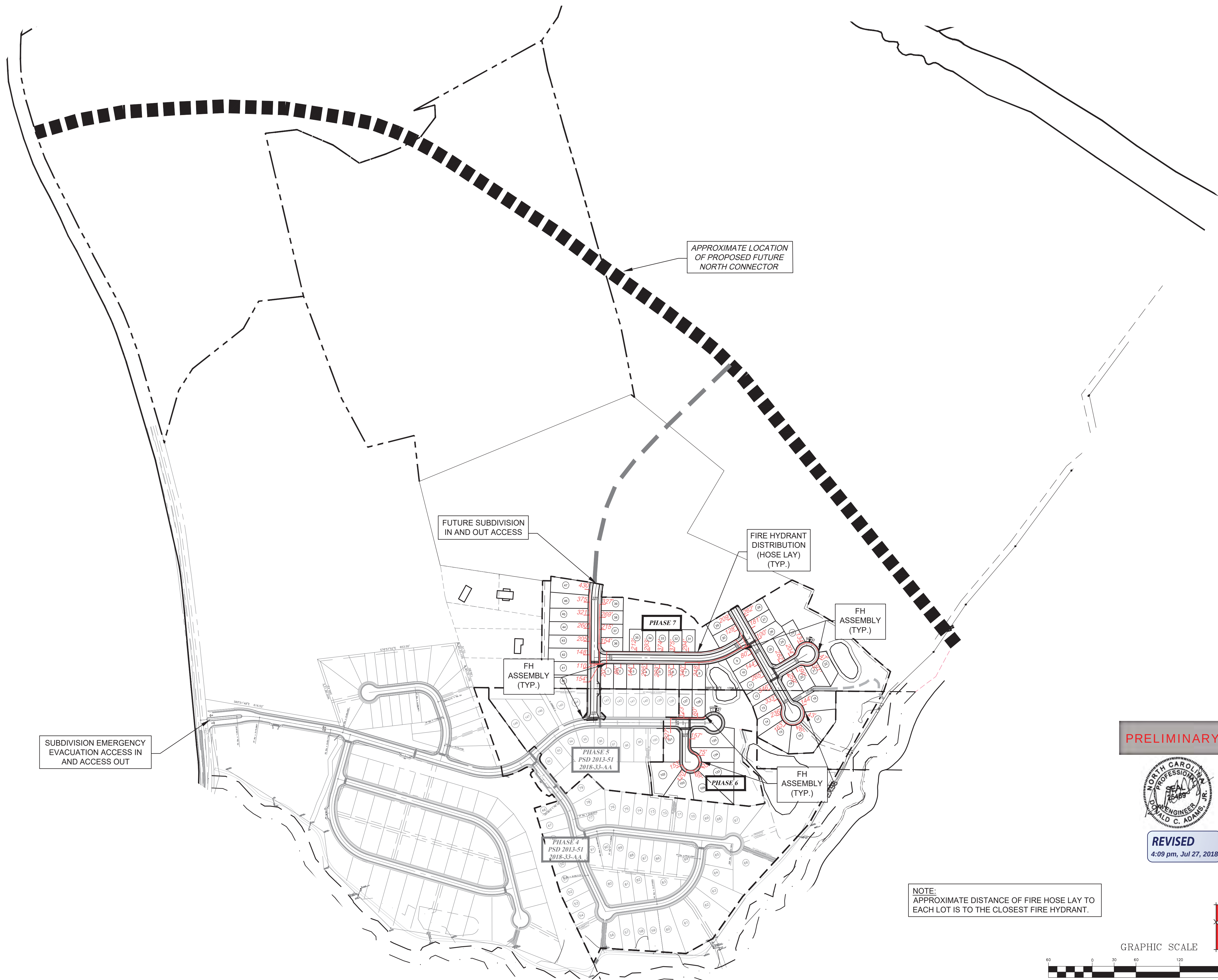


ASHCROFT SUBDIVISION
PHASES 6 & 7
TOWN OF CLAYTON, JOHNSTON COUNTY, NC

PRELIMINARY
UTILITY PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE DRIVING SCALE
VERTICAL SCALE: N/A
DATE: 06/29/2018
JOB NO.: AH-
SHEET:

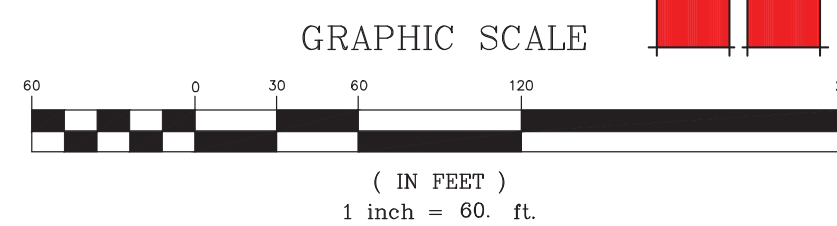
SP4



PRELIMINARY



REVISED
4:09 pm, Jul 27, 2018



314 East Main Street
Clayton, NC 27920
dominic@adamsandhodge.com
919-243-1332
FIRM # C-4187



ASHCROFT SUBDIVISION
PHASES 6 & 7
TOWN OF CLAYTON, JOHNSTON COUNTY, NC

FIRE RESCUE &
FUTURE ACCESS PLAN

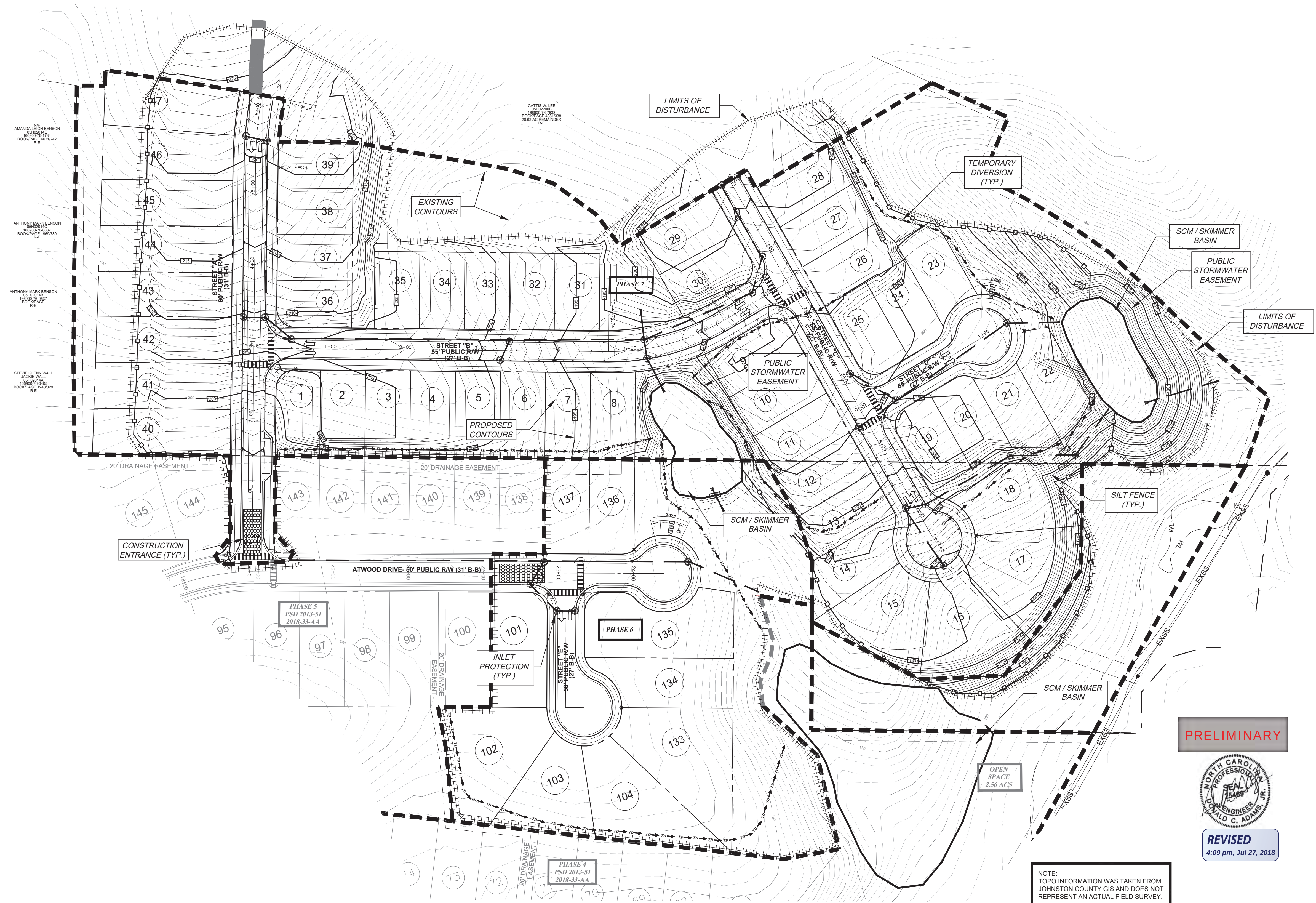
DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SET GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 06/29/2018
JOB NO: AH-
SHEET

SP5

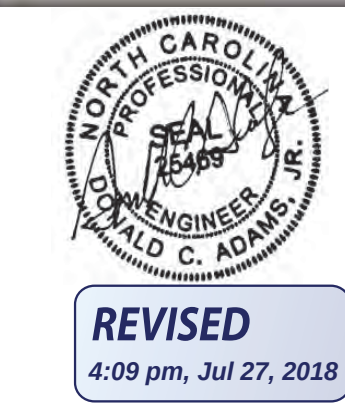
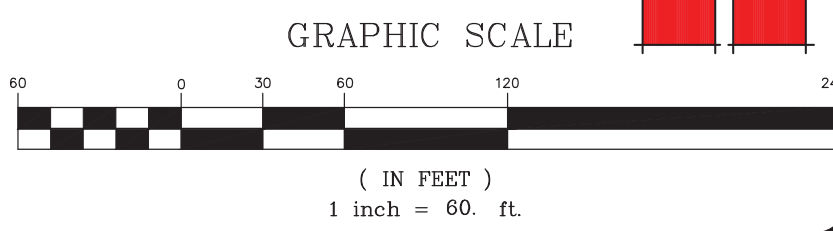
EROSION LEGEND:

- LIMITS OF DISTURBANCE
- SILT FENCE
- EXISTING TEMPORARY DIVERSION
- TEMPORARY DIVERSION
- PROPERTY TEMPORARY DIVERSION
- INLET PROTECTION
- OUTLET PROTECTION
- CHECK DAM
- WADDE
- CHECK DAM W/ WEIR & STORAGE
- WADDE W/ STORAGE
- CONSTRUCTION ENTRANCE
- DITCH LINER - NAG P300 OR EQUAL
- DITCH LINER - NAG S150 OR EQUAL
- SILT FENCE OUTLET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONCRETE WASHOUT AREA

NOTE: ALL DITCHES LINED W/ NAG S150 UNLESS OTHERWISE NOTED.



NOTE:
TOPO INFORMATION WAS TAKEN FROM
JOHNSTON COUNTY GIS AND DOES NOT
REPRESENT AN ACTUAL FIELD SURVEY.



REVISED
4:09 pm, Jul 27, 2018

PRELIMINARY

314 East Main Street
Clayton, NC 27920
domm@adamsandhodge.com
919-243-1332
FIRM # C-4487

ADAMS & HODGE
ENGINEERING, PC

ASHCROFT SUBDIVISION
PHASES 6 & 7
TOWN OF CLAYTON, JOHNSTON COUNTY, NC

PRELIMINARY
GRADING AND
EROSION CONTROL PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 06/29/2018
JOB NO: AH-
SHEET: SP6

STREET YARD TREES

- 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).
- 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.
- NUTTALL OAK, QUERCUS NUTTALLII, IS THE DESIGNATED STREET TREE

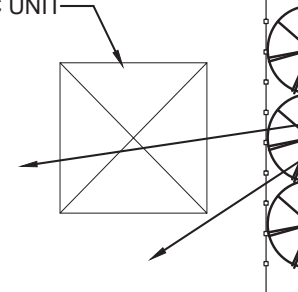
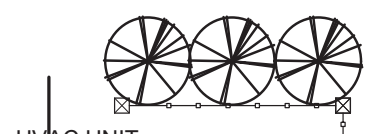
NOTES

- ALL PRIVATE OPEN SPACE TO BE MAINTAINED BY ASHCROFT HOA.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.

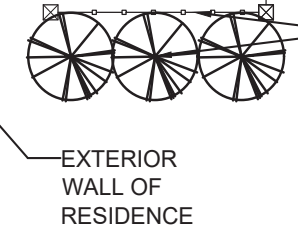
Landscape Notes

GENERAL LANDSCAPE NOTES

- 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.
- 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.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.
- 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.
- ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDING OR SOODED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 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.
- PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "Y" CUT ALONG ITS BORDER WITH SOODED OR SEEDING AREAS.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- GLYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ELABORATED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.
- AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR.
- ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING.

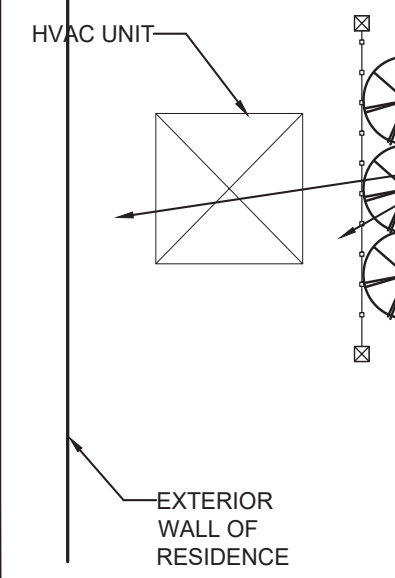


NOTE: BUILDER WILL MAINTAIN THE HVAC MANUFACTURER'S RECOMMENDED CLEARANCES AROUND EACH HVAC UNIT



NOTE: HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF #3 COMPACTA HOLLY ON 3 SIDES (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

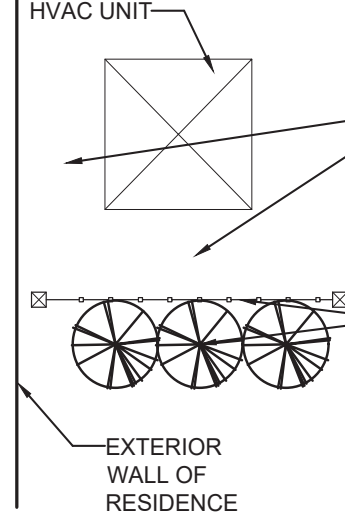
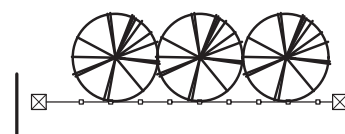
TYPICAL HVAC SCREENING STREET SIDE



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

NOTE: HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF #3 COMPACTA HOLLY ON REAR (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

TYPICAL HVAC SCREENING BUILDING REAR



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

NOTE: HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF #3 COMPACTA HOLLY ON 2 SIDES (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

TYPICAL HVAC SCREENING BUILDING SIDE

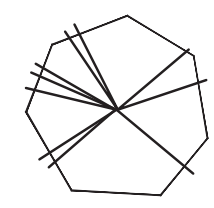
NOTES:

- ALL ROOF, GROUND, AND WALL MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FORM VIEW. 155.402(G)(2).
- THE DUMPSTER ENCLOSURE SHALL MATCH THE MATERIALS OF THE PRIMARY STRUCTURE. 155.402(G)(2) SEE DETAIL ON SHEET SPO9.
- 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).
- 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.

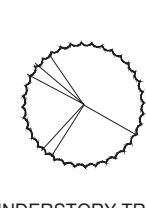
NOTE: SITE INTERIOR LANDSCAPING REQUIREMENTS

- 20% OF THE TOTAL OPEN SPACE AREA SHALL BE LANDSCAPED.
- (1) CANOPY TREE, (1) UNDERSTORY TREE, AND (2) SHRUBS SHALL BE PLANTED FOR EACH 1,000 SF OF LANDSCAPE ARE REQUIRED. TREE NEED TO BE EVENLY PLANTED THROUGHOUT THE LANDSCAPED AREA, BUT MAY BE STAGGERED OR CLUSTERED AS NECESSARY TO MAXIMIZE VISUAL AND SCREENING OBJECTIVES, AND TO MEET THE NEEDS OF THE PARTICULAR SPECIES OF PLANTS FOR ROOT SPACE, WATER, LIGHT, AND AIR CIRCULATION.
- (70) CANOPY TREES
- (70) UNDERSTORY TREE
- (140) SHRUBS

Plant Symbol Key



CANOPY TREE:
OCTOBER GLORY RED MAPLE



UNDERSTORY TREE:
FOSTER HOLLY

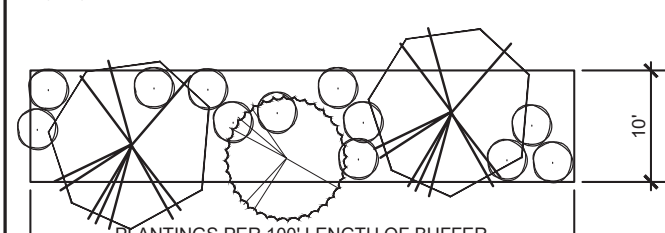


SHRUB:



SHRUB:

TOTAL LENGTH OF CLASS "C" BUFFER: ±1,243 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(25) CANOPY TREES
(38) UNDERSTORY TREE
(150) SHRUBS

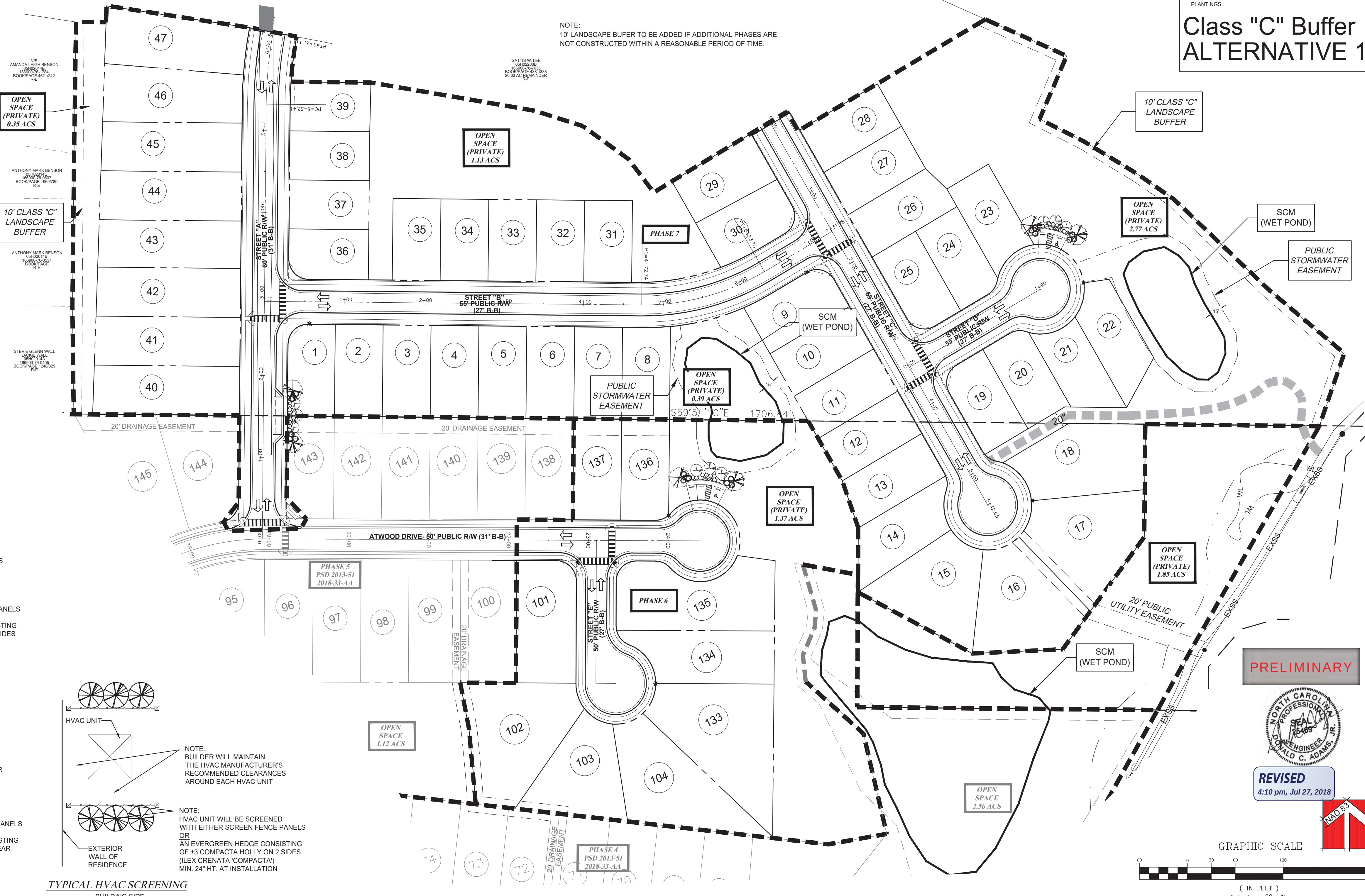


CLASS "C" BUFFER - ALTERNATIVE 1 PLANTING SCHEME REQUIRED PER 100':
(2) CANOPY TREES
(3) UNDERSTORY TREE
(12) SHRUBS

NOTE: 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.

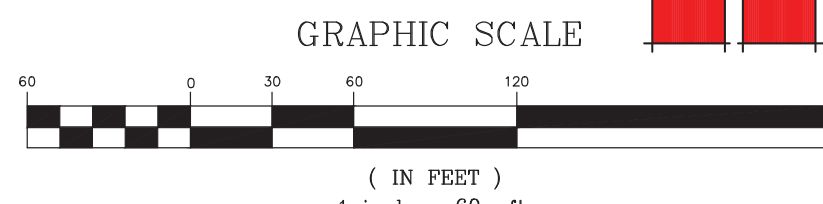
Class "C" Buffer ALTERNATIVE 1



PRELIMINARY



REVISED
4:10 pm, Jul 27, 2018



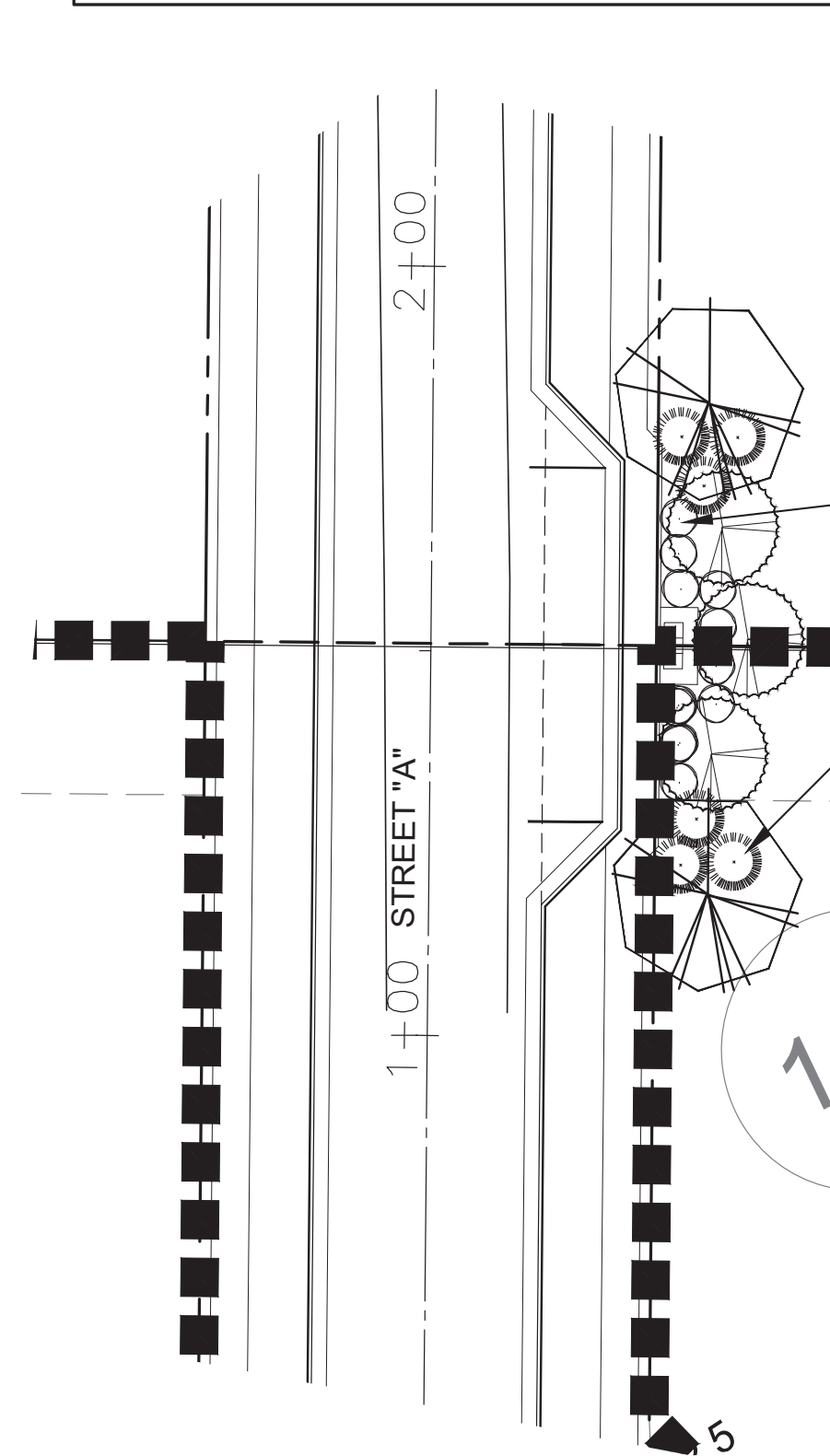
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DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 06/29/2018
JOB NO.: AH-
SHEET: SP7

ADAMS & HODGE
ENGINEERING, PC

ASHCROFT SUBDIVISION
PHASES 6 & 7
TOWN OF CLAYTON, JOHNSTON COUNTY, NC

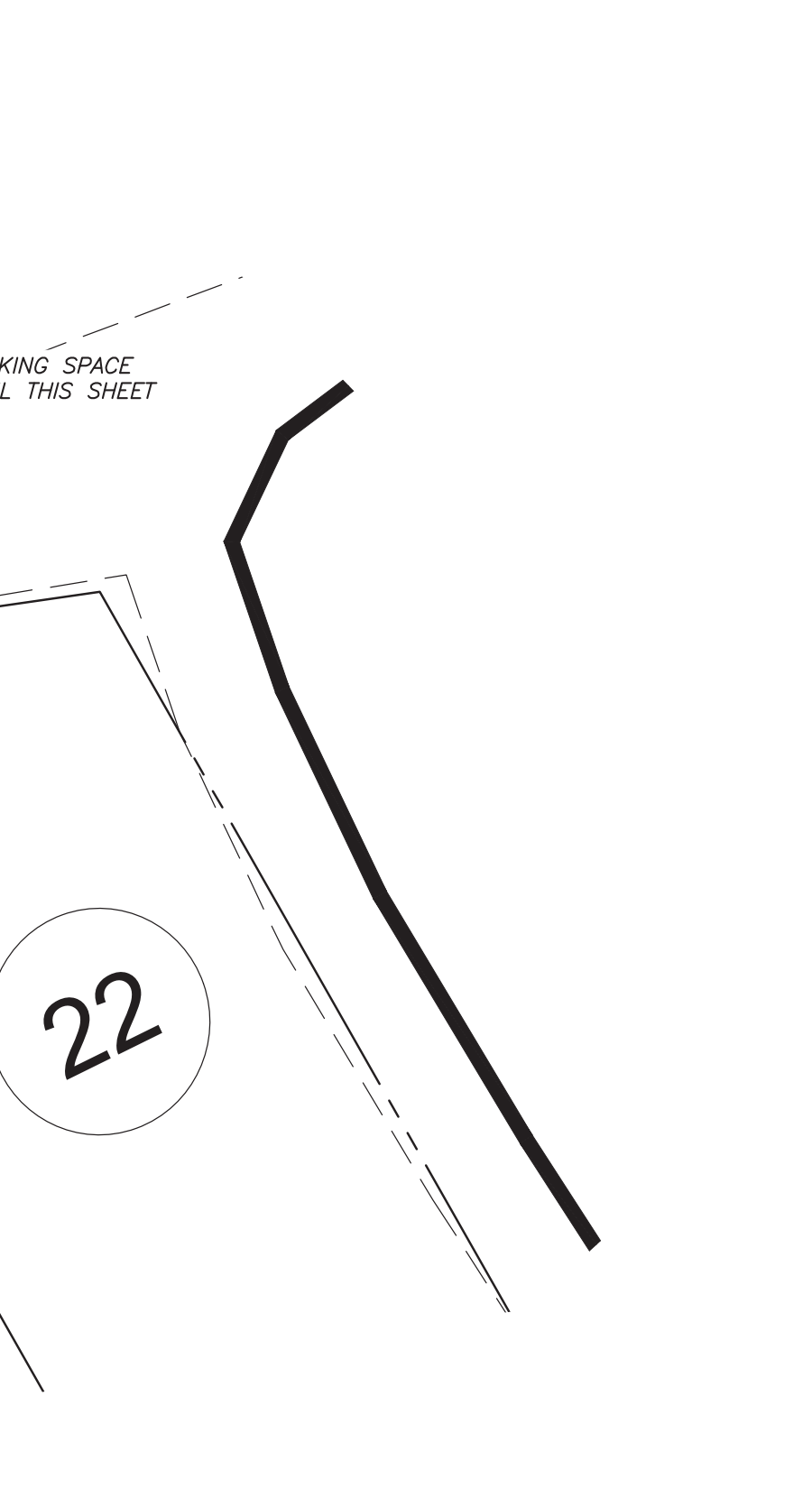
PRELIMINARY
LANDSCAPE PLAN

SP7

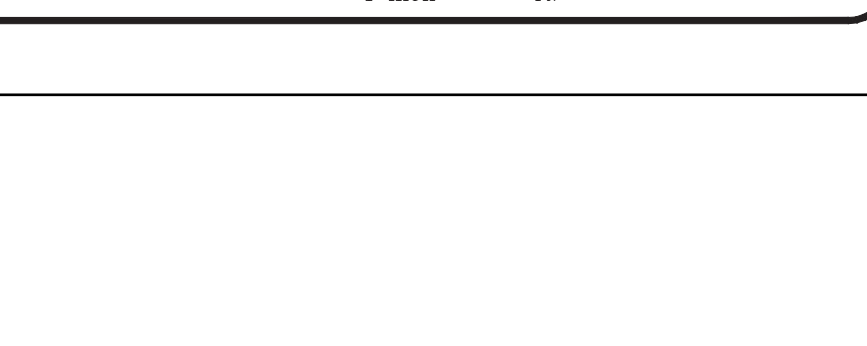


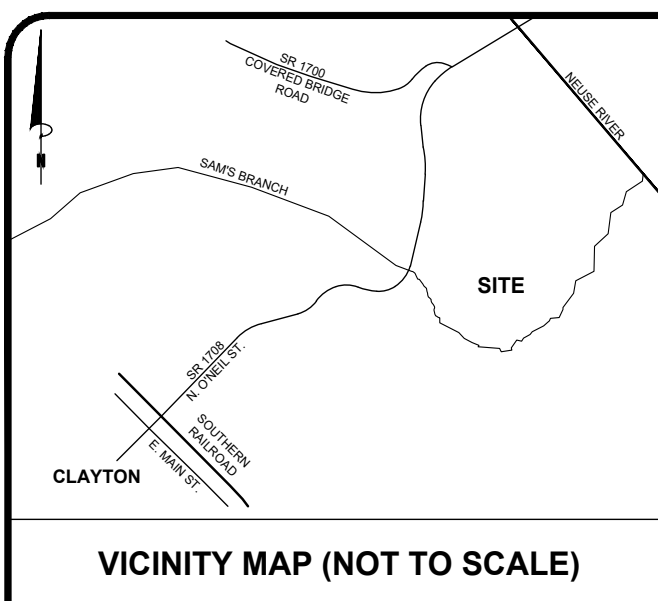
Technical drawing of an accessible parking space. The drawing includes the following elements:

- Dimensions:**
 - Overall width: 12'-6"
 - Overall length: 18'-0"
 - Clearance from curb: 8'-0" (TYPICAL)
 - Clearance from adjacent space: 5'-0"
- Signage:**
 - Accessibility Parking Sign (top left)
 - Symbol of Accessibility, Center in Space (center of the space)
- Other Features:**
 - Accessibility symbol (wheelchair icon)
 - Diagonal hatching on the right side of the space
 - Curbside area (top left)



The drawing is a preliminary architectural elevation of a building. The building features a central gabled section with a chimney on the left side. The roof is hatched to indicate its slope. The walls are represented by simple lines, and the drawing is labeled 'PRELIMINARY' in red. A scale bar at the bottom indicates a length of 120 feet, with markings at 0, 30, 60, and 120. A north arrow is located in the bottom right corner, pointing towards the upper right. The drawing is dated 'REVISED 4:11 pm, Jul 27, 2018'.

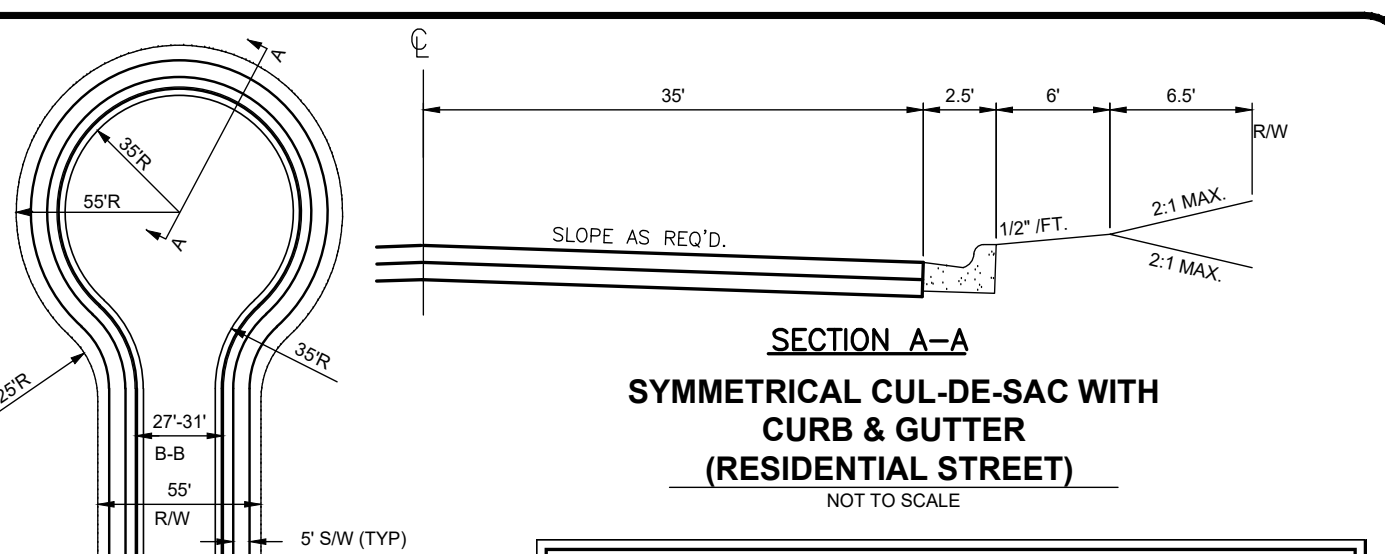
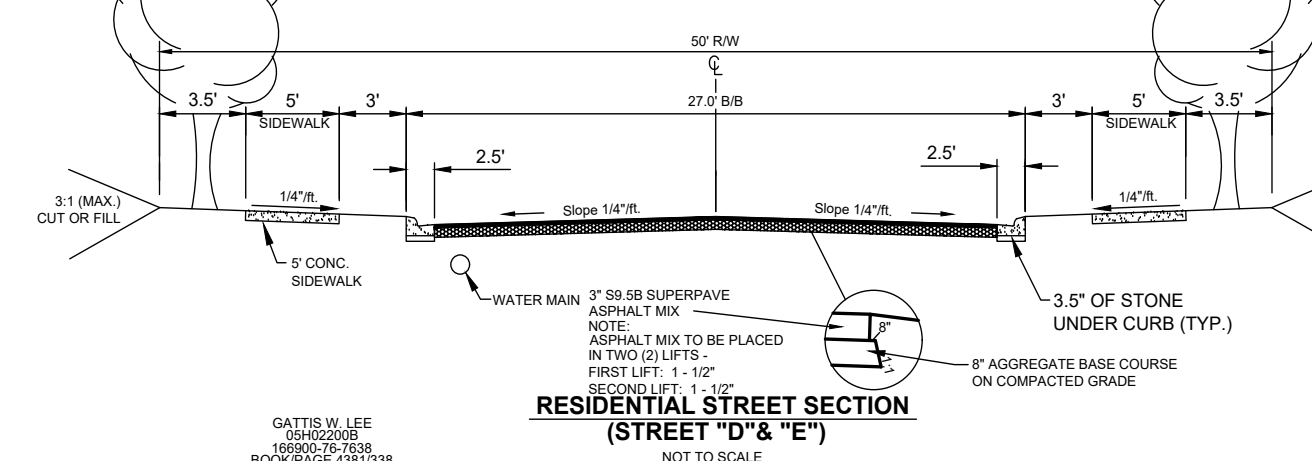
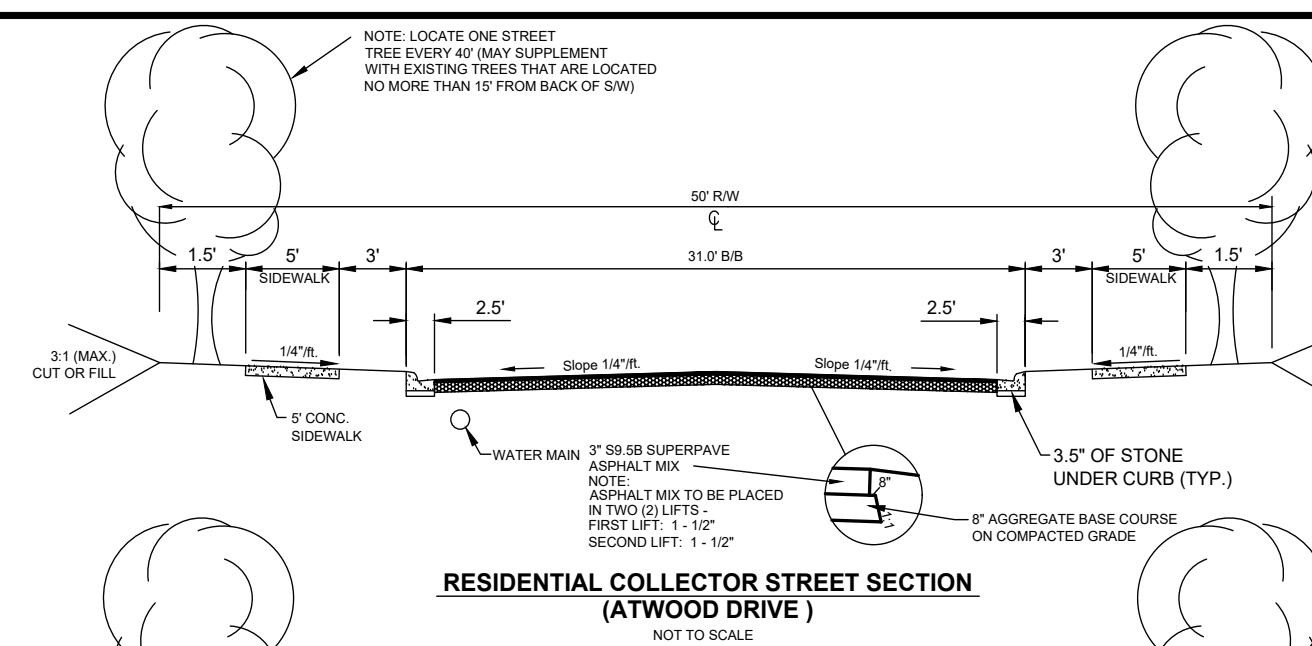




DEVELOPMENT NAME: ASHCROFT SUBDIVISION
PARCEL PIN: 166900-75-1610
ADDITIONAL LAND: OWNER GATTIS W. LEE
PO BOX 72
CLAYTON, NC 27520
PARCEL PIN: 166900-75-7638
PREVIOUS AREA CONTAINED WITHIN SUBDIVISION: 69.61 AC
ADDITIONAL ACRES WITH THIS SUBMITTAL: 5.03+15.12 = 18.56 AC
TOTAL: 88.16 AC
NET USABLE LAND: 88.16 AC - 10.48 AC = 77.68 AC
MAX DENSITY IN WATERSHED PROTECTION AREA: 2 UNITS/AC UNLESS HIGH DENSITY OPTION EXERCISED
DENSITY PROPOSED: 2.1 UNITS/AC USING HIGH DENSITY OPTION
TOTAL NUMBER OF UNITS PROPOSED: 195
PHASES 1 & 3 (45 SINGLE FAMILY LOTS)
MAX IMPERVIOUS AREA PER LOT = 5,000 SF
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE
PHASE 2 (28 TOWNHOMES LOTS)
MAX IMPERVIOUS AREA PER LOT = 5,000 SF
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE
PHASES 4 & 5 (66 SINGLE FAMILY LOTS)
MAX IMPERVIOUS AREA PER LOT = 5,000 SF
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE
PHASE 6 & 7 (66 SINGLE FAMILY LOTS)
MAX IMPERVIOUS AREA PER LOT = 5,000 SF
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE
TOTAL: 167 SINGLE FAMILY RESIDENTIAL (PHASES 1 & 3-7)
MINIMUM LOT AREA: 4,000 SF
MIN. LOT WIDTH: 42'
MIN. STREET YARD: 20'
MIN. SIDE YARD (INT): 6'
MIN. SIDE YARD (STREET): 10'
MIN. REAR YARD: 15'
MIN. BUILDING SEPARATION: 12'
MAX. BUILDING HEIGHT: 35'
CURRENT AREA IN SIDEWALKS: 1.81 AC
THIS SUBMITTAL: 3.32 AC
TOTAL: 5.13 AC
CURRENT AREA IN PAVEMENT: 5.83 AC
THIS SUBMITTAL: 1.33 AC
TOTAL: 7.16 AC
LINEAR FEET OF STREETS: 8,209 L.F.
THIS SUBMITTAL: 2,300 L.F.
TOTAL: 10,509 L.F.
TYPE OF WATER SYSTEM PROPOSED: TOWN OF CLAYTON
TYPE OF SANITARY SEWER SYSTEM PROPOSED: TOWN OF CLAYTON
ELECTRICAL SERVICE PROVIDED BY TOWN OF CLAYTON
ZONING DISTRICT: PDR
WATERSHED PROTECTION AREA: YES, ENTIRE SITE
PROPOSED ZONING: PDR
INSIDE CITY LIMITS? CURRENT PORTION: YES
ADDITIONAL PROPERTY EASEMENT

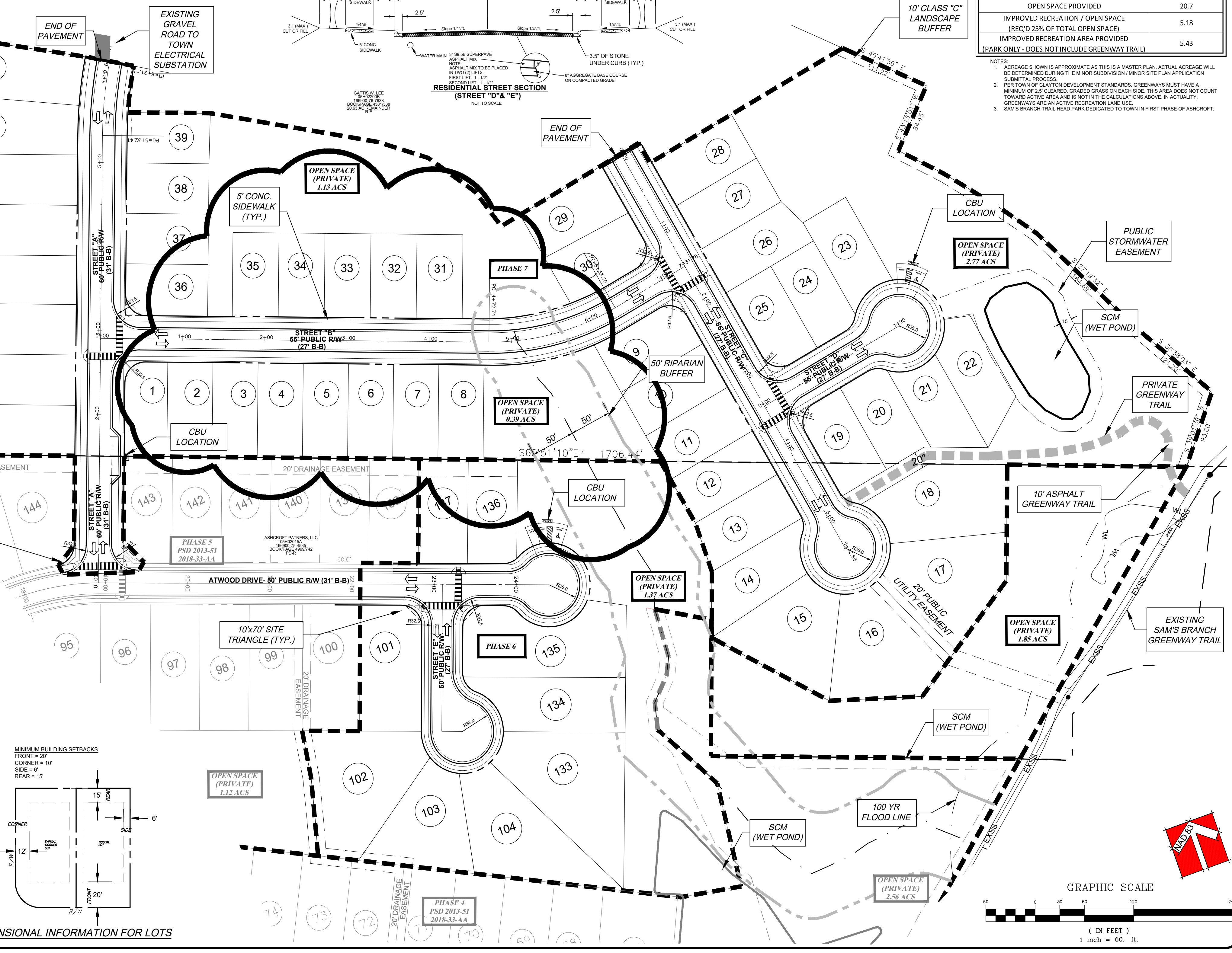
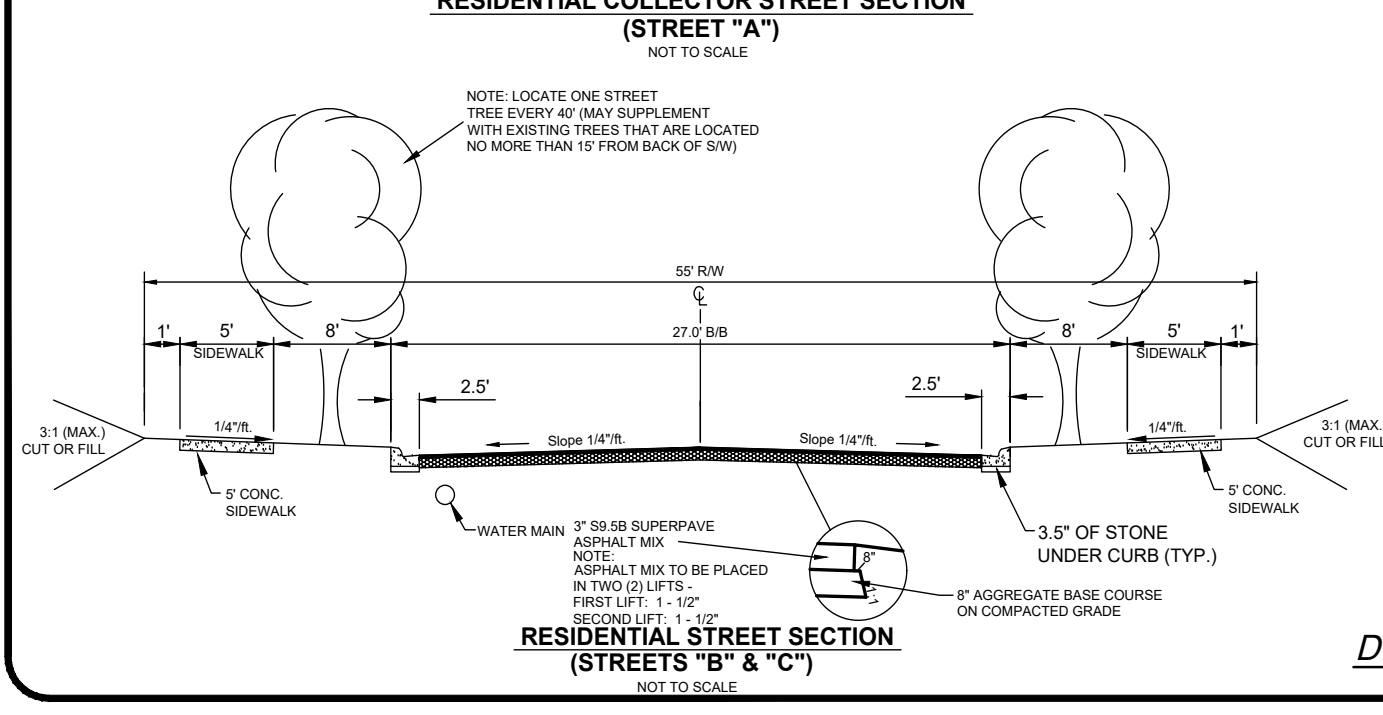
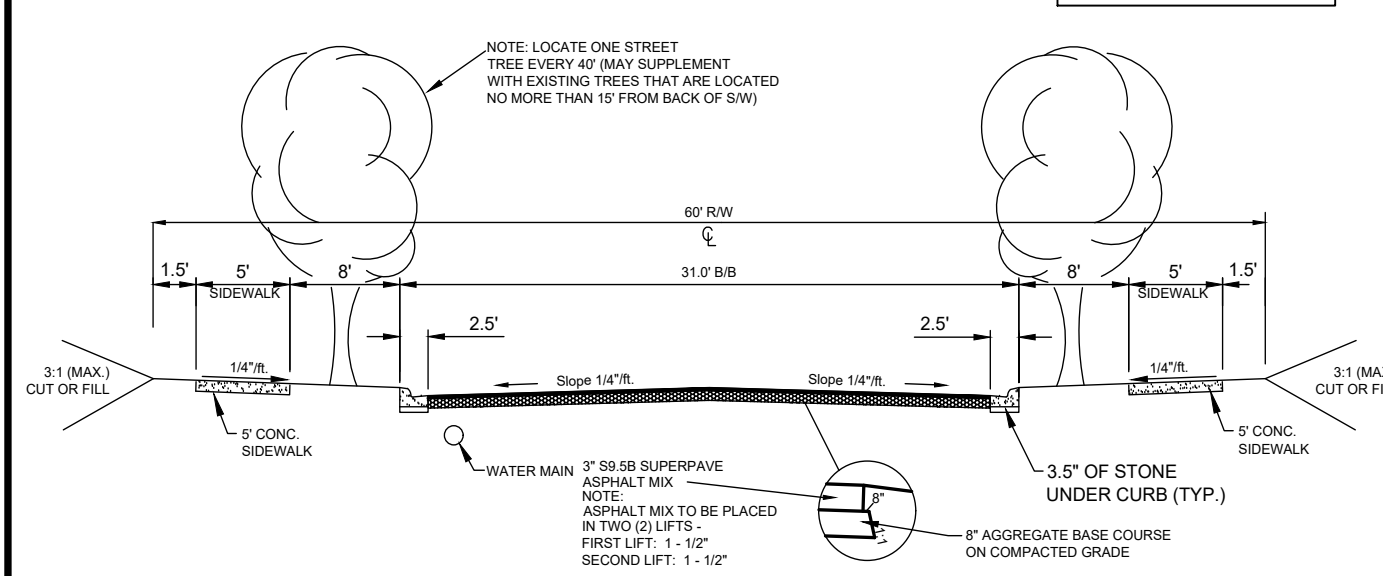
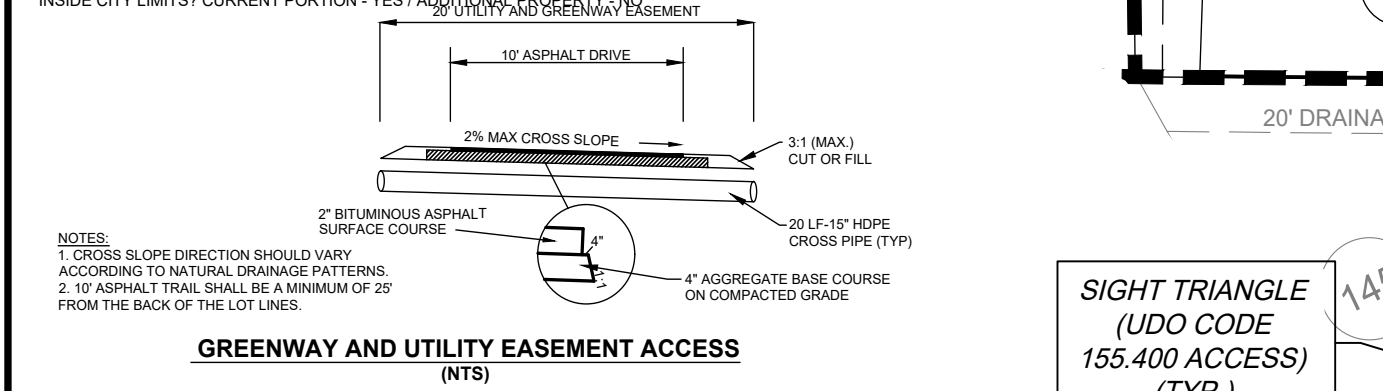
IMPERVIOUS SURFACE AREA SUMMARY	
1. PREVIOUS AREA CONTAINED WITHIN SUBDIVISION:	= 69.61 AC. OR 3,032,212 S.F.
ADDITIONAL ACRES WITH THIS SUBMITTAL:	= 18.56 AC. OR 808,036 S.F.
TOTAL AREA WITHIN SUBDIVISION:	= 88.16 AC. OR 3,840,250 S.F.
2. PREVIOUS MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA (36%):	= 1,391,598 S.F.
ADDITIONAL IMPERVIOUS AREA WITH THIS SUBMITTAL:	= 230,894 S.F.
TOTAL MAXIMUM ALLOWABLE IMPERVIOUS AREA:	= 1,382,490 S.F.
3. PREVIOUS IMPERVIOUS SURFACE CONTAINED WITHIN ASPHALT & C & G:	= 253,674 S.F.
ADDITIONAL IMPERVIOUS AREA WITHIN ASPHALT & C & G WITH THIS SUBMITTAL:	= 68,460 S.F.
TOTAL IMPERVIOUS SURFACE AREA WITHIN ASPHALT & C & G:	= 320,134 S.F.
4. PREVIOUS IMPERVIOUS SURFACE CONTAINED WITHIN CONCRETE SIDEWALK:	= 79,100 S.F.
ADDITIONAL IMPERVIOUS SURFACE WITHIN CONCRETE SIDEWALK WITH THIS SUBMITTAL:	= 102,100 S.F.
TOTAL IMPERVIOUS SURFACE AREA WITHIN CONCRETE SIDEWALK:	= 181,200 S.F.
5. SINGLE FAMILY (PHASES 1 & 3) - 5,500 S.F. PER LOT X 45 LOTS	= 247,500 S.F.
6. TOWNHOMES (PHASE 2) - 3,500 S.F. PER LOT X 28 LOTS	= 98,000 S.F.
7. SINGLE FAMILY (PHASES 4-5) - 5,000 S.F. PER LOT X 66 LOTS	= 330,000 S.F.
8. SINGLE FAMILY (PHASES 6-7) - 5,000 S.F. PER LOT X 66 LOTS	= 330,000 S.F.
TOTAL LOT IMPERVIOUS	= 955,500 S.F.
9. TOTAL PROPOSED IMPERVIOUS SURFACE AREA:	= 1,377,734 S.F.
10. PROPOSED IMPERVIOUS AREA 1,377,734 S.F. < MAX. ALLOWED IMPERVIOUS AREA 1,382,490 S.F. (OKAY)	

NOTE: CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.

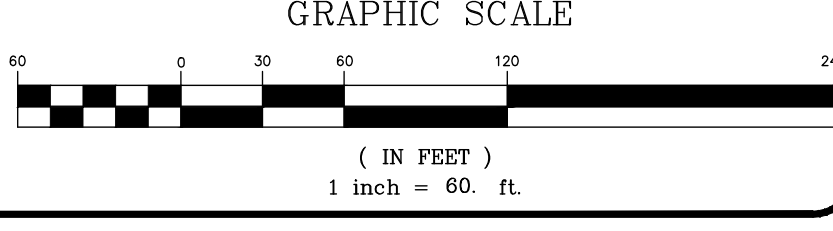
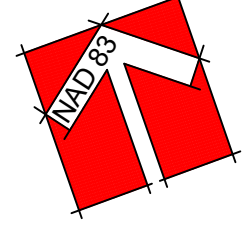


OPEN SPACE TABLE	
	ACRES
NET USABLE LAND	77.68
REQUIRED OPEN SPACE (12.5%)	9.71
OPEN SPACE PROVIDED	20.7
IMPROVED RECREATION / OPEN SPACE (REQ'D 25% OF TOTAL OPEN SPACE)	5.18
IMPROVED RECREATION AREA PROVIDED (PARK ONLY - DOES NOT INCLUDE GREENWAY TRAIL)	5.43

NOTES:
1. ACRES SHOWN IS APPROXIMATE AS THIS IS A MASTER PLAN. ACTUAL ACRES WILL BE DETERMINED DURING THE MINOR SUBDIVISION / MINOR SITE PLAN APPLICATION SUBMITTAL PROCESS.
2. PER TOWN OF CLAYTON DEVELOPMENT STANDARDS, GREENWAYS MUST HAVE A MINIMUM OF 2.5' CLEARED, GRADED GRASS ON EACH SIDE. THIS AREA DOES NOT COUNT TOWARD ACTIVE AREA AND IS NOT IN THE CALCULATIONS ABOVE. IN ACTUALITY, GREENWAYS ARE AN ACTIVE RECREATION LAND USE.
3. SAM'S BRANCH TRAIL: HEAD PARK DEDICATED TO TOWN IN FIRST PHASE OF ASHCROFT.



DIMENSIONAL INFORMATION FOR LOTS

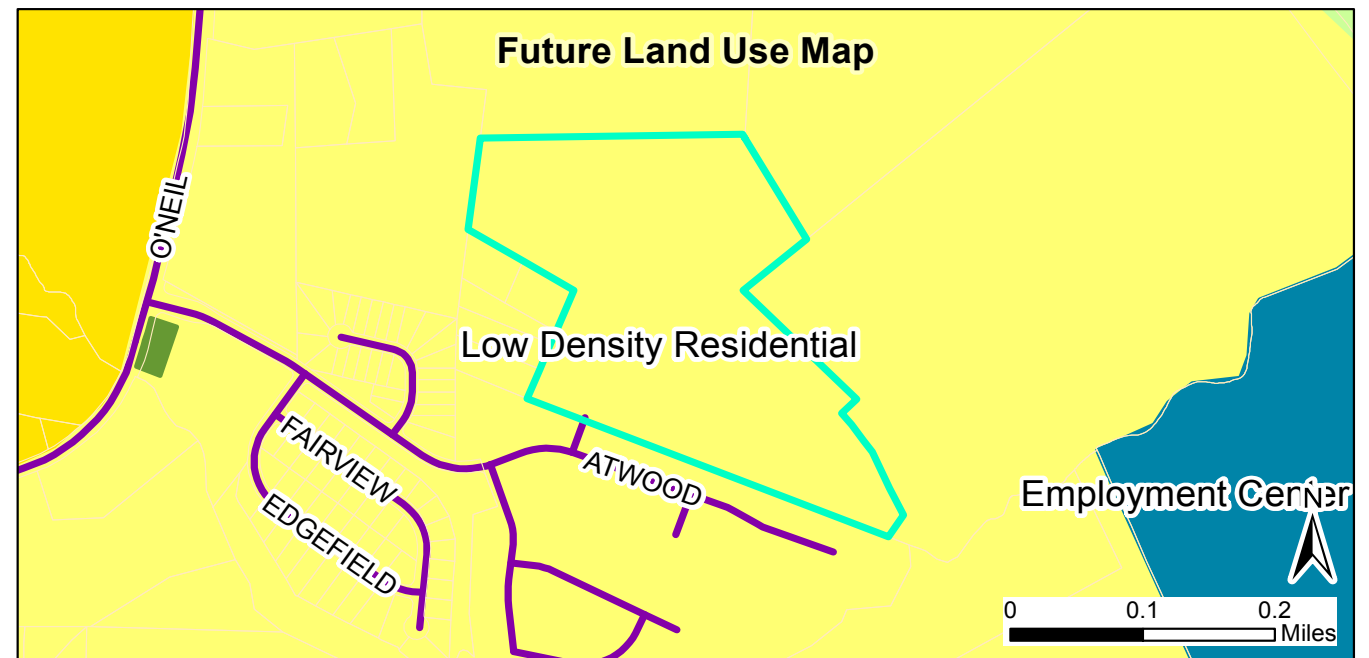
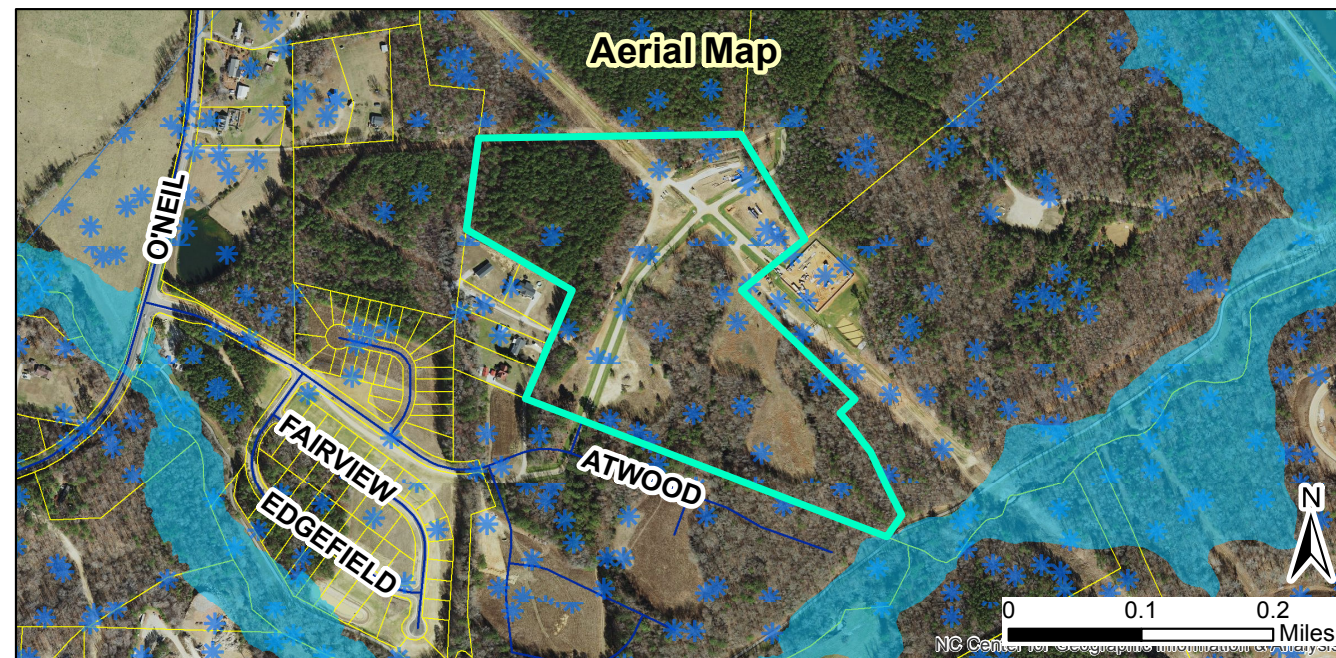
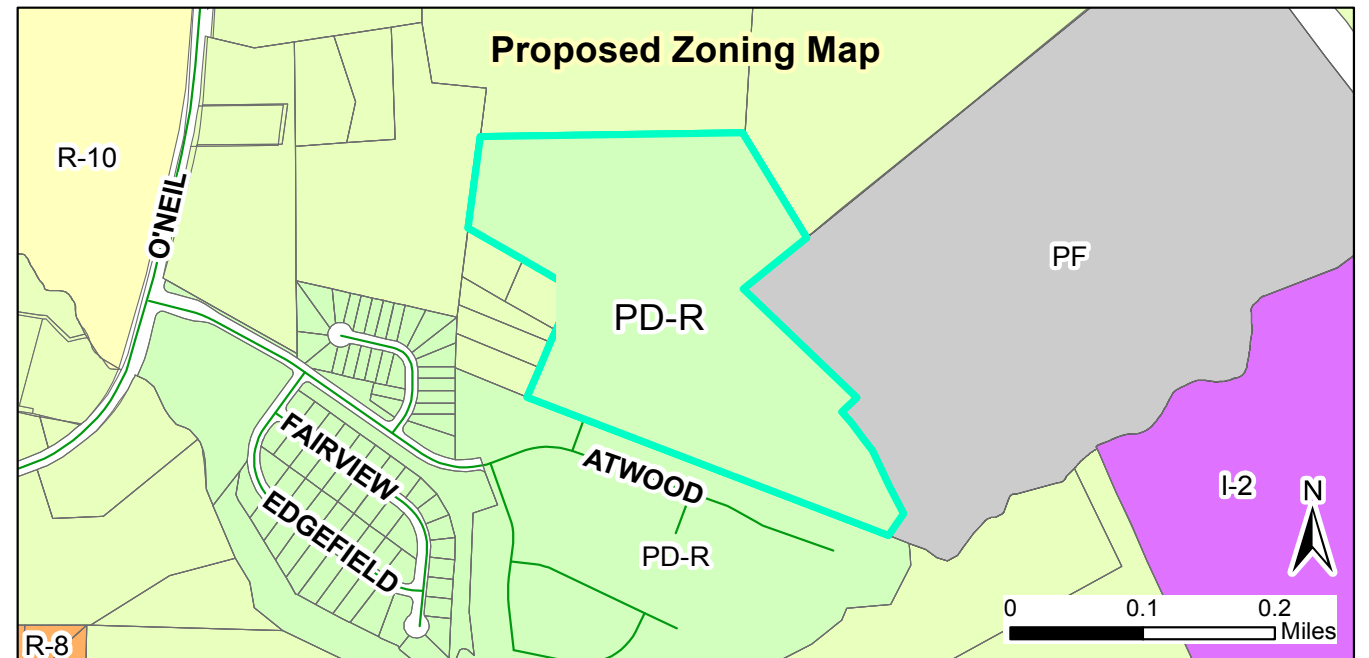
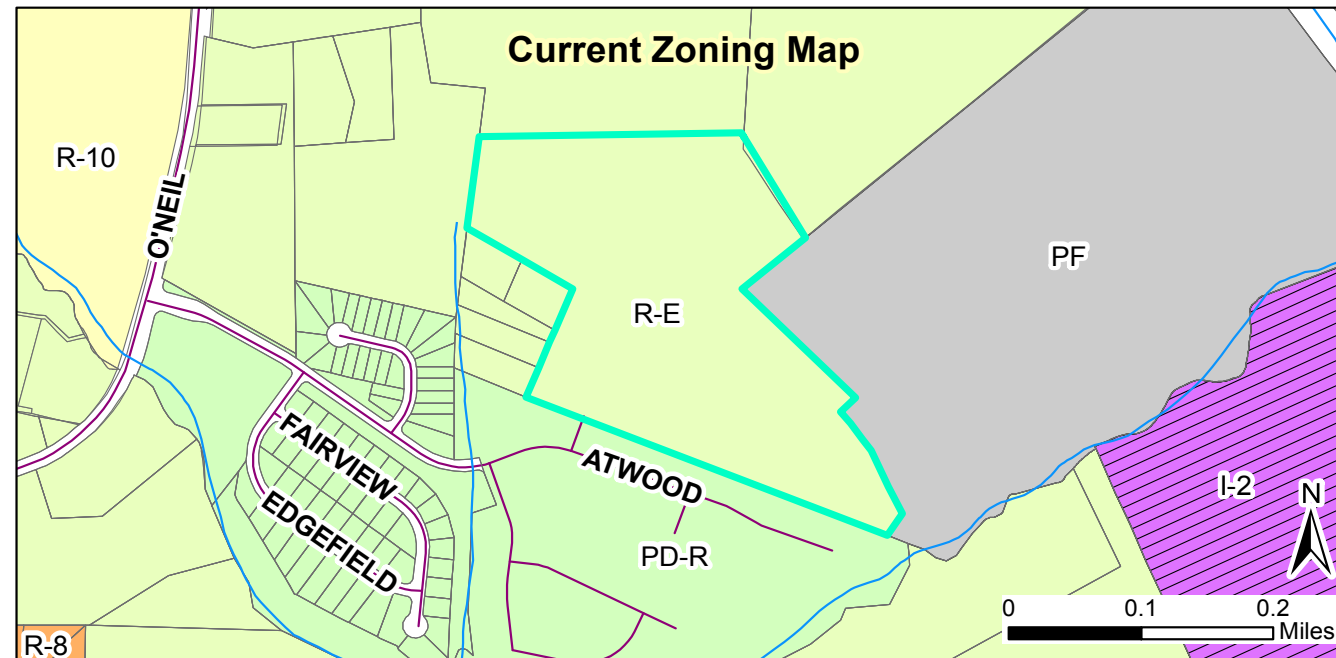


314 East Main Street
Clayton, NC 27520
dominic@adamsandhodge.com
919-243-1332
FAX: 919-243-1332

ADAMS & HODGE
ENGINEERING, PC

ASHCROFT SUBDIVISION
PHASES 6 & 7
PRELIMINARY
SITE PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 06/29/2018
JOB NO.: 4H-
SHEET: SP2



2018-120-SD Ashcroft Phase 6 & 7 Major Modification Request: An addition of approximately 18.55 acres to be developed with 56 new single family lots.

Applicant: Adams & Hodge Engineering, PC
Property Owners: Lee Heirs Gattis/Ashcroft Partners, LLC
Parcel ID: 166900-76-7638/166900-75-4535
Tag #: 05H02200B/05H02015A

Staff Report Map



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-120-SD Ashcroft Phases 6 & 7 Modification\Map\Map 2018-120-SD Ashcroft Phase 6 & 7 Modification.mxd

Legend

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

09/17/2018

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



RAMEY KEMP & ASSOCIATES, INC.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Phone: 919-872-5115
www.rameykemp.com

August 2, 2018

Haley Hogg
Planning and Development Department
Town of Clayton
111 East Second Street | PO Box 879 | Clayton, NC 27528
hhogg@townofclaytonnc.org

Subject: **Trip Generation Letter**
Ashcroft 6-7
Clayton, North Carolina

Dear Ms. Hogg:

This letter provides an estimate of the trip generation for the proposed residential development located along N. O'Neil Street in Clayton, North Carolina. Trip generation information is also provided for the existing phases 1-5 of the Ashcroft development (111 single-family homes and 28 townhomes). The proposed phases 6-7 of the development is anticipated to consist of an additional 56 single-family homes located within the existing Ashcroft development with access provided along N. O'Neil Street.

According to the ordinance, the Town of Clayton (Town) requires a traffic study if a proposed development is expected to generate 100 or more vehicular trips during the weekday AM or PM peak hours. It should be noted that the Ashcroft development conducted a TIA in September 2009 for 104 single family homes and 46 townhomes. Refer to the attachments for the original approved TIA for the Ashcroft development.

Trip Generation

Average weekday AM and PM peak hour trips for the proposed and existing developments were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 1 provides a summary of the trip generation potential for the site based on the LUC 210 (Single-Family Detached Housing) and LUC 220 (Multifamily Housing (Low-Rise)) rates.

Table 1: Site Trip Generation Based on LUC 210 and LUC 220

Land Use (ITE Code)	Intensity	Daily Trips (veh.)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210) – Phases 1-5	111 units	1,150	21	63	71	41
Multifamily (Low-Rise) (220) – Phases 1-5	28 units	170	3	11	12	7
Total Site Trips (Phases 1-5)		1,320	24	74	83	48
Single-Family Detached Housing (210) – Phases 6-7	56 units	610	11	34	37	21

As shown in Table 1, based on the ITE *Trip Generation Manual*, 10th Edition, it is estimated that the existing site generates 1,320 total daily trips; with 98 total trips (24 entering and 74 exiting) during the weekday AM peak hour and 131 total trips (83 entering and 48 exiting) are estimated to occur during the weekday PM peak hour. The proposed phases of the Ashcroft development are expected to generate 610 daily trips; with 45 trips (11 entering and 34 exiting) during the weekday AM peak hour and 58 trips (37 entering and 21 exiting) expected to occur during the PM peak hour.

Findings and Summary

The calculations provided in this letter are estimations of the trip generation potential for the site based on ITE *Trip Generation Manual*, 10th Edition data. Based on the trip generation results, it is expected that the proposed phases of the Ashcroft residential development will have minimal impact on the surrounding roadway network and is expected to be below the traffic study threshold, as identified in the Town's ordinance.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,
RAMEY KEMP & ASSOCIATES, INC.

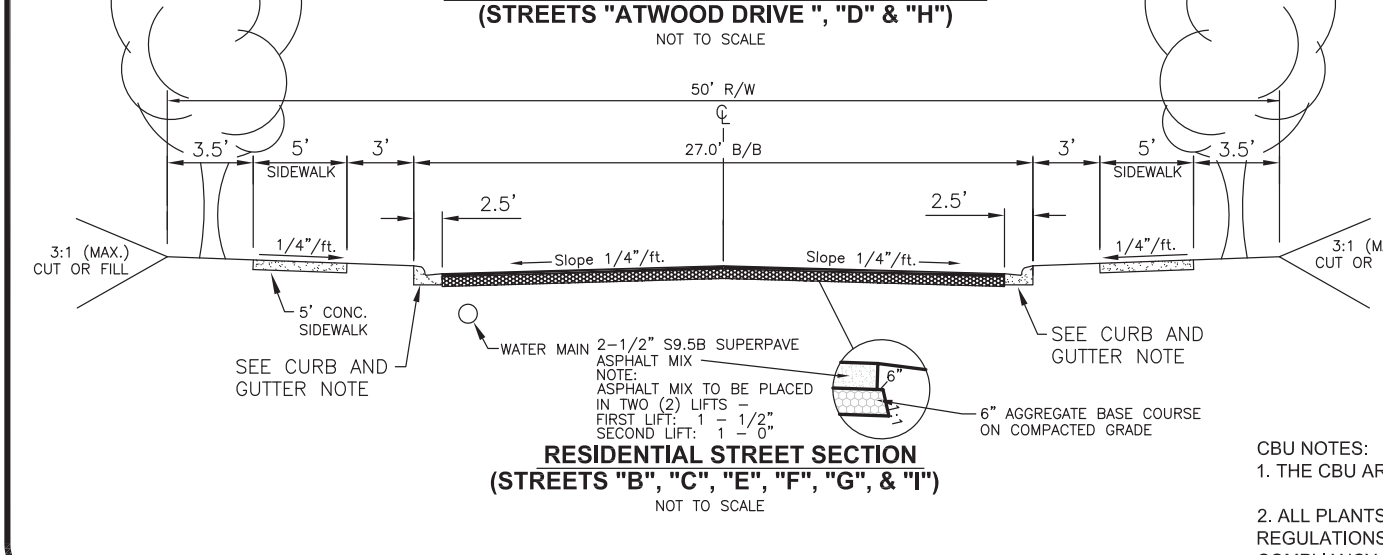
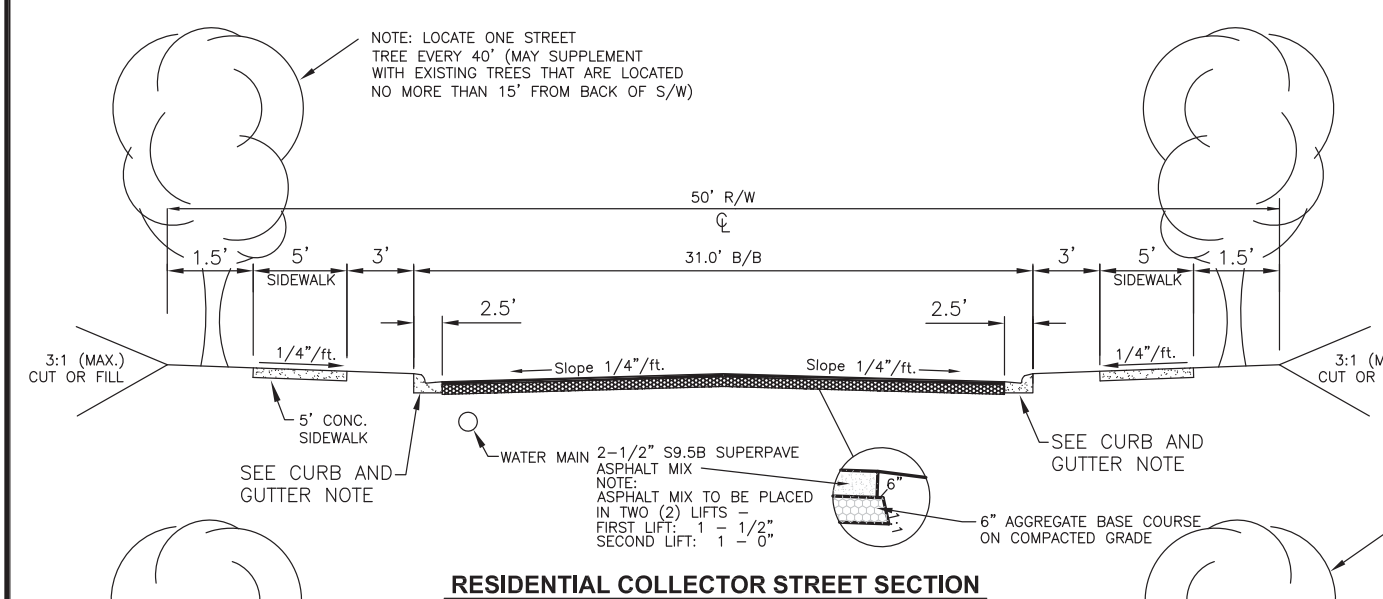
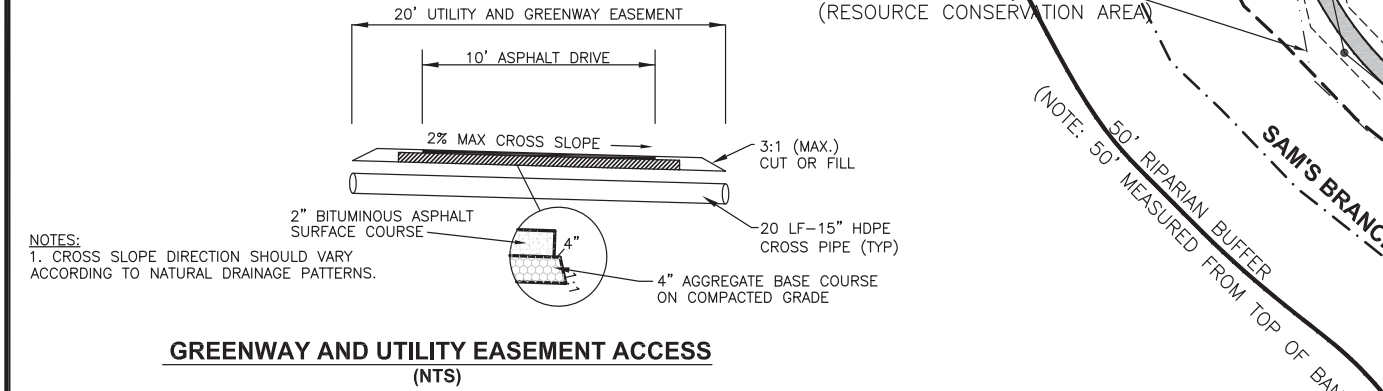
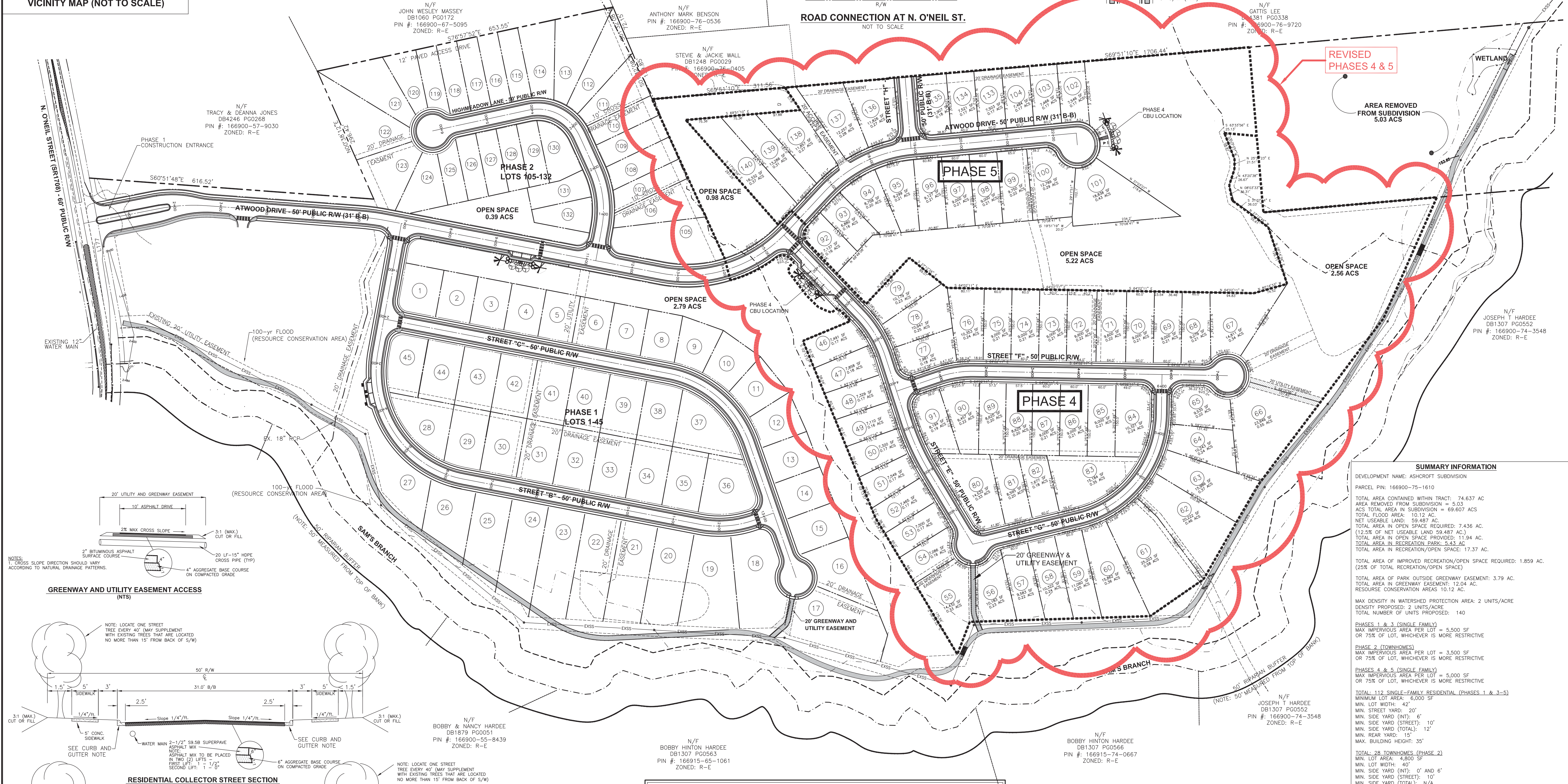
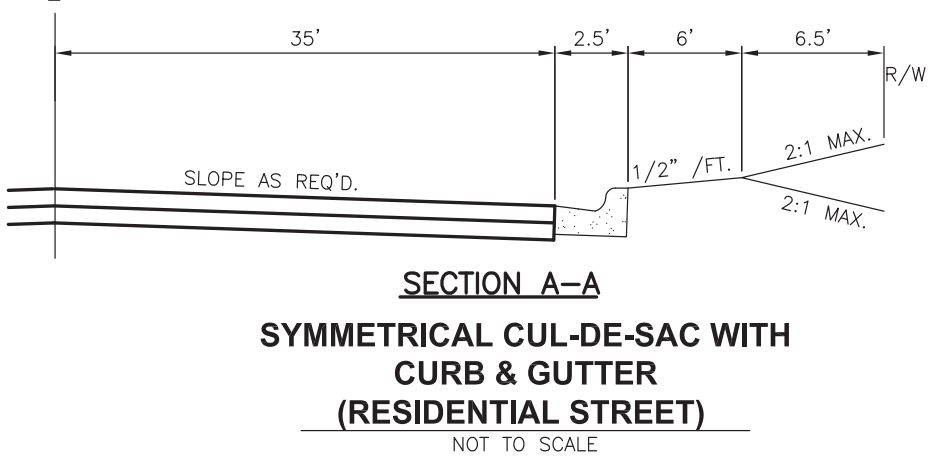
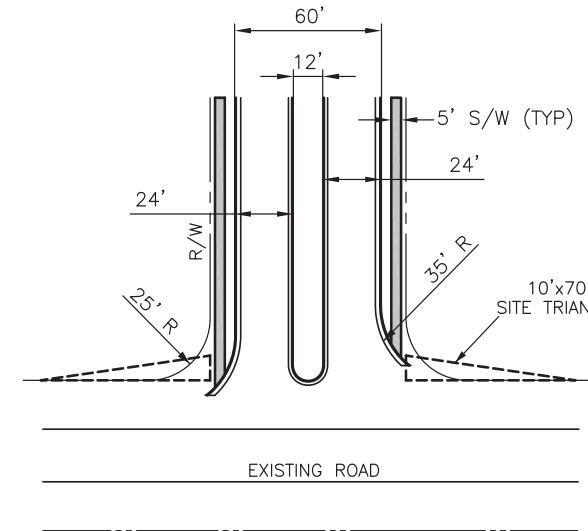
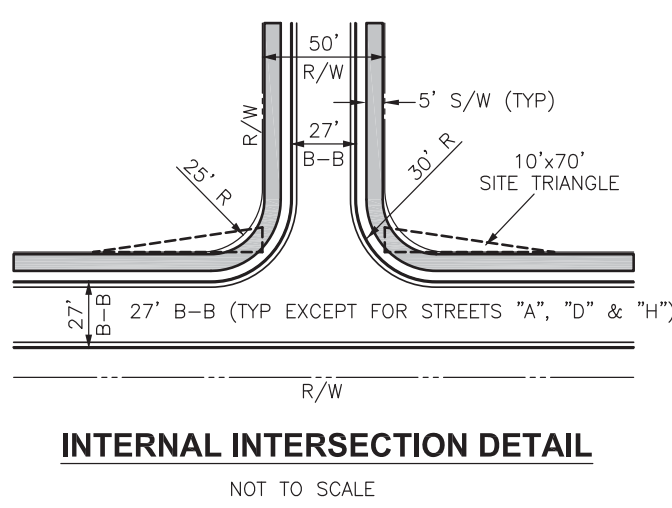
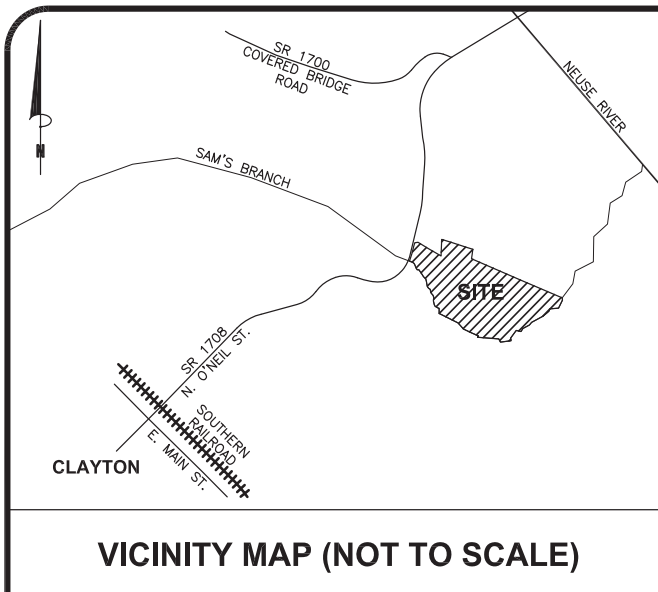
Joshua Reinke, P.E.
Transportation Manager
NC Corporate License # C-0910



cc: Donnie Adams (Adams & Hodge Engineering, PC)

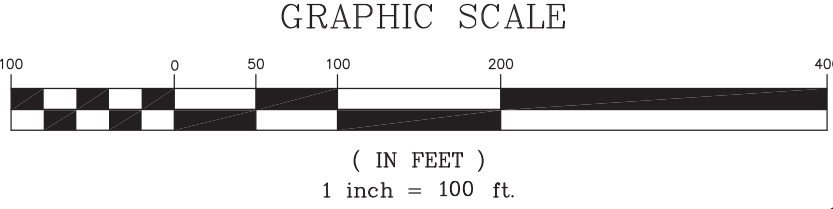
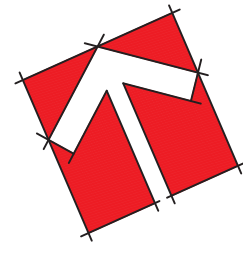
Attachments: Proposed Site Plan





IMPERVIOUS SURFACE AREA SUMMARY	
1. TOTAL AREA CONTAINED WITHIN SUBDIVISION	= 69,607 AC. OR 3,032,081 S.F.
2. MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA (36%)	= 1,091,549 S.F.
3. IMPERVIOUS SURFACE CONTAINED WITHIN ASPHALT AND C & G	= 253,674 S.F.
4. IMPERVIOUS SURFACE CONTAINED WITHIN CONCRETE SIDEWALK	= 79,100 S.F.
5. SINGLE FAMILY (PHASES 1-3) - 5,500 S.F. PER LOT X 45 LOTS	= 247,500 S.F.
6. TOWNHOMES (PHASE 2) - 3,500 S.F. PER LOT X 28 LOTS	= 98,000 S.F.
7. SINGLE FAMILY (PHASES 4-5) - 5,000 S.F. PER LOT X 75 LOTS	= 375,000 S.F.
8. TOTAL PROPOSED IMPERVIOUS SURFACE AREA	= 720,500 S.F.
9. 1,053,274 S.F. < 1,091,549 S.F. (OKAY)	= 1,053,274

SUMMARY INFORMATION	
DEVELOPMENT NAME: ASHCROFT SUBDIVISION	
PARCEL PIN: 166900-75-1610	
TOTAL AREA CONTAINED WITHIN TRACT: 74.637 AC	
AREA REMOVED FROM SUBDIVISION = 5.03 ACS	
ACRES TOTAL AREA IN SUBDIVISION = 69.607 ACS	
TOTAL FLOOD AREA: 10.12 AC.	
NET USABLE LAND: 59.487 AC.	
TOTAL AREA IN OPEN SPACE REQUIRED: 7.436 AC.	
(12.5% OF NET USABLE LAND 59.487 AC.)	
TOTAL AREA IN OPEN SPACE PROVIDED: 11.94 AC.	
TOTAL AREA IN RECREATION PARK: 5.43 AC.	
TOTAL AREA IN RECREATION/OPEN SPACE: 17.37 AC.	
TOTAL AREA OF IMPROVED RECREATION/OPEN SPACE REQUIRED: 1.859 AC.	
(25% OF TOTAL RECREATION/OPEN SPACE)	
TOTAL AREA OF PARK OUTSIDE GREENWAY EASEMENT: 3.79 AC.	
TOTAL AREA IN GREENWAY EASEMENT: 12.04 AC.	
RESOURCE CONSERVATION AREAS: 10.12 AC.	
MAX DENSITY IN WATERSHED PROTECTION AREA: 2 UNITS/ACRE	
DENSITY PROPOSED: 2 UNITS/ACRE	
TOTAL NUMBER OF UNITS PROPOSED: 140	
PHASES 1 & 3 (SINGLE FAMILY)	
MAX IMPERVIOUS AREA PER LOT = 5,500 SF	
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE	
PHASE 2 (TOWNHOMES)	
MAX IMPERVIOUS AREA PER LOT = 3,500 SF	
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE	
PHASES 4 & 5 (SINGLE FAMILY)	
MAX IMPERVIOUS AREA PER LOT = 5,000 SF	
OR 75% OF LOT, WHICHEVER IS MORE RESTRICTIVE	
TOTAL: 112 SINGLE-FAMILY RESIDENTIAL (PHASES 1 & 3-5)	
MIN. LOT AREA: 6,000 SF	
MIN. LOT WIDTH: 42'	
MIN. STREET YARD: 20'	
MIN. SIDE YARD (INT): 6'	
MIN. SIDE YARD (STREET): 10'	
MIN. SIDE YARD (TOTAL): 12'	
MIN. REAR YARD: 15'	
MAX. BUILDING HEIGHT: 35'	
TOTAL: 28 TOWNHOMES (PHASE 2)	
MIN. LOT AREA: 4,800 SF	
MIN. LOT WIDTH: 40'	
MIN. SIDE YARD (INT): 0' AND 6'	
MIN. SIDE YARD (STREET): 10'	
MIN. SIDE YARD (TOTAL): N/A	
MIN. REAR YARD: 15'	
MIN. BLDG. SEPARATION: 12'	
MAX. BUILDING HEIGHT: 35'	
AREA IN SIDEWALKS: 1.81 AC.	
AREA IN PAVEMENT: 5.83 AC.	
LINEAR FEET OF STREETS: 8,209 L.F.	
TYPE OF WATER SYSTEM PROPOSED: TOWN OF CLAYTON	
TYPE OF SANITARY SEWER SYSTEM PROPOSED: TOWN OF CLAYTON	
ELECTRICAL SERVICE PROVIDED BY TOWN OF CLAYTON	
ZONING DISTRICT: PD-R	
WATERSHED PROTECTION AREA: YES	
PROPOSED ZONING: PD-R	
INSIDE CITY LIMITS? YES	



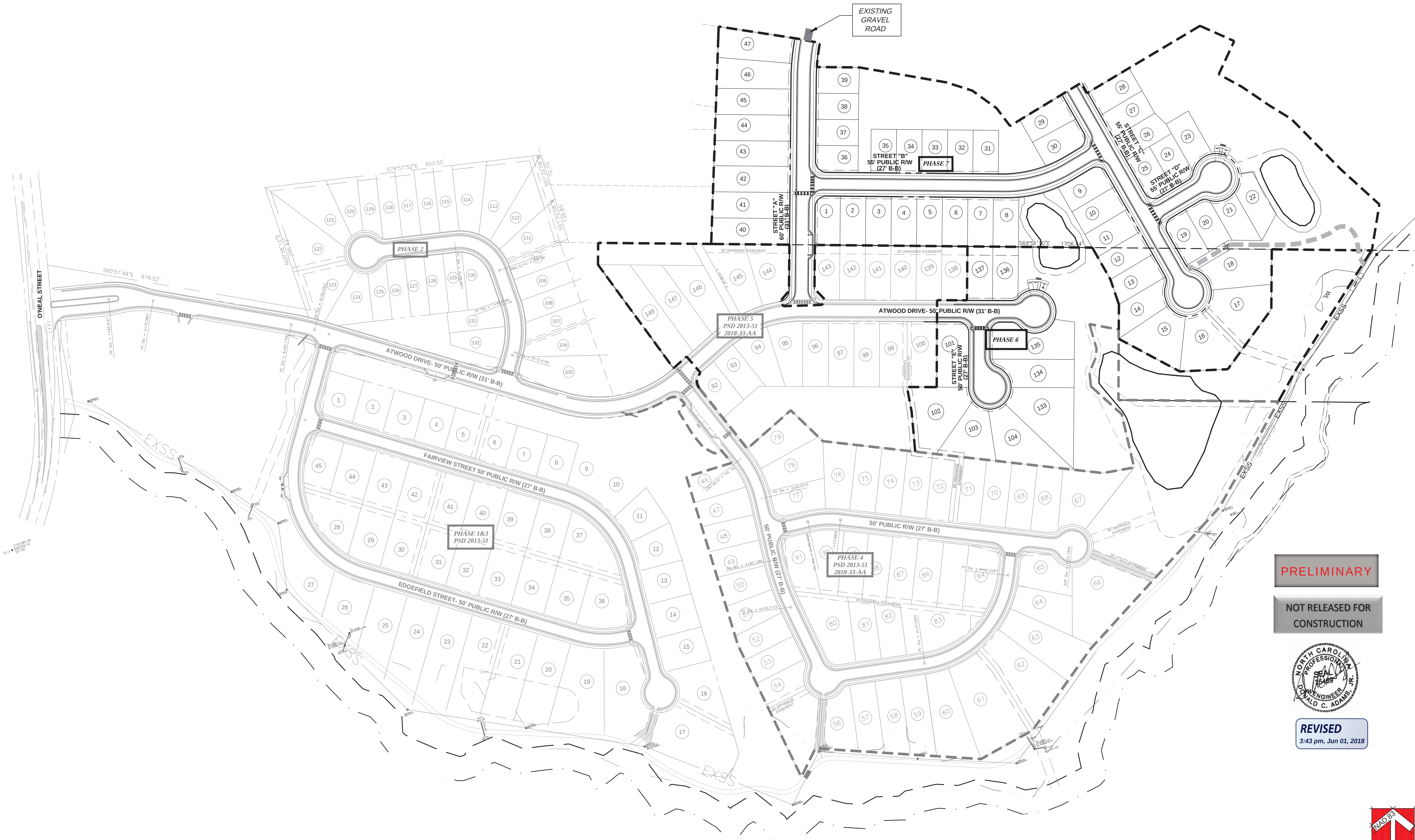
RESPONSE:
314 East Main Street
Clayton, NC 27320
dennis@adamsandhodge.com
919-241-1332
FAX: 919-241-1337

ADAMS & HODGE
ENGINEERING, PC

ASHCROFT SUBDIVISION
TOWN OF CLAYTON, JOHNSTON COUNTY, NC

MASTER PLAN

DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 02/12/2018
JOB NO.: 44-
SHEET: SP01

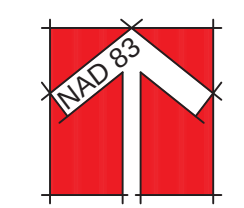
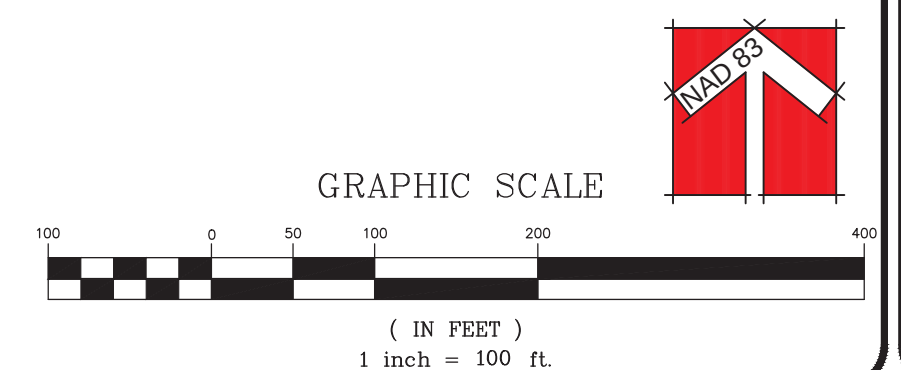


PRELIMINARY

NOT RELEASED FOR
CONSTRUCTION



REVISED
3:43 pm, Jun 01, 2018



PHASES 6 & 7
PHASING PLAN w/
OVERALL MASTER PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE DRAWING SCALE
VERTICAL SCALE: N/A
DATE: 06/01/2018
JOB NO.: 141-
SHEET: SP3

ASHCROFT SUBDIVISION
PHASES 6 & 7
TOWN OF CLAYTON, JOHNSTON COUNTY, NC



ADAMS & HODGE
ENGINEERING, PC

314 East Main Street
Clayton, NC 27520
domie@adamsandhodge.com
919.755.1100
FIRM # C-1187

apexsnc
0

WATER SYSTEM PROJECT SUMMARY:

1. THERE ARE 56 SINGLE FAMILY LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS:
±2404 LF OF 6" PVC MAIN

SEWER SYSTEM PROJECT SUMMARY:

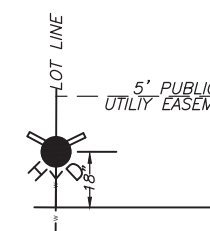
1. THERE ARE 56 SINGLE FAMILY LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:
±2502 LF OF 8" PVC MAIN

STREET SUMMARY:

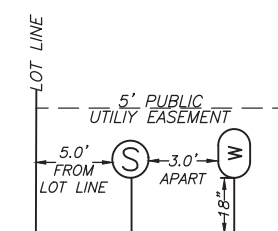
1. THE TOTAL LINEAR OF STREETS:
±2,300 LF THIS SUBMITTAL

WATER AND SEWER SERVICES MUST BE:

1. INSTALLED 3' APART
2. INSTALLED ±5' FROM LOW SIDE OF LOT CORNER, PER STREET GRADE.
3. WATER AND SEWER SERVICES SHOULD BE INSTALLED 18" FROM R/W, INSIDE THE LOT.
4. SEWER SERVICE MUST BE INSTALLED CLOSEST TO LOT CORNER
5. SEE DETAILS BELOW.



TYPICAL FIRE HYDRANT LOCATION



TYPICAL WATER/SEWER SERVICES LOCATION

LEGEND

PROPOSED

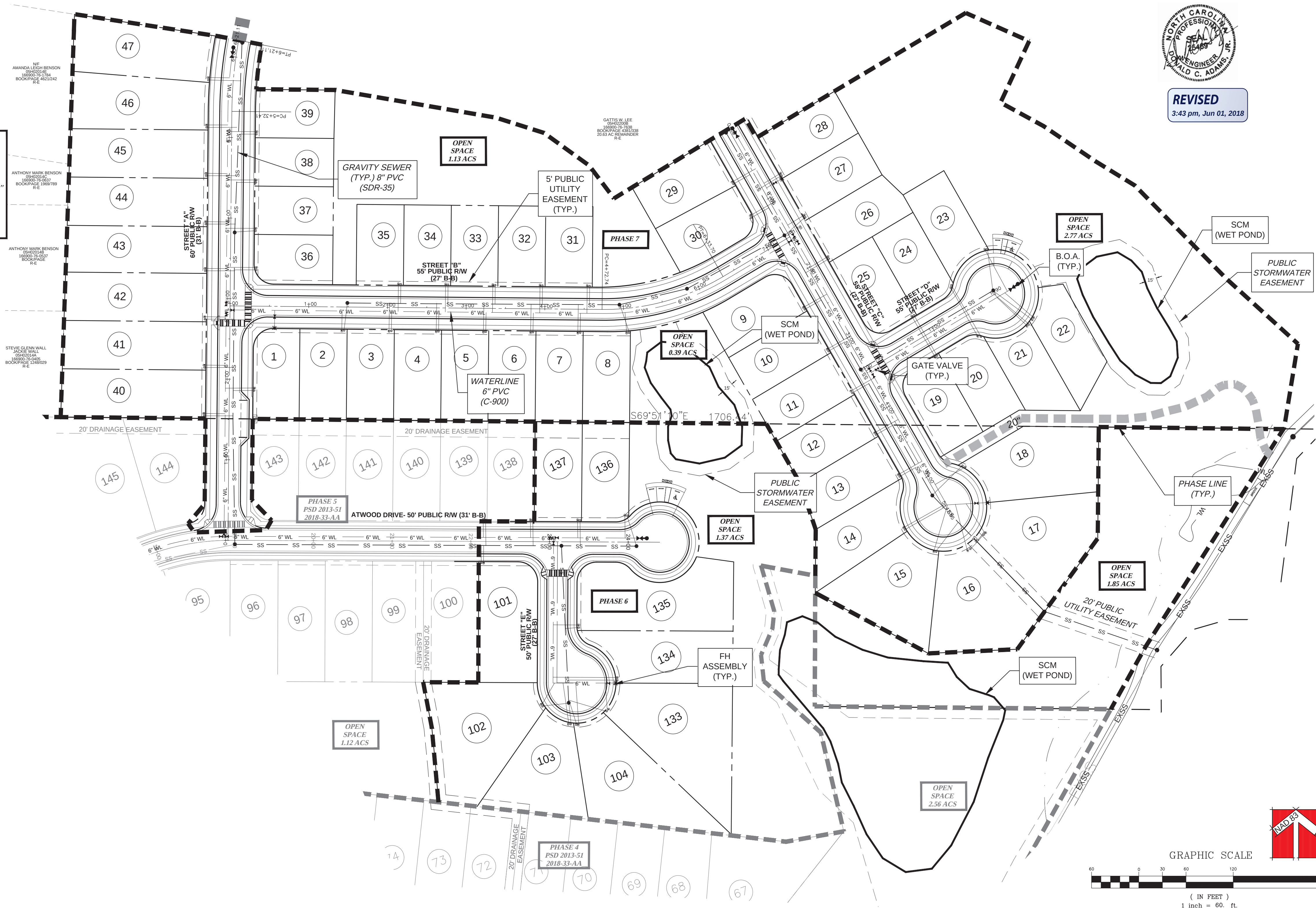
W/L	6" WL
BLOWOFF	
HYDRANT	
VALVE	
METER	
SEWERLINE	8" WL
MANHOLE	
CLEANOUT	
STORM DRAINAGE	6" WL
CATCH BASIN	
DROP INLET/YARD INLET	

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.

NOTES:

1. ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS AND MEET APPLICABLE NC PLUMBING CODES.
2. CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-632-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL REPAIR ALL AREAS DISTURBED TO THEIR ORIGINAL CONDITIONS. THIS INCLUDES ANY EXISTING UTILITY DAMAGE AND REPAIR OF ANY PAVEMENT, WALKWAYS, OR STRUCTURAL ITEMS, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, GAS, IRRIGATION, CATV, FIBER OPTIC, TELEPHONE, LANDSCAPING, PAVEMENT, SIDEWALKS AND CURB & GUTTER.
4. INTERNAL SIDEWALKS TO BE INSTALLED BY BUILDER



PRELIMINARY

NOT RELEASED FOR
CONSTRUCTION



REVISED

3:43 pm, Jun 01, 2018

314 East Main Street
Clayton, NC 27520
domie@adamsandhodge.com
(919) 755-1100
FIRM # C-1187

ADAMS & HODGE
ENGINEERING, PC



ASHCROFT SUBDIVISION
PHASES 6 & 7
TOWN OF CLAYTON, JOHNSTON COUNTY, NC

PRELIMINARY
UTILITY PLAN

DESIGN: AD/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE DRAWING SCALE
VERTICAL SCALE: N/A
DATE: 05/09/2018
JOB NO.: 141-
SHEET

SP4

Ashcroft Residential Development

Clayton, NC

TRAFFIC IMPACT ANALYSIS

Prepared for

Nathan Evans
Johnston Land Group, LLC
P.O. Box 189
Clayton, NC 27528

Prepared by



**MARTIN
ALEXIOU
BRYSON**

September 10, 2009

4000 WESTCHASE BOULEVARD, SUITE 530, RALEIGH, NC 27607

5.0 FINDINGS AND CONCLUSIONS

It is concluded that the Ashcroft subdivision development will not have a significant negative impact on the surrounding roadway network; thus no on-site or off-site improvements are recommended beyond the driveway configurations shown in the site plan.

As indicated in Section 3, the eastbound approach of Covered Bridge Road at O'Neil Street is projected to fall to a LOS F during the P.M. peak hour due to background growth. Operations at this intersection will worsen slightly with the addition of site traffic, remaining at a failing LOS. Because this intersection is projected to fail without the addition of site traffic, it is reasonable to conclude that any improvements to this intersection should not be the responsibility of the Ashcroft subdivision, due to the minimal addition of site related traffic through this intersection. Simple widening options, including exclusive turn lanes, will not significantly benefit the operations at this location. Based on the most recent crash data from NCDOT, this location has sustained nine crashes in the last three years. Most of these crashes involved left-turning vehicles, and the severity of the crashes ranged from property damage only to minor injuries.

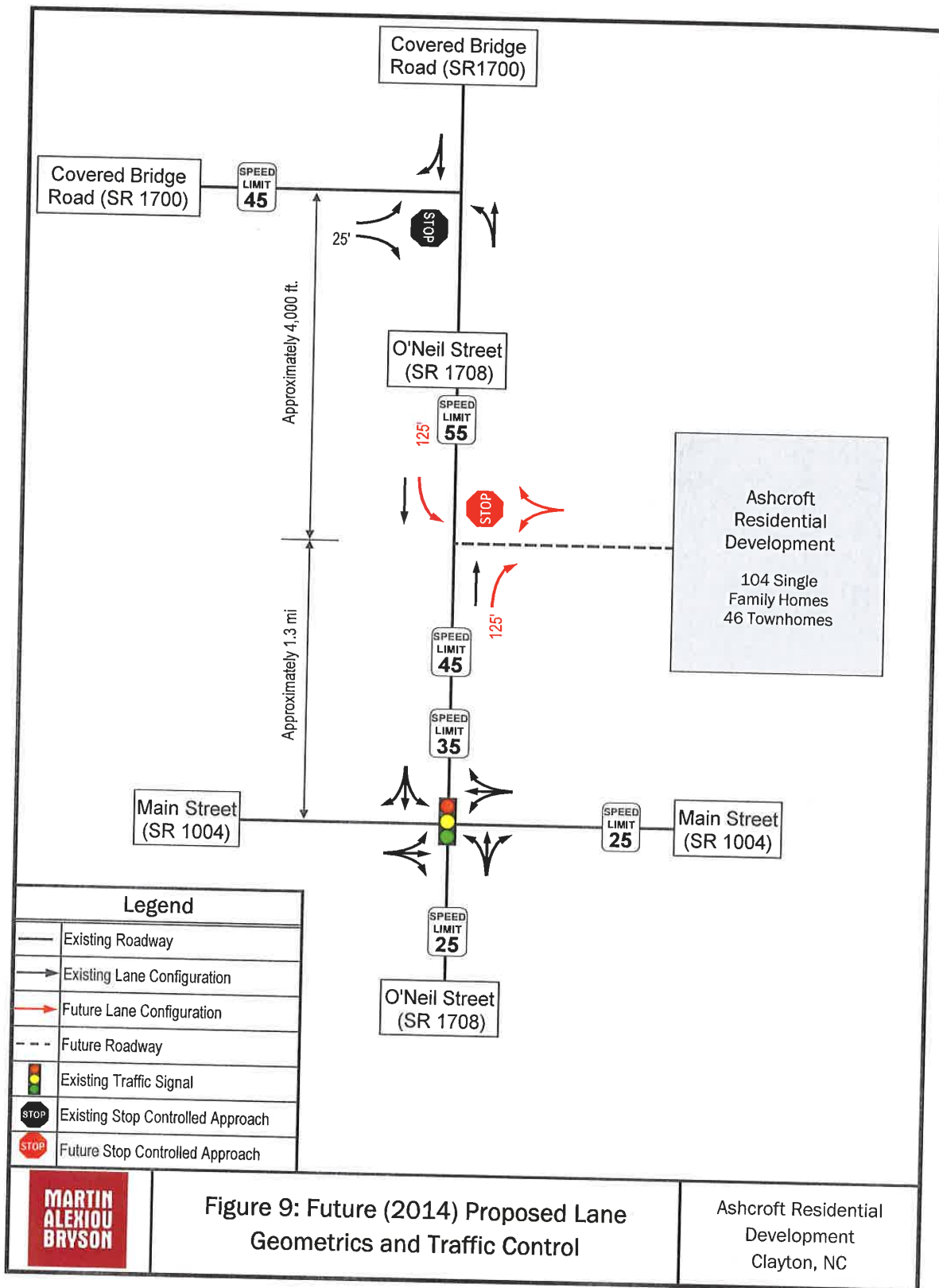
As additional development takes place in this area, it should be considered to address operations at this location. Signalization or possible realignment, shifting the stop control to the northbound O'Neil Street approach, could be future solutions for this location to improve traffic operations as well as to improve the overall safety of the intersection.

The recommended future geometrics are shown in Figure 9. Table 7 summarizes the level of service results across all analyzed scenarios.

Table 7 LOS Results Summary

Intersection	Existing (2009)		No-Build (2014)		Build (2014)	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
O'Neil Street and Main Street	B (18.3 sec)	C (20.4 sec)	C (21.3 sec)	D (35.3 sec)	C (23.7 sec)	D (49.4 sec)
Eastbound	C	C	C	D	D	E
Westbound	C	B	C	B	C	B
Northbound	A	B	A	B	A	B
Southbound	B	B	B	D	B	E
O'Neil Street and Covered Bridge Road	N/A	N/A	N/A	N/A	N/A	N/A
Eastbound	C	D	C	F	D	F
O'Neil Street and Site Access	N/A	N/A	N/A	N/A	N/A	N/A
Westbound	N/A	N/A	N/A	N/A	C	C

LEGEND: X (XX sec) = Overall LOS (Overall delay in seconds) for signalized intersections
X = Approach LOS for unsignalized intersections



4.0 BUILD ANALYSIS

4.1 Trip Generation

The site trips were generated for the proposed development based on rates found in the *ITE Trip Generation Manual, 8th Edition*, for the given Land Use Code. The proposed development is to be a residential subdivision, consisting of 104 single family homes (ITE LUC 210) and 46 multi-family dwellings/townhomes (ITE LUC 230). As a result, the Ashcroft subdivision is projected to generate 1,405 trips per typical weekday, including 111 A.M. peak hour trips (26 entering, 85 exiting) and 141 P.M. peak hour trips (90 entering, 51 exiting). Table 5 summarizes the trip generation for the proposed development during typical A.M. and P.M. weekday peak hours.

Table 5 Trip Generation Rates (Vehicle Trips)

ITE Land Use Code	USE	Units	ITE MANUAL RATES*						
			ADT	A.M. Enter	A.M. Exit	A.M. Total	P.M. Enter	P.M. Exit	P.M. Total
210	Single Family Detached Housing	104 units	1,078	21	62	83	69	40	109
230	Residential Townhomes	46 units	327	5	23	28	21	11	32
Totals			1,405	26	85	111	90	51	141

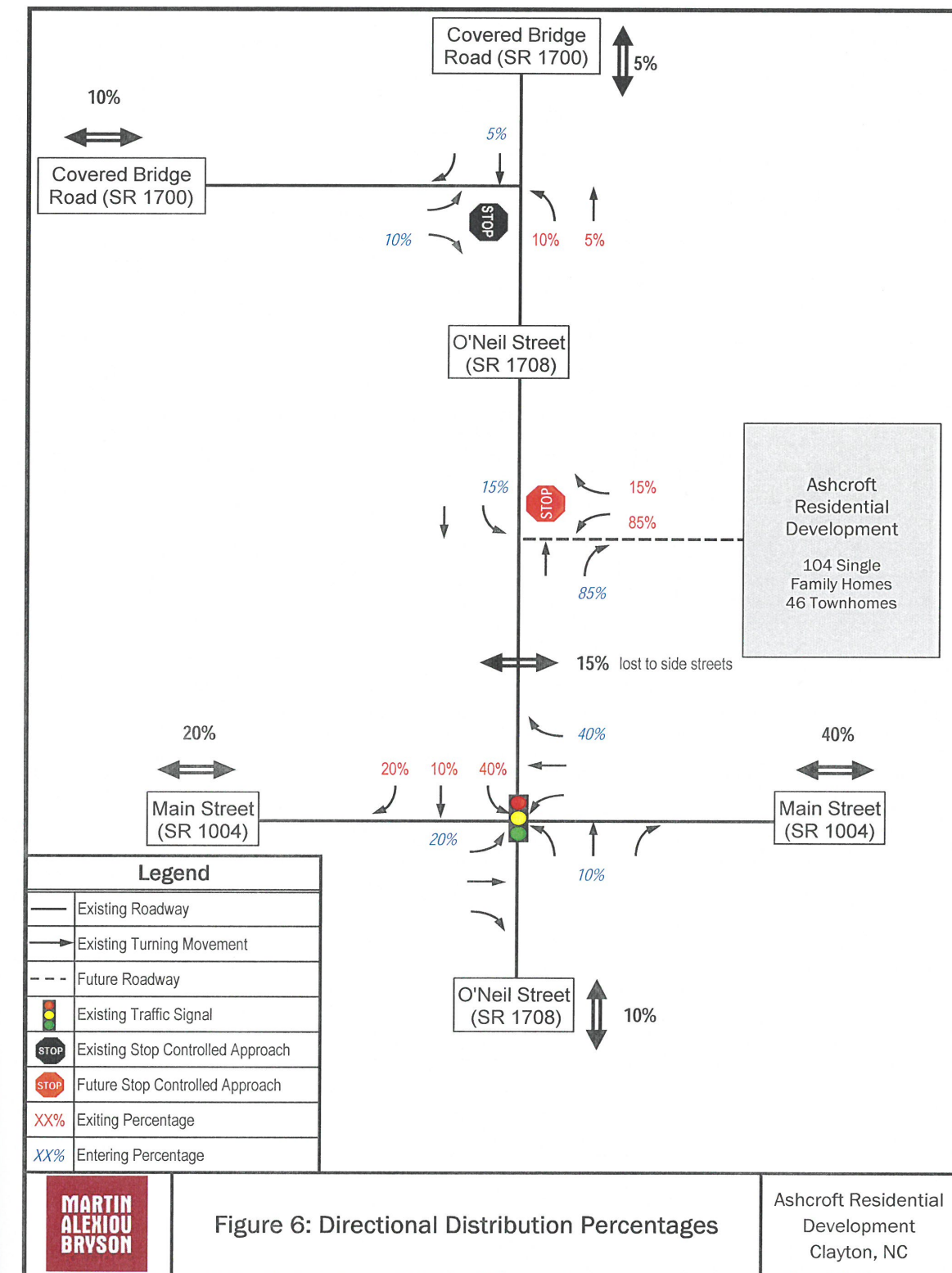
*ITE Trip Generation Manual, 8th Edition

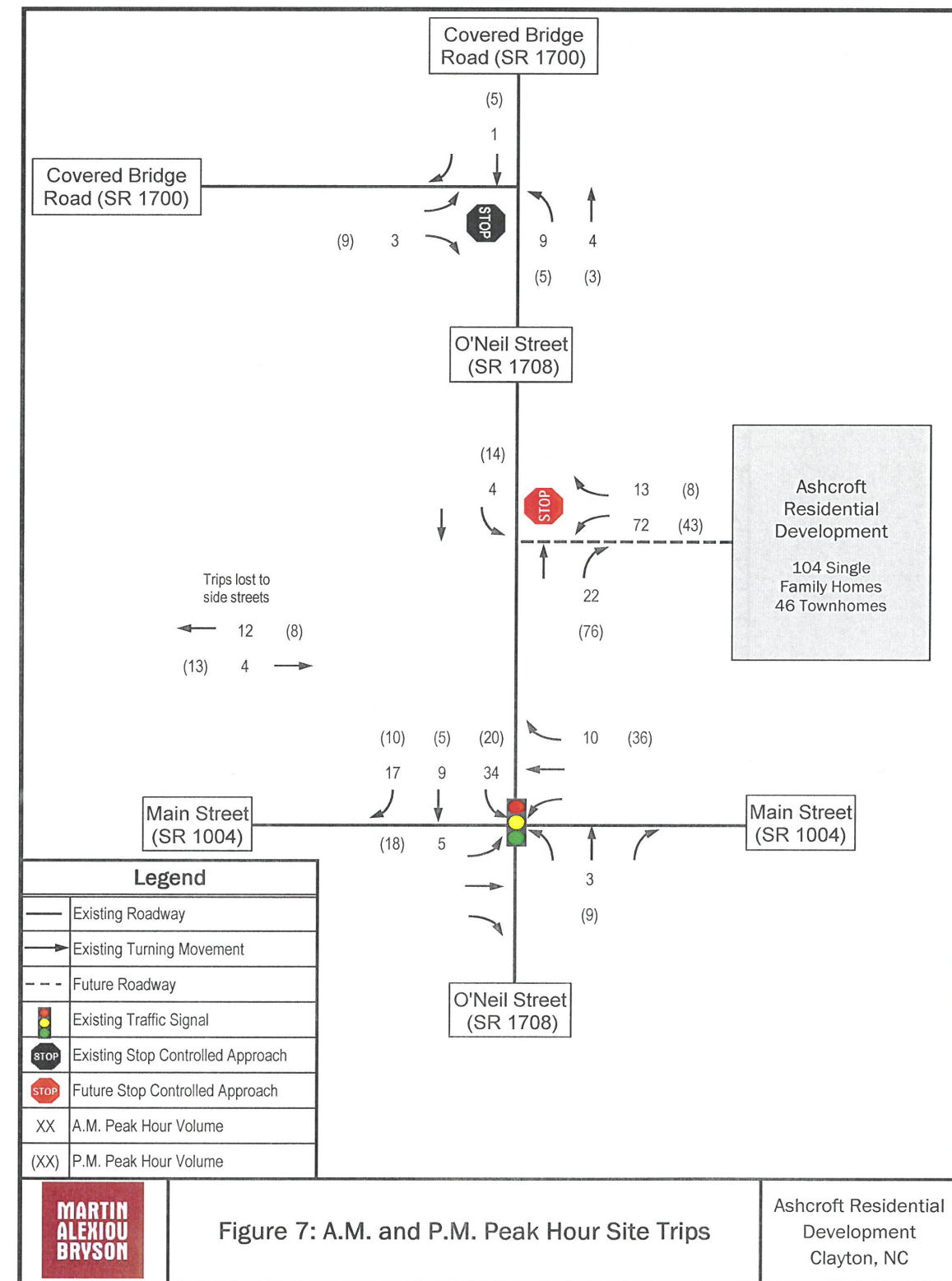
4.2 Trip Distribution and Assignment

The site trips from the proposed development were distributed based upon the existing traffic volumes. The trips were distributed for the proposed development as follows:

- 20% along Main Street to/from the west
- 10% along O'Neil Street to/from the south
- 40% along Main Street to/from the east
- 5% along O'Neil Street/Covered Bridge Road to/from the north
- 10% along Covered Bridge Road to/from the west

The remaining 15% is assumed to be lost to or gained from side streets along O'Neil Street between the site driveway and Main Street. There are multiple possibilities for routes to US 70 or other local destinations via unsignalized intersections north of Main Street. This percentage accounts for those vehicles that may chose to turn off of O'Neil Street prior to Main Street. The directional distribution percentages and site trip assignments for the Ashcroft subdivision are included in Figure 6 and Figure 7, respectively.





**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
Preliminary Plat Major Modification**

2018-120-SD Ashcroft Ph. 6&7 Preliminary Plat Major Modification

On September 24, 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;

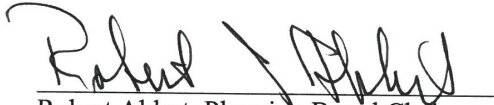
☒ approve the request with the following modified or added conditions:

Approved with the removal of condition 4 regarding fees.

☐ deny the request.

Recommendation(s) made this 24th day of September 2018 while in regular session.

Signed:


Robert Ahlert, Planning Board Chair



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

Planning Board
September 24, 2018

STAFF REPORT

Application Number: 2018-120-SD

Project Name: Ashcroft Ph. 6 & 7 Major Modification (Preliminary Plat)

NC PIN / Tag #: 166900-76-7638 / 05H02200B, 166900-75-4535 / 05H02015A
Town Limits/ETJ: Town Limits
Applicant: Adams & Hodge Engineering
Owner: Lee Heirs, Gattis/Ashcroft Partners, LLC
Location: North of Atwood Drive; overall subdivision is located off N. O'Neil Street

Public Noticing:

- Sign posted prior to September 14, 2018
- Letters mailed October 2, 2018
- Newspaper published October 5, 2018 and October 12, 2018

REQUEST: The applicant is requesting a major modification to the previously approved preliminary plat for Ashcroft Subdivision to add 18.55 acres of land, and 56 new single-family lots. Overall, if approved, the total lot count would increase to 195 units in Ashcroft Subdivision. A rezoning application is running concurrently with this project to rezone the property from Residential-Estate (R-E) to Planned Development Residential (PD-R).



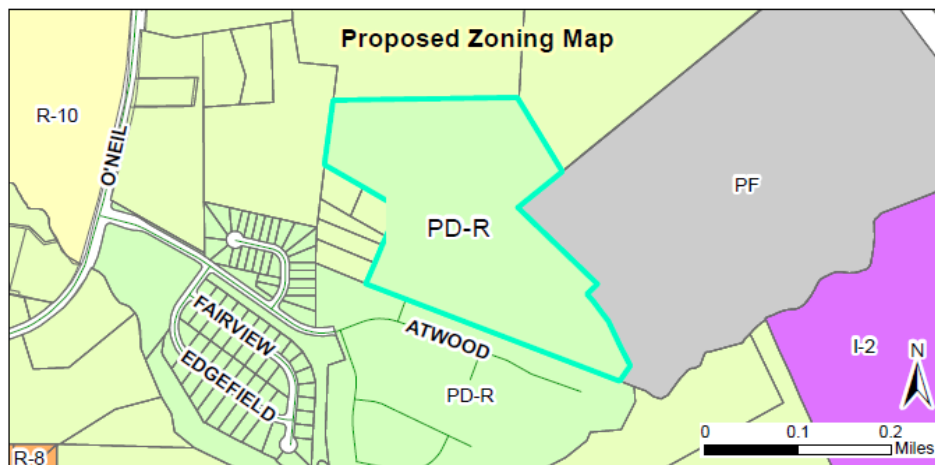
SITE DATA:

Acreage: 18.55 additional acres

Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Vacant
South	Planned Development-Residential (PD-R)	Single-family Residential (Ashcroft)
East	Public Facilities	Town of Clayton Electrical Substation
West	Residential-Estate (R-E)	Single-family Residential

**DEVELOPMENT DATA:**

Proposed Uses: 56 residential lots

Buildings: 56 single-family residences

Density/Intensity: 2.1 units/acre

Impervious Surface: 5,000 SF or 75% per lot, whichever is greater

Required Parking: 2 spaces per unit

Proposed Parking: 2 spaces per unit

Access/Streets: The majority of the additional lots will be accessed through the remainder of Ashcroft Subdivision, off Atwood Drive. Some lots will be located at the end of Atwood Drive, within two cul-de-sacs.

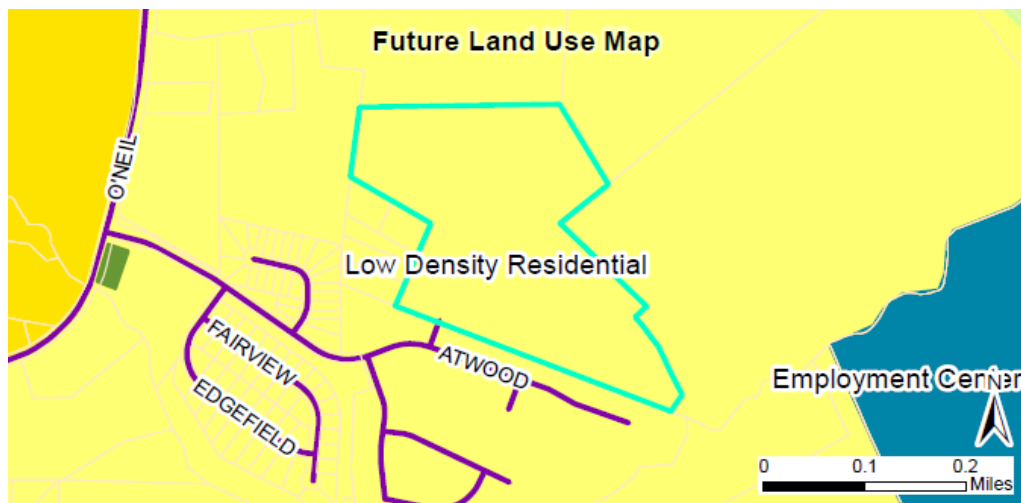
STAFF ANALYSIS:

Overview

The applicant is requesting a major modification to a previously approved preliminary plat for Ashcroft Subdivision (PSD 2013-51), to add 18.55 acres of land and create 56 additional single-family residential lots. The subdivision was originally approved for Phases 1-5 in 2013. These proposed units will make up Phases 6 and 7 of the overall development. Since the applicant is proposing additional lots and adding land to the previously approved preliminary plat, a major modification is required to be reviewed and approved by Town Council. The property is currently zoned Residential-Estate (R-E), but a rezoning application is running concurrently with this modification requesting a rezoning to Planned-Development Residential (PD-R). Most of these additional units (47) will be accessed via a connection to Atwood Drive. The remaining units will be accessed via two cul-de-sacs at the end of Atwood Drive.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**
The Future Land Use Map designates this land as “Low Density Residential”. This typically includes single-family residential uses, with up to 3 dwelling units per acre. While the proposed density is not entirely consistent with the Future Land Use Map designation, it is consistent with the existing development pattern in this vicinity and across North O’Neil Street.
- **Unified Development Code**
The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC).



Compatibility with Surrounding Land Uses

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which consists primarily of single-family residential.

Landscaping and Buffering

The development will include a Class "C" landscape buffer along the western property line. Street trees will also be provided as required within the Unified Development Code.

Access/Streets

The new units will be located off Atwood Drive, which is a previously approved street from the original Ashcroft Subdivision. Overall, Ashcroft subdivision is located off N O'Neil Street with internal connectivity throughout the development. Two stub-outs to the north will be provided within the additional Phases; one of these will connect to an existing gravel road, utilized by the Town to access an electrical substation on the adjacent property. The second will provide connectivity for future adjacent development.

Traffic

Based upon the peak hour trip generation, a full traffic study was not required. The applicant has provided a traffic letter (included as an attachment to this staff report) which has been reviewed by staff and NCDOT.

Multi-Modal Access

Interior sidewalks are located throughout the development. The new phases included within this application will connect internally to the remainder of the development.

Garbage / Recycling

The development will utilize roll-outs in Phases 6 & 7 to serve the single-family residential units.

Findings of Fact

Major Subdivisions shall address the following findings. The burden of proof is on the applicant. Please see below for the applicant's response to each finding, as well as staff's commentary.

1. *That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.*

Applicant Response: "The subdivision meets all applicable regulations and conforms to the UDO."

Staff Commentary: Staff has reviewed the preliminary plat and has found that it meets the requirements of the UDC. Staff feels that examples should be provided by the applicant though to outline how the proposed development meets requirements of the UDC.

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 design is such that it will be beneficial to orderly development on adjacent tracts."

Staff Commentary: Staff concurs that the design will benefit development on adjacent tracts, as it creates connectivity for current land locked parcels. However, staff feels that the applicant could provide additional detail and information to describe how the proposed development meets this Finding.

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: “The subdivision is designed to provide proper traffic flow within the neighborhood and provides a continuation of the existing street system as well as two stub roads for possible future development.”

Staff Commentary: Staff concurs that the subdivision will provide sufficient traffic flow within the neighborhood and connection to the existing and future surrounding transportation infrastructure. Staff does feel that the applicant should elaborate further on how the proposed development will not materially endanger the environment, public health, safety, or the general welfare.

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.*

Applicant Response: “This subdivision is consistent with the orderly growth and development pattern of the town.”

Staff Commentary: Staff feels that the applicant should elaborate on how the development is consistent with the planning policies adopted by Town Council, and how it will not adversely affect the plans for the orderly growth and development of the town. Staff does consider the plan consistent with the Comprehensive Plan and UDC.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
- This approval is subject to approval of 2018-119-PDD to rezone the property to PD-R.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The previous conditions of approval for PSD 2013-51 (Ashcroft Preliminary Plat Ph. 1-5) shall be struck and replaced with the conditions contained herein.
2. Following Council approvals, three copies of the approved Master Plan/Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to Planning Department.
3. The development of the site is limited to the design and uses approved by the Town Council. Modifications may require additional approvals to be consistent with the UDC, or as necessary to meet Conditions of Approval.
4. Approved street names and addresses shall be applied to the plat prior to recording.
5. All recorded maps shall prominently identify riparian buffers and note that the lots are subject to the regulations of the Watershed Protection Overlay District of the Town of Clayton.
6. The street connection to N. O’Neil Street (SR 1708) shall be approved by NCDOT prior to recording final plats.

7. Prior to plat recordation, a Development Agreement shall be executed between the developer and the Town of Clayton to formalize the timeframes and process associated with necessary roadway improvements and the dedication of land for a public park.
8. The lots at the eastern end of the project shall not be recorded until NCDOT completes a preliminary alignment analysis for the Clayton Parkway.
9. Homeowners Association documents which provide for maintenance and management of all common facilities must be recorded prior to any plat recordation.
10. Existing 100 year flood zone encroachment issues shall be resolved before any non-drainage related improvements occur in the impacted area.
11. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.

ATTACHMENTS:

- 1.) Staff Report Maps
- 2.) Application
- 3.) Neighborhood Meeting Materials
- 4.) Site Plan
- 5.) Traffic Letter
- 6.) Stormwater Statement

**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 _____

This motion is based on the following findings:

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

OR

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

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

OR

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

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

OR

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

MOTION FORM
Item 6c
2018-120-SD – Ashcroft Phases 6 & 7

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
2018-120-SD – Ashcroft Phases 6 & 7



Town Council Agenda Cover Sheet

Meeting Date

October 15 2018

Agenda Location

Public Hearings

Item Title

2018-121-SUP Villages at Parkview Special Use Permit Major Modification

Presenter

Haley Hogg, Planner

Summary/Description

Request for a major modification to a previously approved Special Use Permit (2017-172-SUP, Goodson Tract) from 2018, to add additional land and townhome units to the proposed subdivision. The original Special Use Permit was approved in 2017 for 68 townhome units on 7 acres of land. The applicant has since acquired additional land to the south, and is now requesting to modify the Special Use Permit to add 3.85 and 35 additional townhome lots. A major modification to the previously approved preliminary plat is running concurrently with this request.



Requested Action

Approval/Denial

Additional Documents to be Included in Agenda Packet

Application
Neighborhood Meeting Materials
Staff Report Map

Staff Report
Public Notice- Newspaper Ad
Public Notice- Letter

Meeting Timeline

Planning Board- September 24th
Town Council Work Session- October 1st
Town Council Hearing- October 15th



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

SPECIAL USE APPLICATION

Pursuant to Article 7, Section 155.711 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but have the potential to create incompatibilities with adjacent uses.

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Special Use Permit applications.

APPLICATION TYPE

☐ New Special Use Permit

☒ Major Modification to an approved SUP

Permit Modified: _____

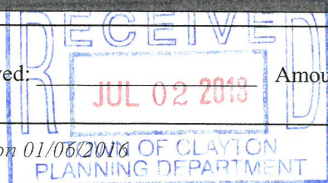
SITE INFORMATION

Name of Project: The Village at Parkview Phases 9-16 Acreage of Property: 3.85 ACS
Parcel ID Number: NCPIN 166909-06-1495 / 166909-06-1265 Tax ID: TAG 05H02199C / 05H02198
Deed Book: 5130 / 3003 Deed Page(s): 112 / 637
Address/Location: 352 City Road, Clayton, NC 27520

Existing Use: Single Family Residential Proposed Use: Townhomes (R-10 SUP)
Is project within a Planned Development? ☒ No ☐ Yes
Planned Development District (if applicable): N/A
Is project within an Overlay District: ☒ No ☐ Yes
Overlay District (if applicable): N/A

OFFICE USE ONLY

Date Received:



Amount Paid:

\$ 600

Permit Number:

2018-121-SUP

version 01/06/2016 OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 9

PROPERTY OWNER INFORMATIONName: Sam's Branch, LLC / Delila R B Thompson Living TrustMailing Address: 114 W. Main Street, Clayton NC 27520 / 8013 Old Stage Rd., Raleigh, NC 27603Phone Number: 919-422-6815 Fax: N/AEmail Address: reid@one27homes.com**APPLICANT INFORMATION**Applicant: Adams & Hodge Engineering, PCMailing Address: 314 E. Main Street Clayton, NC 27520Phone Number: 919-763-7278 Fax: N/AContact Person: Donnie AdamsEmail Address: donnie@adamsandhodge.com**REQUIRED INFORMATION (to be submitted with the application)***The following items must accompany a Conditional Use Permit (CUP) application.*

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☒	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☒	☐			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☐	In Progress		
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐			
9. Neighborhood meeting notice letter (9 copies) <i>See sample letter and meeting requirements included in this packet</i>	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) <i>Form is included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

Note: More information may be requested by the Planning Department depending on the project

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 subdivision is designed to provide proper traffic flow within the neighborhood and provides appropriate points of connection to the existing street system for safe ingress and egress.

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

This subdivision has been designed with sound land use planning practices and conforms to the Town U.D.O. and applicable regulations.

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

The proposed use is consistent with approved use for adjacent tract. It will be a maintenance free neighborhood and should have a positive impact on the general area.

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

This subdivision is consistent with the orderly growth and development pattern of the Town.

EXPLANATION OF PROJECT

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

This project is a 39 townhome units extension of the adjacent approved subdivision/special use (2017-171-SD).

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

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.

ADAMS & HOGGE ENGINEERING
Print Name


Signature of Applicant

6/1/2018
Date



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

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: The Village at Parkview Ph 9-16 Address or PIN #: 300 City Road, Clayton
05402148

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
Major Subdivision

Final Plans
Construction Plans

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:

Delila B Thompson
Carol Boyette, Trustee Living Trust
(Name - type, print clearly)

8011 Old Stage Rd
(Address)

Carol J. Boyette, Trustee
(Owner's Signature)

Raleigh NC 27603
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

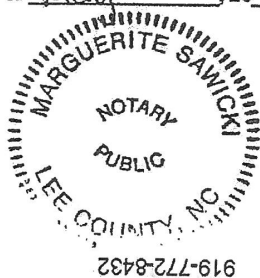
Sworn and subscribed before me Marguerite Sawicki, a Notary Public for the above State and County, this the 17 day of May, 2018.

SEAL

Marguerite Sawicki
Notary Public

My Commission Expires: 11-1-2022

October 2013



p.1

Clyde and Carol Boyette

May 17 18, 04:31p



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: The Village at Parkview JPN9-16 Address or PIN #: 166909-06-1495

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC 314 E. Main St.
(Name - type, print clearly) (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 FINAL PLATS
MAJOR SUBDIVISION CONSTRUCTION PLANS

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.

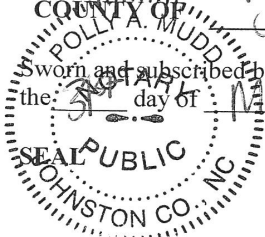
I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval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

OWNER AUTHORIZATION:

SAMS BRANCH LLC 114 W. MAIN ST
(Name - type, print clearly) (Address)
[Signature] CLAYTON, NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

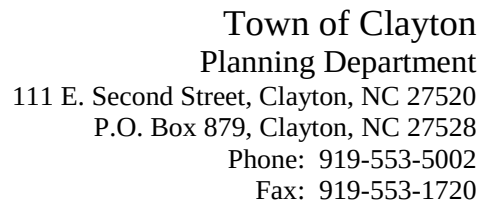
Sworn and subscribed before me the 15 day of May, 2018, Polly A. Mudd, a Notary Public for the above State and County, this



[Signature]
Notary Public

My Commission Expires: June 18, 2020

January 2018



Page 142 of 238



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivision - The Village at Parkview 9-14

Date of Mailing: August 3, 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: Holland Adams

Signature: Holland Adams

Date of Meeting: August 16, 2018 Time of Meeting: 7:00pm

Location of Meeting: 114 W. Main St. Clayton NC 27520

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.*

Donnie Adams had all materials ready for
presentation for The Village at Parkview 9-14
at 7:00 pm, however after waiting until 7:20pm,
noone showed up.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: The Village at Parkview 9-16

Application: Major Subdivision

Location/Date: 114 W. Main St. Clayton, NC 7:00pm

	NAME	ADDRESS
1	Donnie Adams	314 E. Main St. Clayton, NC 27520
2	Holland Adams	" "
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



August 3, 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: **Thursday, August 16, 2018**

Meeting Time: **7:00 p.m.**

Meeting Location: **114 W. Main Street
Clayton, NC 27520**

Type of Application: **Major Subdivision Plan**

Project/proposal property address: **352 City Rd, Clayton, NC 27520 (East side of City Road.)**

Description of project/proposal: **The proposed project is a residential subdivision which will be serviced by public water and sewer.**

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

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.

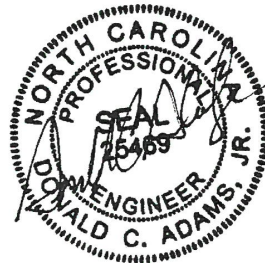
If you have any questions prior to or after this meeting, you may contact us at (919)763-7278.

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

Sincerely,

Donald C. Adams, Jr., PE

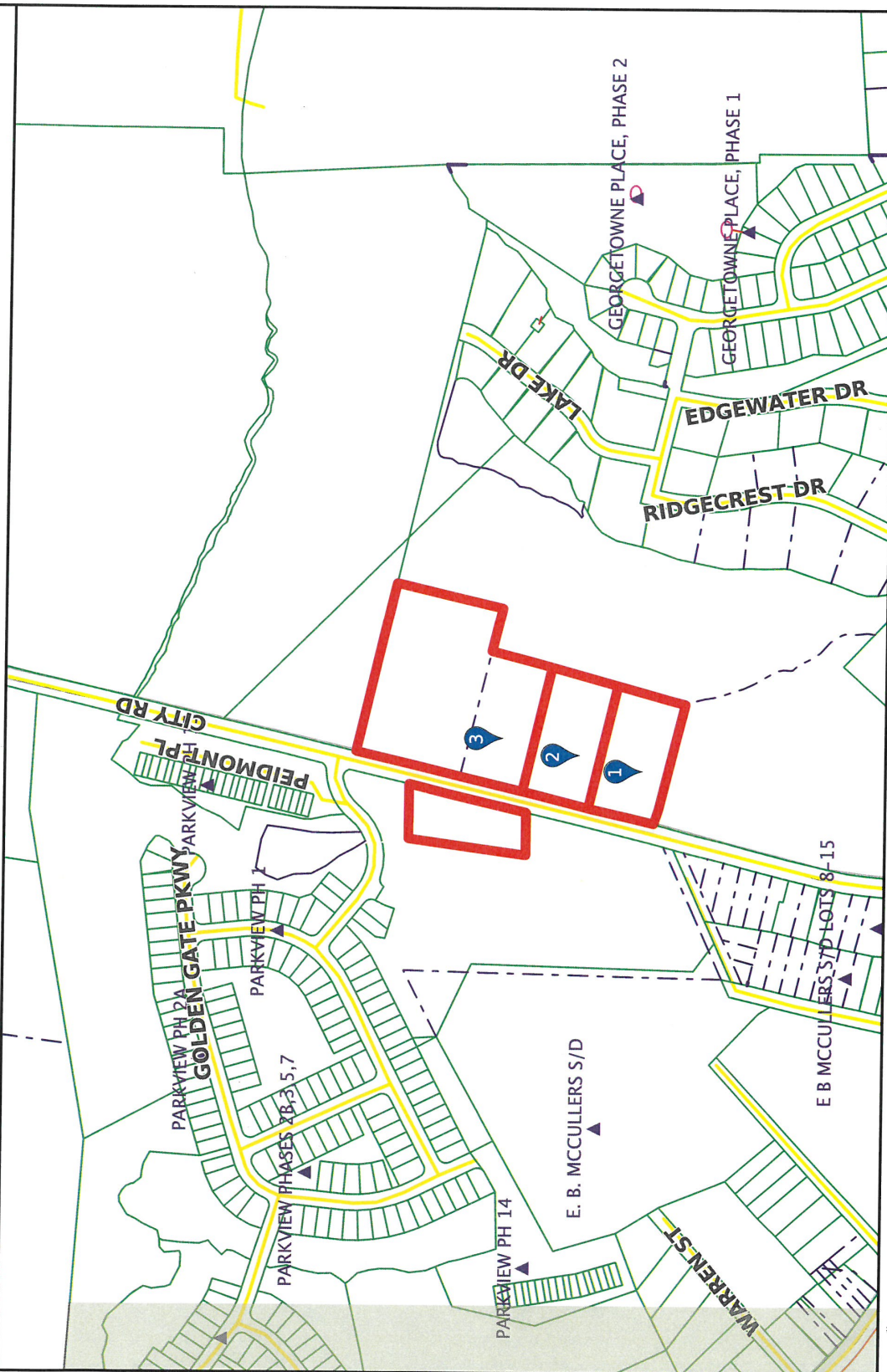
Cc: Town of Clayton Planning Dept.





*** DISCLAIMER ***

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



Scale: 1:5084 - 1 in. = 423.63 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
August 3, 2018

ADJACENT PROPERTY OWNERS LIST

Project Name: The Village at Parkview Phases 9-16

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

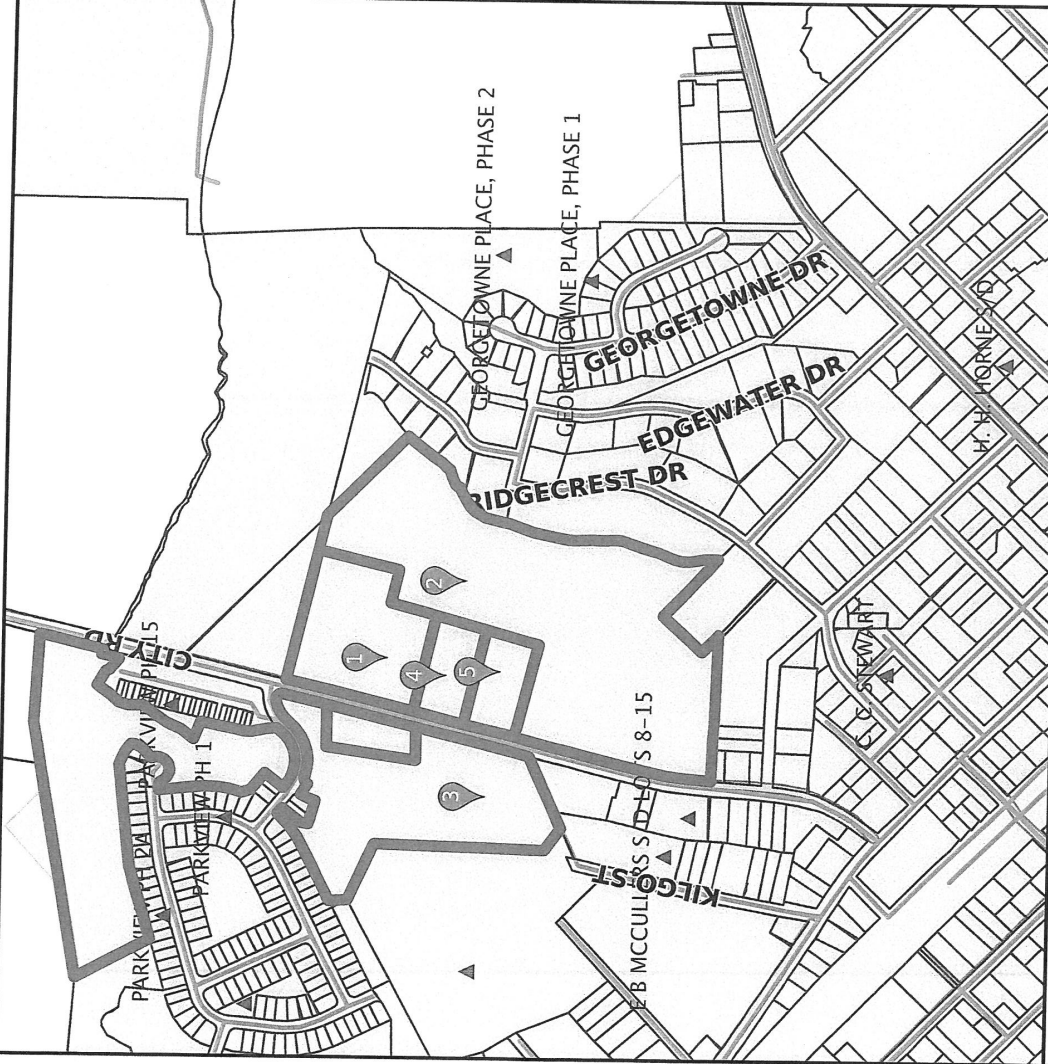
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
	See attached	



*** DISCLAIMER ***

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



Result 1

id: 05H02020
Tag: 05H02020
NCPin: 166909-06-4838
Mapsheet No: 166909
Owner Name 1: SAM'S BRANCH, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3:
Site Address 1: CLAYTON, NC 27520-2397
Site Address 2:
Book: 05111
Page: 0199
Market Value: 66680
Assessed Acreage: 7
Calc. Acreage: 6.98
Sales Price: 3000
Sale Date: 2018-03-06



Scale: 1:7876 - 1 in. = 656.32 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
May 31, 2018



*** DISCLAIMER ***

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

Result 2

id: 05029021
Tag: 05029021
NCPin: 166909-06-6358
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: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 4

id: 05H02199C
Tag: 05H02199C
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: SAM'S BRANCH, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2397
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 05130
Page: 0112
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 152500
Sale Date: 2018-04-10

Result 3

id: 05030069
Tag: 05030069
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 112350
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

Result 5

id: 05H02198
Tag: 05H02198
NCPin: 166909-06-1265
Mapsheet No: 166909
Owner Name 1: DELILA R B THOMPSON
LIVING TRUST
Owner Name 2:
Mail Address 1: 8013 OLD STAGE ROAD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Site Address 1: 300 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 03003
Page: 0637
Market Value: 90710
Assessed Acreage: 1.99
Calc. Acreage: 1.855
Sales Price: 0
Sale Date: 2005-10-26

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold an evidentiary hearing on Monday, October 15, 2018, at 6 PM at Town Hall, 111 East Second Street, to consider the following applications:

- 2018-121-SUP Villages at Parkview Special Use Permit Major Modification; request to develop the use of townhomes on the subject properties, zoned Residential-10 (R-10). Properties are located off City Road; TAG #s 05H02020, 05H02199C, 05H02198
- 2018-122-SD Villages at Parkview Preliminary Plat Major Modification; request to add 3.85 acres and 39 townhome lots to a previously approved subdivision. The properties are located off City Road; TAG #s 05H02020, 05H02199C, 05H02198
- 2018-62-SD Kyli Knolls Preliminary Plat; request to develop 22 single-family lots on 18.56 acres, zoned Residential-Estate (R-E). Property is located off Amelia Church Rd; TAG # 05G03009A

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

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

Haley Hogg, Planner
919-553-5002

The Clayton News Star

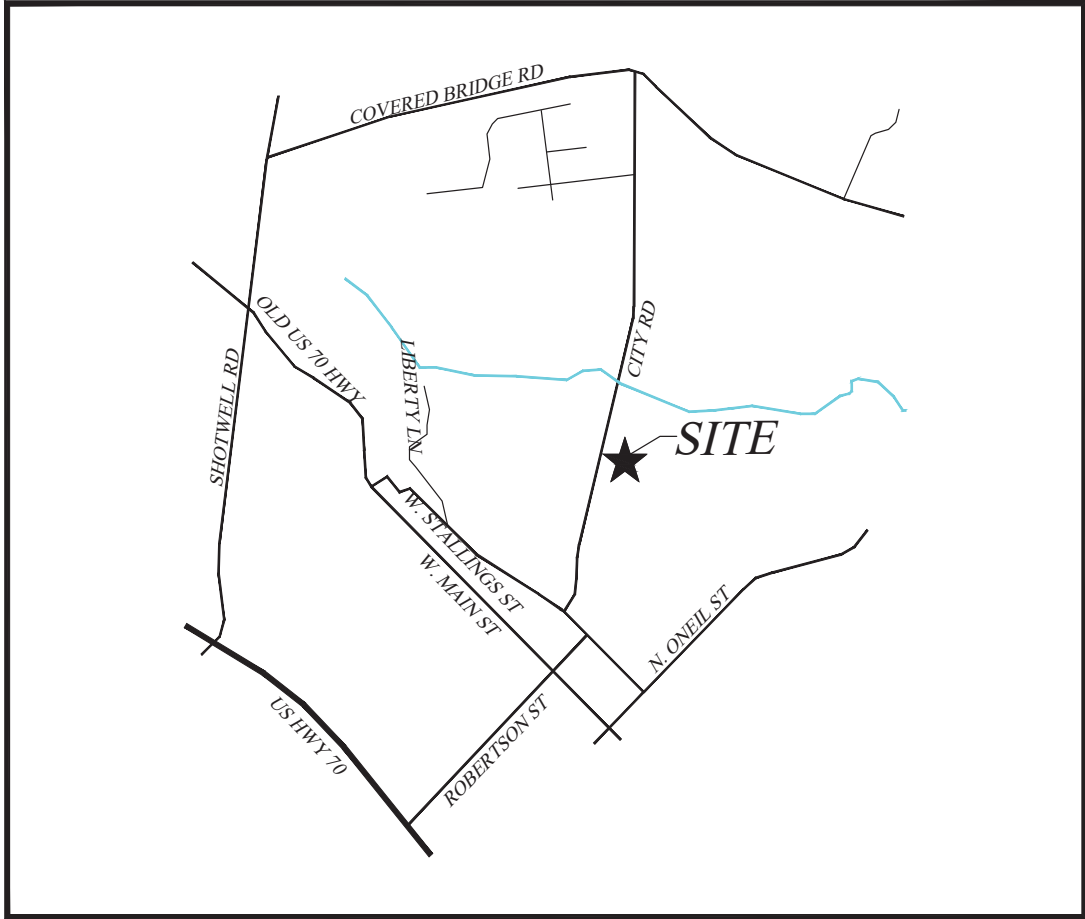
Please advertise on the following dates:
Friday, October 5, 2018
Friday, October 12, 2018

Affidavit of publication required.

MAJOR MODIFICATION SUBDIVISION PLAN
(MAJOR MODIFICATION TO 2017-171-SD)

THE VILLAGE at PARKVIEW
PHASES 9-16
IN
TOWN OF CLAYTON

Received by Town of Clayton
8/20/2018



SITE VICINITY MAP
NOT TO SCALE

DEVELOPER/APPLICANT:
SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



SHEET INDEX

SHEET TITLE	SHEET No.
SEALED BOUNDARY.....	BM1
MASTER PLAN.....	MP1
EXISTING CONDITIONS.....	SP01
SITE PLAN.....	SP02
PHASE PLAN.....	SP03
UTILITY PLAN.....	SP04
GRADING PLAN.....	SP05
LANDSCAPE PLAN.....	SP06
REGULATORY STANDARDS.....	SP07 & SP08

PRELIMINARY



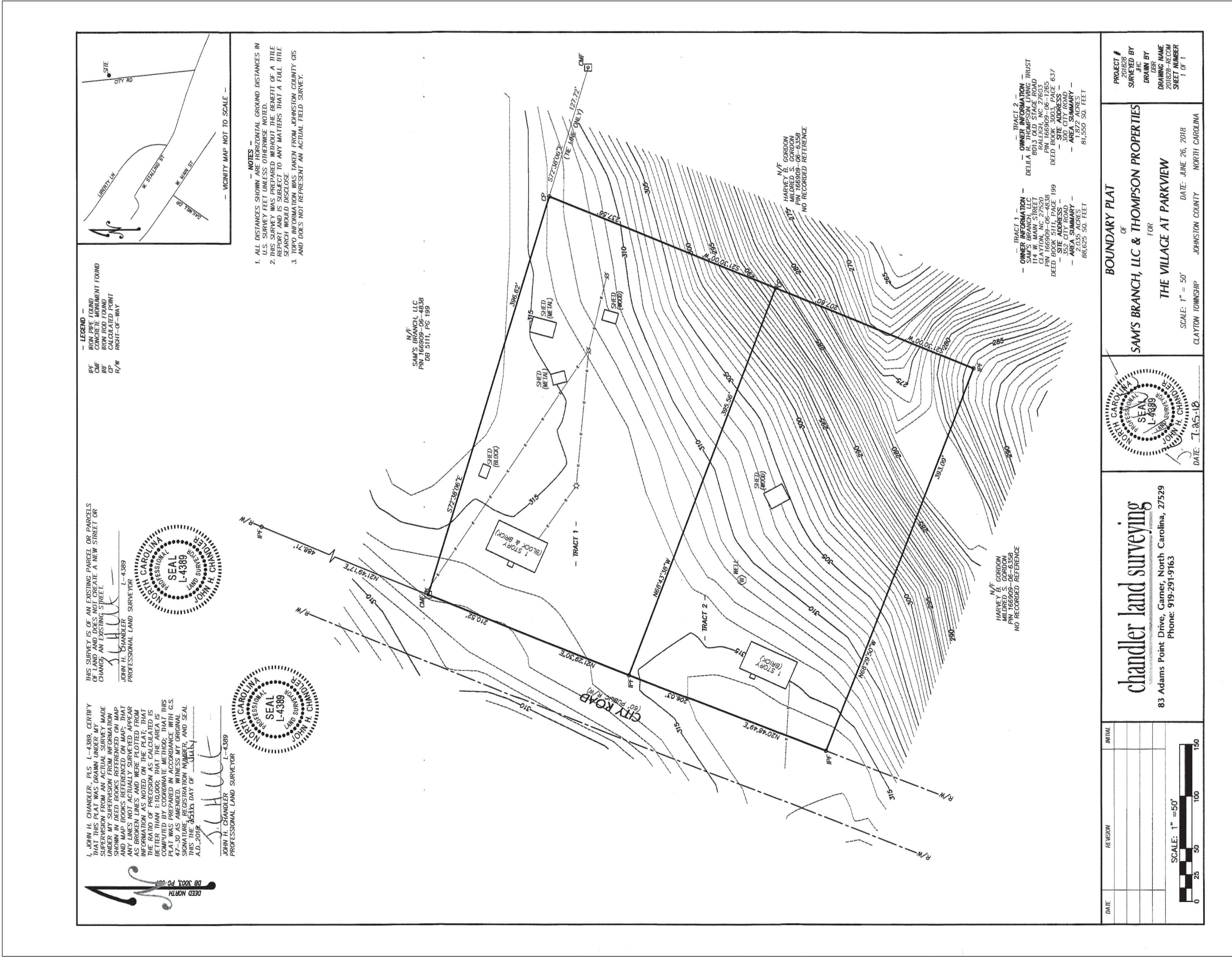
REVISED
4:11 pm, Aug 16, 2018

ADAMS & HODGE
ENGINEERING, PC
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-243-1332 donnie@adamsandhodge.com
FIRM # C-4187

The Village at Parkview
Phases 9-16
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

JULY 2, 2018
JULY 26, 2018 - TRC COMMENTS
*AUGUST 16, 2018 - TRC COMMENTS

MAJOR MODIFICATION TO 2017-171-SD / 2018-122-SD



DESIGN
DCA/ADS
DRAWN
ADS
CHECKED
CSA
HORIZONTAL SCALE
SEE GRAPHIC SCALE
VERTICAL SCALE
N/A
DATE
07/02/2018
JOB NO.
AH-
SHEET

SEALED BOUNDARY
SURVEY

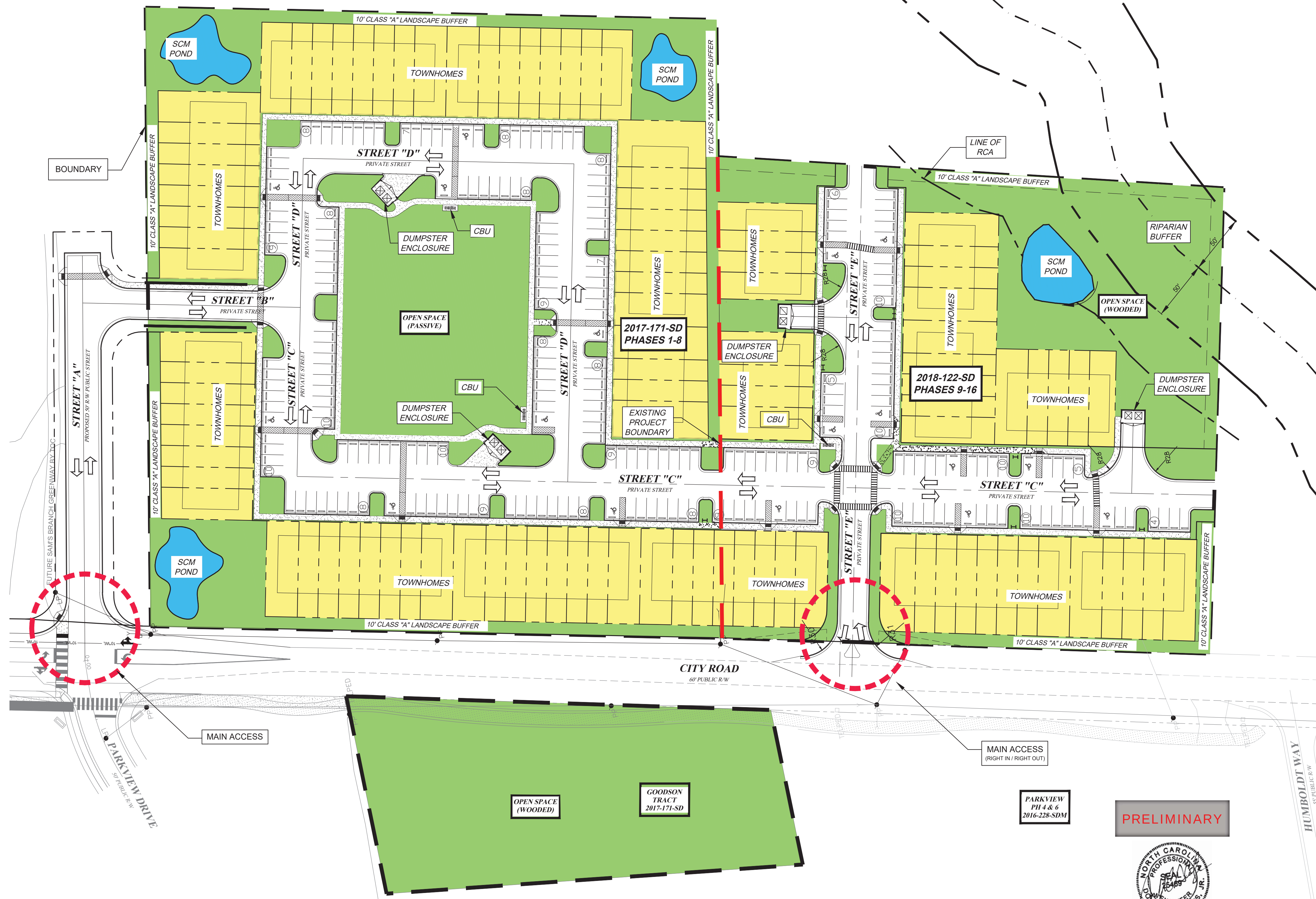
The Villag @ Parkview
Phases 9-16
TOWN OF CLAYTON, NC 27520



ADAMS & HODGE
ENGINEERING, PC

314 East Main Street
Clayton, NC 27520
domes@adamsandhodge.com
707/261-1111
FIRM # C-4187

PERSONS:
1) 07/26/18 REC COMMENTS

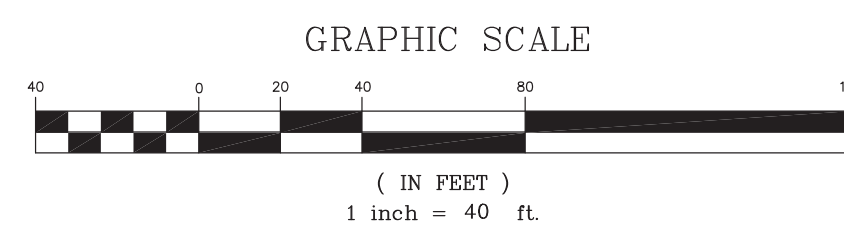


THE VILLAGE AT PARKVIEW DEVELOPMENT CHART									
PHASE	AREA OF PHASE	% OF OVERALL SITE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	STATUS OF PHASE
1-8	7.00 AC	65%	64	2.15 AC	0 AC	2.99 AC	3.04 AC (43%)	3.96 AC (57%)	APPROVED
9-16	3.85 AC	35%	39	1.06 AC	2.47 AC	1.14 AC	1.52 AC (39%)	2.33 AC (61%)	SUBMITTED FOR APPROVAL
Totals	10.85 AC	100.00%	103	3.21 AC	2.47 AC	4.13 AC	4.57 AC (42%)	6.29 AC (58%)	

PRELIMINARY

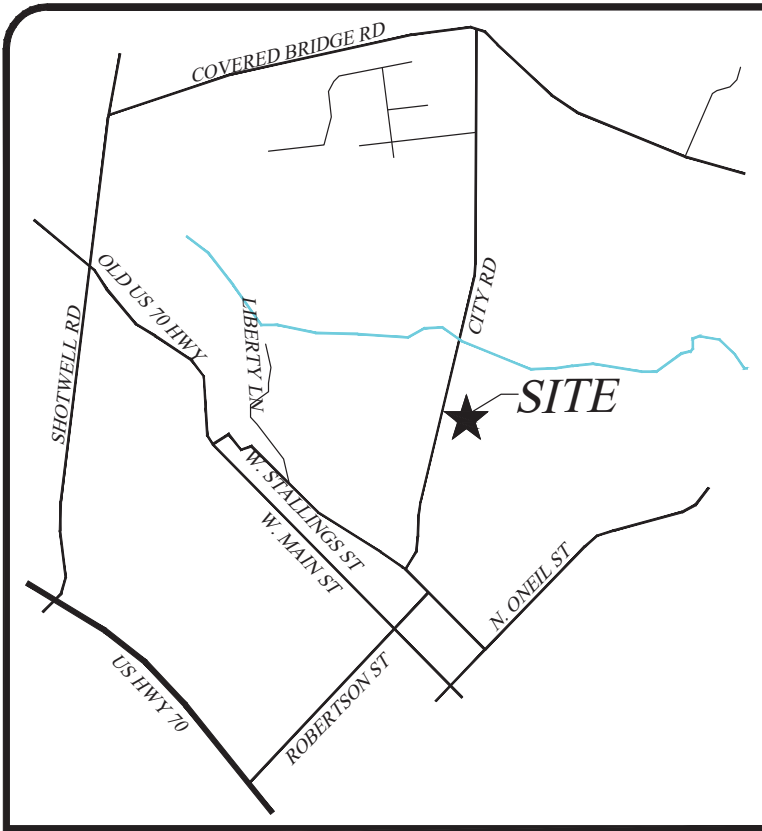
REVISED
4:11 pm, Aug 16, 2018

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



EXISTING CONDITIONS

DESIGN	<i>DCA/ADS</i>
DRAWN	<i>ADS</i>
CHECKED	<i>DCA</i>
HORIZONTAL SCALE	<i>DCA</i>
VERTICAL SCALE	<i>N/A</i>
DATE	<i>07/02/2018</i>
JOB NO.	<i>AH-</i>
SHEET	<i>SP01</i>



DEVELOPER/APPLICANT:

SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

VICINITY MAP

NOTE:
THIS SUBDIVISION TO BE ADDED TO THE PREVIOUSLY APPROVED
2017-171-SD GOODSON TRACT PRELIMINARY PLAT.

THE VILLAGE AT PARKVIEW PH 9-16 SITE DATA CHART

PARCEL OWNER	SAM'S BRANCH, LLC	DELILA R B THOMPSON LIVING TRUST
PARCEL OWNER ADDRESS	114 W. MAIN ST, SUITE 102 CLAYTON, NC 27520	8013 OLD STAGE RD RALEIGH, NC 27603
PARCEL IDENTIFICATION	166909-06-1495	166909-06-1265
PROPERTY SIZE (SF)	2.00 ACS / 87,120 SF	1.85 ACS / 80,586 SF
PROPERTY SIZE (SF) TOTAL	3.85 ACS / 167,706 SF	
PROPERTY LOCATION	TOWN OF CLAYTON/CLAYTON TOWNSHIP	
EXISTING/PROPOSED ZONING	R-10/R-10	
EXISTING USE	SINGLE FAMILY - RESIDENTIAL	
PROPOSED USE	SINGLE FAMILY TOWNHOME UNITS	
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	40,053SF / 0.92ACS (10275F/UNIT)	
PROPOSED NUMBER OF LOTS	39 LOTS	
PROPOSED DENSITY	PHASE 9-16 - 39 UNITS/3.85 ACS = 10.13 UNITS/AC (OVERALL TOTAL SITE 103 UNITS/ 10.85 ACS = 9.49 UNITS/AC)	
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	50%	
PROPOSED IMPERVIOUS AREA PER LOT	65%	
TOTAL RESOURCE CONSERVATION AREA	107,593 SF / 2.47 AC	
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2 STORIES/ 29'-8"	
ELECTRIC PROVIDER	TOWN OF CLAYTON	
WATER PROVIDER	TOWN OF CLAYTON	
SEWER PROVIDER	TOWN OF CLAYTON	

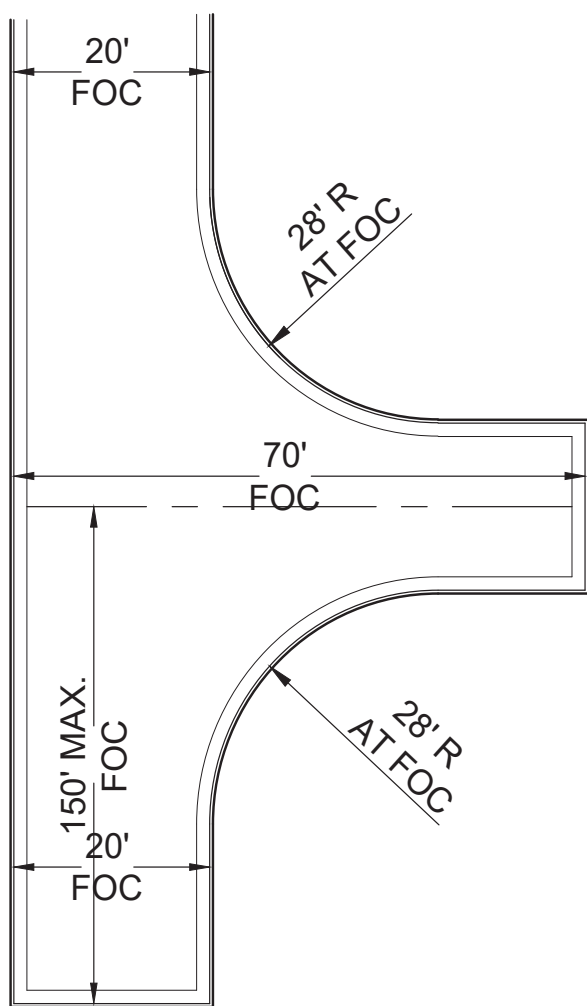
*NO FLOOD PLAIN EXISTS AS PER FEMA FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015.

*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.

*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.

THE VILLAGE AT PARKVIEW SUBDIVISION STANDARDS

ZONING	UNIT TYPE	LOT STANDARDS					Density (dwelling units/ acre)	MINIMUM SETBACKS (FT.)					BUILDING STANDARDS	
		Min. Site Area (acres)	Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Max. Lot Coverage (%)	Max. Impervious Surface (%)		Front	Side Interior	Side Street	Rear	Building Separation	Max. Height (ft.)	Min. Dwelling Unit Size (sq.ft.)
R-10	TOWNHOUSE (2 UNITS)	-	1,250	17.5'	55	65	10	12	0	5	10	20	35	N/A



DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
ACCEPTABLE ALTERNATIVE TP 120' HAMMERHEAD

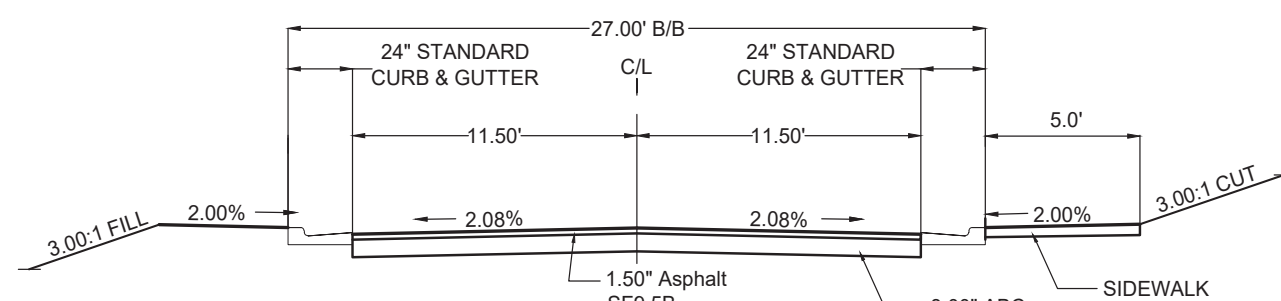
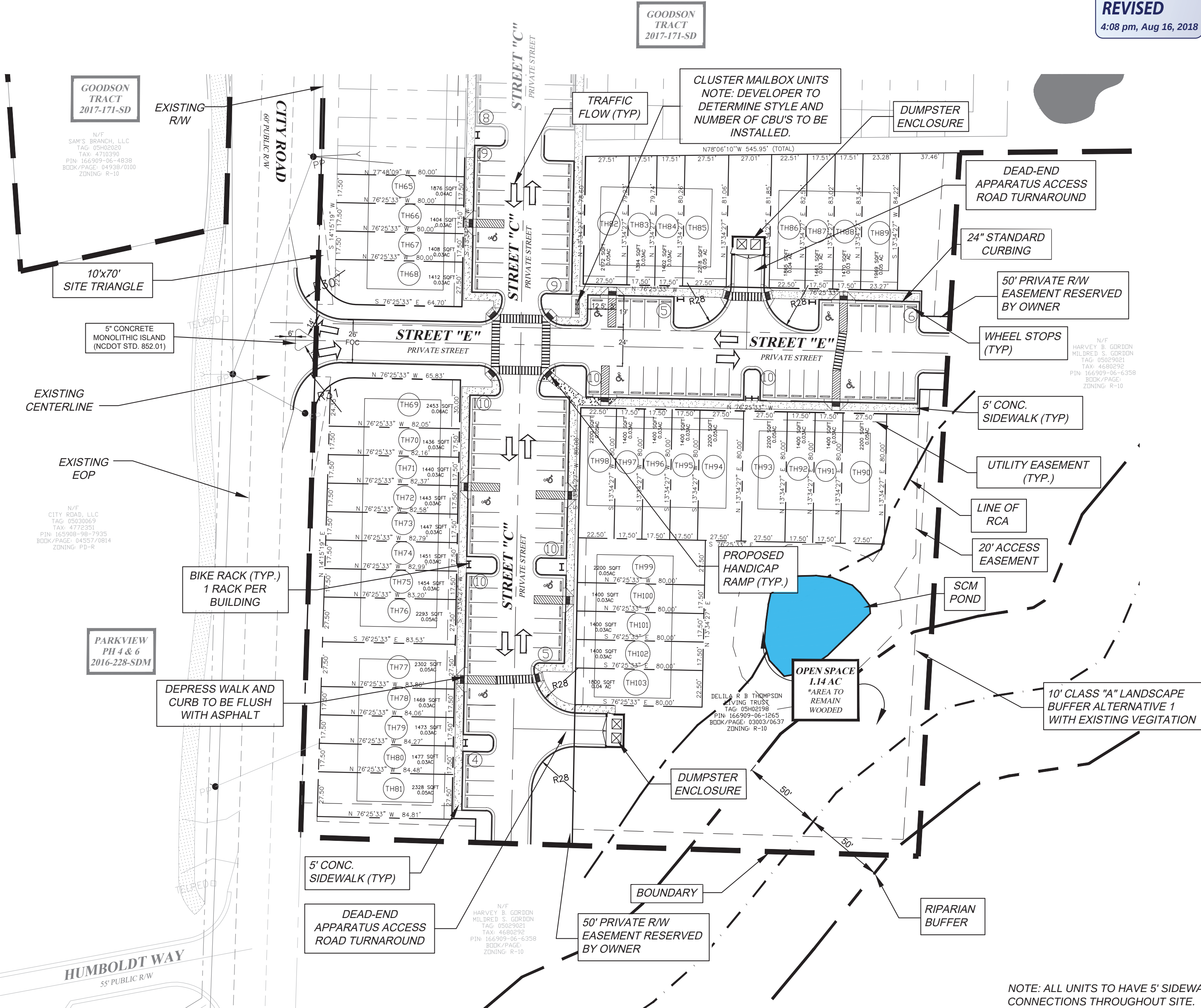
PARKING CALCULATIONS

	NUMBER OF UNITS	PARKING SPACE REQUIREMENTS	TOTAL NUMBER OF SPACES
PHASES 1-8 (2 BDRM UNITS)	64	2 SPACES/ 2 BDRM UNIT	128
GUEST PARKING PHASES 1-8		1 SPACE/4 UNITS	16
REQUIRED ADA PARKING SPACES PHASES 1-8		1 SPACE/25 SPACES	6
TOTAL REQUIRED SPACES (INCLUDING ADA)			144
TOTAL PROPOSED SPACES PHASES 1-8			160
REQUIRED BICYCLE PARKING PHASES 1-8	8 BLDGS	1 RACK PER BLDG	8 BIKE RACKS
PHASES 9-16 (2 BDRM UNITS)	39	2 SPACES/ 2 BDRM UNIT	78
GREENWAYS***			
GUEST PARKING PHASES 9-16		1 SPACE/4 UNITS	10
REQUIRED ADA PARKING SPACES PHASES 9-16		1 SPACE/25 SPACES	4
TOTAL REQUIRED SPACES (INCLUDING ADA)			88
TOTAL PROPOSED SPACES PHASES 9-16			88
REQUIRED BICYCLE PARKING PHASES 9-16	8 BLDGS	1 RACK PER BLDG	8 BIKE RACKS
ALL PHASES TOTAL REQUIRED SPACES			232
ALL PHASES TOTAL PROPOSED SPACES			248
ALL PHASES REQUIRED BICYCLE PARKING	16 BLDGS	1 RACK PER BLDG	16 BIKE RACKS

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

THE VILLAGE AT PARKVIEW DEVELOPMENT CHART

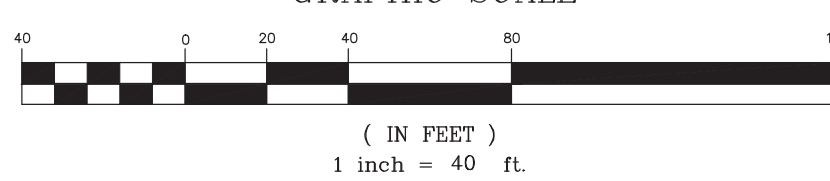
PHASE	AREA OF PHASE	% OF OVERALL SITE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	STATUS OF PHASE
1-8	7.00 AC	65%	64	2.15 AC	0 AC	2.99 AC	3.04 AC (43%)	3.96 AC (57%)	APPROVED
9-16	3.85 AC	35%	39	1.06 AC	2.47 AC	1.14 AC	1.52 AC (39%)	2.33 AC (61%)	SUBMITTED FOR APPROVAL
Totals	10.85 AC	100.00%	103	3.21 AC	2.47 AC	4.13 AC	4.57 AC (42%)	6.29 AC (58%)	



TYPICAL PRIVATE STREET
(STREET 'C' & 'E')
45' RIGHT-OF-WAY W/ SIDEWALK
NO SCALE

NOTE:
ROADS TO BE DESIGNED FOR FIRE TRUCK LOADING.

GRAPHIC SCALE



PRELIMINARY



REVISED

4:08 pm, Aug 16, 2018

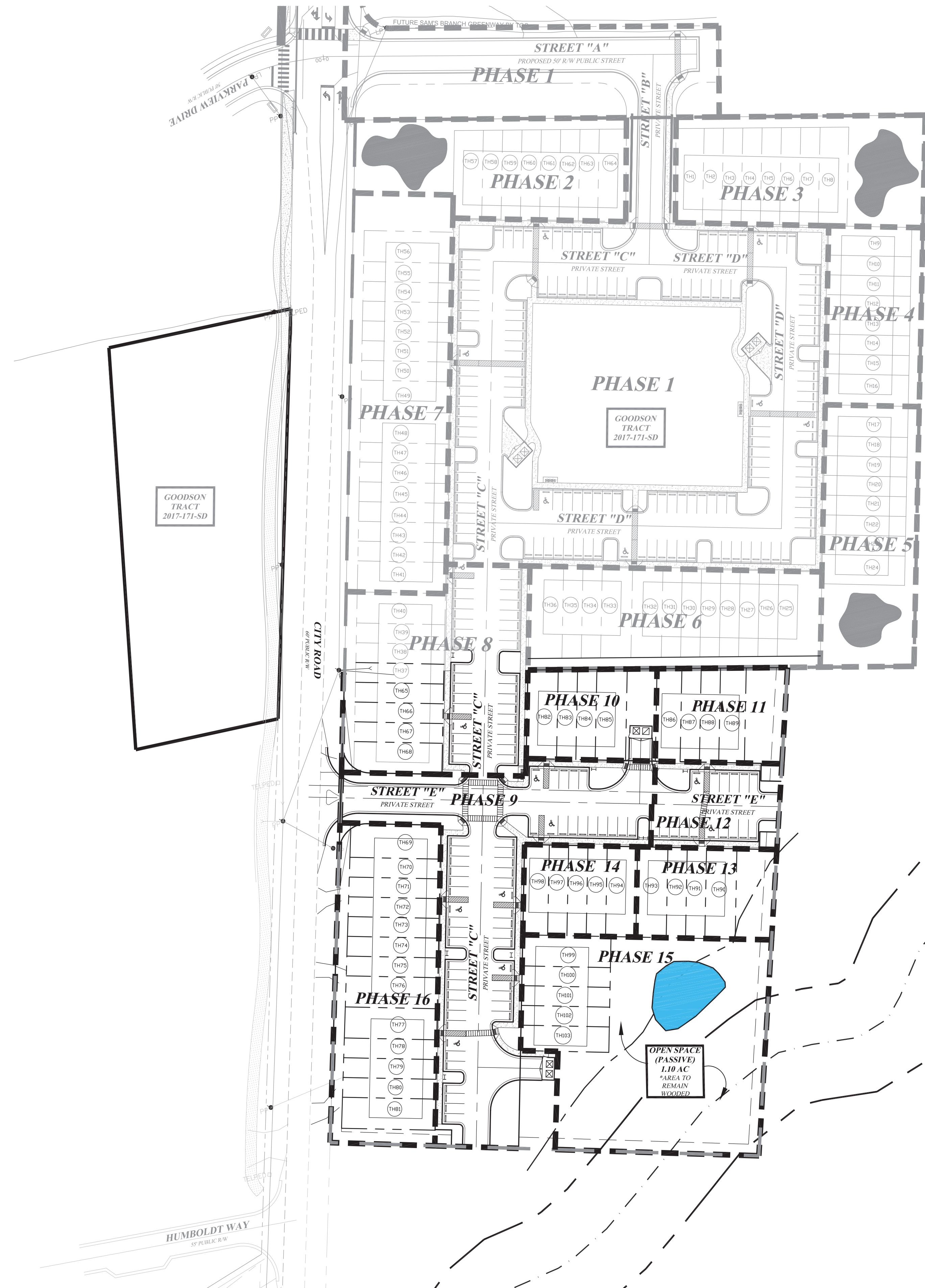
ADAMS & HODGE
ENGINEERING, PC

The Village @ Parkview
Phases 9-16
TOWN OF CLAYTON, NC 27520

PRELIMINARY
SITE PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'
DATE: 07/02/2018
JOB NO: 44-
SHEET: SP02

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



(IN FEET)
1 inch = 50 ft.

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	07/02/2018
JOB NO.	AH-
SHEET	SP03

WATER SYSTEM PROJECT SUMMARY:

1. THERE ARE 39 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS:
±668 LF OF 6" PVC MAIN

SEWER SYSTEM PROJECT SUMMARY:

1. THERE ARE 39 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:
± 665 LF OF 8" PVC MAIN

STREET SUMMARY:

1. THE TOTAL LINEAR OF PRIVATE STREETS:
±935 LF

NOTES:

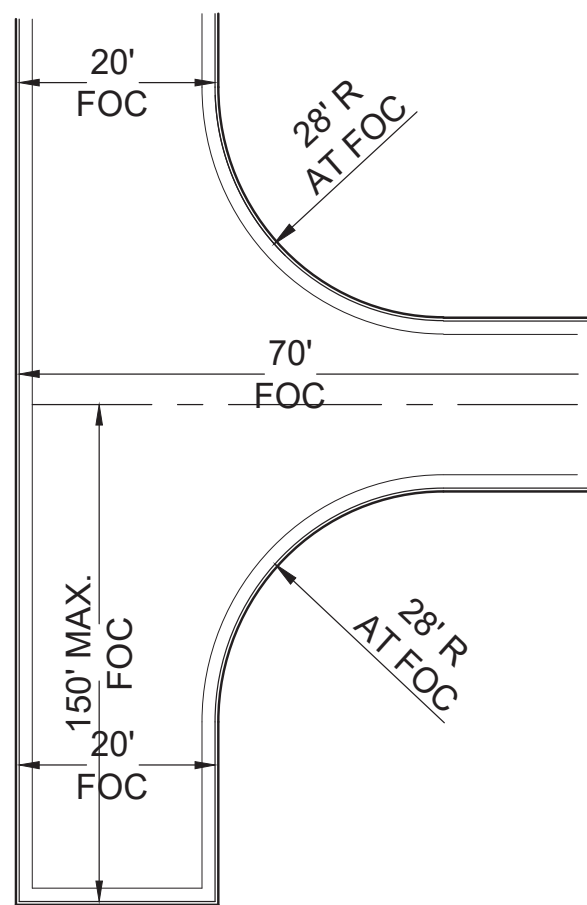
1. ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS AND MEET APPLICABLE NC PLUMBING CODES.
2. CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-632-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL REPAIR ALL AREAS DISTURBED TO THEIR ORIGINAL CONDITIONS. THIS INCLUDES ANY EXISTING UTILITY DAMAGE AND REPAIR OF ANY PAVEMENT, WALKWAYS, OR STRUCTURAL ITEMS, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, GAS, IRRIGATION, CATV, FIBER OPTIC, TELEPHONE, LANDSCAPING, PAVEMENT, SIDEWALKS AND CURB & GUTTER.
4. INTERNAL SIDEWALKS TO BE INSTALLED BY BUILDER
5. ALL ACCESS TO OUTFALL WATER AND SEWER EASEMENTS SHALL HAVE A MAXIMUM SLOPE OF 4:1 (H:V) AND A MAXIMUM CROSS SLOPE OF 4%.
6. OWNERSHIP AND MAINTENANCE FOR PERMANENT STORM WATER FACILITIES TO BE IN ACCORDANCE WITH JOHNSTON COUNTY AND TOWN OF CLAYTON REQUIREMENTS.
7. ALL 5' DIAMETER MANHOLES SHOWN IN PLANS SHALL REQUIRE AN EXTENDED BASE SECTION.
8. ALL 4" SANITARY SEWER SERVICES EQUAL TO OR GREATER THAN 12" DEEP SHALL BE 4" 401 LINED DIP.
9. ALL CONCRETE THROUGH LIMITS OF KIOSK AREA SHALL BE A MINIMUM OF 6" THICK.
10. EXISTING WELLS AND SEPTIC TANKS TO BE ABANDONED PER JOHNSTON COUNTY HEALTH DEPARTMENT.

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

NOTE:

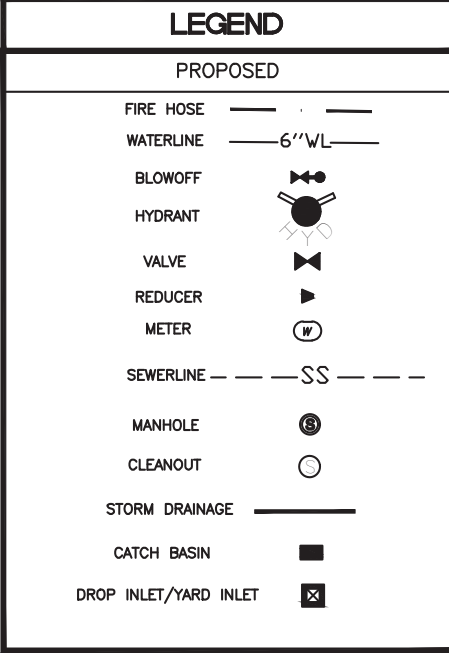
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

WASTE WATER FLOW:
(39) - 2 BDRM UNITS @ 120GPD/BDRM
9,380 GPD/UNIT



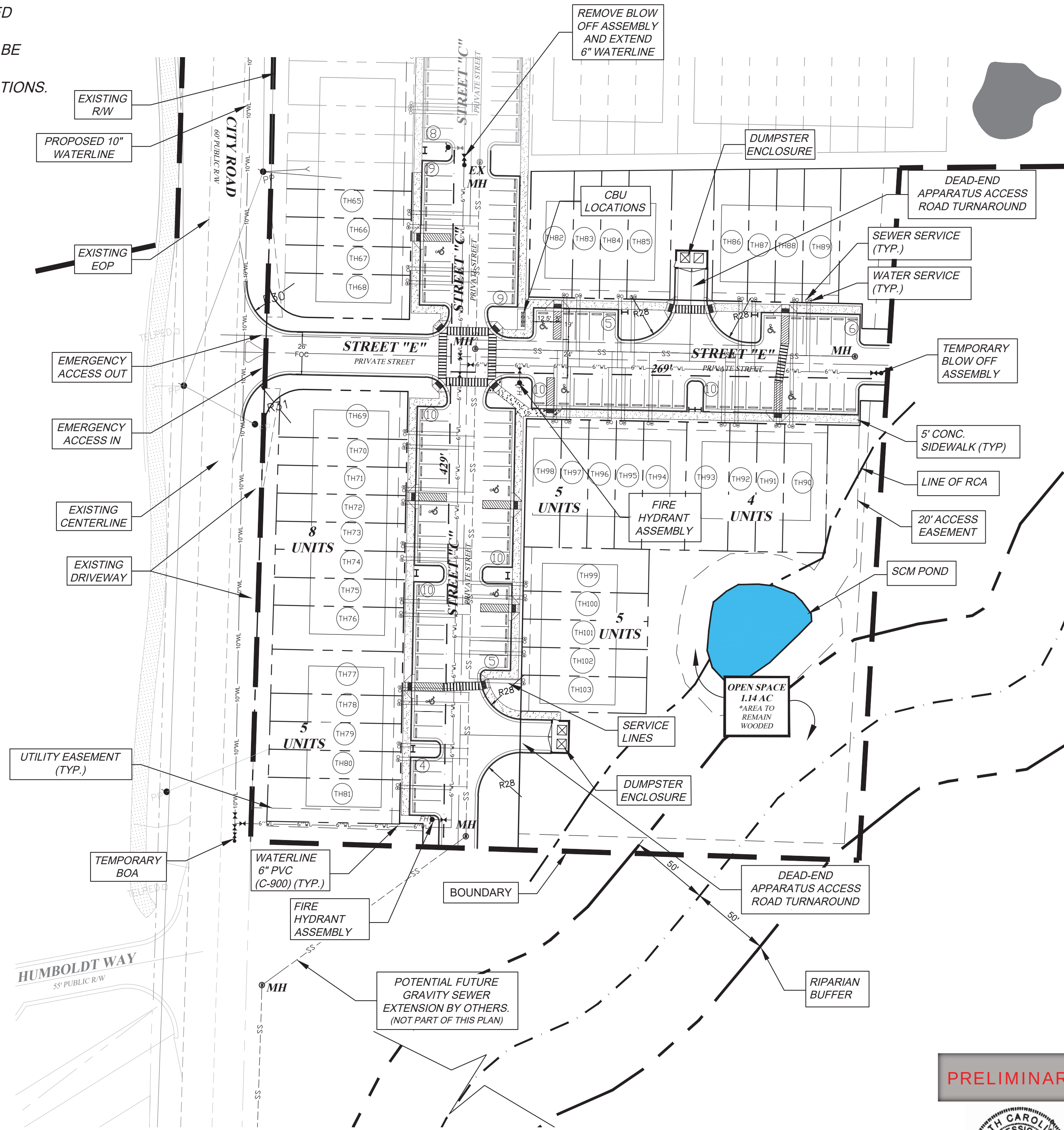
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
ACCEPTABLE ALTERNATIVE TP 120' HAMMERHEAD

PER CHANGE IN THE NORTH CAROLINA GERNERAL STATUTES (NCGS 87-121(g)) UNDERGROUND UTILITIES ARE TO BE LOCATED BY ELECTRONIC MEANS. SIMILAR TO OTHER DETAILS, GRAVITY SEWER MAINS NOW REQUIRE A #12 AWG INSULATED (GREEN) SOLID COPPER WIRE TO BE PLACED WITH THE GRAVITY SEWER MAIN. IF THE SEWER MAIN DEPTH IS GREATER THAN 8 FT. FROM FINAL SURFACE ELEVATION, PLACE THE WIRE AT A DEPTH BETWEEN 7 AND 8 FT. BELOW FINAL SURFACE ELEVATION. THE TOWN IS PREPARING A DETAIL.



NOTE:

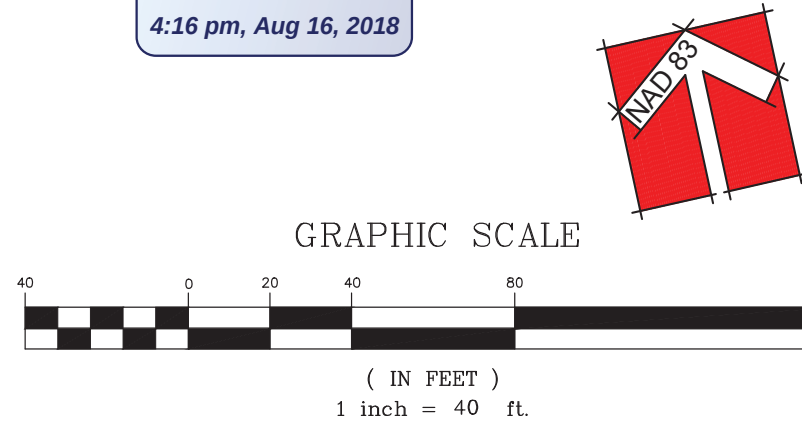
1. SEE SHEET SP05 FOR STORM WATER MANAGEMENT.
2. FIRE HYDRANTS ARE SPACED LESS THAN 500' APART. FIRE HOSE LAY WILL NOT EXCEED 500' MAX.
3. EXISTING WELLS AND SEPTIC TANKS TO BE ABANDONED IN A MANNER THAT IS CONSISTENT WITH APPLICABLE REGULATIONS.



PRELIMINARY



REVISED
4:16 pm, Aug 16, 2018



ADAMS & HODGE
ENGINEERING, PC

The Village @ Parkview
Phases 9-12

PRELIMINARY
UTILITY PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: V.A.
DATE: 07/02/2018
JOB NO: AH-
SHEET: SP04

314 East Main Street
Clayton, NC 27520
dominic@adamsandhodge.com
919-243-1132
FROM: C-4187

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

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

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.

EROSION LEGEND:

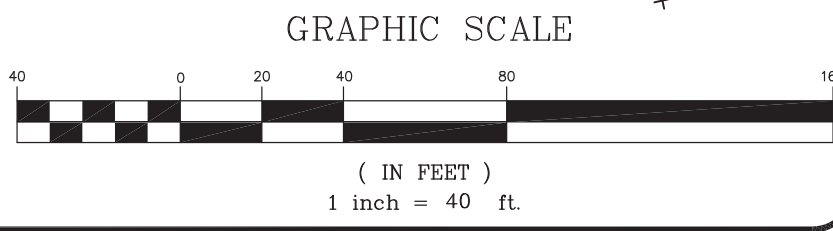
- | | | |
|---------------------------------|--------------------------------|------------------------------------|
| ---LIMITS OF DISTURBANCE | ---OUTLET PROTECTION | ---CONSTRUCTION ENTRANCE |
| ---SILT FENCE | ---CHECK DAM | ---DITCH LINER - NAG C350 OR EQUAL |
| ---EXISTING TEMPORARY DIVERSION | ---WATTLE | ---SILT FENCE OUTLET |
| ---TEMPORARY DIVERSION | ---CHECK DAM W/ WEIR & STORAGE | ---EXISTING CONTOUR |
| ---CLEAN WATER DIVERSION | ---WATTLE W/ STORAGE | ---PROPOSED CONTOUR |
| ---TREE PROTECTION BARRIER | | ---CONCRETE WASHOUT AREA |
| ---INLET PROTECTION | | ---SKIMMER BAFFLES |
| ---ARC INLET PROTECTION | | |
- NOTE* ALL DITCHES LINED W/ NAG S150 UNLESS OTHERWISE NOTED.



PRELIMINARY



REVISED
5:54 pm, Jul 27, 2018



314 East Main Street
Clayton, NC 27320
dca@adamsandhodge.com
919-241-1332
FIRM # C-4197

ADAMS & HODGE
ENGINEERING, PC



The Village @ Parkview
Phases 9-16
TOWN OF CLAYTON, NC 27520

PRELIMINARY
GRADING PLAN &
EROSION CONTROL

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 07/02/2018
JOB NO: 44-
SHEET

SP05

Plant List

PLANT LIST

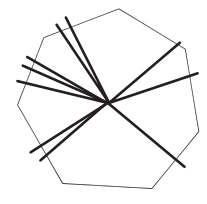
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	ROOT
AORG	13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	10'-12" MIN.	-	B&B
QA	10	QUERCUS ACUTISSIMA	SAW TOOTH OAK	2.5"	10'-12" MIN.	-	B&B
TD	7	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	10'-12" MIN.	-	B&B
TCG	9	TILIA CORDATUM 'GREENSPIRE'	LINDEN	2.5"	10'-12" MIN.	-	B&B
IAF	14	ILEX ATTENUATA FOSTERII	FOSTER HOLLY	2"	6'-8" MIN.	-	B&B/15 GAL
INS	8	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2"	6'-8" MIN.	-	B&B/15 GAL
LIN	26	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	2"	6'-8" MIN.	-	B&B/15 GAL
PGP	9	PRUNUS CERASIFERA 'PURPLE PONY'	PURPLE LEAF PLUM	2"	6'-8" MIN.	-	B&B/15 GAL
CJ	18	CAMELLIA JAPONICA	CAMELLIA	-	24'-30" MIN.	-	7 GAL
CP	21	CHAMAECYPARIS PISIFERA 'GOLD MOPS'	GOLD MOPS CYPRESS	-	24'-30" MIN.	-	7 GAL
IC	9	ILEX CORNUTA 'BURFORD'	GLOSSY PRIVET	-	24'-30" MIN.	-	7 GAL
LJ	16	LIGUSTRUM JAPONICA	ZHIZHOU	-	24'-30" MIN.	-	7 GAL
LC	27	LORDPETALUM CHINESE RUBRUM 'ZHIZHOU'	ZHIZHOU LORDPETALUM	-	24'-30" MIN.	-	7 GAL
BT	26	BERBERIS THUMBERGIIATROPURPUREA '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

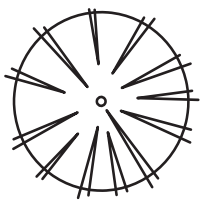
NOTES:

1. ALL ROOF, GROUND, AND WALL MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW.
2. THE DUMPSTER ENCLOSURE SHALL MATCH THE MATERIALS OF THE PRIMARY STRUCTURE. 155.(G)(2) SEE DETAIL ON SHEET SPOB.
3. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR. (IF IRRIGATION WILL NOT BE UTILIZED, DROUGHT-TOLERANT SPECIES MUST BE USED).
4. 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.

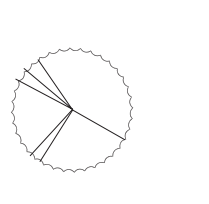
Plant Symbol Key



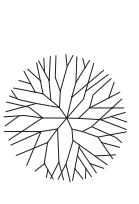
CANOPY TREE:
OCTOBER GLORY RED MAPLE



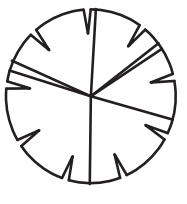
CANOPY TREE:
SAW TOOTH OAK



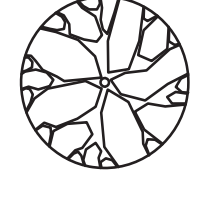
UNDERSTORY TREE:
FOSTER HOLLY



UNDERSTORY TREE:
NELLIE STEVENS HOLLY



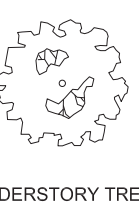
CANOPY TREE:
LINDEN



CANOPY TREE:
BALD CYPRESS



UNDERSTORY TREE:
NATCHEZ CREPE MYRTLE



UNDERSTORY TREE:
PURPLE LEAF PLUM



SHRUB:



SHRUB:

Landscape Data

LANDSCAPE REQUIREMENTS

STREET TREE PLANTINGS REQUIRED: (2) AT 40' O.C. [4 PROVIDED]*
PARKING LOT TREES REQUIRED: (15) [15 PROVIDED]
PROPERTY LINES (750 L.F. OF BUFFER)
CLASS "A" ALTERNATIVE 3 (10' WIDE)
REQUIRED PLANTINGS PER 100 LIN. FT. OF "A" BUFFER:
(2) CANOPY TREES [14 TOTAL] / 15 PROVIDED
(2) UNDERSTORY TREES [14 TOTAL] / 22 PROVIDED
(12) SHRUBS [90 TOTAL] / 91 PROVIDED

LANDSCAPE CALCULATION*				
TOTAL AREA OF LOT:	167,767 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED
20% OF LOT AREA:	33,553.40 SQ.FT.	CANOPY TREE	34	34
REQUIRED LANDSCAPE AREA:	33,553.40 SQ.FT.	UNDERSTORY TREE	34	34
PROPOSED LANDSCAPE AREA:	±67,000 SQ.FT.***	SHRUBS	67	67

* AS PER SECTION 155.402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** INCLUDES THE OPEN SPACE FOR THIS PROJECT

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF 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.

*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.

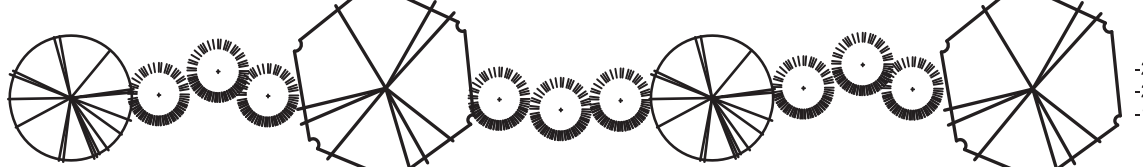
*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.

*ALL INTERIOR LANDSCAPE ISLANDS SHALL CONTAIN A MINIMUM OF ONE TREE W/ MINIMUM CALIPER OF 2.5".

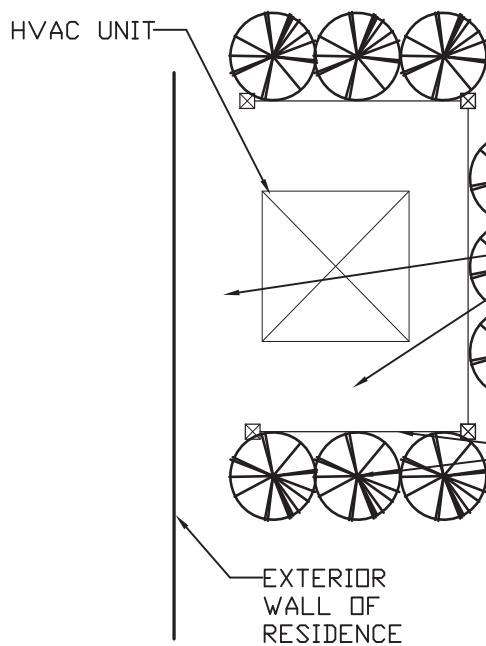
CLASS A BUFFER DETAIL

(PLANTS PER 100 LF) ALTERNATE 1, 10' WIDE BUFFER

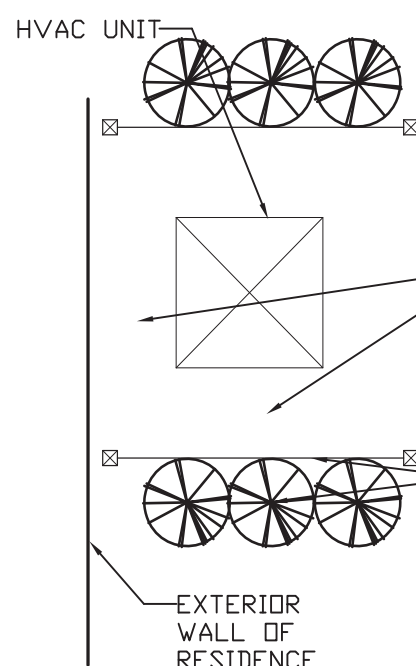
NOTE: PLANT LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY - ACTUALLY LAYOUT MAY VARY



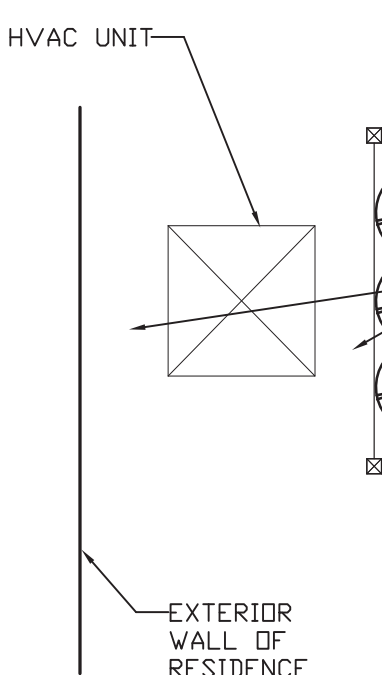
*NOTE: EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE (REQUIRED BY UDC.)



TYPICAL HVAC SCREENING
STREET SIDE



TYPICAL HVAC SCREENING
BUILDING SIDE



TYPICAL HVAC SCREENING
BUILDING REAR

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

NOTE: HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF ±3 COMPACTA HOLLY ON 3 SIDES (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

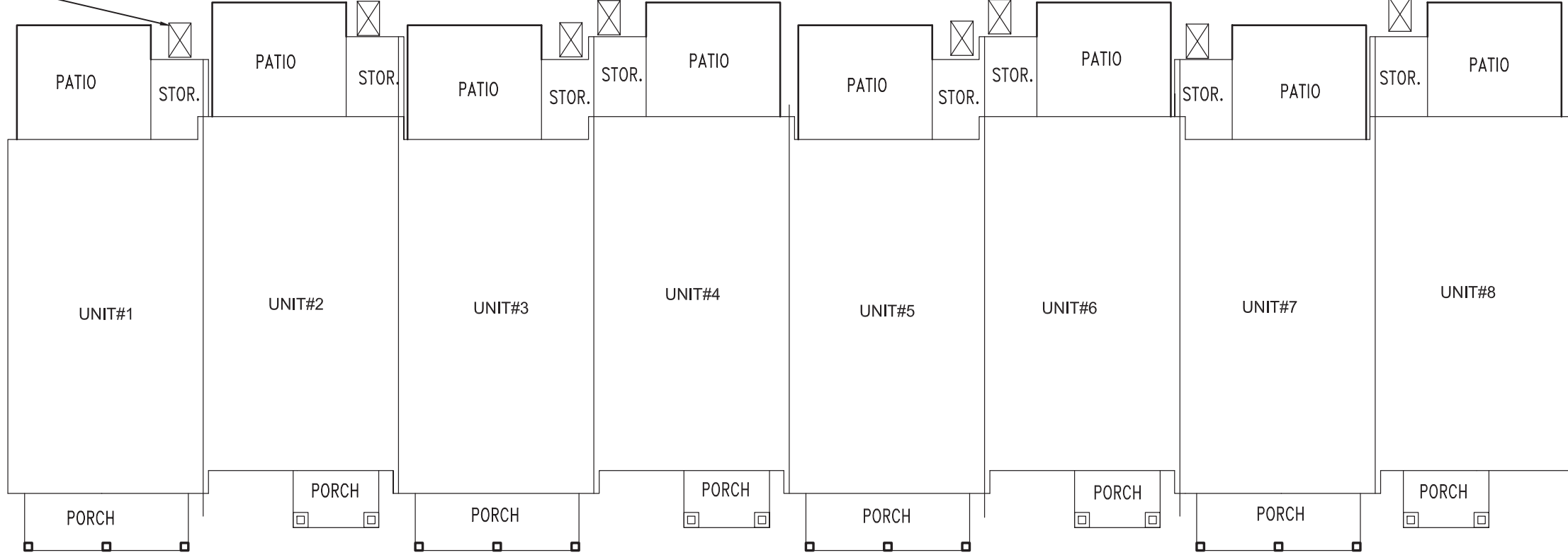
NOTE: BUILDER WILL MAINTAIN THE HVAC MANUFACTURER'S RECOMMENDED CLEARANCES AROUND EACH HVAC UNIT

NOTE: HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF ±3 COMPACTA HOLLY ON 2 SIDES (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

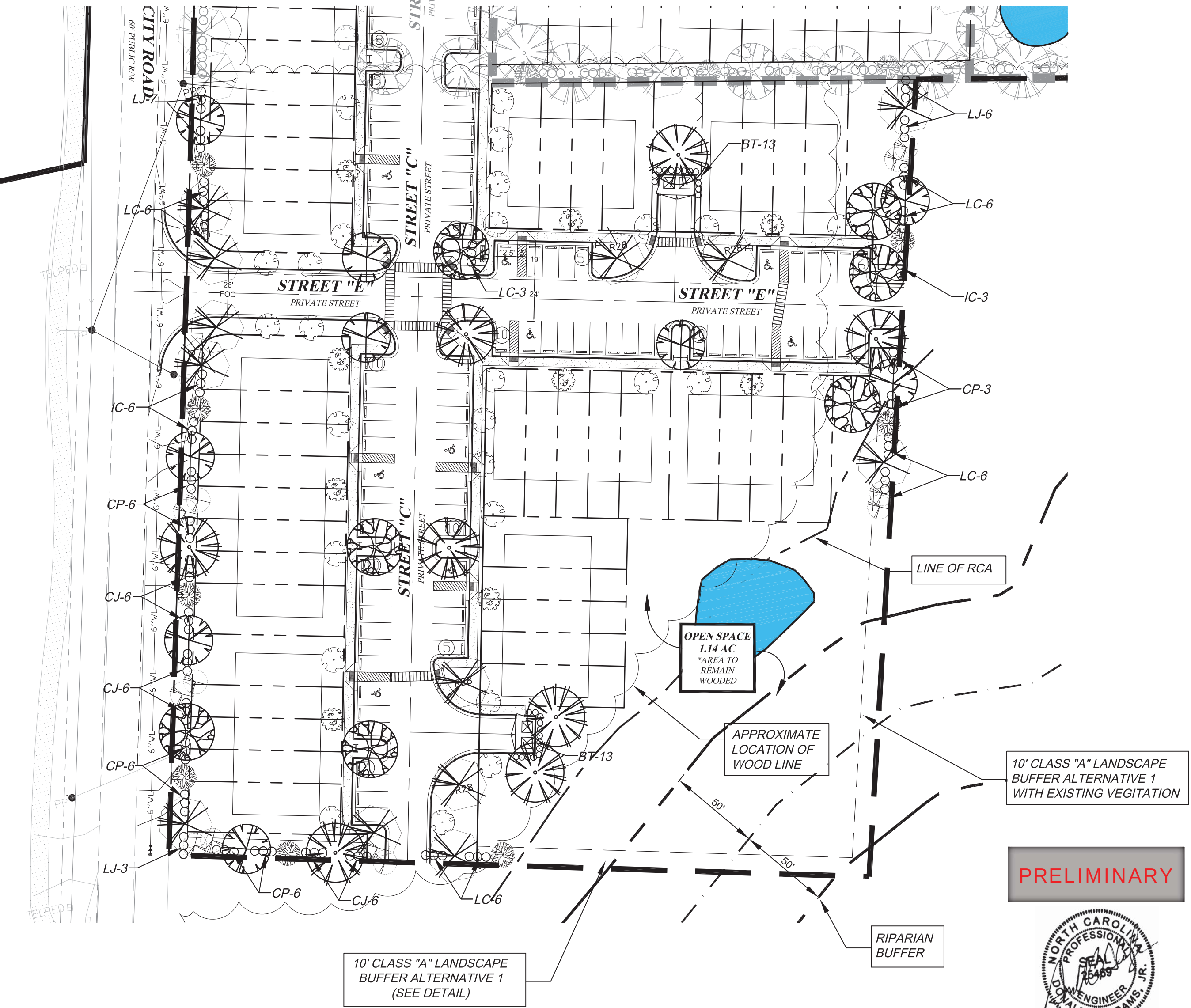
NOTE: BUILDER WILL MAINTAIN THE HVAC MANUFACTURER'S RECOMMENDED CLEARANCES AROUND EACH HVAC UNIT

NOTE: HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF ±3 COMPACTA HOLLY ON REAR (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

HVAC UNIT (TYP.)



TYPICAL HVAC LOCATION



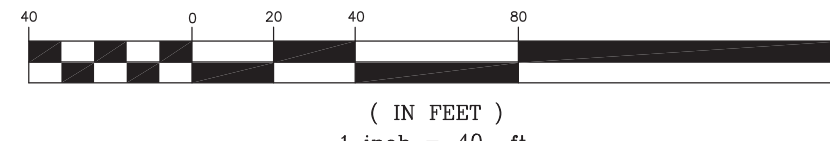
PRELIMINARY

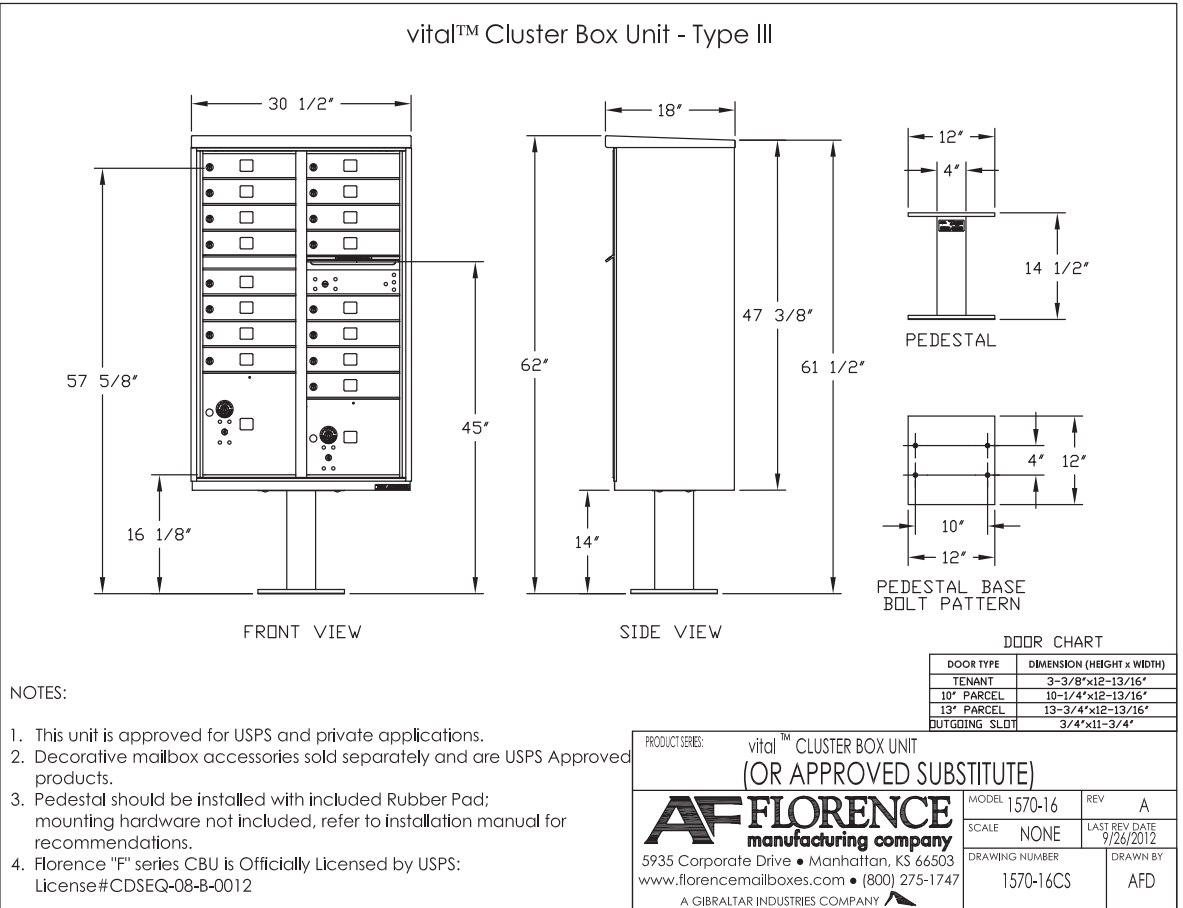


REVISED
5:58 pm, Jul 27, 2018



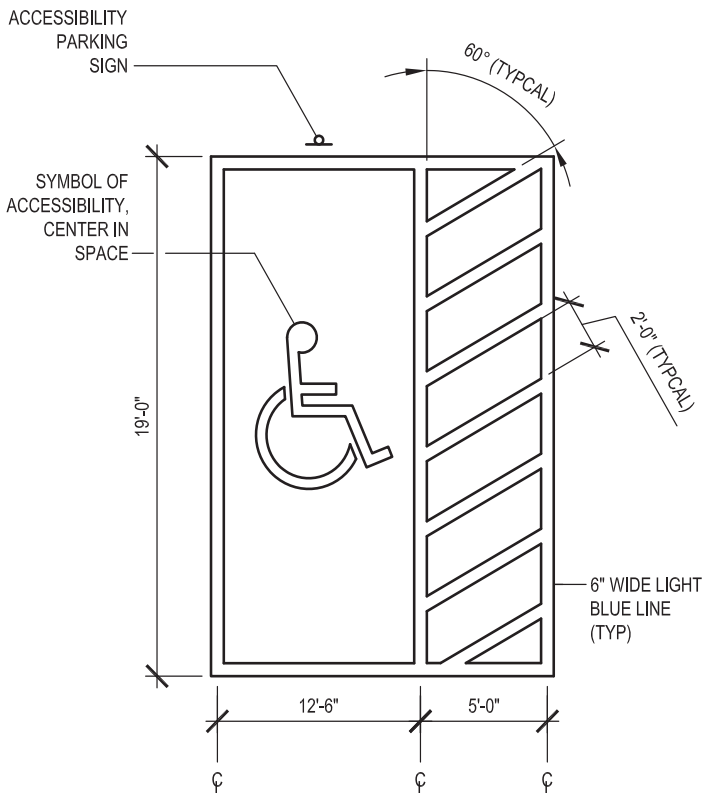
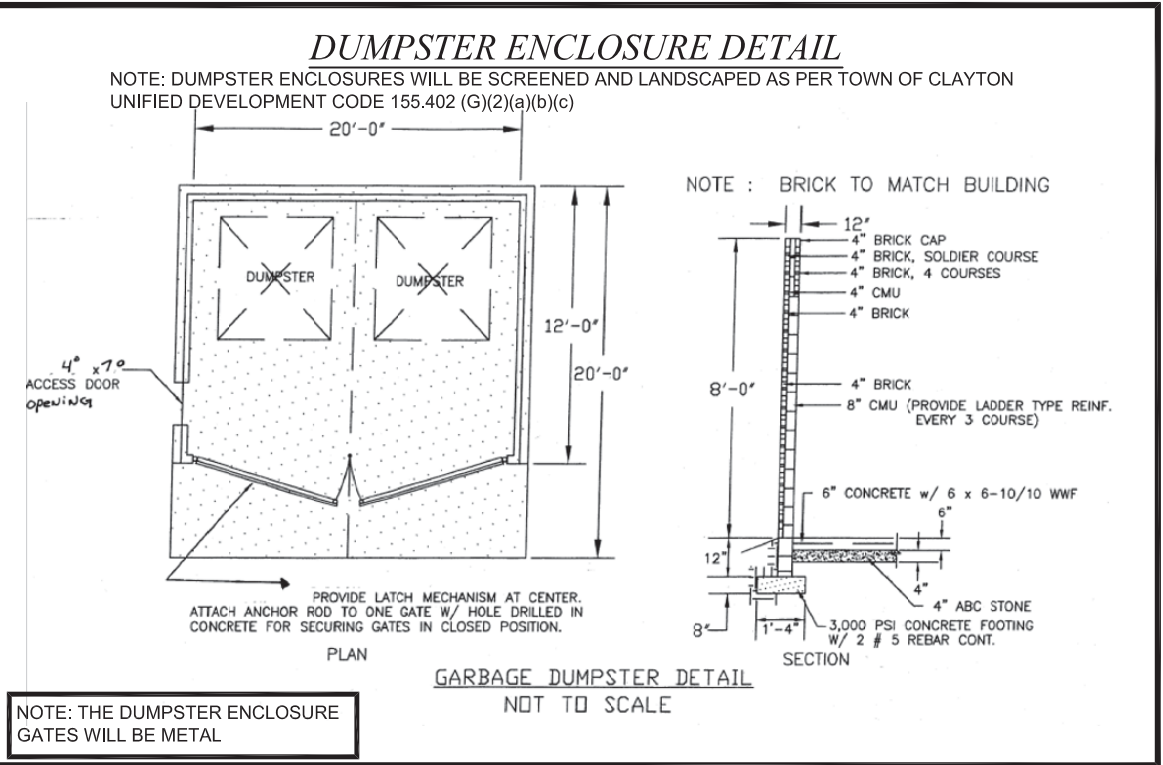
GRAPHIC SCALE





CLUSTER MAILBOX UNIT

NOT TO SCALE



ACCESSIBLE PARKING DETAIL

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

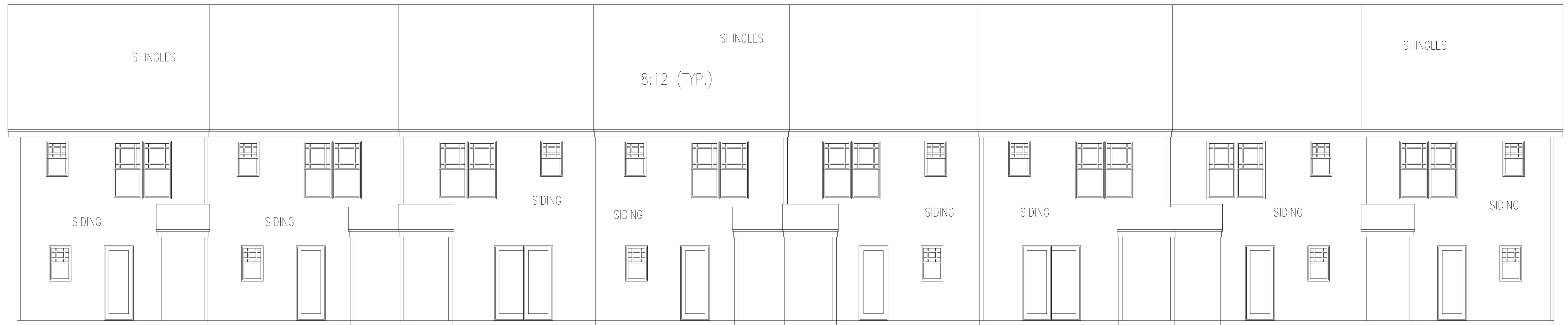
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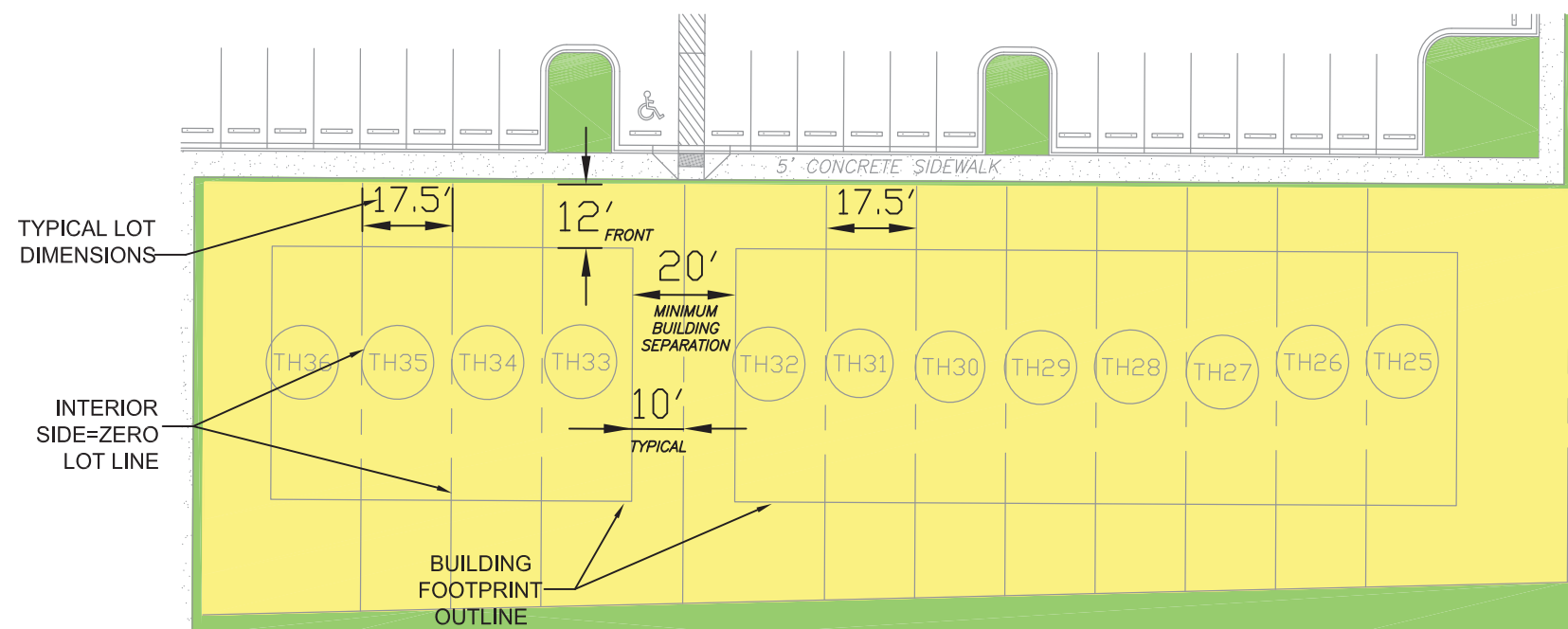
REVISED
6:14 pm, Jul 27, 2018



FRONT ELEVATION (8 UNITS)
NOT TO SCALE
*ALL UNITS ARE 2 BEDROOMS/ 2 BATHS
EXTERIOR MATERIALS: VINYL SIDING, STONE, AND ASPHALT SHINGLES
RIDGE VENT



REAR ELEVATION
TO BE FACING CITY ROAD

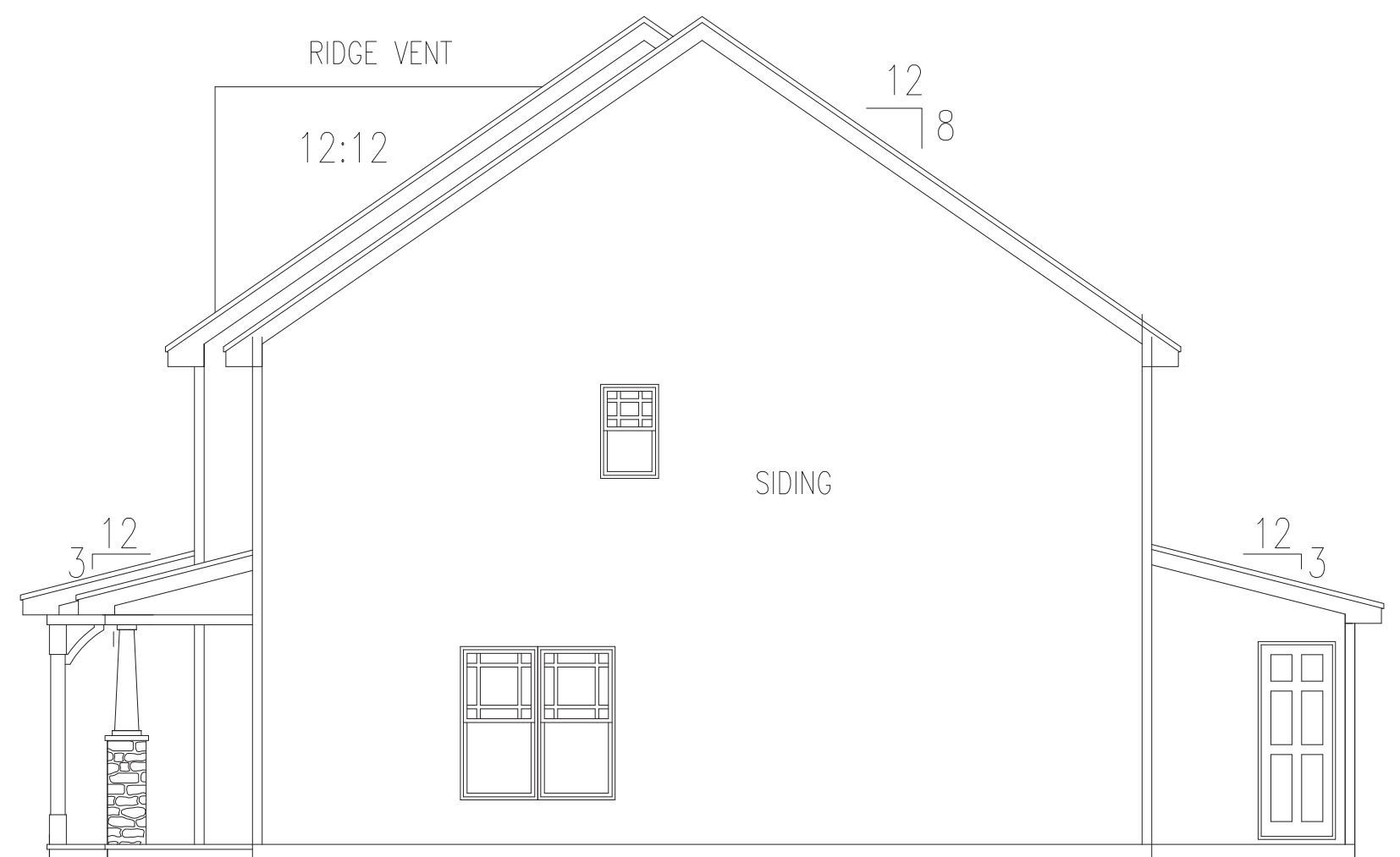


1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS ARE FOR LOT = 75%
4. MAXIMUM LOT COVERAGE = 50%
5. MINIMUM LOT SIZE = 1250 SF

DIMENSIONAL INFORMATION

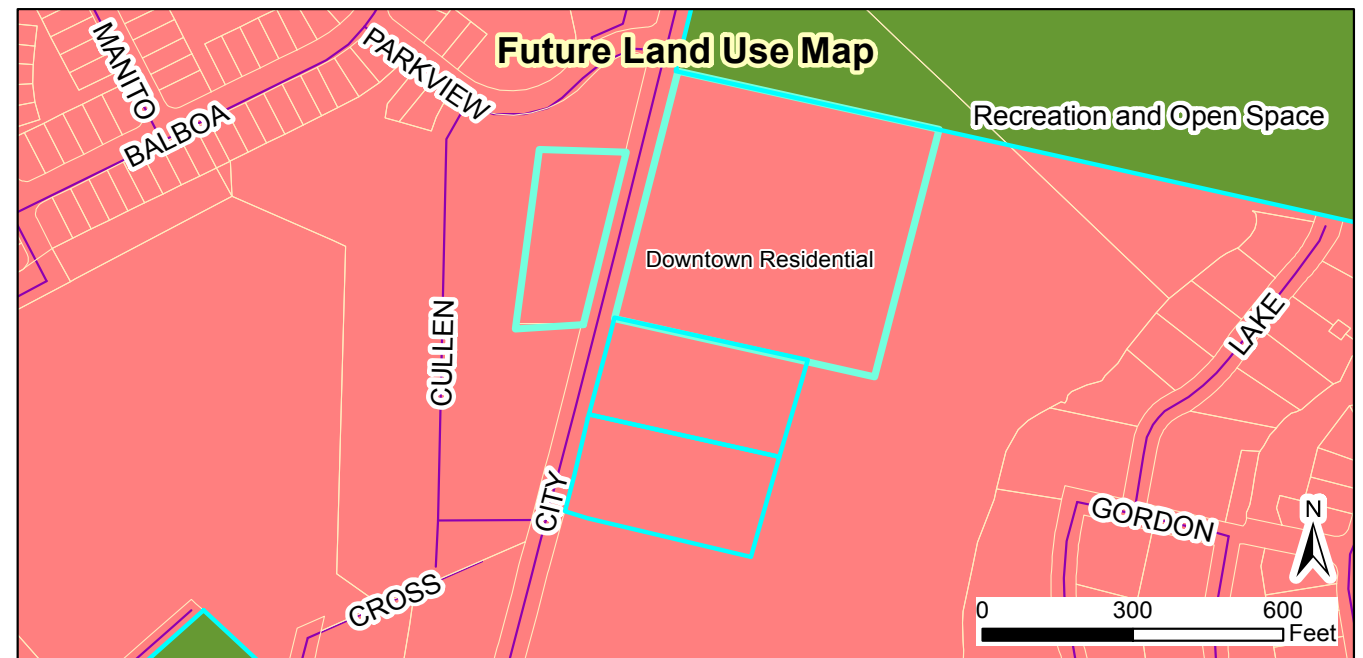
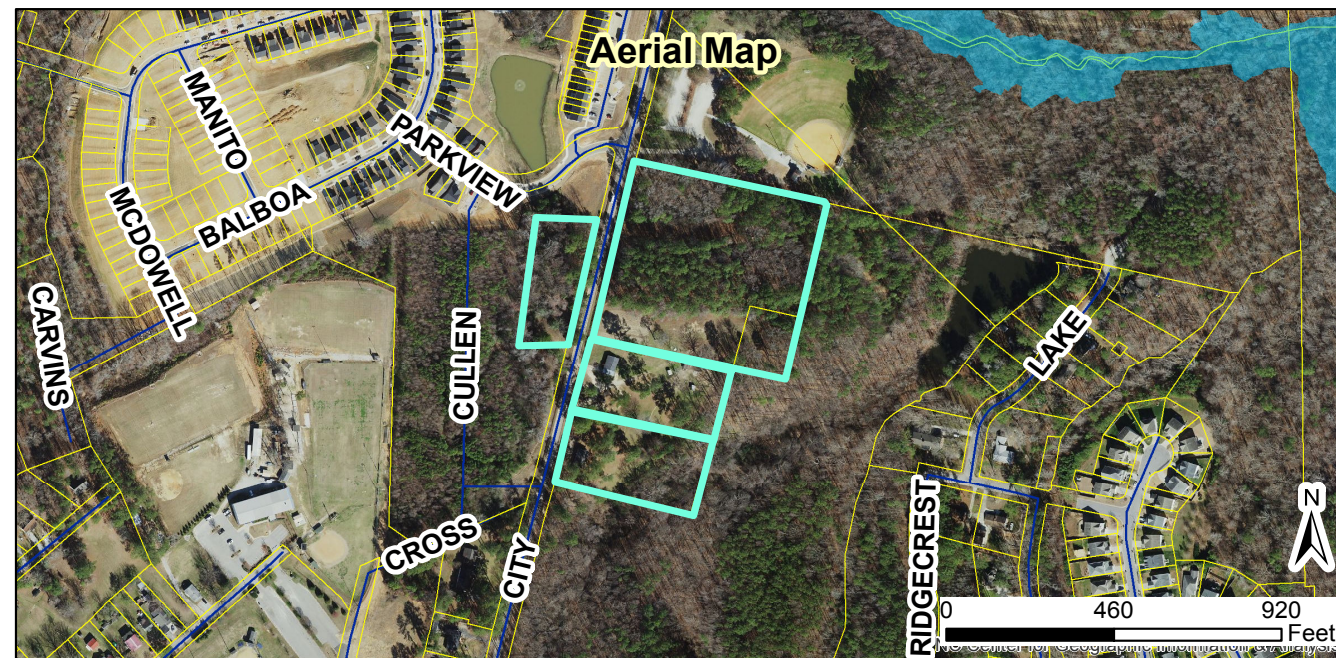
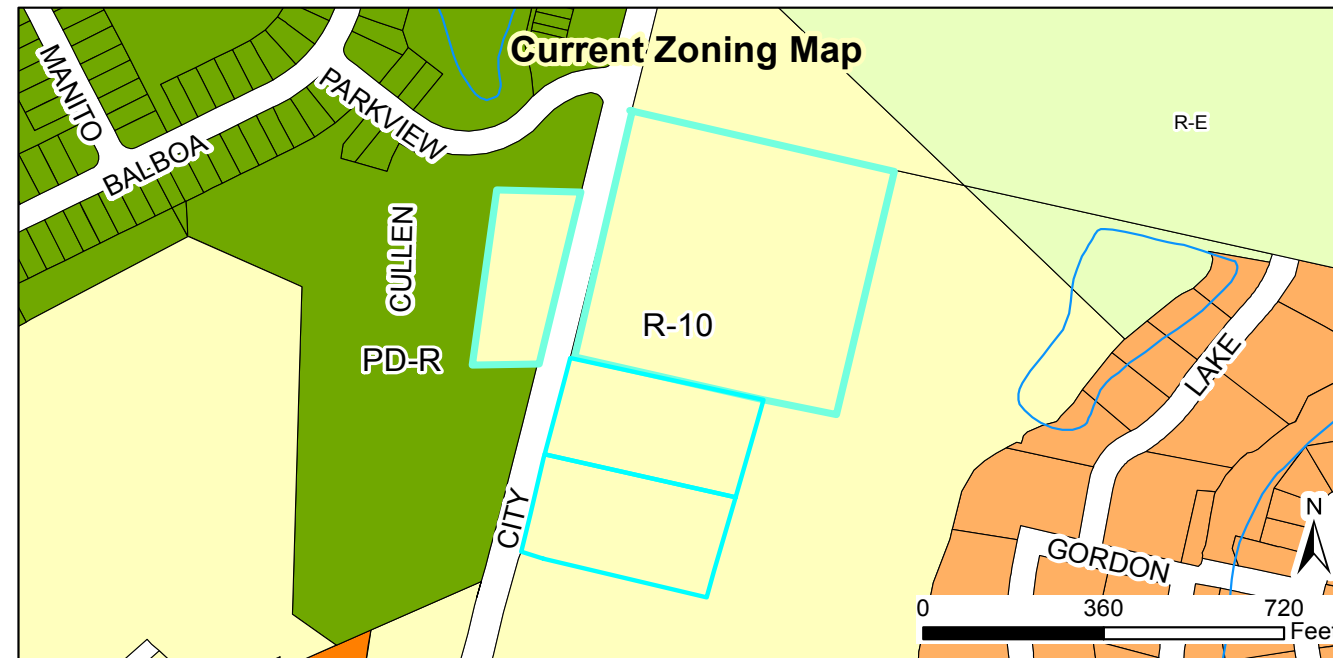
NOTE:
MINIMUM LOT WIDTH = 17.5'
MINIMUM LOT DEPTH = 75'

MINIMUM BUILDING SETBACKS
FRONT = 12'
SIDE = 5'
INTERIOR SIDE = ZERO LOT LINE
REAR = 10'
STREET SIDE = 5'
BUILDING SEPARATION = 20'



SIDES

DESIGN DCA/ADS		The Village @ Parkview Phases 9-16 TOWN OF CLAYTON, NC 27520	ADAMS & HODGE ENGINEERING, PC	314 East Main Street Clayton, NC 27520 dominic@adamsandhodge.com (919) 444-4444 FIDM # C-4187	
DRAWN ADS					
CHECKED DCA					
HORIZONTAL SCALE SET GRAPHIC SCALE VERTICAL SCALE N/A					
DATE 07/02/2018 JOB NO. 4H- SHEET					
REGULATORY STANDARDS		SP08			



2018-121-SUP The Villages at Parkview Special Use Permit (major modification)
2018-122-SD The Villages at Parkview Preliminary Plat (major modification)
Requests: Modify original SUP and SD to add land and units

Applicant: Adams & Hodge Engineering, LLC
 Property Owners: Sam's Branch LLC, Delila R B Thompson Living Trust
 Parcel ID: 166909-06-4838, 166909-06-1495, 166909-06-1265
 Tag #: 05H02020, 05H02199C, 05H02198

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-122-SD The Village at Parkview Ph. 9-16\Maps\Staff Report Maps 2018-122-SD and 2018-121-SUP.mxd

Staff Report Map



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



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
October 15, 2018*

STAFF REPORT

Application Number: 2018-121-SUP

Project Name: Villages at Parkview Special Use Permit- Major Modification

NC PIN / Tag #: 166909-06-4838 / 05H02020, 166909-06-1495 / 05H02199C, 166909-06-1265 / 05H02198
Town Limits/ETJ: Town Limits
Applicant: Adams & Hodge Engineering
Owner: Sam's Branch LLC, Delila R B Thompson Living Trust
Location: Off City Road, south of Legend Park and east of Parkview Subdivision

Public Noticing:

- Neighborhood meeting held on August 16, 2018
- Sign posted prior to August 17, 2018
- Letters mailed October 2, 2018
- Newspaper published October 5, 2018 and October 12, 2018

REQUEST: The applicant is requesting a major modification to a previously approved Special Use Permit (2017-172-SUP) to allow the use of townhomes on the subject properties, which are zoned R-10. A major modification to the previously approved preliminary plat (2018-122-SD) is running concurrently with this request.

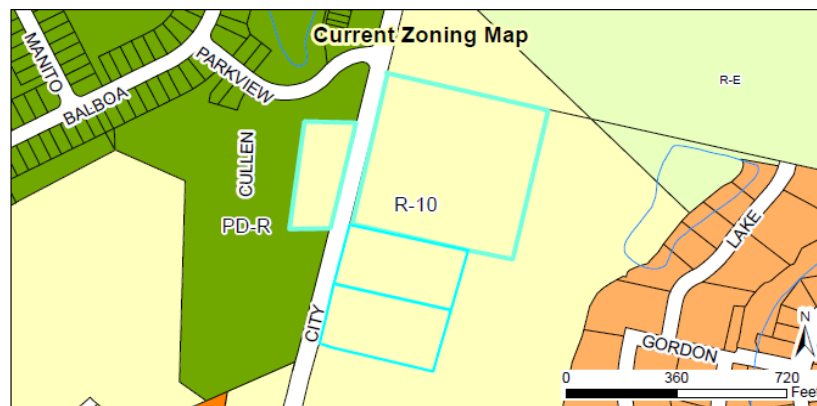


SITE DATA:

Acreage: 3.85 additional acres (7 acres were included in the original development)
Existing Use: Vacant/single-family residential

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10	Legend Park
South	Residential-10	Single-Family Residential
East	Residential-10	Vacant
West	Planned Development-Residential (PD-R)	Single-Family Residential (Parkview)

**DEVELOPMENT DATA:**

Proposed Uses: Townhomes (35 additional units, 68 previously approved= 103 total units)
Buildings: 8 new buildings, with each unit on its own lot; 16 total buildings including previously approved
Density/Intensity: 9.49 units/acre (10 units/acre maximum permitted by UDC)
Impervious Surface: maximum 65% per lot
Required Parking: 232 spaces (2 spaces per unit + 1 space per 4 units for guest parking)
Proposed Parking: 248 spaces
Access/Streets: The portion included in the original development application had one access point off Street "A", which is shared with Legend Park. The new phases included within this application will be access through the originally approved portion to the north, and will have a right-in/right-out off City Road.

STAFF ANALYSIS:

Overview

The applicant is requesting a major modification to a previously approved Special Use Permit to allow townhomes on the subject properties, which are zoned Residential-10 (R-10). The original Special Use Permit was approved in 2018 for 68 townhome units on 7 acres of land. The applicant has since acquired additional land to the south, and is now requesting to modify the original Special Use Permit to include 3.85 additional acres and 35 additional townhome units. A major modification to the associated preliminary plat is running concurrently with this request (2018-122-SD). This development was formerly known as “Goodson Tract” when it was approved in February 2018.

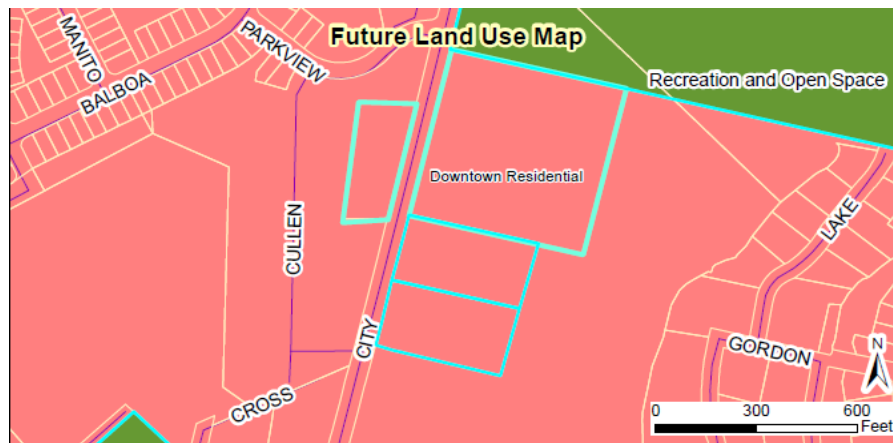
Associated Site Plan

Pursuant to §155.711(D)(1), concurrent with a request for a special use permit, an applicant shall submit a site plan for review and approval. This site plan is processed as any other site plan (in this case as a Preliminary Plat application: 2018-122-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 2018-122-SD.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**

The future land use map designates this property as “Downtown Residential”. This request is consistent with this designation, which calls for higher-density developments of up to 12 units/acre.



- **Unified Development Code**

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

Compatibility with Surrounding Land Uses

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which consist of single-family residential including some higher densities to the west.

Findings of Fact

Applications for a Special Use Permit are required by the UDC 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 see below for the Findings of Fact, followed by the applicant's response included within the application and staff's comments.

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

Applicant Response: "The subdivision is designed to provide proper traffic flow within the neighborhood and provides appropriate points of connection to the existing street system for safe ingress and egress."

Staff Commentary: Staff feels that the applicant could provide additional details to explain how the use of townhomes will not materially endanger the public health or safety if located where proposed. The applicant should demonstrate with detailed examples how this Finding is met.

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

Applicant Response: "This subdivision has been designed with sound land use planning and practices and conforms to the Town U.D.O and applicable regulations."

Staff Commentary: Staff feels that more detail should be provided by the applicant to demonstrate how the proposed use of townhomes meets all required specifications and conforms to the standards and practices of sound land uses planning, the UDC, and other regulations.

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

Applicant Response: "The proposed use is consistent with approved use for adjacent tract. It will be a maintenance free neighborhood and should have a positive impact on the general area."

Staff Commentary: Staff feels that more detail should be provided by the applicant to demonstrate how the proposed use is consistent with each of the adjacent properties. More detail should be provided to illustrate how the proposed use will have a positive impact on the area.

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 consistent with the orderly growth and development pattern of the Town."

Staff Commentary: Staff feels that more detail should be provided to demonstrate how the use of townhomes is consistent with the orderly growth and development pattern of the Town.

**The associated Major Subdivision application addressed the finding of facts thoroughly.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
-

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the Special Use Permit:

1. The previous conditions of approval for 2017-172-SUP (Goodson Tract Townhomes) shall be struck and replaced with the conditions contained herein.
 2. These Conditions of Approval, and any others associated with the Preliminary Plat (2018-122-SD) shall be recorded upon the final plan set, which will be delivered to the Planning Department for review and final approval.
 3. This Special Use Permit shall be valid only for the 10.85 acres of land, outlined in the application and the associated preliminary plat (2018-122-SD). Any addition of land or units shall be subject to the modification criteria as outlined in UDC Section 155.711.
-

ATTACHMENTS:

- 1.) Staff Report Maps
- 2.) Application
- 3.) Neighborhood Meeting Materials
- 4.) Associated Site Plan

**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 _____.

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
2018-121-SUP – Villages @ Parkview

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
2018-121-SUP – Villages @ Parkview



Town Council Agenda Cover Sheet

Meeting Date

October 15 2018

Agenda Location

Public Hearings

Item Title

2018-122-SD Villages at Parkview Preliminary Plat Major Modification

Presenter

Haley Hogg, Planner

Summary/Description

Request for a major modification to a previously approved preliminary plat (2017-171-SD Goodson Tract) to add additional land and lots. The original preliminary plat was approved for 68 townhome units (Phases 1-8). This modification would add 3.85 additional acres to the original plan, along with 35 new townhome units (Phases 9-16). The subject properties are located off City Road, adjacent to Legend Park and across from Parkview Subdivision. The properties are zoned Residential-10 (R-10). Eight new buildings are proposed as a part of this addition, along with one additional access point off City Road. A modification to the originally approved Special Use Permit application is running concurrently with this request, to allow the use of townhomes on the new subject properties.



Requested Action

Approval/Denial

Additional Documents to be Included in Agenda Packet

Application

Neighborhood Meeting Materials
Staff Report Maps
Staff Report
Site Plan
Traffic Generation Letter
Public Notice- Letter
Public Notice- Newspaper Ad

Meeting Timeline

Planning Board- September 24th
Town Council Work Session- October 1st
Town Council Hearing- October 15th



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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application Fees: **Major Preliminary Subdivision Plat Fee: \$400.00 + \$5.00 per lot**
Advertisement Fee: \$100.00

Modifications to Approved Plans Fee:

Major Modification: \$400.00 + \$5.00 per lot modified

Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.

See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.

See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.

See §155.706(N) for information on minor and major modifications.

See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☐ New Major Subdivision

Conventional: _____ Open Space: _____

☒ Modification to Approved Preliminary Plat

Major: 2017-171-SD Minor: _____

☐ New Subdivision Master Plan

Name of Project: The Village at Parkview Ph 9-16 7.00 ACS Previous Submittal

Acreage of Property: 3.85 ACS

Tag #: 05H02199C & 05H02198

NC PIN: 166909-06-1495 & 166909-06-1265

Location: 352 City Road, Clayton, NC 27520

Number of Lots (existing): 2 (Proposed) 39 total Min Lot Size: 1250 SF

Zoning District: R-10 Electric Provider: Town of Clayton

☐ Septic

☐ Well

Wastewater: ☒ Sewer (check one)

Water: ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – Acreage: _____

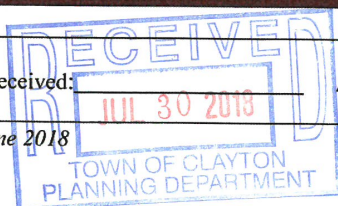
FOR OFFICE USE ONLY

Date Received: _____

Amount Paid: _____

File Number: _____

June 2018



Page 1 of 13

PROPERTY OWNER INFORMATIONName: Sam's Branch LLC/Delila R B Thompson Living TrustMailing Address: 114 Main Street, Clayton, NC 27520 / 8013 Old Stage Rd., Raleigh, NC 27603Phone Number: 919-422-6815 Fax: N/AEmail Address: reid@one27homes.com**APPLICANT INFORMATION**Applicant: Adams & Hodge Engineering, PCMailing Address: 314 East Main St., Clayton, NC 27520Phone Number: 919-763-7278 Fax: N/AContact Person: Donnie AdamsEmail Address: donnie@adamsandhodge.com**REQUIRED INFORMATION (to be submitted with the application)***The following items must accompany the application:*

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: <u>05/16/2018</u>	✓				
2. Completed Application	✓				
3. Review Fee and Advertisement Fee	✓				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	✓				
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	✓				
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	✓				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	✓				
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(I)(7).		✓			
9. Adjacent Property Owners List	✓				
10. Road Name Application <i>Included in this packet</i>	✓				
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	✓				

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.

See attached sheets

- (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.

See attached sheets

- (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.

See attached sheets

- (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.

See attached sheets

Project Name: The Village at Parkview Phases 9-16

ADAMS & HODGE
Print Name

[Signature]
Signature of Applicant

07/27/18
Date

June 2018

Page 4 of 13

General Note: The Town of Clayton in February 2018 approved a townhome subdivision, on 7 ac. that is generally shown as Phase 1-8 (68 units) on the master plan. Since the time of that approval an additional 3.85 ac of land has been acquired and now the Town has been petitioned to amend the previously approved plan to include an additional 35 townhomes. This addition constitutes a major change to the approved plan, thus necessitating this resubmission.

Item No.1 *That the subdivision meets all required specifications of the Town Subdivision Regulations and conforms to the town Unified Development Codes.*

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

Item No. 2 *That the subdivision will not be detrimental to the use of orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.*

Since Phases 1-8 of the townhome subdivision were previously approved by the Town, the additional 35 units in Phases 9-16 will be no more than a continuation of the existing development with the same orderly development concepts and architectural styles. To the west across City Road there already exists a townhome subdivision as well as a single-family subdivision (Parkview) that incorporates a similar development/architectural style. By having similar development concepts and architectural style the proposed townhome subdivision will further enhance the area in developing a neighborhood identity. To the north lies Sams Branch and Legend Park which afford the townhome subdivision a great public recreational opportunity, by providing both active and passive recreation. Combine the municipal recreational opportunities with the resource conservation areas and the open space proposed for the townhome subdivision and the development of a neighborhood concept will be further enhanced. To the east and to the south of the proposed townhome subdivision the land is very steep and is protected by riparian buffers associated with an existing stream and/or pond, thus only further enhancing the aesthetic quality of developing a neighborhood concept and identity with the proposed development. In order to facilitate expansion of the neighborhood concept into adjacent properties the proposed townhome subdivision provides street and utility terminations so as to facilitate potential future development on adjacent properties.

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 unifies and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

The distribution of traffic associated with the townhome subdivision has been addressed through a traffic impact analysis which states that Phases 1-8 could be adequately served by the extension of Street A to access the property and making the intersection of Street A and City Road a full movement intersection. In order to facilitate the additional development of 35 townhome units a second access point (right in and right out only) was located to the south on City Road. To further address future expansion of the road system, Street A was stubbed out to facilitate expansion of the road system serving Legend Park. In a similar manner Streets C and E have been stubbed out to the property line in order to facilitate future development on adjacent tracts of land. Utilities have been so terminated in such a manner as to facilitate future extensions associated with Streets A, C and E with minimal impact to other site improvements. Care has been exercised in the townhome subdivision to protect the environment by prudent use of buffers, resource conservation areas and landscaping. The public's safety and health have been addressed by providing public water and sewer that meet 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 lighting. The public's health and welfare are further addressed by the townhome subdivision providing passive and active recreation opportunities on site as well as offsite via municipal recreation 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 is in compliance with the Town of Clayton Comprehensive Plan 2040. In the Plan the area of the townhome subdivision 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 10.85 ac with 2.47 ac of resource conservation area or 8.38 ac of developable land. When the density is calculated at build out using 103 units the density ration is 12.29 units per acre of developable land. The proposed townhome development will go a long way in addressing the multifamily residential component envisioned in the Comprehensive Plan 2040 and will complement the existing townhome/single family development that already existing in Parkview Subdivision.



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: The Village at Parkview Ph 9-16 Address or PIN #: 300 City Road, Clayton
05H02148

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
Major Subdivision

Final Plats
Construction Plans

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:

Delila B Thompson
Carol Boyette, Trustee Living Trust
(Name - type, print clearly)

8011 Old Stage Rd
(Address)

Carol S. Boyette, Trustee
(Owner's Signature)

Raleigh NC 27603
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

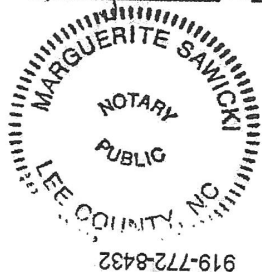
Sworn and subscribed before me Marguerite Sawicki, a Notary Public for the above State and County, this the 17 day of May, 2018.

SEAL

Marguerite Sawicki
Notary Public

My Commission Expires: 11-1-2022

October 2013



p.1

Clyde and Carol Boyette

May 17 18:04:31p



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: The Village at Parkview JPh9-16 Address or PIN #: 166909-06-1495

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC 314 E. Main St.
(Name - type, print clearly) (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 FINAL PLATS
MAJOR SUBDIVISION CONSTRUCTION PLANS

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:

SAMS BRANCH LLC 114 W. MAIN ST
(Name - type, print clearly) (Address)
[Signature] CLAYTON, NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me the 31 day of May, 2018, Polly A. Mudd, a Notary Public for the above State and County, this

[Signature]
Notary Public

My Commission Expires: June 18, 2020

January 2018



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Major Subdivision - The Village at Parkview 9-14

Date of Mailing: August 3, 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: Holland Adams

Signature: Holland Adams

Date of Meeting: August 16, 2018 Time of Meeting: 7:00pm

Location of Meeting: 114 W. Main St. Clayton NC 27520

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.*

Donnie Adams had all materials ready for presentation for The Village at Parkview 9-14 at 7:00 pm, however after waiting until 7:20pm, noone showed up.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: The Village at Parkview 9-16

Application: Major Subdivision

Location/Date: 114 W. Main St. Clayton, NC 7:00pm

	NAME	ADDRESS
1	Donnie Adams	314 E. Main St. Clayton, NC 27520
2	Holland Adams	" "
3		
4		
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9		
10		
11		
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August 3, 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: **Thursday, August 16, 2018**

Meeting Time: **7:00 p.m.**

Meeting Location: **114 W. Main Street
Clayton, NC 27520**

Type of Application: **Major Subdivision Plan**

Project/proposal property address: **352 City Rd, Clayton, NC 27520 (East side of City Road.)**

Description of project/proposal: **The proposed project is a residential subdivision which will be serviced by public water and sewer.**

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

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.

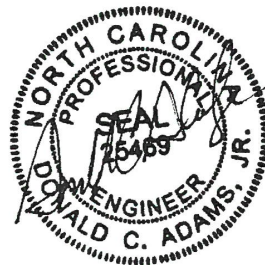
If you have any questions prior to or after this meeting, you may contact us at (919)763-7278.

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

Sincerely,

Donald C. Adams, Jr., PE

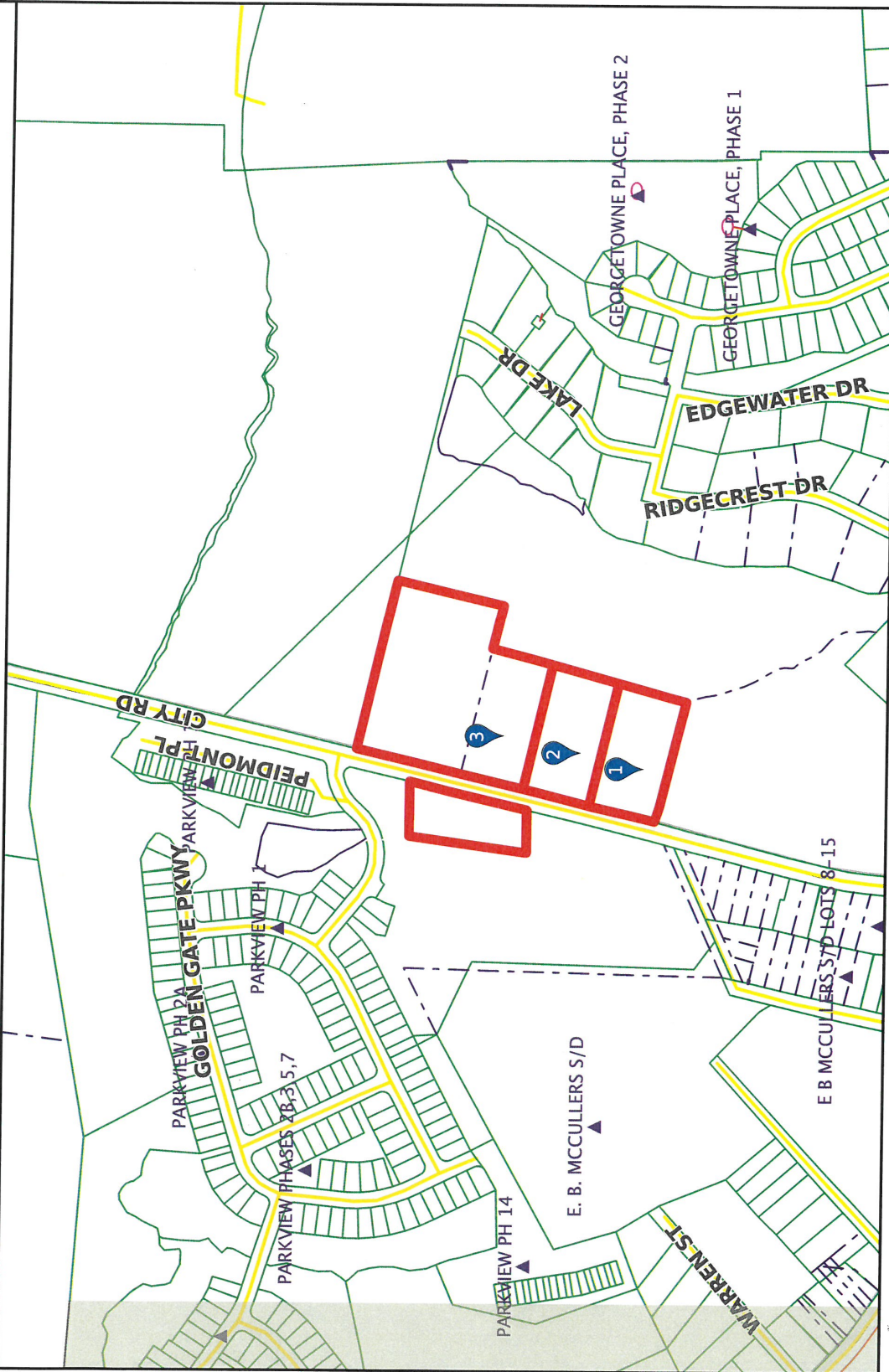
Cc: Town of Clayton Planning Dept.





*** DISCLAIMER ***

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



Scale: 1:5084 - 1 in. = 423.63 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
August 3, 2018

ADJACENT PROPERTY OWNERS LIST

Project Name: The Village at Parkview Phases 9-16

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

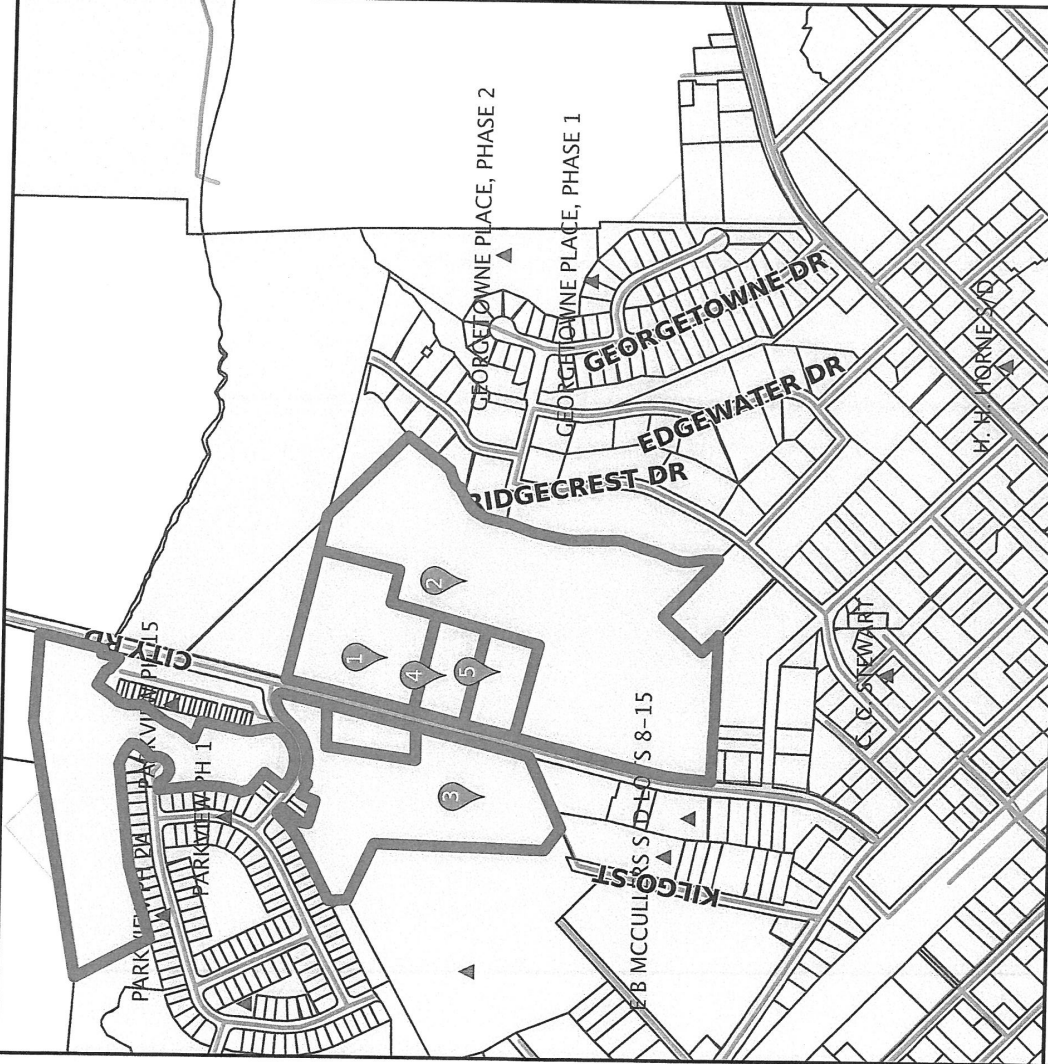
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
	See attached	



*** DISCLAIMER ***

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



Result 1

id: 05H02020
Tag: 05H02020
NCPin: 166909-06-4838
Mapsheet No: 166909
Owner Name 1: SAM'S BRANCH, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3:
Site Address 1: CLAYTON, NC 27520-2397
Site Address 2:
Book: 05111
Page: 0199
Market Value: 66680
Assessed Acreage: 7
Calc. Acreage: 6.98
Sales Price: 3000
Sale Date: 2018-03-06



Scale: 1:7876 - 1 in. = 656.32 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
May 31, 2018



*** DISCLAIMER ***

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

Result 2

id: 05029021
Tag: 05029021
NCPin: 166909-06-6358
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: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 4

id: 05H02199C
Tag: 05H02199C
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: SAM'S BRANCH, LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2397
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 05130
Page: 0112
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 152500
Sale Date: 2018-04-10

Result 3

id: 05030069
Tag: 05030069
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 112350
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

Result 5

id: 05H02198
Tag: 05H02198
NCPin: 166909-06-1265
Mapsheet No: 166909
Owner Name 1: DELILA R B THOMPSON
LIVING TRUST
Owner Name 2:
Mail Address 1: 8013 OLD STAGE ROAD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Site Address 1: 300 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 03003
Page: 0637
Market Value: 90710
Assessed Acreage: 1.99
Calc. Acreage: 1.855
Sales Price: 0
Sale Date: 2005-10-26

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold an evidentiary hearing on Monday, October 15, 2018, at 6 PM at Town Hall, 111 East Second Street, to consider the following applications:

- 2018-121-SUP Villages at Parkview Special Use Permit Major Modification; request to develop the use of townhomes on the subject properties, zoned Residential-10 (R-10). Properties are located off City Road; TAG #s 05H02020, 05H02199C, 05H02198
- 2018-122-SD Villages at Parkview Preliminary Plat Major Modification; request to add 3.85 acres and 39 townhome lots to a previously approved subdivision. The properties are located off City Road; TAG #s 05H02020, 05H02199C, 05H02198
- 2018-62-SD Kyli Knolls Preliminary Plat; request to develop 22 single-family lots on 18.56 acres, zoned Residential-Estate (R-E). Property is located off Amelia Church Rd; TAG # 05G03009A

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

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

Haley Hogg, Planner
919-553-5002

The Clayton News Star

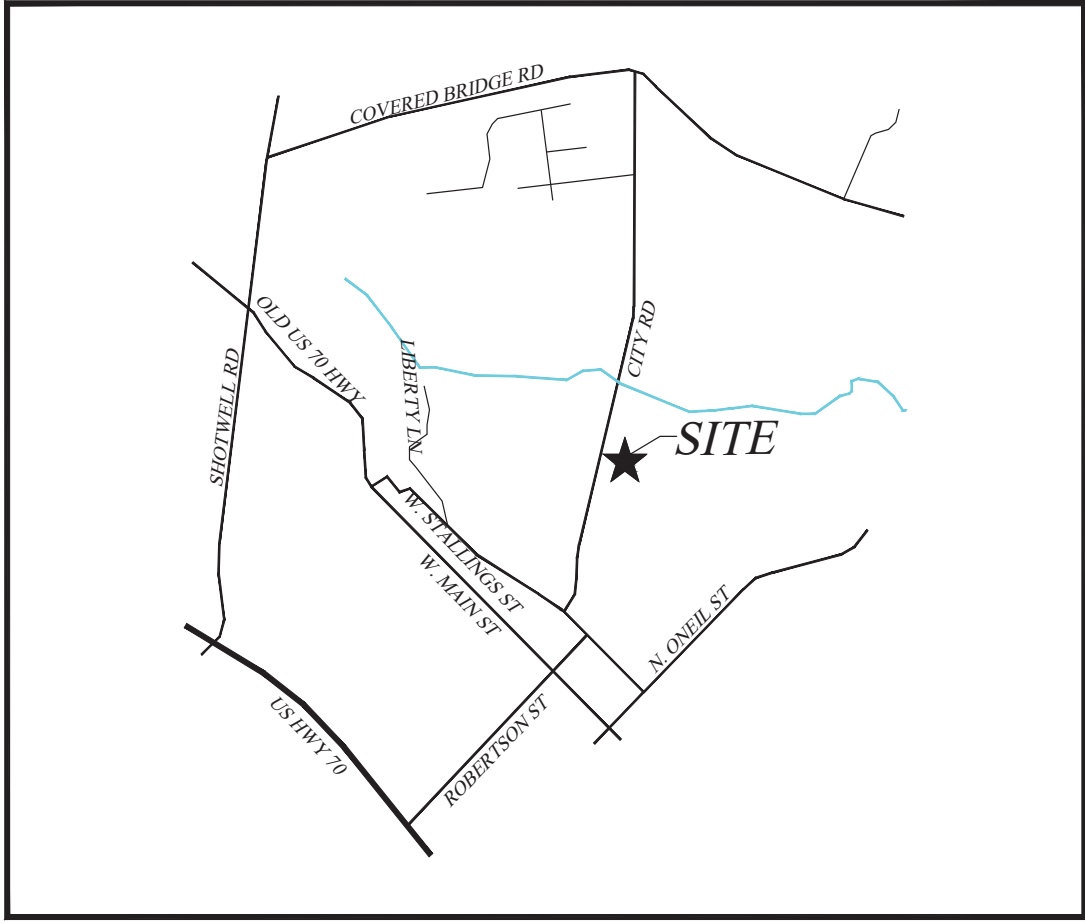
Please advertise on the following dates:
Friday, October 5, 2018
Friday, October 12, 2018

Affidavit of publication required.

MAJOR MODIFICATION SUBDIVISION PLAN
(MAJOR MODIFICATION TO 2017-171-SD)

THE VILLAGE at PARKVIEW
PHASES 9-16
IN
TOWN OF CLAYTON

Received by Town of Clayton
8/20/2018



SITE VICINITY MAP
NOT TO SCALE

DEVELOPER/APPLICANT:
SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



SHEET INDEX

SHEET TITLE	SHEET No.
SEALED BOUNDARY.....	BM1
MASTER PLAN.....	MP1
EXISTING CONDITIONS.....	SP01
SITE PLAN.....	SP02
PHASE PLAN.....	SP03
UTILITY PLAN.....	SP04
GRADING PLAN.....	SP05
LANDSCAPE PLAN.....	SP06
REGULATORY STANDARDS.....	SP07 & SP08

PRELIMINARY



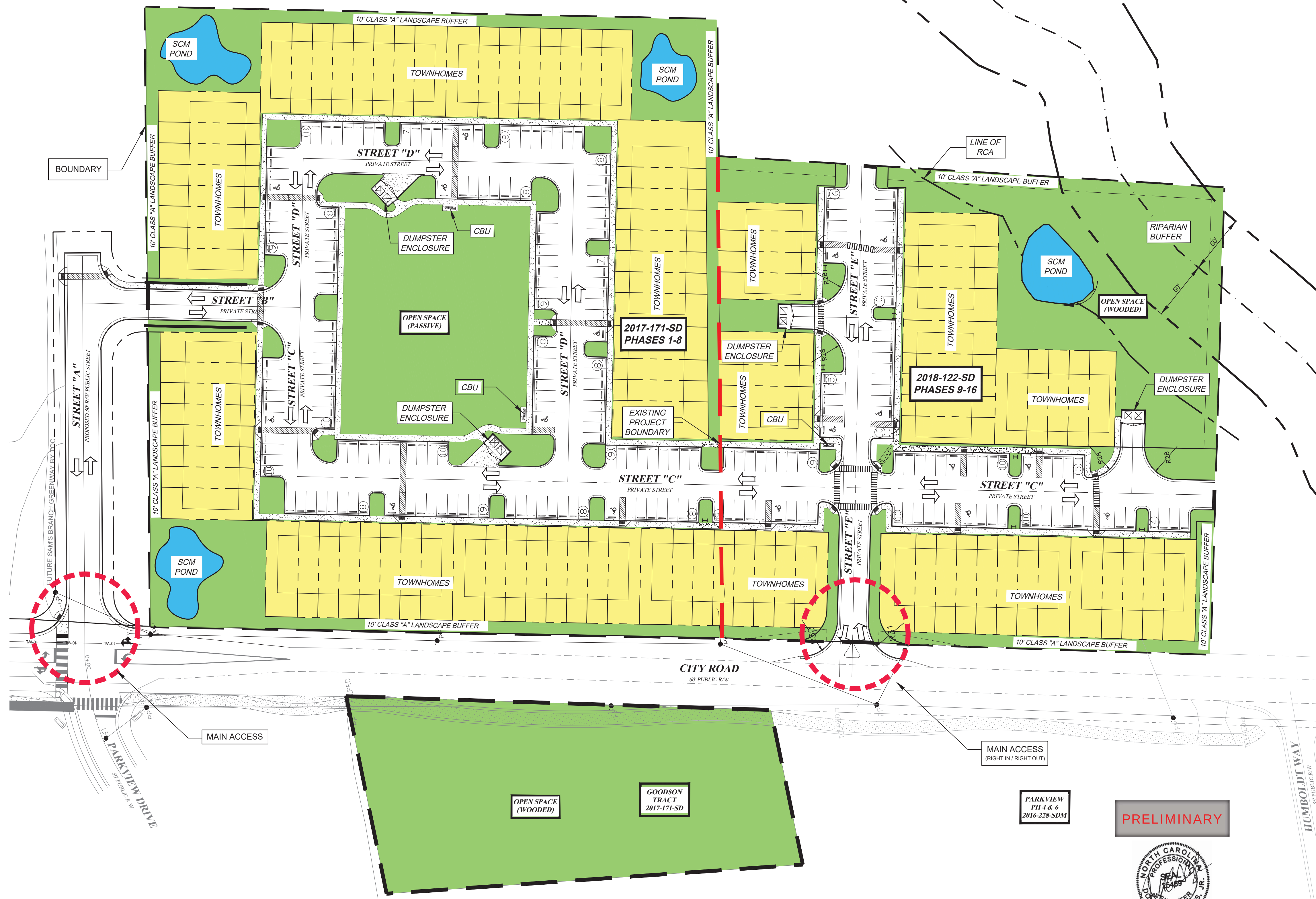
REVISED
4:11 pm, Aug 16, 2018

ADAMS & HODGE
ENGINEERING, PC
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-243-1332 donnie@adamsandhodge.com
FIRM # C-4187

The Village at Parkview
Phases 9-16
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

JULY 2, 2018
JULY 26, 2018 - TRC COMMENTS
*AUGUST 16, 2018 - TRC COMMENTS

MAJOR MODIFICATION TO 2017-171-SD / 2018-122-SD



THE VILLAGE AT PARKVIEW 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
1-8	7.00 AC	65%	64	2.15 AC	0 AC	2.99 AC	3.04 AC (43%)	3.96 AC (57%)	APPROVED
9-16	3.85 AC	35%	39	1.06 AC	2.47 AC	1.14 AC	1.52 AC (39%)	2.33 AC (61%)	SUBMITTED FOR APPROVAL
Totals	10.85 AC	100.00%	103	3.21 AC	2.47 AC	4.13 AC	4.57 AC (42%)	6.29 AC (58%)	

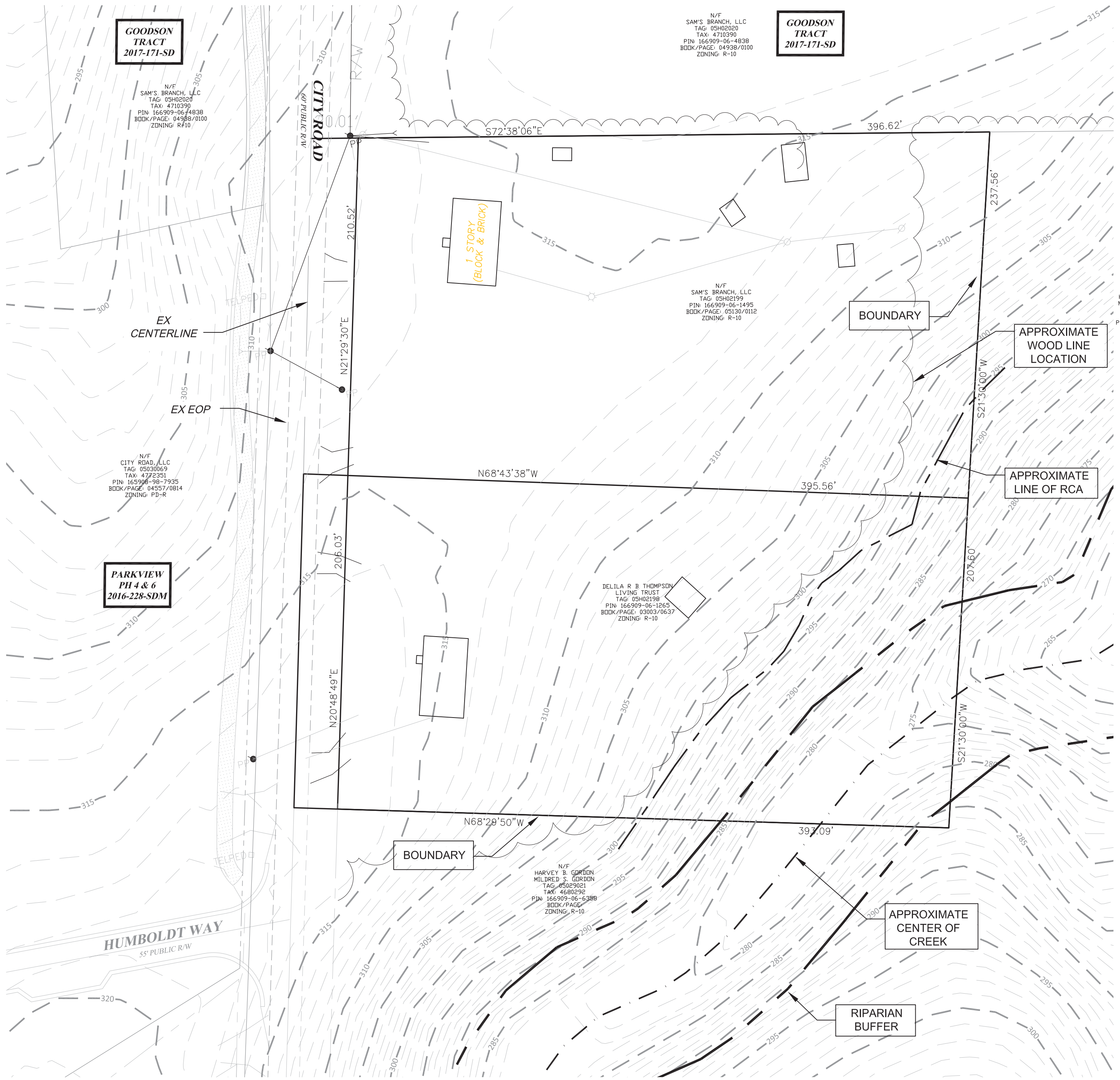
PRELIMINARY

REVISED
4:11 pm, Aug 16, 2018

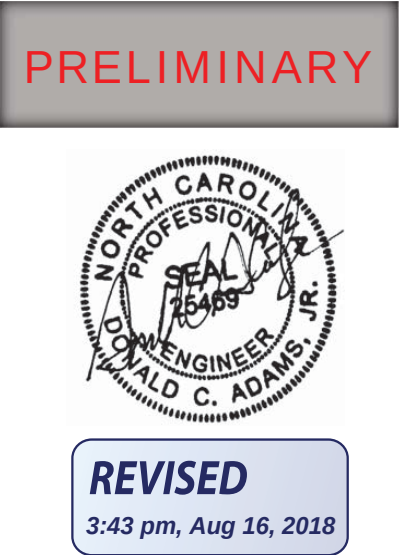
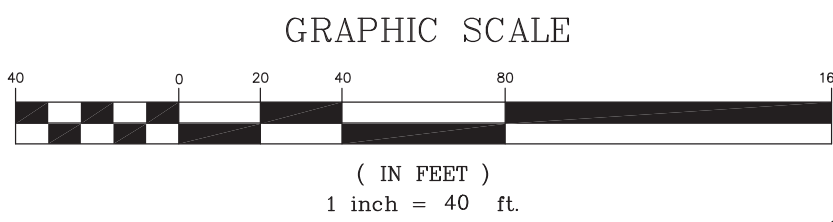
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PROFESSIONAL SEAL
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
WILD C. ADAMS
10000

60' DIA



NOTE:
TOPO INFORMATION WAS TAKEN FROM
JOHNSTON COUNTY GIS AND DOES NOT
REPRESENT AN ACTUAL FIELD SURVEY.



REVISIONS:
1) 07/29/18 REC COMMENTS
2) 08/06/18 REC COMMENTS

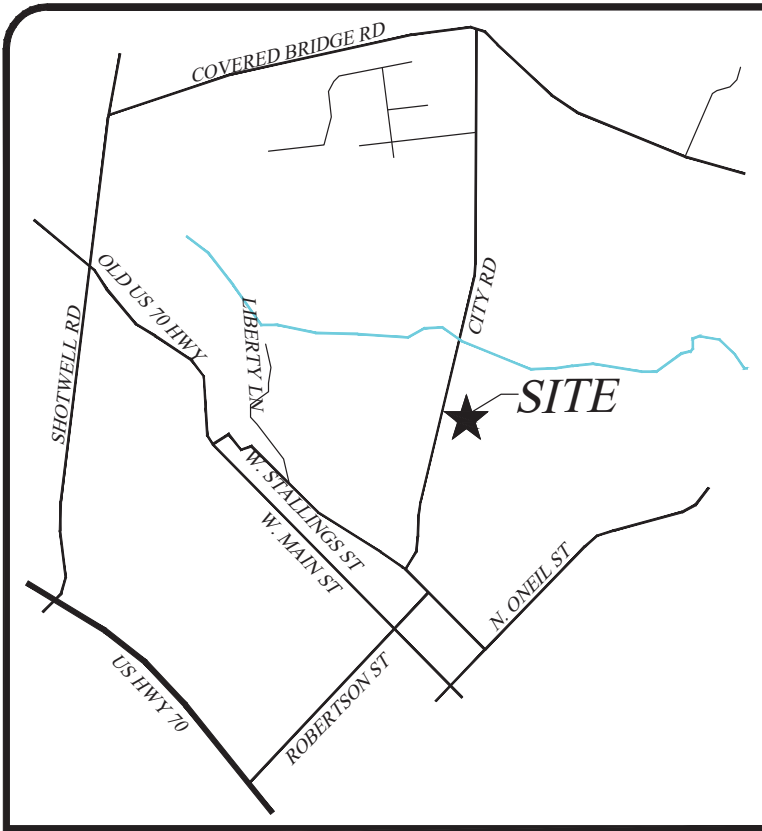
314 East Main Street
Clayton, NC 27520
dominic@adamsandhodge.com
919-443-1312
FIRM # C-4107

**ADAMS & HODGE**
ENGINEERING, PC

The Village @ Parkview
Phases 9-16
TOWN OF CLAYTON, NC 27520

EXISTING
CONDITIONS

DESIGN
DCA/ADS
DRAWN
ADS
CHECKED
DCA
HORIZONTAL SCALE
3/32" GRAPHIC SCALE
VERTICAL SCALE
N/A
DATE
07/02/2018
JOB NO.
44-
SHEET
SP01



DEVELOPER/APPLICANT:

SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST
CLAYTON, NC 27520

CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

VICINITY MAP
(NO SCALE)

NOTE:
THIS SUBDIVISION TO BE ADDED TO THE PREVIOUSLY APPROVED
2017-171-SD GOODSON TRACT PRELIMINARY PLAT.

THE VILLAGE AT PARKVIEW PH 9-16 SITE DATA CHART

PARCEL OWNER	SAM'S BRANCH, LLC	DELILA R B THOMPSON LIVING TRUST
PARCEL OWNER ADDRESS	114 W. MAIN ST, SUITE 102 CLAYTON, NC 27520	8013 OLD STAGE RD RALEIGH, NC 27603
PARCEL IDENTIFICATION	166909-06-1495	166909-06-1265
PROPERTY SIZE (SF)	2.00 ACS / 87,120 SF	1.85 ACS / 80,586 SF
PROPERTY SIZE (SF) TOTAL	3.85 ACS / 167,706 SF	
PROPERTY LOCATION	TOWN OF CLAYTON/CLAYTON TOWNSHIP	
EXISTING/PROPOSED ZONING	R-10/R-10	
EXISTING USE	SINGLE FAMILY - RESIDENTIAL	
PROPOSED USE	SINGLE FAMILY TOWNHOME UNITS	
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	40,053SF / 0.92ACS (10275F/UNIT)	
PROPOSED NUMBER OF LOTS	39 LOTS	
PROPOSED DENSITY	PHASE 9-16 - 39 UNITS/3.85 ACS = 10.13 UNITS/AC (OVERALL TOTAL SITE 103 UNITS/ 10.85 ACS = 9.49 UNITS/AC)	
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	50%	
PROPOSED IMPERVIOUS AREA PER LOT	65%	
TOTAL RESOURCE CONSERVATION AREA	107,593 SF / 2.47 AC	
PROPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2 STORIES/ 29'-8"	
ELECTRIC PROVIDER	TOWN OF CLAYTON	
WATER PROVIDER	TOWN OF CLAYTON	
SEWER PROVIDER	TOWN OF CLAYTON	

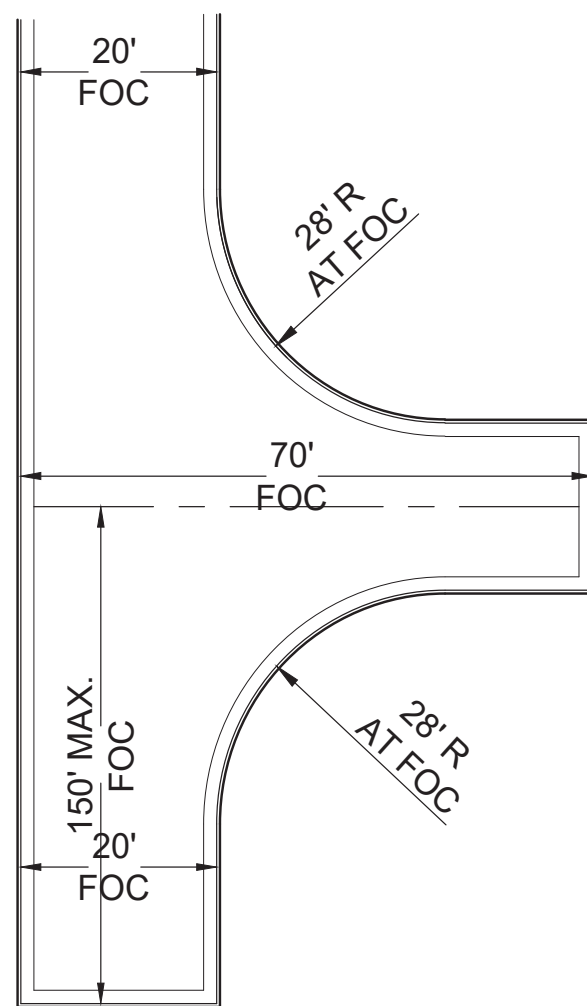
*NO FLOOD PLAIN EXISTS AS PER FEMA FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015.

*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.

*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.

THE VILLAGE AT PARKVIEW SUBDIVISION STANDARDS

ZONING	UNIT TYPE	LOT STANDARDS					Density (dwelling units/ acre)	MINIMUM SETBACKS (FT.)				BUILDING STANDARDS		
		Min. Site Area (acres)	Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Max. Lot Coverage (%)	Max. Impervious Surface (%)		Front	Side Interior	Side Street	Rear	Building Separation	Max. Height (ft.)	Min. Dwelling Unit Size (sq.ft.)
R-10	TOWNHOUSE (2 UNITS)	-	1,250	17.5'	55	65	10	12	0	5	10	20	35	N/A



DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
ACCEPTABLE ALTERNATIVE TP 120' HAMMERHEAD

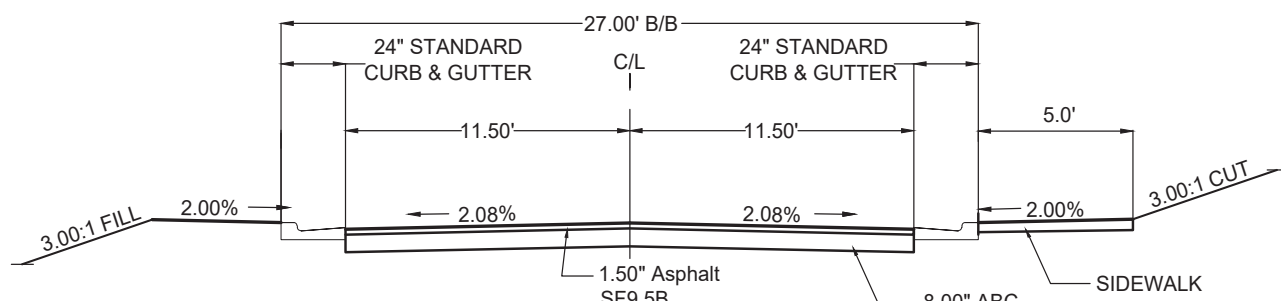
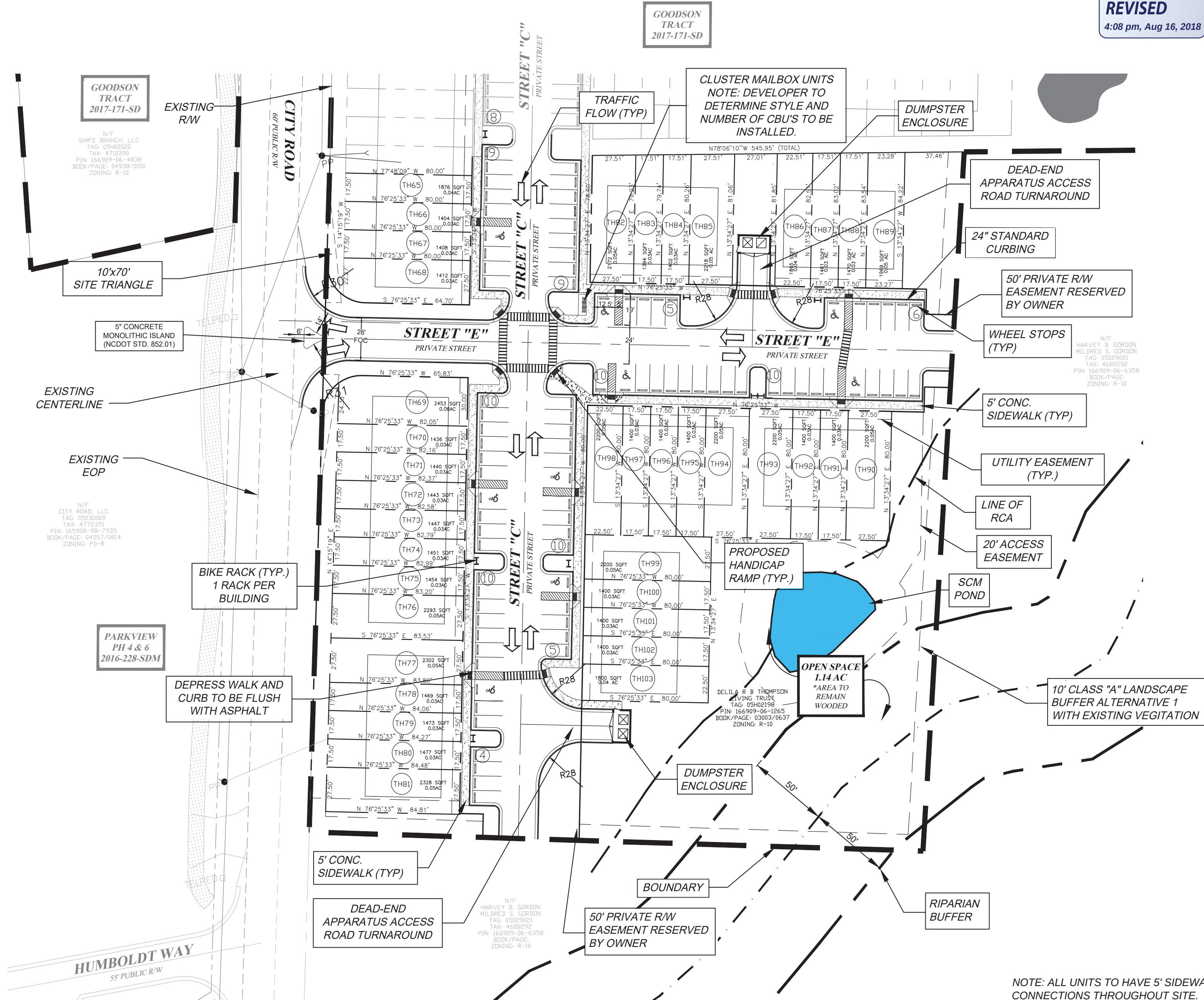
PARKING CALCULATIONS

	NUMBER OF UNITS	PARKING SPACE REQUIREMENTS	TOTAL NUMBER OF SPACES
PHASES 1-8 (2 BDRM UNITS)	64	2 SPACES/ 2 BDRM UNIT	128
GUEST PARKING PHASES 1-8		1 SPACE/4 UNITS	16
REQUIRED ADA PARKING SPACES PHASES 1-8		1 SPACE/25 SPACES	6
TOTAL REQUIRED SPACES (INCLUDING ADA)			144
TOTAL PROPOSED SPACES PHASES 1-8			160
REQUIRED BICYCLE PARKING PHASES 1-8	8 BLDGS	1 RACK PER BLDG	8 BIKE RACKS
PHASES 9-16 (2 BDRM UNITS)	39	2 SPACES/ 2 BDRM UNIT	78
GREENWAYS***			
GUEST PARKING PHASES 9-16		1 SPACE/4 UNITS	10
REQUIRED ADA PARKING SPACES PHASES 9-16		1 SPACE/25 SPACES	4
TOTAL REQUIRED SPACES (INCLUDING ADA)			88
TOTAL PROPOSED SPACES PHASES 9-16			88
REQUIRED BICYCLE PARKING PHASES 9-16	8 BLDGS	1 RACK PER BLDG	8 BIKE RACKS
ALL PHASES TOTAL REQUIRED SPACES			232
ALL PHASES TOTAL PROPOSED SPACES			248
ALL PHASES REQUIRED BICYCLE PARKING	16 BLDGS	1 RACK PER BLDG	16 BIKE RACKS

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

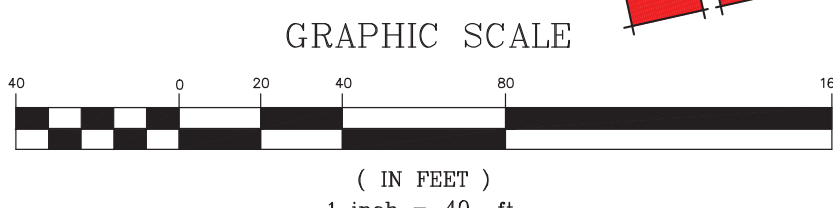
THE VILLAGE AT PARKVIEW DEVELOPMENT CHART

PHASE	AREA OF PHASE	% OF OVERALL SITE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	STATUS OF PHASE
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Totals	10.85 AC	100.00%	103	3.21 AC	2.47 AC	4.13 AC	4.57 AC (42%)	6.29 AC (58%)	



TYPICAL PRIVATE STREET
(STREET 'C' & 'E')
45' RIGHT-OF-WAY W/ SIDEWALK
NO SCALE

NOTE:
ROADS TO BE DESIGNED FOR FIRE TRUCK LOADING.



PRELIMINARY



REVISED
4:08 pm, Aug 16, 2018

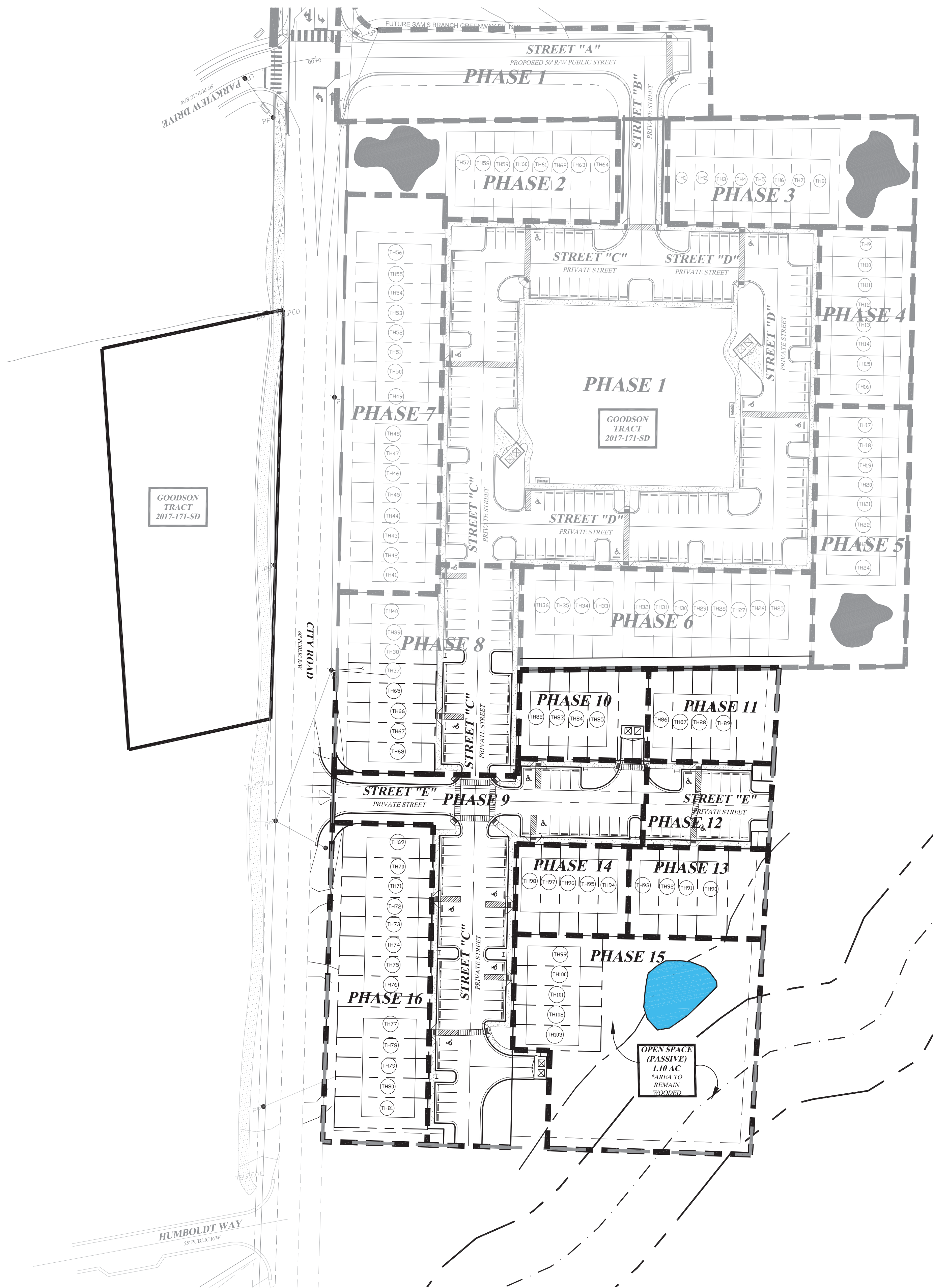
ADAMS & HODGE
ENGINEERING, PC

The Village @ Parkview
Phases 9-16
TOWN OF CLAYTON, NC 27520

PRELIMINARY
SITE PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: N/A
DATE: 07/02/2018
JOB NO: 44-
SHEET: SP02

DEVELOPER/APPLICANT:
SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST
CLAYTON, NC 27520
CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



PRELIMINARY

REVIS
6:20 pm, Jul 27, 2018

GRAPHIC SCALE
1 inch = 50 ft.

50 0 25 50 100 150 200
(IN FEET)
1 inch = 50 ft.

NO 25

314 East Main Street Clayton, NC 27520 donnie@adamsandhodge.com 919 763-7278 FIRM J C-4187	
ADAMS & HODGE ENGINEERING, PC	
The Village @ Parkway Phases 9-16 TOWN OF CLAYTON, NC 27520	
PHASE PLAN	SP03

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SET GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 07/02/2018
JOB NO: AH-
SHEET



WATER SYSTEM PROJECT SUMMARY:

1. THERE ARE 39 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS:
±668 LF OF 6" PVC MAIN

SEWER SYSTEM PROJECT SUMMARY:

1. THERE ARE 39 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:
± 665 LF OF 8" PVC MAIN

STREET SUMMARY:

1. THE TOTAL LINEAR OF PRIVATE STREETS:
±935 LF

NOTES:

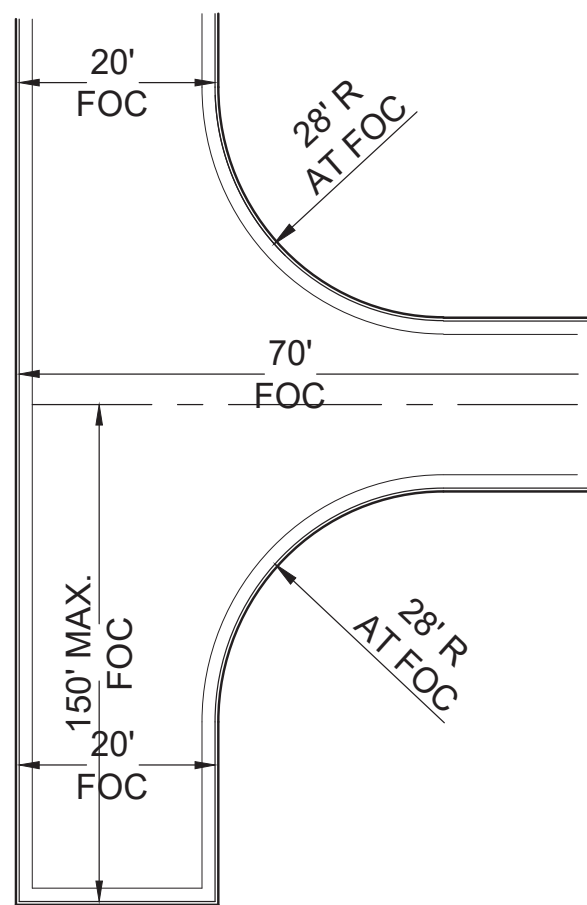
1. ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS AND MEET APPLICABLE NC PLUMBING CODES.
2. CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-632-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL REPAIR ALL AREAS DISTURBED TO THEIR ORIGINAL CONDITIONS. THIS INCLUDES ANY EXISTING UTILITY DAMAGE AND REPAIR OF ANY PAVEMENT, WALKWAYS, OR STRUCTURAL ITEMS, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, GAS, IRRIGATION, CATV, FIBER OPTIC, TELEPHONE, LANDSCAPING, PAVEMENT, SIDEWALKS AND CURB & GUTTER.
4. INTERNAL SIDEWALKS TO BE INSTALLED BY BUILDER
5. ALL ACCESS TO OUTFALL WATER AND SEWER EASEMENTS SHALL HAVE A MAXIMUM SLOPE OF 4:1 (H:V) AND A MAXIMUM CROSS SLOPE OF 4%.
6. OWNERSHIP AND MAINTENANCE FOR PERMANENT STORM WATER FACILITIES TO BE IN ACCORDANCE WITH JOHNSTON COUNTY AND TOWN OF CLAYTON REQUIREMENTS.
7. ALL 5' DIAMETER MANHOLES SHOWN IN PLANS SHALL REQUIRE AN EXTENDED BASE SECTION.
8. ALL 4" SANITARY SEWER SERVICES EQUAL TO OR GREATER THAN 12" DEEP SHALL BE 4" 401 LINED DIP.
9. ALL CONCRETE THROUGH LIMITS OF KIOSK AREA SHALL BE A MINIMUM OF 6" THICK.
10. EXISTING WELLS AND SEPTIC TANKS TO BE ABANDONED PER JOHNSTON COUNTY HEALTH DEPARTMENT.

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

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.

WASTE WATER FLOW:
(39) - 2 BDRM UNITS @ 120GPD/BDRM
9,380 GPD/UNIT



DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
ACCEPTABLE ALTERNATIVE TP 120' HAMMERHEAD

PER CHANGE IN THE NORTH CAROLINA GERNERAL STATUTES (NCGS 87-121(g)) UNDERGROUND UTILITIES ARE TO BE LOCATED BY ELECTRONIC MEANS. SIMILAR TO OTHER DETAILS, GRAVITY SEWER MAINS NOW REQUIRE A #12 AWG INSULATED (GREEN) SOLID COPPER WIRE TO BE PLACED WITH THE GRAVITY SEWER MAIN. IF THE SEWER MAIN DEPTH IS GREATER THAN 8 FT. FROM FINAL SURFACE ELEVATION, PLACE THE WIRE AT A DEPTH BETWEEN 7 AND 8 FT. BELOW FINAL SURFACE ELEVATION. THE TOWN IS PREPARING A DETAIL.

LEGEND

PROPOSED

FIRE HOSE

WATERLINE

BLOWOFF

HYDRANT

VALVE

REDUCER

METER

SEWERLINE

MANHOLE

CLEANOUT

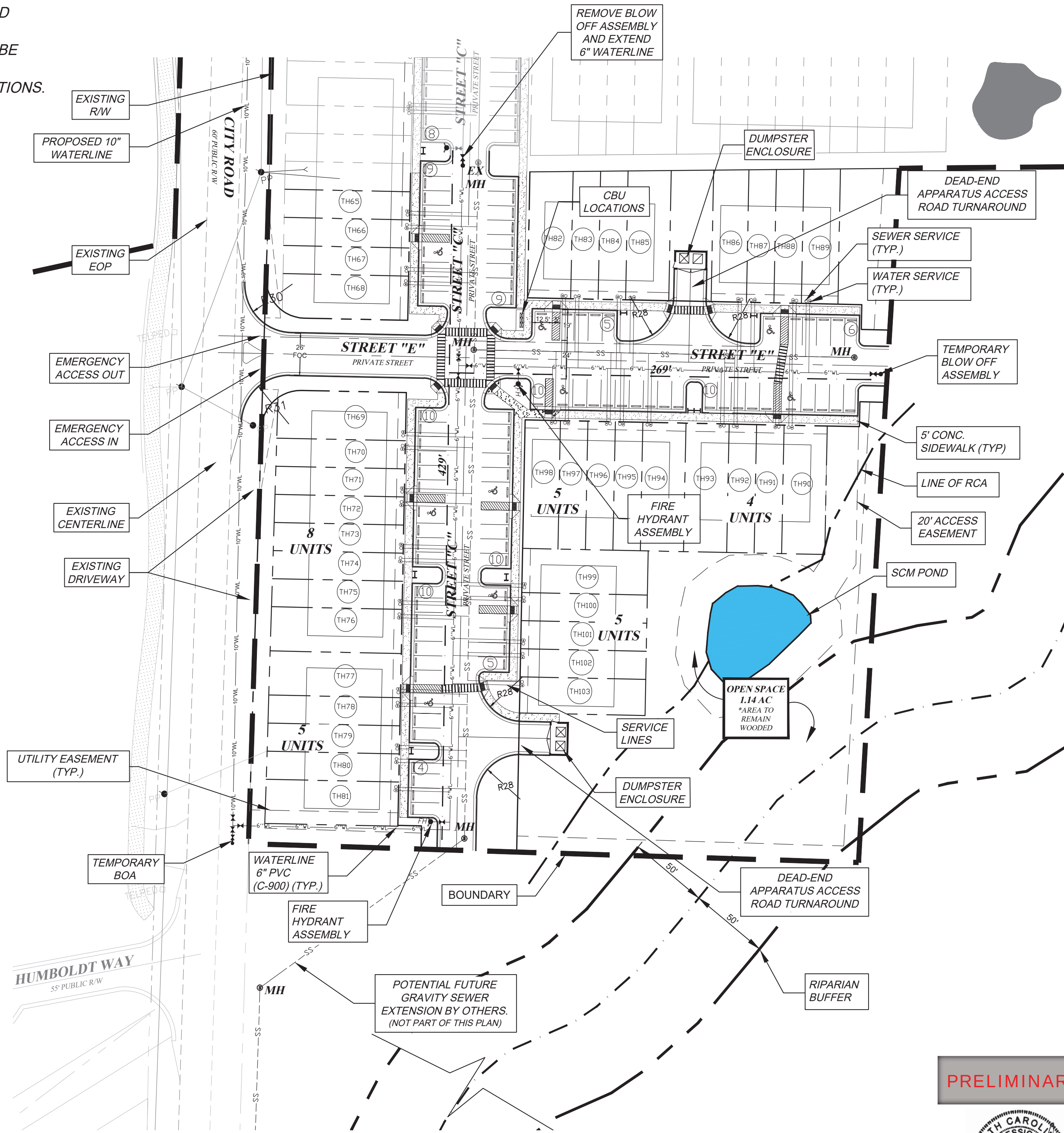
STORM DRAINAGE

CATCH BASIN

DROP INLET/YARD INLET

NOTE:

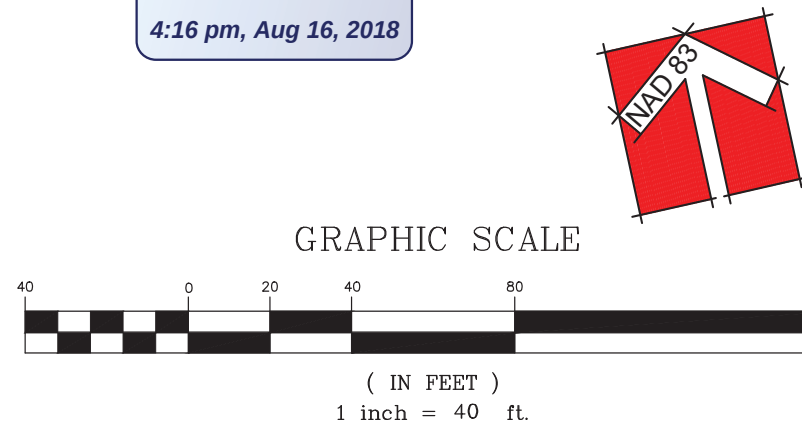
1. SEE SHEET SP05 FOR STORM WATER MANAGEMENT.
2. FIRE HYDRANTS ARE SPACED LESS THAN 500' APART. FIRE HOSE LAY WILL NOT EXCEED 500' MAX.
3. EXISTING WELLS AND SEPTIC TANKS TO BE ABANDONED IN A MANNER THAT IS CONSISTENT WITH APPLICABLE REGULATIONS.



PRELIMINARY



REVISED
4:16 pm, Aug 16, 2018



ADAMS & HODGE
ENGINEERING, PC

The Village @ Parkview
Phases 9-12

PRELIMINARY
UTILITY PLAN

DESIGN

DCA/ADS

DRAWN

ADS

CHECKED

DCA

HORIZONTAL SCALE

SEE GRAPHIC SCALE

VERTICAL SCALE

DATE

07/02/2018

JOB NO.

SP04

SHEET

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

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

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.

EROSION LEGEND:

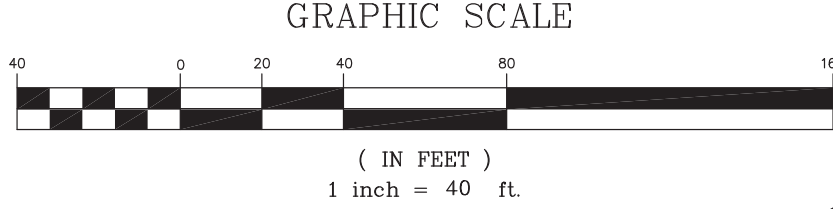
- | | | |
|---------------------------------|--------------------------------|------------------------------------|
| ---LIMITS OF DISTURBANCE | ---OUTLET PROTECTION | ---CONSTRUCTION ENTRANCE |
| ---SILT FENCE | ---CHECK DAM | ---DITCH LINER - NAG C350 OR EQUAL |
| ---EXISTING TEMPORARY DIVERSION | ---WATTLE | ---SILT FENCE OUTLET |
| ---TEMPORARY DIVERSION | ---CHECK DAM W/ WEIR & STORAGE | ---EXISTING CONTOUR |
| ---CLEAN WATER DIVERSION | ---WATTLE W/ STORAGE | ---PROPOSED CONTOUR |
| ---TREE PROTECTION BARRIER | | ---CONCRETE WASHOUT AREA |
| ---INLET PROTECTION | | ---SKIMMER BAFFLES |
| ---ARC INLET PROTECTION | | |
- NOTE* ALL DITCHES LINED W/ NAG S150 UNLESS OTHERWISE NOTED.



PRELIMINARY



REVISED
5:54 pm, Jul 27, 2018



314 East Main Street Clayton, NC 27320 dennis@adamsandhodge.com 919-241-1332 FAX 919-241-1337		REVISIONS: 1) 07/26/18 THE COMMENTS	
The Village @ Parkview Phases 9-16 TOWN OF CLAYTON, NC 27520		ADAMS & HODGE ENGINEERING, PC	
PRELIMINARY GRADING PLAN & EROSION CONTROL		SP05	
DESIGN DCA/ADS	DRAWN ADS	CHECKED DCA	HORIZONTAL SCALE SEE GRAPHIC SCALE
DATE 07/02/2018	JOB NO. 44-	SHEET	

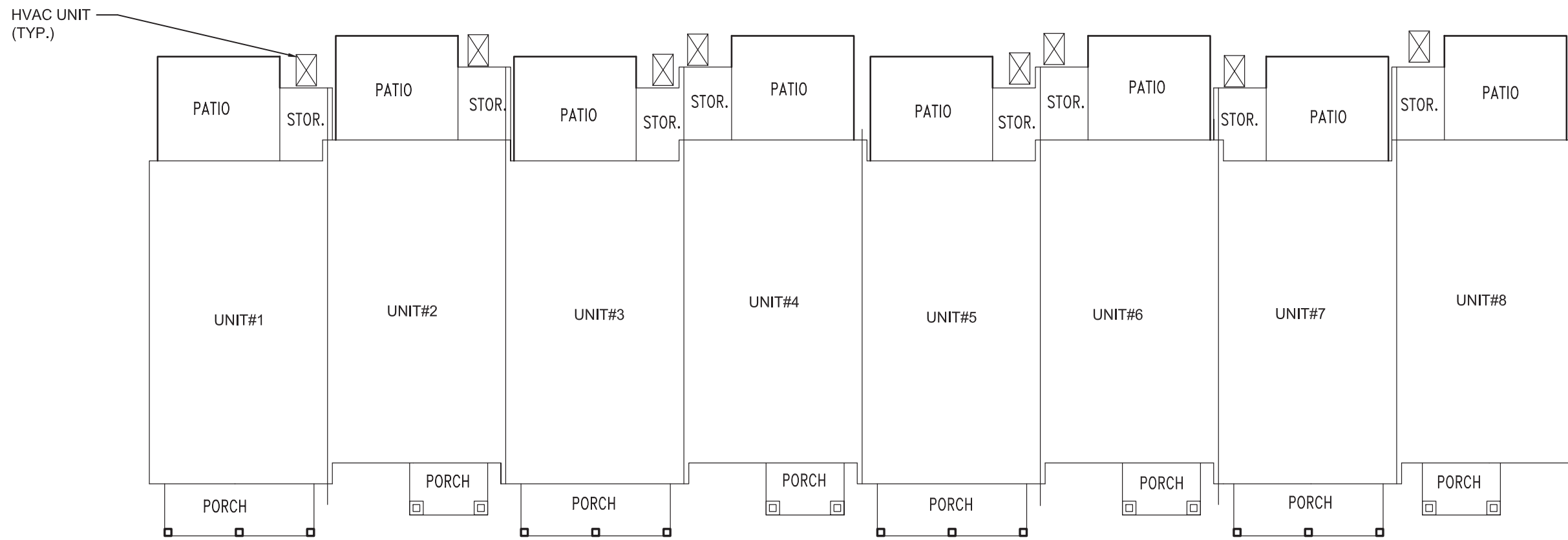
Plant List

PLANT LIST							
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	ROOT
AROG	13	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	10'-12' MIN.	-	88B
GA	10	QUERCUS ACUTISSIMA	SAL TOOTH OAK	2.5"	10'-12' MIN.	-	88B
TD	7	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	10'-12' MIN.	-	88B
TOG	9	TILIA CORDATA 'GREENSPIRE'	LINDEN	2"	10'-12' MIN.	-	88B
IAF	14	ILEX AETNAEAE 'FOSTERI'	FOSTER HOLLY	2"	6'-8' MIN.	-	88B/15 GAL
INS	8	ILEX NELLER 'S STEVENS'	NELLIE STEVENS HOLLY	2"	6'-8' MIN.	-	88B/15 GAL
LN	26	LIGASTERSTROMA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	2"	6'-8' MIN.	-	88B/15 GAL
PCP	9	PRUNUS CERASIFERA 'PURPLE PONY'	PURPLE LEAF PLUM	2"	6'-8' MIN.	-	88B/15 GAL
CJ	18	CAMELLIA JAPONICA	CAMELLIA	-	24'-30" MIN.	-	7GAL
CP	21	CHAMAECYPARIS PISIFERA 'GOLD MOPS'	GOLD MOPS CYPRESS	-	24'-30" MIN.	-	7GAL
IC	9	ILEX CORNUTA 'BURFORDI'		-	24'-30" MIN.	-	7GAL
LJ	16	LIGUSTRUM JAPONICA	GLOSSY PRIVET	-	24'-30" MIN.	-	7GAL
LC	27	LORETALPUM CHINESE RUBRUM 'ZHUZHUO'	ZHUZHUO LORETALPUM	-	24'-30" MIN.	-	7GAL
BT	26	BERBERIS THUMBERGIATRUPUREA 'CRIMSON PIGMY'	BAR BERRY	-	15'-18" MIN.	-	3GAL

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 COMPLIANCY
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

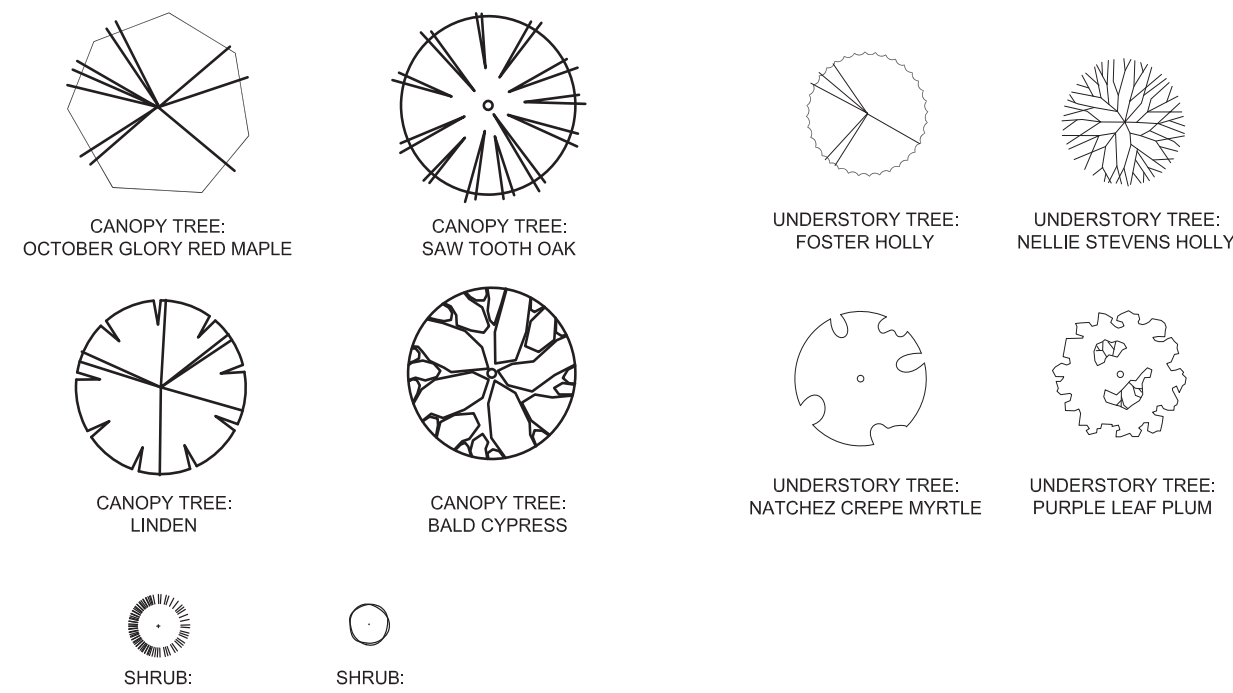
NOTES:

1. ALL ROOF, GROUND, AND WALL MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FORM VIEW. (15%)
2. THE DUMPSTER ENCLOSURE SHALL MATCH THE MATERIALS OF THE PRIMARY STRUCTURE. 15%.(2x) SEE DETAIL ON SHEET SPO9.
3. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR. (IF IRRIGATION WILL NOT BE UTILIZED, DROUGHT-TOLERANT SPECIES MUST BE USED).
4. 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.



TYPICAL HVAC LOCATION

Plant Symbol Key



Landscape Data

LANDSCAPE REQUIREMENTS

STREET TREE PLANTINGS REQUIRED:	(2) AT 40' O.C. [4 PROVIDED]*
PARKING LOT TREES REQUIRED:	(15) [15 PROVIDED]
BUFFER PROVIDED:	PROPERTY LINES (750' L.F. OF BUFFER)
BUFFER TYPE:	CLASS "A" ALTERNATIVE 3 (10' WIDE) REQUIRED PLANTINGS PER 100 LIN FT OF "A" BUFFER:
	(2) CANOPY TREES [14 TOTAL] /15 PROVIDED
	(2) UNDERSTORY TREE [14 TOTAL] /22 PROVIDED
	(12) SHRUBS [90 TOTAL] /91 PROVIDED

LANDSCAPE CALCULATION*				
TOTAL AREA OF LOT:	167,767 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED
20% OF LOT AREA:	33,553.40 SQ.FT.	CANOPY TREE	34	34
REQUIRED LANDSCAPE AREA:	33,553.40 SQ.FT.	UNDERSTORY TREE	34	34
PROPOSED LANDSCAPE AREA:	±67,000 SQ.FT.***	SHRUBS	67	67

* AS PER SECTION 155 402 (D) OF THE UNIFIED DEVELOPMENT CODE
** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** INCLUDES THE OPEN SPACE FOR THIS PROJECT

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF 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.

**REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.*

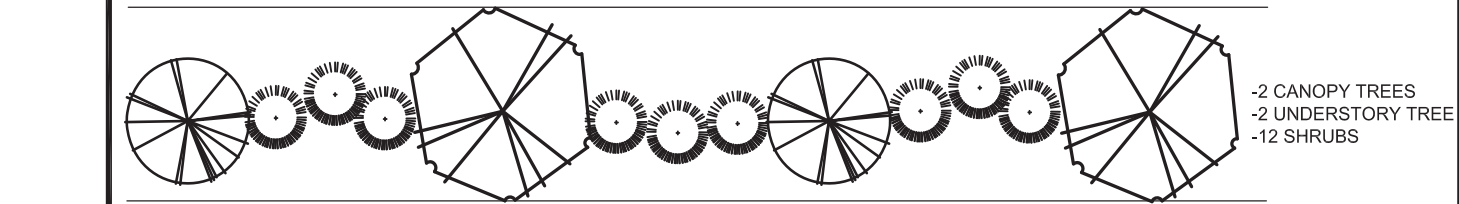
*ALL INTERIOR LANDSCAPE ISLANDS SHALL CONTAIN A MINIMUM

OF ONE TREE W/ MINIMUM CALIPER OF 2.5".

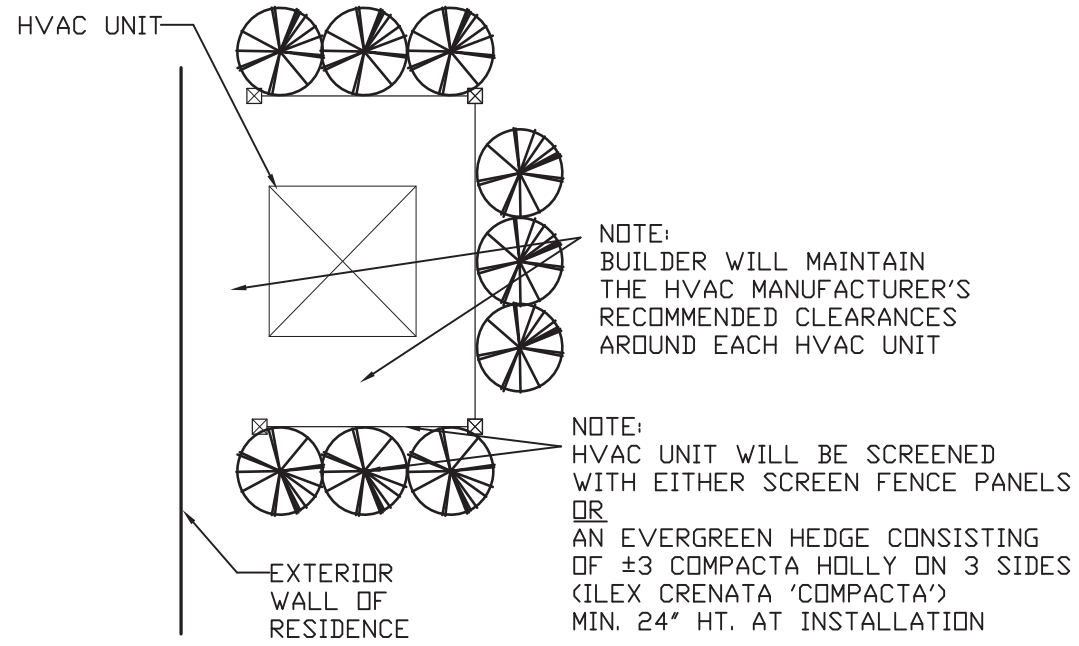
CLASS A BUFFER DETAIL

(PLANTS PER 100 LF) ALTERNATE 1, 10' WIDE BUFFER

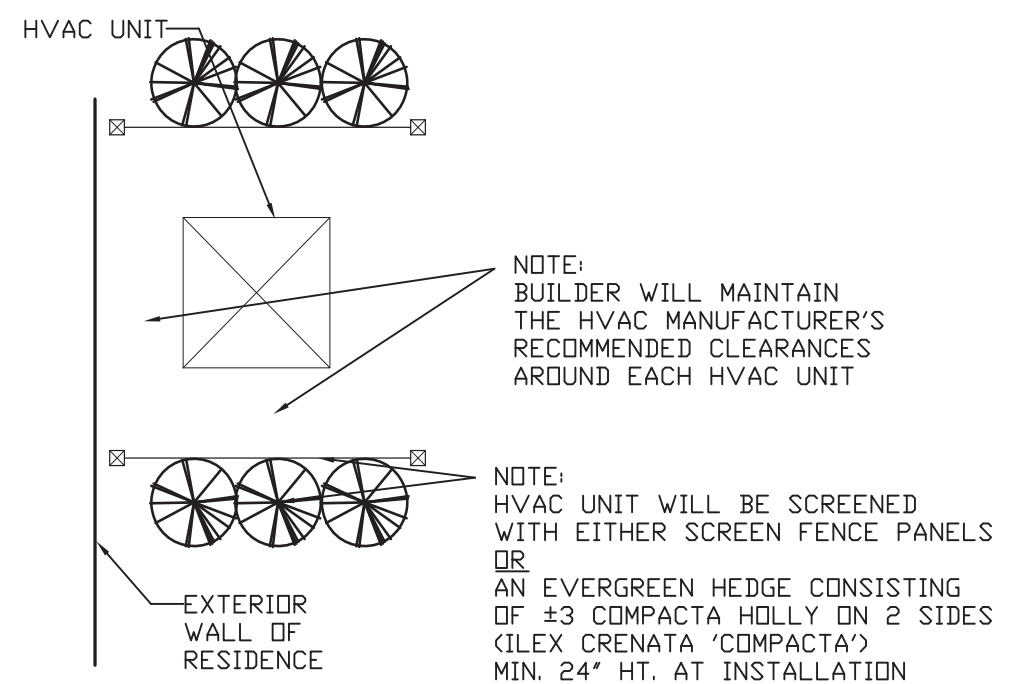
NOTE: PLANT LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY - ACTUALLY LAYOUT MAY VARY



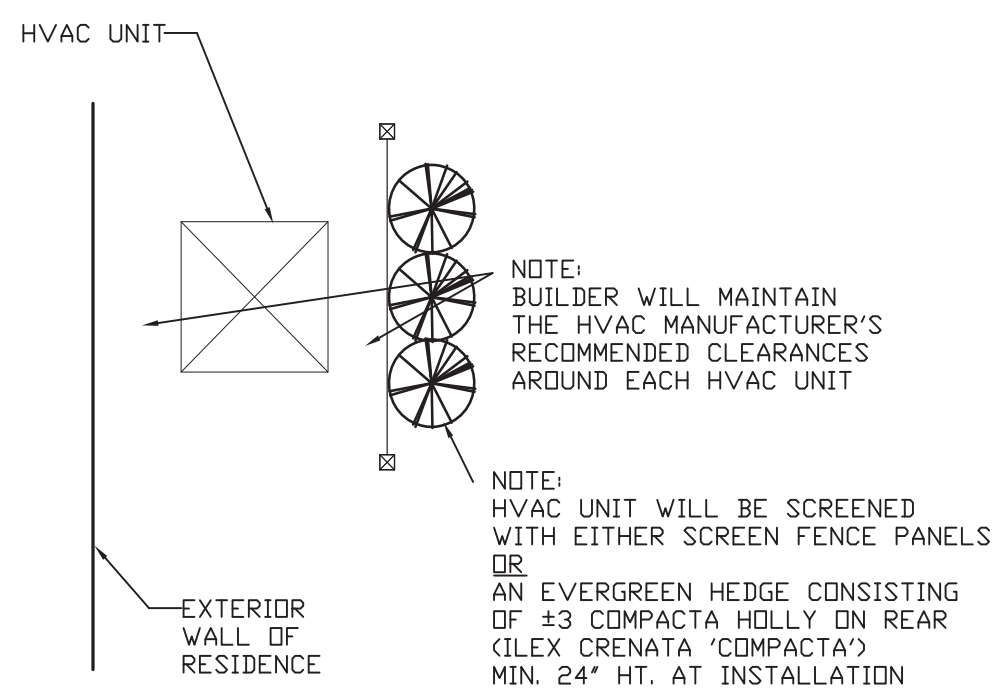
NOTE EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE (REQUIRED BY UDC.)



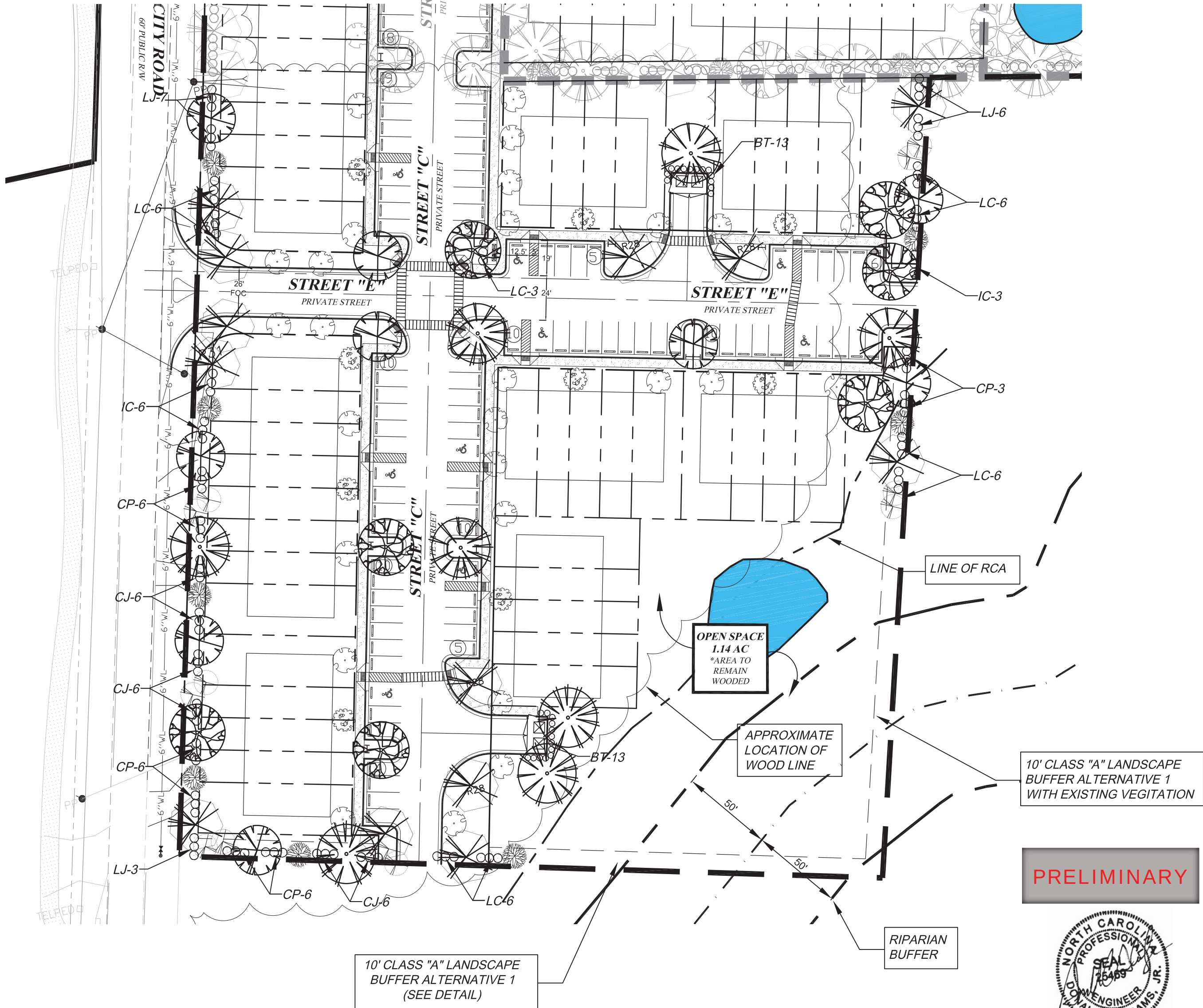
TYPICAL HVAC SCREENING
STREET SIDE



TYPICAL HVAC SCREENING
BUILDING SIDE



TYPICAL HVAC SCREENING
BUILDING REAR



PRELIMINARY



REVISED
5:58 pm, Jul 27, 2018



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ADAMS & HODGE
— ENGINEERING, PC —

The Village @ Parkview
Phase 9-16
TOWN OF CLAYTON NC 27520

PRELIMINARY
LANDSCAPE PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	07/02/2018
JOB NO.	AH-
SHEET	

SP06



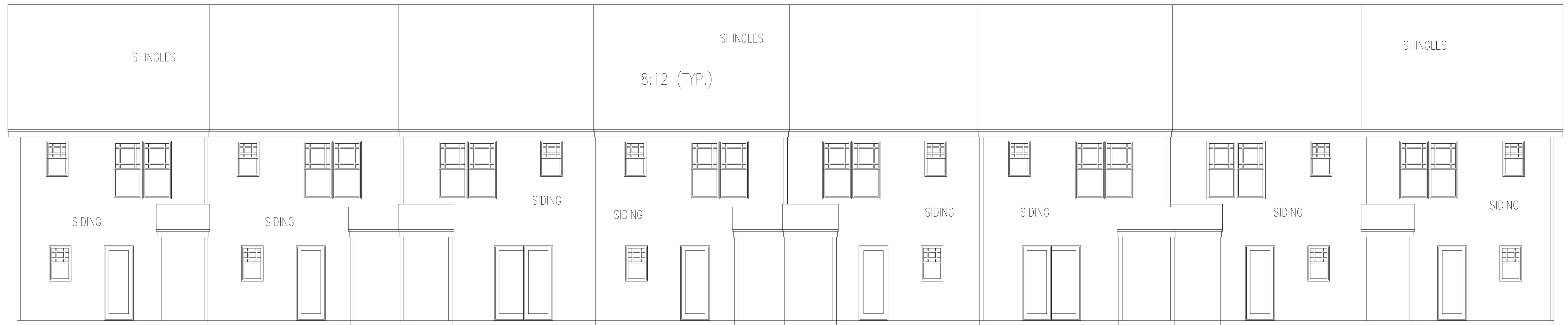
REVISED
6:14 pm, Jul 27, 2018

SP07

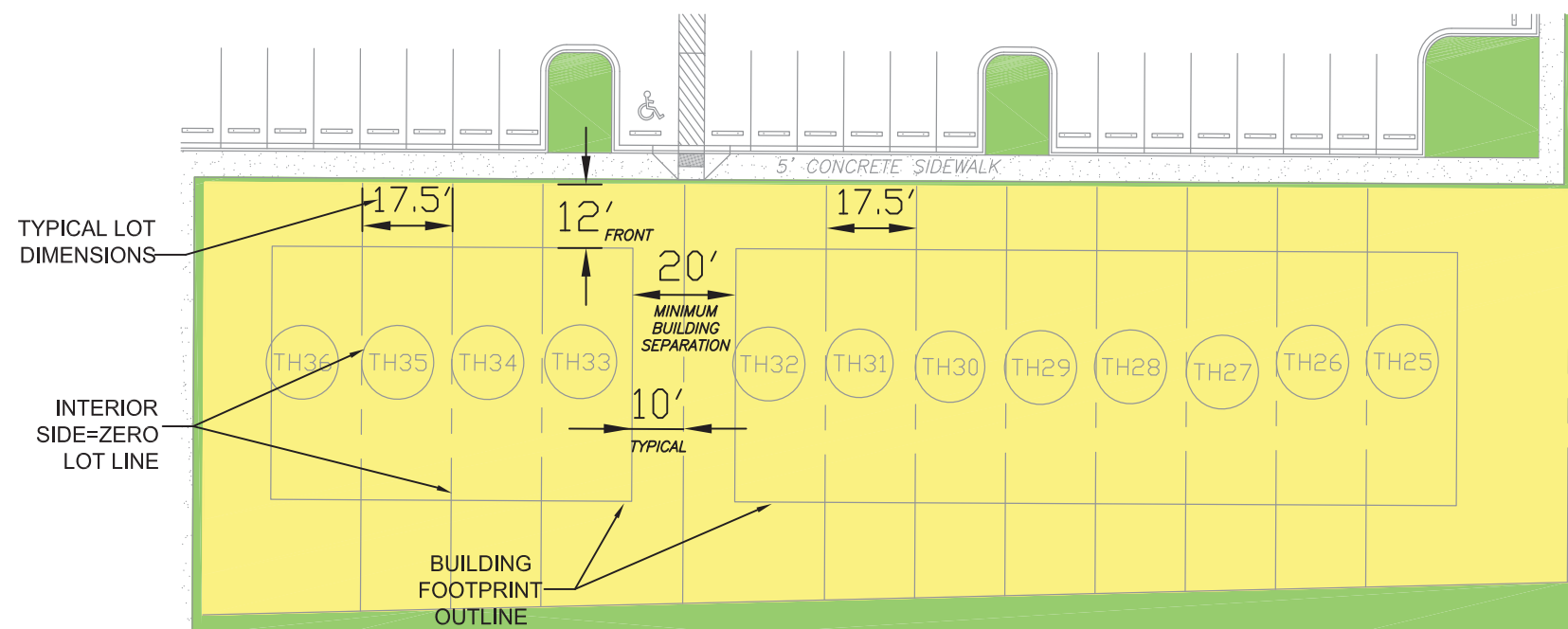
314 East Main Street
Clayton, NC 27520
dennie@adamsandhodge.com
919-243-1332
FIRM # C-4187



FRONT ELEVATION (8 UNITS)
NOT TO SCALE
*ALL UNITS ARE 2 BEDROOMS/ 2 BATHS
EXTERIOR MATERIALS: VINYL SIDING, STONE, AND ASPHALT SHINGLES
RIDGE VENT



REAR ELEVATION
TO BE FACING CITY ROAD

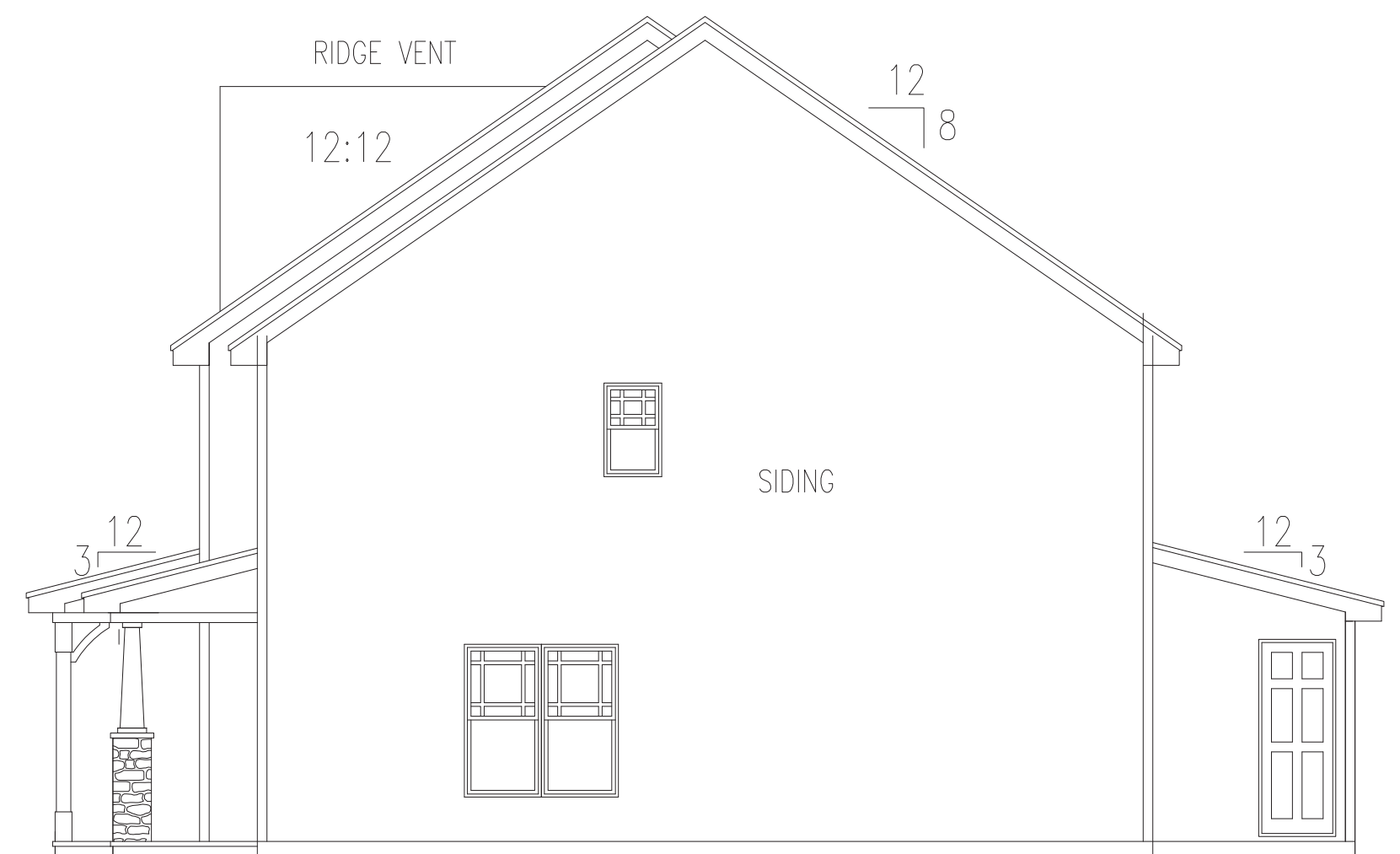


1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS ARE FOR LOT = 75%
4. MAXIMUM LOT COVERAGE = 50%
5. MINIMUM LOT SIZE = 1250 SF

DIMENSIONAL INFORMATION

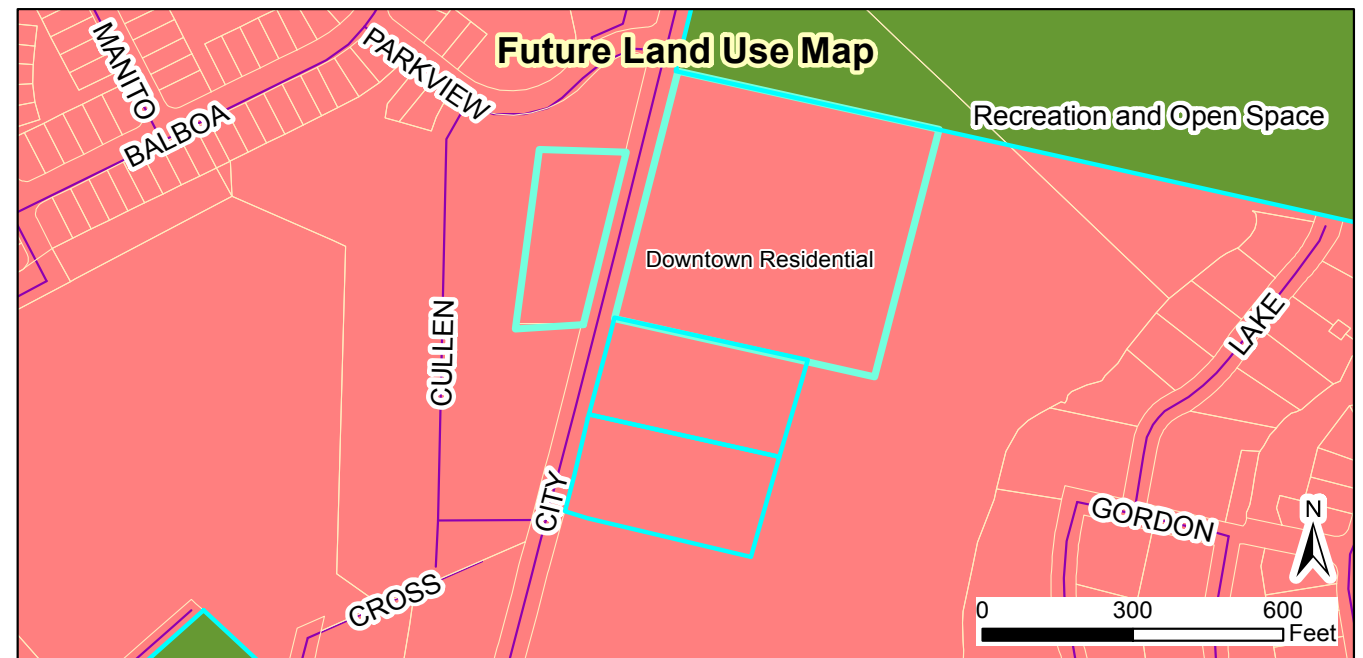
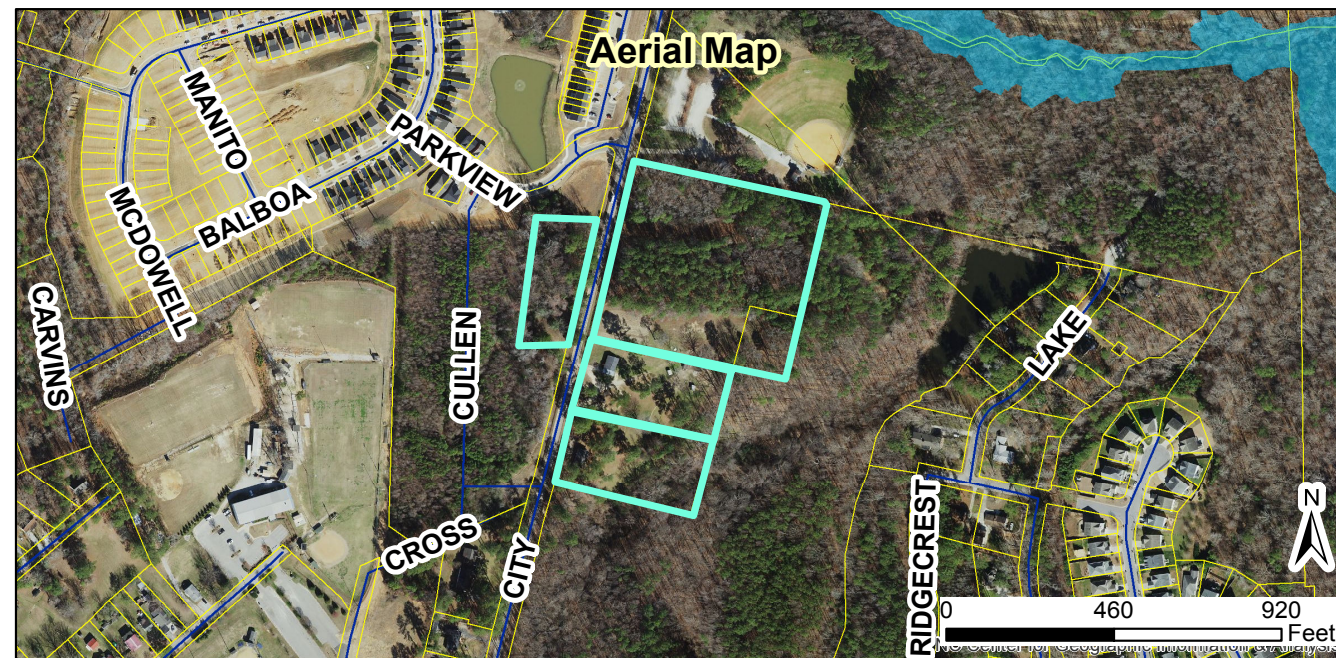
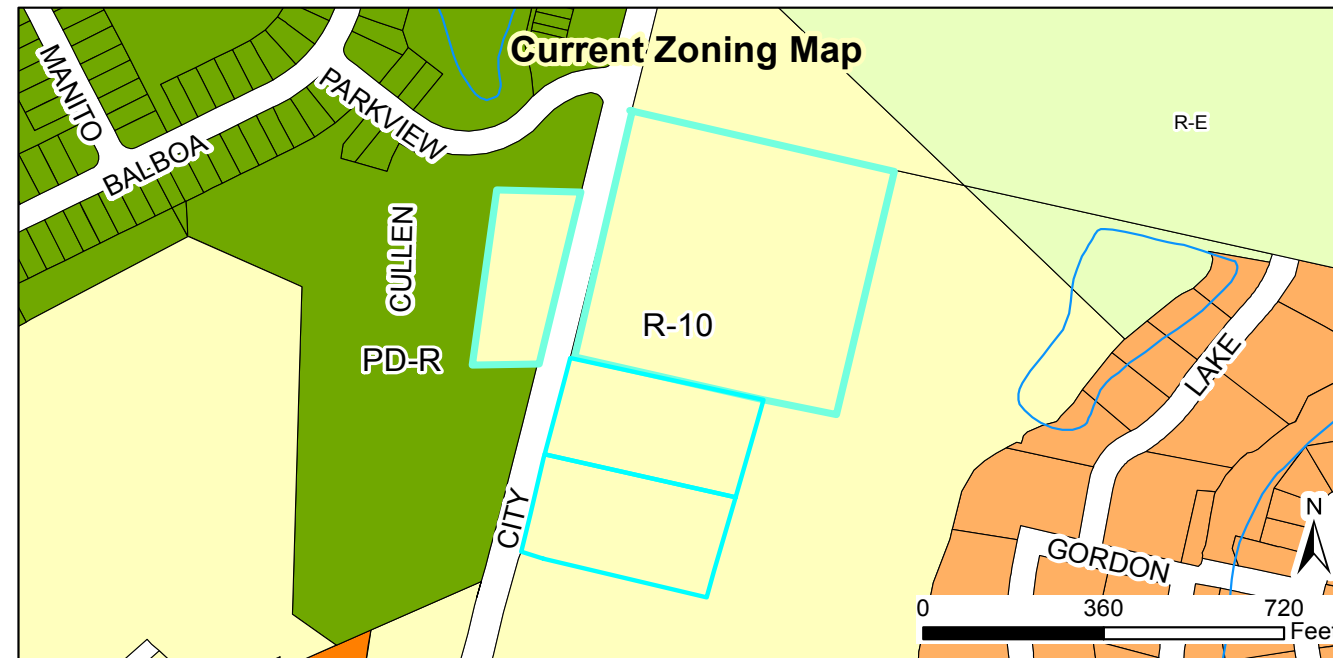
NOTE:
MINIMUM LOT WIDTH = 17.5'
MINIMUM LOT DEPTH = 75'

MINIMUM BUILDING SETBACKS
FRONT = 12'
SIDE = 5'
INTERIOR SIDE = ZERO LOT LINE
REAR = 10'
STREET SIDE = 5'
BUILDING SEPARATION = 20'



SIDES

DESIGN DCA/ADS		The Village @ Parkview Phases 9-16 TOWN OF CLAYTON, NC 27520	ADAMS & HODGE ENGINEERING, PC	314 East Main Street Clayton, NC 27520 dominic@adamsandhodge.com 704.283.4444 FIDM-1-C-4187	
DRAWN ADS					
CHECKED DCA					
HORIZONTAL SCALE SET GRAPHIC SCALE VERTICAL SCALE N/A					
DATE 07/02/2018 JOB NO. 4H- SHEET					
REGULATORY STANDARDS		SP08			



2018-121-SUP The Villages at Parkview Special Use Permit (major modification)
2018-122-SD The Villages at Parkview Preliminary Plat (major modification)
Requests: Modify original SUP and SD to add land and units

Applicant: Adams & Hodge Engineering, LLC
 Property Owners: Sam's Branch LLC, Delila R B Thompson Living Trust
 Parcel ID: 166909-06-4838, 166909-06-1495, 166909-06-1265
 Tag #: 05H02020, 05H02199C, 05H02198

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-122-SD The Village at Parkview Ph. 9-16\Maps\Staff Report Maps 2018-122-SD and 2018-121-SUP.mxd

Staff Report Map



08/20/18
 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



May 30, 2018

Chandra Farmer, PE
Johnston County Department of Public Utilities
PO Box 2263
Smithfield, NC 27577

Subject: Stormwater Statement
Village at Parkview Ph 9-16
Clayton Township, Johnston County

Dear Mrs. Farmer,

Please find enclosed the Stormwater Statement and one copy of the preliminary subdivision plat for the above referenced Subdivision.

If you have any questions or comments, please give me a call at 919-369-1938 or email andrew@adamsandhodge.com

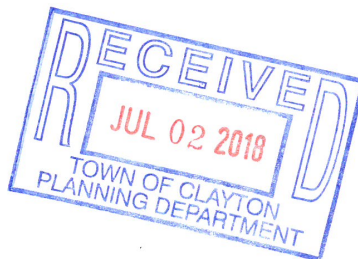


Sincerely,



Andrew Hodge, PE

05/30/18





STORMWATER MANAGEMENT STATEMENT

For

Village at Parkview Ph 9-16

Location: The property is located on the east side of City Rd (SR1709) in the city limits of Clayton and approximately 1,700ft north of W Stalling St, in the Clayton Township. This site is not within the Environmentally Sensitive Overlay District.

Developer: Sam's Branch Development, LLC
114 W. Main Street, Suite 102
Clayton, NC 27520
919-763-7278

Consultant: Adams & Hodge Engineering, PC
314 E. Main Street
Clayton, NC 27520
Phone # 919-243-1332



General Information

This proposed addition to the Village at Parkview includes 3.85acs of new property and 39 additional lots. This property is currently approximately 70% open and 30% wooded. No portion of this property lies in the 100yr flood plain. There is a Neuse Buffer Subject Feature on this phase, although there is no planned disturbance.

Impervious Area

Proposed to limit the impervious area to 75% of each lot

Total Nitrogen Export Estimate

TN Export = 1.90 lb/ac/yr (See attached worksheet)

Existing Drainageways

This site drains south to an unnamed tributary then to Sam's Branch

Downstream and upstream drainage structures

This phase contributes +/-3.8ac of the total +/-31.5ac watershed. There will be a stormwater pond on the south side of the site to capture and release the projects flow at a pre-development rate.

Stormwater Plan - VILLAGE at PARKVIEW PHASE 9-16

The proposed development is a single family residential subdivision consisting of 3.85 total acres. There are 39 lots in these phases. This property is located in the Town of Clayton. The site is mostly non-wooded. This project is not in the 100yr flood plain

Total Nitrogen Export Estimate - METHOD 2

Type of Land Cover	Area (acs)	TN Export Coeff (lb/ac/yr)	TN Export (lbs/yr)	
Permanently protected, undisturbed open space (forest, unmown meadow, etc)	0.590	0.6	0.4	
Permanently protected, managed open space (lawn, grass, landscaping, etc)	1.430	1.2	1.7	(All remaining area that isn't impervious)
Impervious surfaces (roads, parking lots, driveways, roofs, paved or graveled storage areas, gravel roads, etc.)	1.830	21.2	38.8	(Total Design Impervious)
Totals	3.850		40.9	

TOTAL NITROGEN EXPORT 10.6 lbs/year/acre

EXISTING IMPERVIOUS

Impervious surfaces (roads, parking lots, driveways, roofs, paved or graveled storage areas, gravel roads, etc.)	0.410	21.2	8.7	(Existing Impervious - HOUSES, BUILDINGS & DRIVES)
--	-------	------	-----	--

Total proposed nitrogen export	10.6
Reduction due to existing nitrogen export	8.7

TOTAL NITROGEN EXPORT AFTER REDUCTION	1.9
---------------------------------------	-----

The proposed N-Export is LESS THAN 3.6 lb/ac/yr
Therefore, a Nitrogen Fee and/or BMP Treatment WILL NOT BE required.



RAMEY KEMP & ASSOCIATES, INC.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Phone: 919-872-5115
www.rameykemp.com

July 23, 2018

Haley Hogg
Planning and Development Department
Town of Clayton
111 East Second Street | PO Box 879 | Clayton, NC 27528
hhogg@townofclaytonnc.org

Subject: **Trip Generation Letter**
The Village at ParkView
Clayton, North Carolina

Dear Ms. Hogg:

This letter provides an estimate of the trip generation for the proposed residential development located along City Road in Clayton, North Carolina.

The proposed development is anticipated to consist of 39 townhomes and access will be provided off of Parkview Drive, which aligns with Legend Park driveway to the east. The trip generation letter provides an estimate of trips generated by the site by itself and the site with the adjacent development, Goodson Tract (64 townhomes). It should be noted that Parkview Drive and the Legend Park driveway (Street "A") will each have an exclusive left-turn lane along City Road.

According to the ordinance, the Town of Clayton (Town) requires a traffic study if a proposed development is expected to generate 100 or more vehicular trips during the weekday AM or PM peak hours.

Trip Generation

Average weekday AM and PM peak hour trips for the proposed development and the proposed development plus the adjacent development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 1 provides a summary of the trip generation potential for the site based on the LUC 220 (Multifamily Housing (Low-Rise)) rates.

Table 1: Site Trip Generation Based on LUC 220

Land Use (ITE Code)	Intensity	Daily Trips (veh.)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise) (220) – Village at ParkView	39 units	250	4	15	16	10
Multifamily Housing (Low-Rise) (220) – Village at ParkView with Goodson Tract	103 units	740	11	38	38	23

As shown in Table 1, based on the ITE *Trip Generation Manual*, 10th Edition, it is estimated that the proposed site by itself is expected to generate 250 daily trips; with 19 trips (4 entering and 15 exiting) during the weekday AM peak hour and 26 total trips (16 entering and 10 exiting) expected to occur during the weekday PM peak hour. Also shown in the table, it is estimated that the proposed site plus the adjacent site (103 units) is expected to generate 740 daily trips; with 49 trips (11 entering and 38 exiting) during the weekday AM peak hour and 61 trips (38 entering and 23 exiting) expected to occur during the weekday PM peak hour.

Findings and Summary

The calculations provided in this letter are estimations of the trip generation potential for the site and adjacent site based on ITE *Trip Generation Manual*, 10th Edition data. Based on the trip generation results, it is expected that the proposed Village at ParkView residential development will have minimal impact on the surrounding roadway network and is expected to be below the traffic study threshold, as identified in the Town's ordinance.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,
RAMEY KEMP & ASSOCIATES, INC.



Joshua Reinke, P.E.
 Transportation Manager
 NC Corporate License # C-0910

cc: Donnie Adams (Adams & Hodge Engineering, PC)

Attachments: Proposed Site Plan





DEVELOPER/APPLICANT:

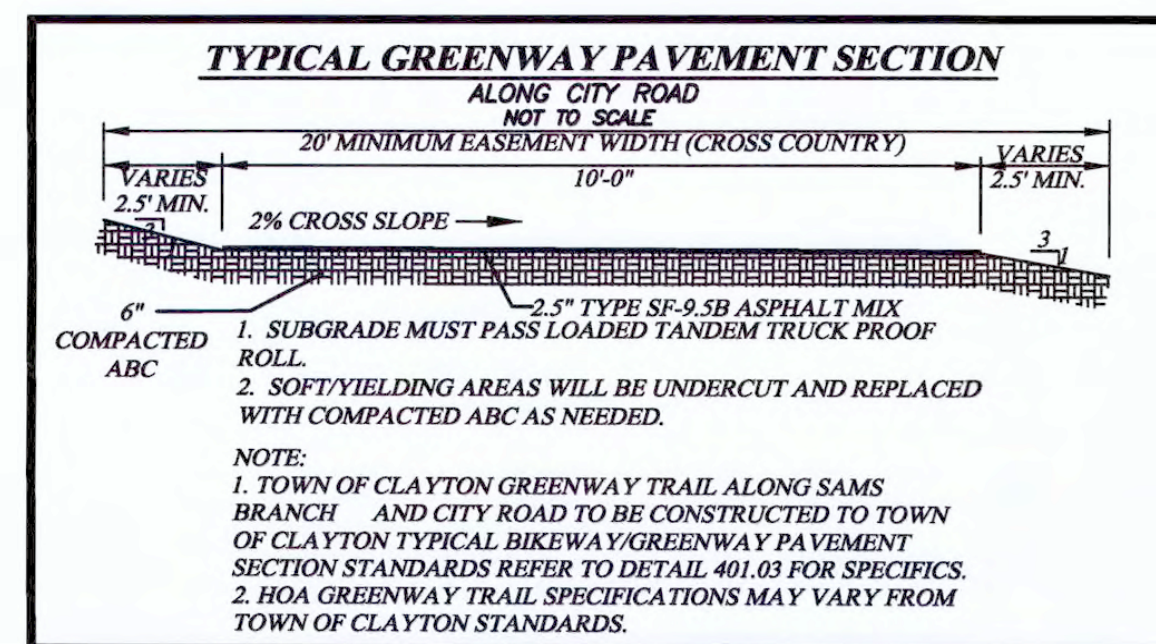
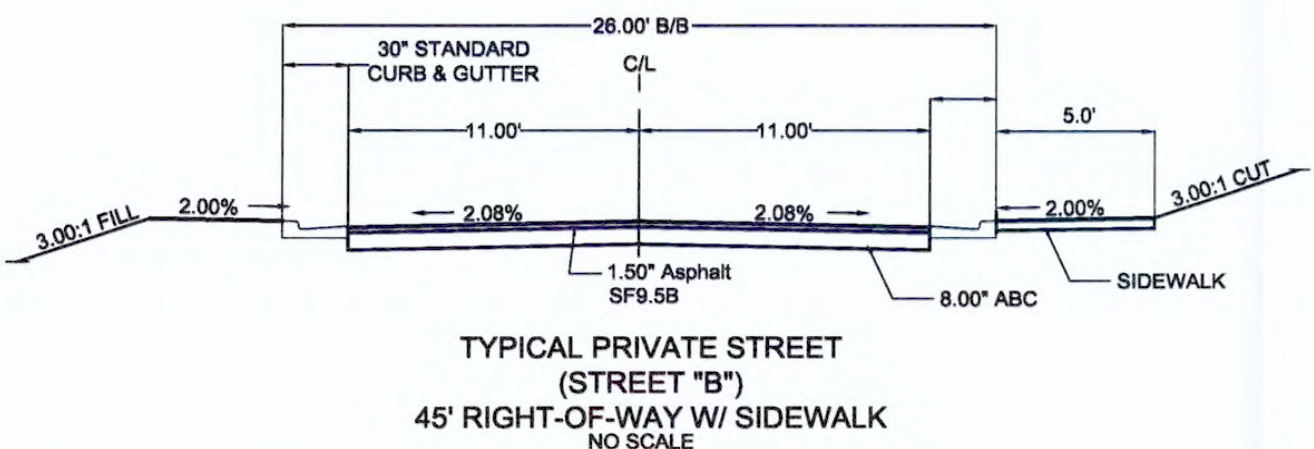
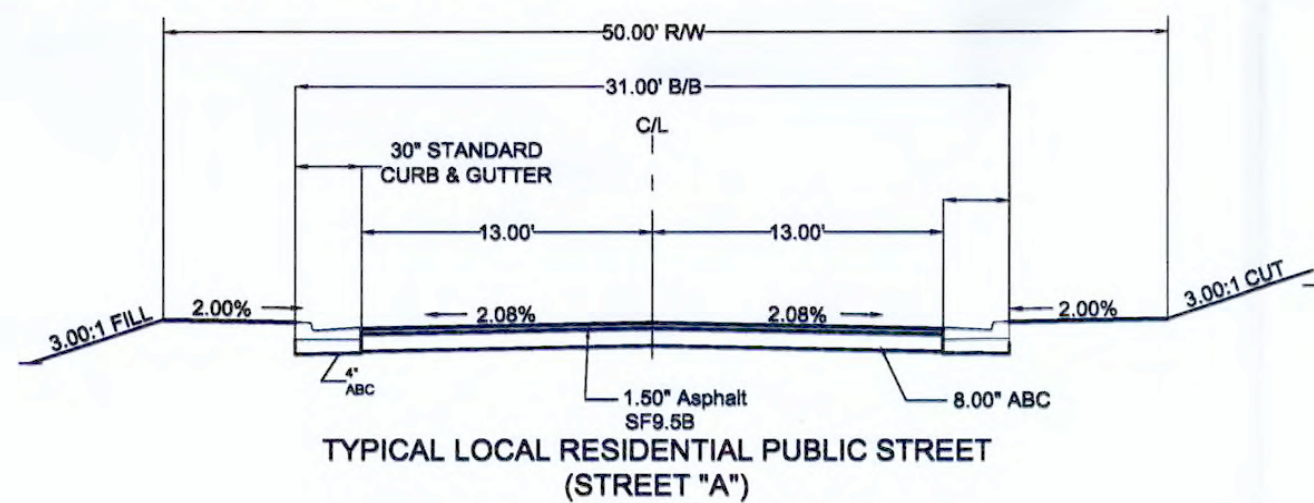
SAM'S BRANCH, LLC
114 W. MAIN ST
CLAYTON, NC 27520
CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

VICINITY MAP
(NO SCALE)

SITE PLAN INFORMATION:

OWNER:	SAM'S BRANCH, LLC, 114 W. MAIN STREET, SUITE 102, CLAYTON, NC 27520
PARCEL IDENTIFICATION NUMBER:	05H02020
NCPIN NUMBER:	166909-06-4838
TAX NUMBER:	4710390
PROPERTY SIZE (SF):	304,814 SF/7.00 ACS
TOTAL OPEN SPACE (SF):	129,378.66 SF/2.99 ACS
PROPERTY LOCATION:	INSIDE TOWN LIMITS
EXISTING/PROPOSED ZONING:	R-10/R-10
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL SINGLE-FAMILY TOWNHOME UNITS
PROPOSED UNITS/LOTS:	64
PROPOSED DENSITY:	9.14 UNITS PER ACRE
EXISTING INTENSITY:	N/A
MINIMUM LOT SIZE:	1250 SF
FRONT SETBACK:	12'
SIDE SETBACK:	5'
INTERIOR SIDE SETBACK:	ZERO LOT LINE
REAR SETBACK:	10'
STREET SIDE SETBACK:	5'
BUILDING SEPARATION:	20'
PROPOSED INTENSITY (GROSS FLOOR AREA (SF)):	53,760 SF (6,720 SF/FLOOR)
BUILDING COVERAGE (AS % OF TOTAL SITE):	30%
MAXIMUM IMPERVIOUS AREA:	60%
PROPOSED IMPERVIOUS AREA PER LOT:	75%
BUILDING HEIGHT (NUMBER OF STORIES & FEET):	2 STORY BLDGS / -35'-0"
REQUIRED/PROPOSED PARKING:	144 SPACES/160 SPACES (2 SPACES PER UNIT, 1 GUEST SPACE PER 4 UNITS)
REQUIRED/PROPOSED ACCESSIBLE PARKING:	6 / 8 ACCESSIBLE SPACES
ELECTRIC PROVIDER:	TOWN OF CLAYTON
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLAYTON
ANTICIPATED DAILY WASTEWATER FLOW:	64 UNITS @ 250 GPD/UNIT = 16,000 GPD (SUBJECT TO TOC APPROVAL)

*THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN AND LAND USE BUFFER.
*NO RESOURCE CONSERVATION AREA.
*NO FLOOD PLAIN EXISTS AS PER FEMA FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015.
*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.

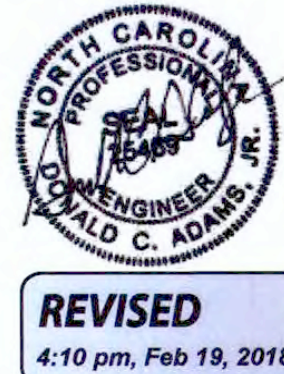


Town of Clayton
Planning Department
Date: 2-26-18
By: *Malley Glegg*
Plan Approval

2017-171-SD
2017-172-SUP

BOUNDARY

NOTE: ALL UNITS TO HAVE 5' SIDEWALK CONNECTIONS THROUGHOUT SITE.



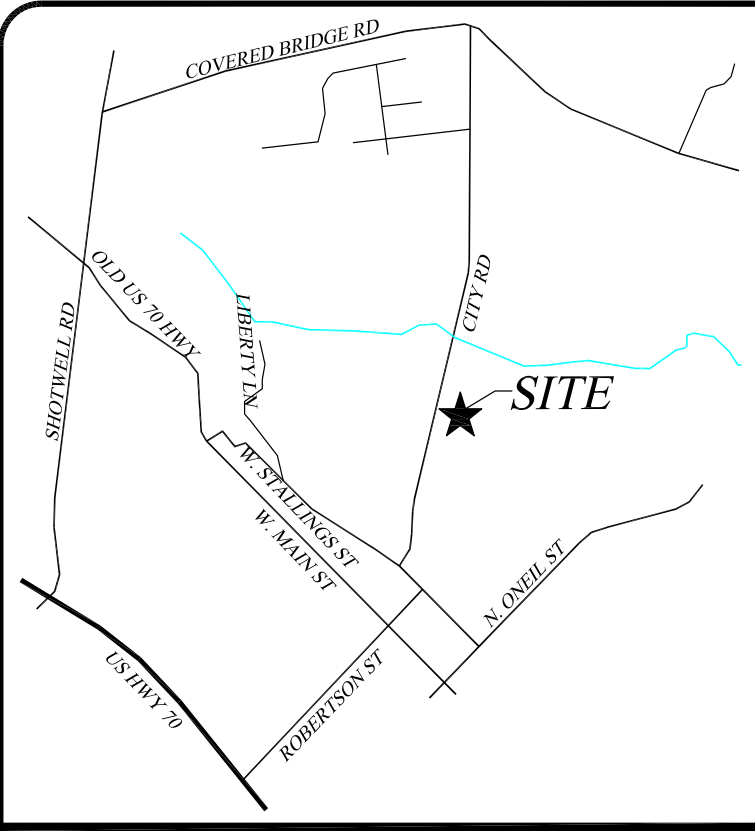
ADAMS & HODGE
ENGINEERING, PC

GOODSON TRACT

SITE PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 10/31/2017
JOB NO.: 141
SHEET

SP03



DEVELOPER/APPLICANT:
SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST
CLAYTON, NC 27520

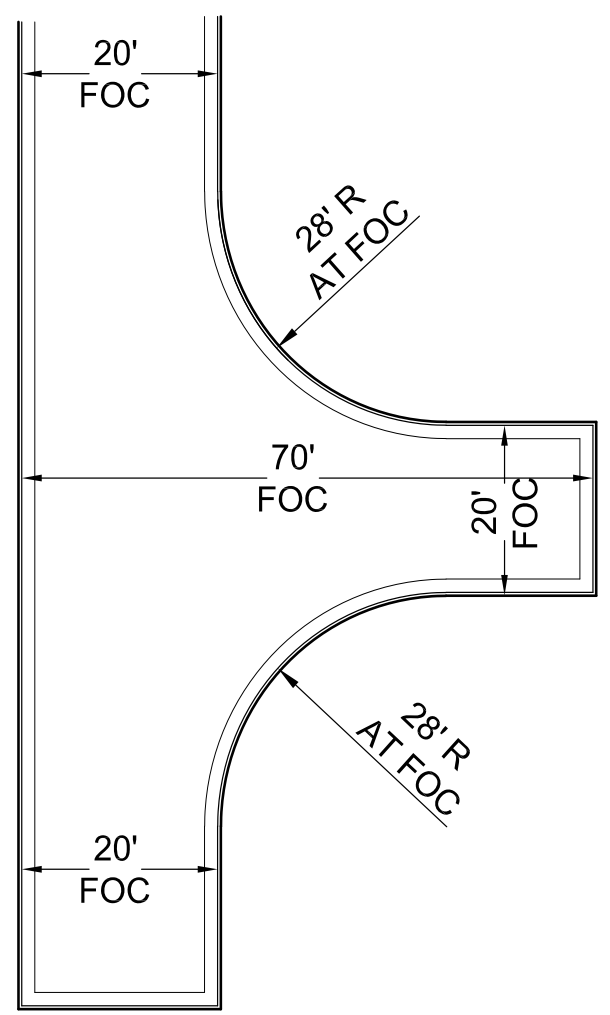
CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

VICINITY MAP
(NO SCALE)

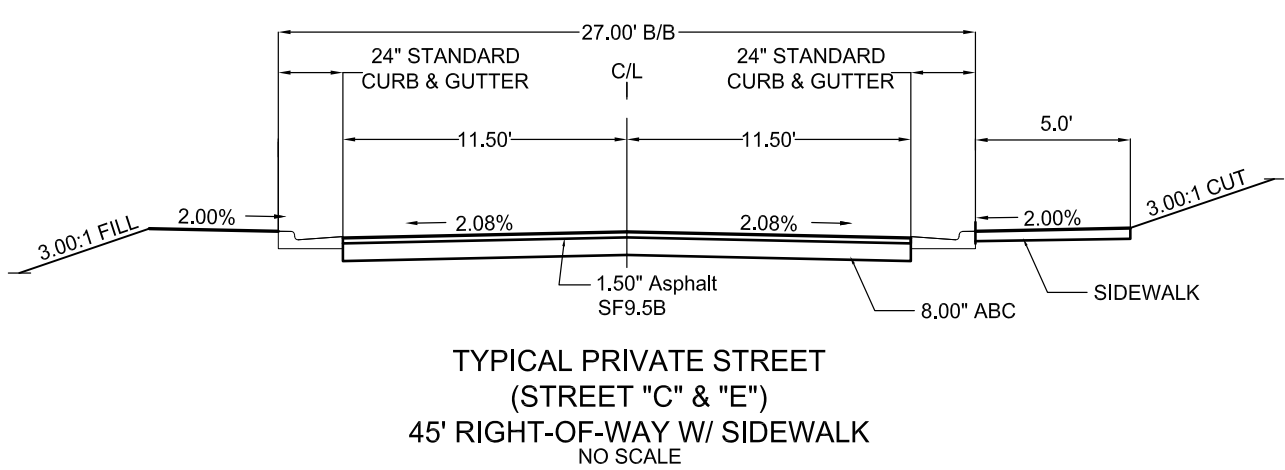
SITE DATA CHART		
PARCEL OWNER	SAM'S BRANCH, LLC	DELLA R B THOMPSON LIVING TRUST
PARCEL OWNER ADDRESS	114 W. MAIN ST, SUITE 102 CLAYTON, NC 27520	8013 OLD STAGE RD RALEIGH, NC 27603
PARCEL IDENTIFICATION	166909-06-1495	166909-06-1265
PROPERTY SIZE (SF) TOTAL	TOTAL = 167,767 SF/3.85 ACS	
PROPERTY LOCATION	TOWN OF CLAYTON/CLAYTON TOWNSHIP	
EXISTING/PROPOSED ZONING	R-10/R-10	
EXISTING USE	VACANT	
PROPOSED USE	SINGLE FAMILY TOWNHOME UNITS	
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	40,053 SF/0.92 ACS (1027 SF/UNIT)	
PROPOSED NUMBER OF LOTS	39 LOTS	
PROPOSED DENSITY	39 UNITS/3.85 ACS = 10.13 UNITS/AC	
MINIMUM LOT SIZE	1250 SF/0.03 AC	
MAX. LOT COVERAGE (AS % OF TOTAL SITE)	30%	
MAX. IMPERVIOUS AREA FOR TOTAL SITE	60%	
MAX. IMPERVIOUS AREA PER LOT	75%	
MAX LOT COVERAGE PER LOT	50%	
AREA OF RCA	21,920.86 SF/.50	
BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2 STORIES/35'	
ELECTRIC PROVIDER	TOWN OF CLAYTON	
WATER PROVIDER	TOWN OF CLAYTON	
SEWER PROVIDER	TOWN OF CLAYTON	
BUILDING SEPARATION	20'	
REQUIRED FRONT BUILDING SETBACKS	12'	
REQUIRED SIDE BUILDING SETBACKS	5'	
REQUIRED INTERIOR SIDE SETBACKS	ZERO LOT LINE	
REQUIRED SIDE STREET BUILDING SETBACKS	5'	
REQUIRED REAR SETBACKS	10'	

*THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN AND LAND USE BUFFER.
*NO FLOOD PLAIN EXISTS AS PER FEMA FIRM PANEL 3720165900J AND 3720166900J DATE 12/02/2015.
*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.

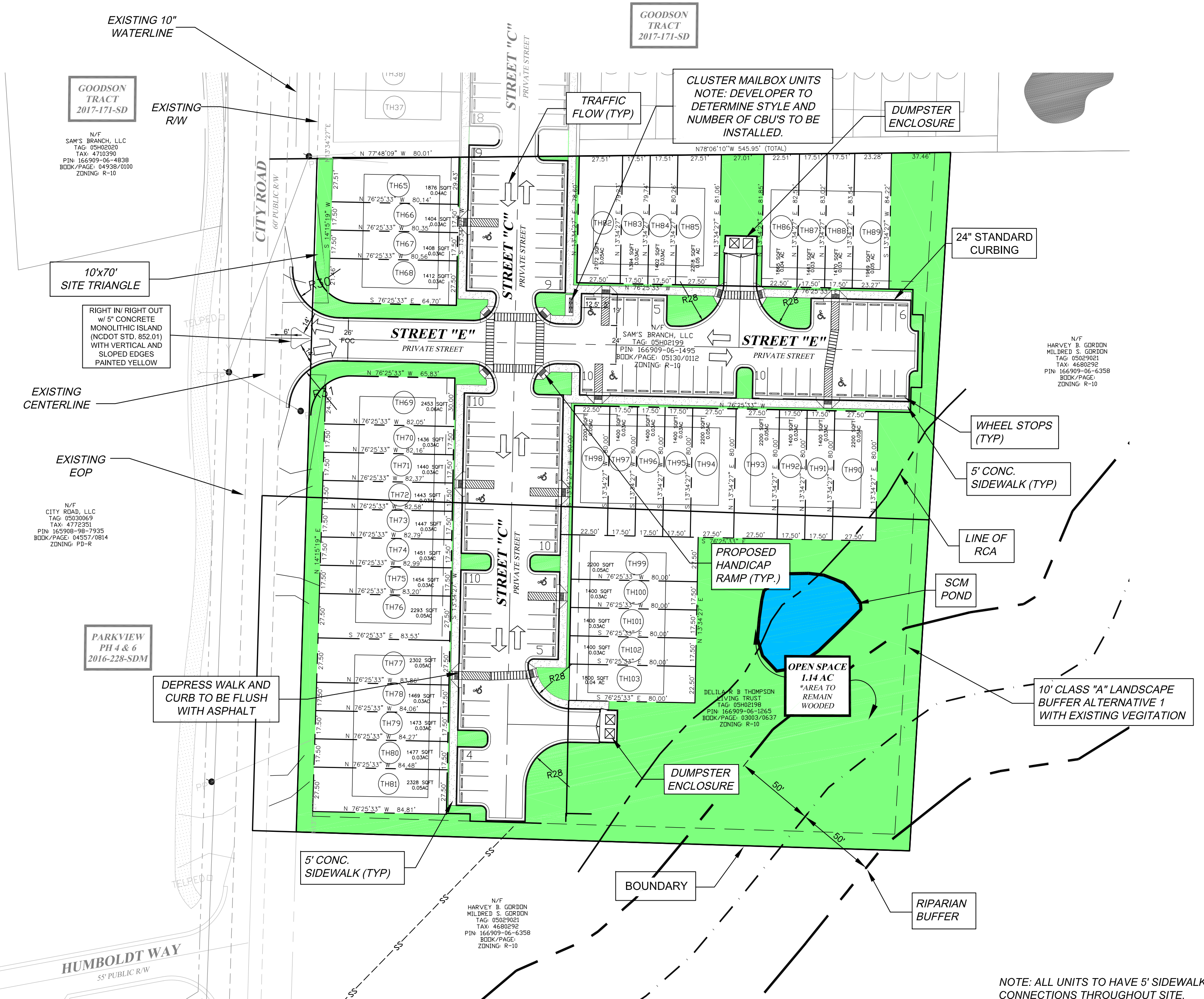
REQUIRED PARKING CALCULATIONS:
39 2BDRM UNITS x 2 SPACES/UNIT = 78 SPACES
4 UNITS/1 GUEST SPACE = 10 SPACES
78 SPACES + 10 SPACES = 88 TOTAL SPACES REQUIRED
1 ADA SPACE/25 SPACES FOR ADA
88 SPACES/25 SPACES = 3.52 ADA SPACES (4 ADA SPACES REQUIRED)
88 SPACES PROPOSED (INCLUDING 9 ADA SPACES)



DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
ACCEPTABLE ALTERNATIVE TP 120' HAMMERHEAD



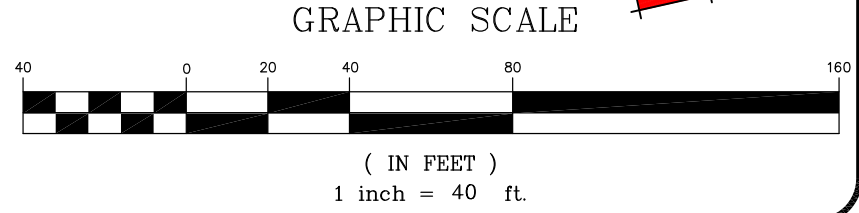
TYPICAL PRIVATE STREET
(STREET "C" & "E")
45' RIGHT-OF-WAY W/ SIDEWALK
NO SCALE



PRELIMINARY RESULTS
NOT RELEASED FOR CONSTRUCTION



REVISED
7:03 pm, May 30, 2018



314 East Main Street
Clayton, NC 27520
donnie@adamsandhodge.com
919-241-1332
FAX: 919-241-1337

ADAMS & HODGE
ENGINEERING, PC

The Village @ Parkview
Phases 9-16
TOWN OF CLAYTON, NC 27520

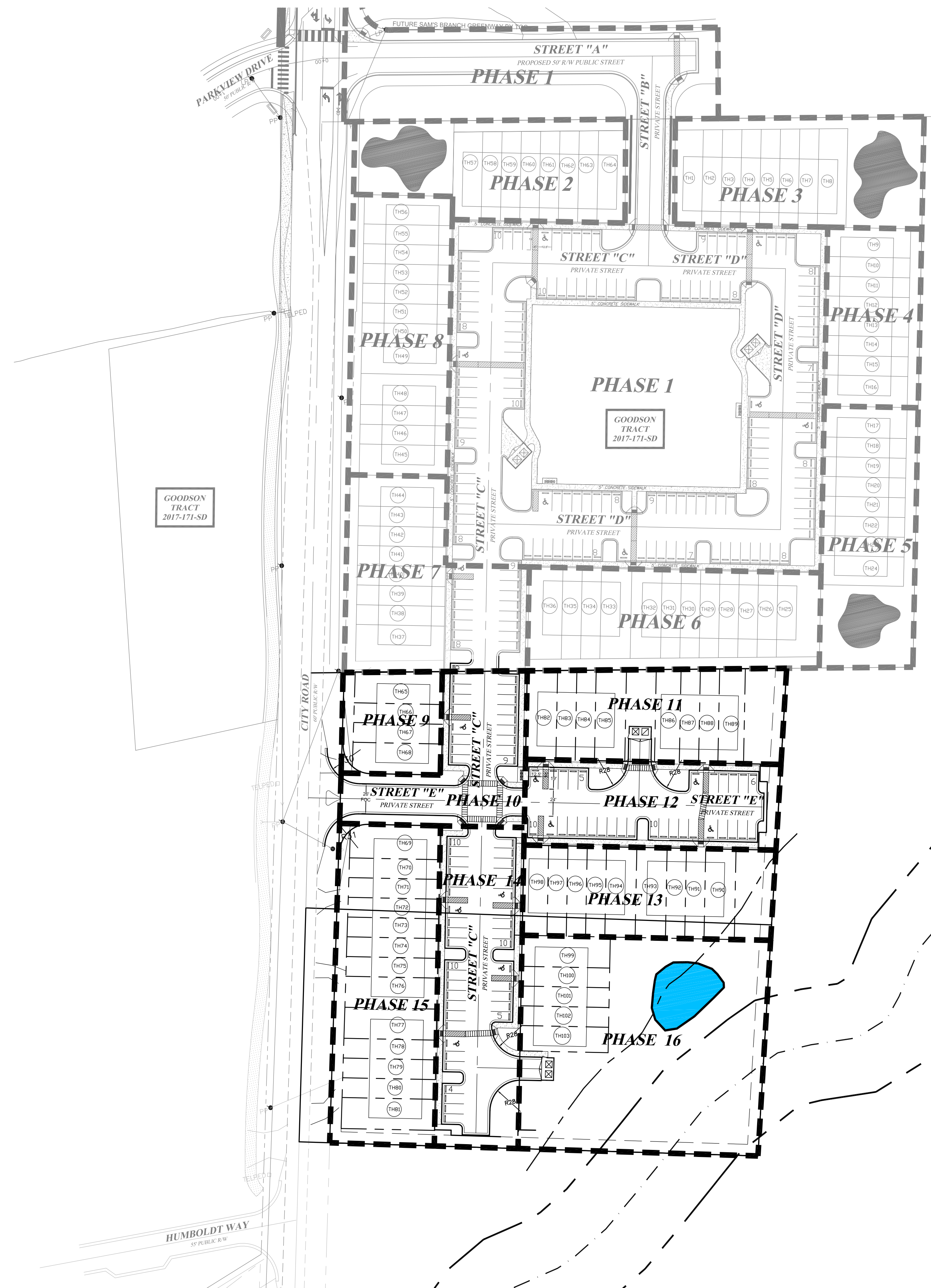
PRELIMINARY
SITE PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 06/01/2018
JOB NO: 44-
SHEET

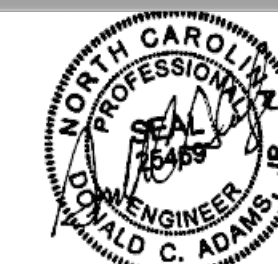
SP02

SAM'S BRANCH DEVELOPMENT
114 W. MAIN ST
CLAYTON, NC 27520

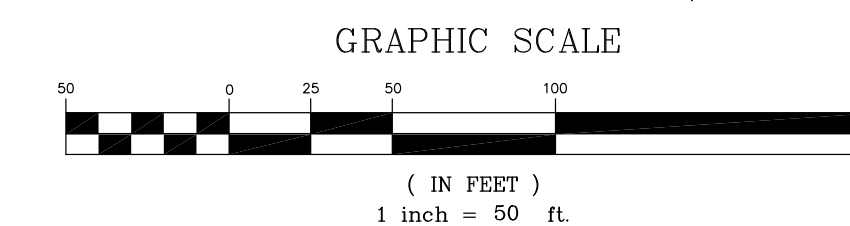
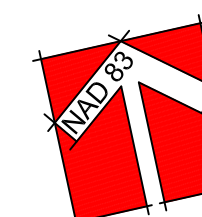
CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



NOT RELEASED FOR
CONSTRUCTION



REVISED
7:02 pm, May 30, 2018



314 East Main Street Clayton, NC 27520 donnie@adamsandhodge.com 919-243-1332 FIRM # C-4187	REVISIONS: 1)
--	------------------

ADAMS & HODGE
ENGINEERING, PC



**The Village @ Parkview
Phases 9-16**

PHASE PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	06/01/2018
JOB NO.	AH-
SHEET	

SP03

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
Preliminary Plat Major Modification**

2018-122-SD The Village at Parkview Preliminary Plat Major Modification

On September 24, 2018 the Planning Board heard the above-referenced request and made the following vote:

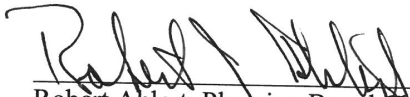
Recommendation to the Town Council to

- ☒ 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 24th day of September 2018 while in regular session.

Signed:


Robert Ahlert, Planning Board Chair



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
October 15, 2018*

STAFF REPORT

Application Number: 2018-122-SD

Project Name: The Villages at Parkview Major Modification (Preliminary Plat)

NC PIN / Tag #: 166909-06-4838 / 05H02020, 166909-06-1495 / 05H02199C, 166909-06-1265 / 05H02198
Town Limits/ETJ: Town Limits
Applicant: Adams & Hodge Engineering
Owner: Sam's Branch LLC, Delila R B Thompson Living Trust
Location: City Road, south of Legend Park and east of Parkview Subdivision

Public Noticing:

- Neighborhood meeting held on August 16, 2018
- Sign posted prior to August 17, 2018
- Letters mailed October 2, 2018
- Newspaper published October 5, 2018 and October 12, 2018

REQUEST: The applicant is requesting a major modification to the previously approved preliminary plat (2017-171-SD) to add additional land to develop 35 additional townhome units. The subdivision was previously approved to have 68 units. This request is running concurrently with a major modification Special Use Permit request (2018-121-SUP).



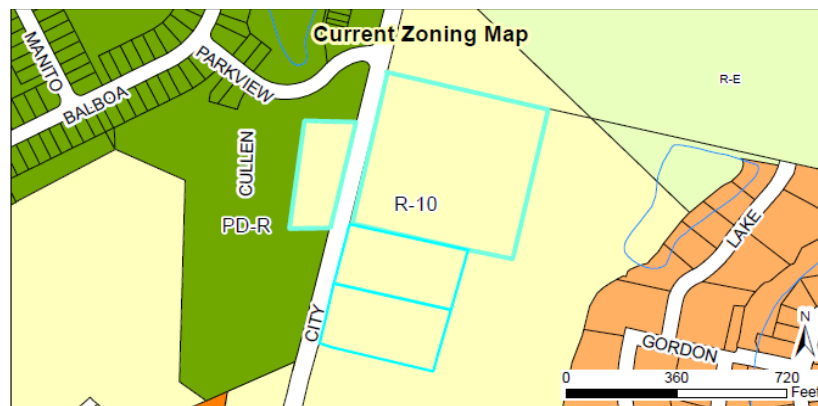
SITE DATA:

Acreage: 3.85 additional acres (7 acres were included in the original development)

Existing Use: Vacant/Single-family residential

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10	Legend Park
South	Residential-10	Single-Family Residential
East	Residential-10	Vacant
West	Planned Development-Residential (PD-R)	Single-Family Residential (Parkview)

**DEVELOPMENT DATA:**

Proposed Uses: Townhomes (35 additional units, 68 previously approved= 103 total units)

Buildings: 8 new buildings, with each unit on its own lot; 16 total buildings including previously approved

Density/Intensity: 9.49 units/acre (10 units/acre maximum permitted by UDC)

Impervious Surface: maximum 65% per lot

Required Parking: 232 spaces (2 spaces per unit + 1 space per 4 units for guest parking)

Proposed Parking: 248 spaces

Access/Streets: The portion included in the original development application had one access point off Street "A", which is shared with Legend Park. The new phases included within this application will be accessed through the originally approved portion to the north, and will have a right-in/right-out off City Road.

STAFF ANALYSIS:

Overview

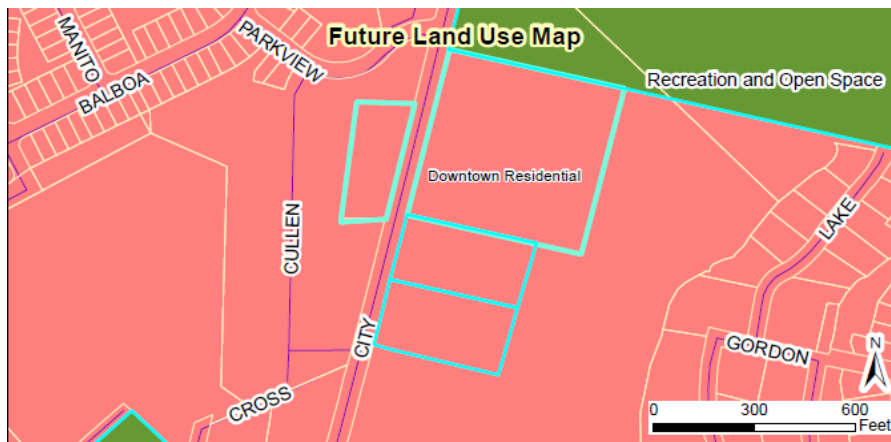
The applicant is requesting a major modification to a previously approved preliminary plat (2017-171-SD) to add more land and townhome units to the previously approved development. In 2018, Phases 1-8 of this development were approved for 68 townhome units (known then as the Goodson Tract). The applicant has since acquired additional land to the south and is now requesting a major modification to the original application to add 3.85 acres and develop 35 additional units as Phases 9-16. The subject property is zoned Residential-10 (R-10).

The additional units within this application are located just south of the previously approved portion of the development. The new units will be located within 8 buildings, and will be accessed via a right-in/right-out driveway off City Road or through the remainder of the development to the north. Stub outs to adjacent properties on Street "E" and Street "C" have been shortened to a hammerhead style termination. They have proposed extending sidewalk and landscaping to provide pedestrian connectivity on both sides of the streets to complete the connectivity throughout the development. If the property to the south is developed, the stub outs will continue and connect the adjacent development. Staff is comfortable with this proposal, but does recommend a Condition of Approval be placed upon the application (see Condition #10) to require that these streets be extended when future development occurs to the north and south.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**

The future land use map designates this property as "Downtown Residential". This request is consistent with this designation, which calls for higher-density developments of up to 12 units/acre.



- **Unified Development Code**

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

Compatibility with Surrounding Land Uses

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which consist of single-family residential including a higher density development (Parkview) to the west.

Landscaping and Buffering

Based on the zoning district, no landscape buffer is required along adjacent properties since they are all zoned R-10 as well. However, the applicant is required to provide a Class "A" landscape buffer along City Road, in order to meet the street buffer requirements of the Unified Development Code. This buffer will not be located on the individual lots, and will be maintained by the HOA. Staff does have concerns regarding the use of crepe myrtles within this landscape buffer, due to past experiences with crepe myrtles being trimmed drastically and ultimately defeating the purpose of the landscape buffer while the tree grows back. As such, staff is recommending a condition of approval be placed upon the application requiring an alternative tree type to be utilized within the Class "A" landscape buffer along City Road.

Access/Streets

The new units included within this application will be accessed via a right-in/right-out off City Road, connecting into Street "E" of the development. These units will also connect to the north to the previously approved Phases 1-8, which ultimately connect to a shared full directional access off City Road that is shared with Legend Park. Stub outs to adjacent properties on Street "E" and Street "C" have been shortened to a hammerhead style termination. They have proposed extending sidewalk and landscaping to provide pedestrian connectivity on both sides of the streets to complete the connectivity throughout the development. If the property to the south is developed, the stub outs will continue and connect the adjacent development. Staff is comfortable with this proposal, but does recommend a Condition of Approval be placed upon the application (see Condition #10) to require that these streets be extended when future development occurs to the north and south.

Traffic

Based upon the peak hour trip generation, a full traffic study was not required. The applicant has provided a traffic letter (included as an attachment to this staff report).

Multi-Modal Access

Interior sidewalks are located throughout the development. The new phases included within this application will connect internally to Phases 1-8, which ultimately connect to the future Sam's Branch Greenway that will be located along Street "A". Greenway is located directly across City Road, along the frontage of the Parkview subdivision.

Garbage / Recycling

Additional dumpsters will be provided to serve the new units included within this application. One dumpster will be located off Street "E", and another will be located off Street "C". Two dumpster units will remain as previously approved within Phases 1-8. All enclosures will meet the UDC's minimum screening requirement, and will match the materials of the primary structures.

Architecture/Design

The applicant is proposing 8 additional buildings, which will have a minimum 20' building separation. These buildings will consist of vinyl siding, and will contain 2 bedroom/2 bathroom units. The proposed units will match the previously approved units within this development.

Findings of Fact

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.

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 meets or exceeds all applicable development standards that are established in the Subdivision Regulations and the Unified Development Code. Streets are designed in accordance with the Town standards so as to provide a development with safe streets for both vehicles and pedestrians. Public utilities are designed so as to provide adequate water for consumption as well as fire protection while the sewer collection system is designed to protect the health and welfare of the public. Area lighting is provided so as to provide a safe environment for the residents. Storm water management facilities have been incorporated into the design as to manage the volume of storm water as well as the quality of physical improvements during construction so as to minimize off site discharge of sediments. Passive and active recreation opportunities have been provided through open space, Resource Conservation Areas (RCAs) or indirectly through recreational assessment fees. By incorporating buffers, resource conservation areas, open space, and landscaping the aesthetic quality of the development and well as adjacent properties is maintained."
- **Staff Commentary:** Staff feels that the applicant has provided a detailed account regarding how the development meets the standards of the Town Subdivision Regulations. More detail could be provided though to describe how the streets, landscaping, and utilities are provided in a way to meet the regulations.

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:** "Since Phases 1-8 of the townhome subdivision were previously approved by the Town, the additional 35 units in Phase 9-16 will be no more than a continuation of the existing development with the same orderly development concepts and architectural styles. To the west across City Road, there already exists a townhome subdivision as well as a single-family subdivision (Parkview) that incorporates a similar development/architectural style. By having, similar development concepts and architectural style the proposed townhome subdivision will further enhance the area in developing a neighborhood identity. To the north lies Sams Branch and Legend Park which afford the townhome subdivision a great public recreational opportunity, by providing both active and passive recreation. Combine the municipal recreational opportunities with the resource conservation areas and the open space proposed for the townhome subdivision and the development of a neighborhood concept will be further enhanced. To the east and south of the proposed townhome subdivision the land is very steep and is protected by riparian buffers associated with the existing stream and/or pond, thus only further enhancing the aesthetic quality of developing a neighborhood concept and identity with the proposed development."

- **Staff Commentary:** The applicant has provided sufficient detail regarding this Finding, and explains thoroughly how the development is compatible with the surrounding developments.
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:** The distribution of traffic associated with the townhome subdivision has been addressed through a traffic impact analysis, which states that Phases 1-8 could be adequately served by the extension of Street A to access the property and making the intersection of Street A and City Road a full movement intersection. In order to facilitate the additional development of 35 townhome units a second access point (right-in/right-out only) was located to the south on City Road. Utilities have been terminated in such a manner as to facilitate future extensions associated with Street A with minimal impact to other site improvements. Care has been exercised in the townhome subdivision to protect the environment by prudent use of buffers, resource conservation areas, and landscaping. The public's safety and health have been addressed by providing public water and sewer that meet the Town and State requirements. Storm water quality has been addressed during construction with erosion control measures and in the long term with storm water management facilities that address not only the quality of water but also the quantity of water. Streets are so designed as to be safe for pedestrians and vehicles alike by providing adequate separation, traffic control, and lighting. The public's health and welfare are further addressed by the townhome subdivision providing passive and active recreation opportunities on site as well as offsite via municipal recreation facilities."
 - **Staff Commentary:** The applicant has provided a thorough response regarding the distribution of traffic. It is worth noting that no TIA was done for this application though; instead a trip generation was provided that demonstrated that the development would not generate 100 peak hour trips per day. The requirement of the left-turn lane on City Road was required by NCDOT during the review of Phases 1-8.
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:** "The proposed development is in compliance with the Town of Clayton Comprehensive Plan 2040. In the plan the area of the townhome subdivision is designated as 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 (12-20 units/acre). The proposed development has a total acreage of 10.85 acres with 2.47 acres of resource conservation area or 8.38 acres of developable land. When the density is calculated at build out using 103 units the density ration is 12.29 units per acre of developable land. The proposed townhome development will go a long way in addressing the multifamily residential component envisioned in the Comprehensive Plan 2040 and will complement the existing townhome/single family development that already exists in Parkview Subdivision."
 - **Staff Commentary:** Staff agrees with the applicant's response to this Finding, in regards to the plan's consistency with the Comprehensive Plan 2040. These properties are designated as Downtown Residential which does permit up to 12 units/acre.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
 - This approval is subject to approval of 2018-121-SUP.
-

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision:

1. The previous conditions of approval for 2017-171-SD (Goodson Tract Townhomes) shall be struck and replaced with the conditions contained herein.
 2. 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.
 3. All off-site roadway improvements shall be installed prior to the issuance of the first certificate of occupancy.
 4. Crepe myrtles shall not be permitted within the required Class "A" landscape buffer along City Road. The applicant shall propose an alternative tree type (of the same height and caliper) to be approved by staff on the final three sets of the preliminary plat.
 5. All dead underbrush and debris within designated open space shall be removed and these areas maintained by the Homeowner's Association.
 6. The Class "A" landscape buffer along City Road shall be installed prior to issuance of the first Certificate of Occupancy for the associated phase.
 7. All interior landscape islands shall contain a minimum of one tree with a minimum caliper of 2.5", as required within 155.402(D)(2)(b)(1).
 8. 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.
 9. All decorative traffic related signage shall be maintained solely by the developer or Homeowner's Association.
 10. If the property to the East and South develops, the stub outs at Streets "E" and "C" shall be extended to provide connectivity to the adjacent developments.
 11. At plat recordation, a cross-access easement shall be provided to the property line guaranteeing the connectivity between the adjacent properties for future development.
-

ATTACHMENTS:

- 1.) Staff Report Maps
- 2.) Application
- 3.) Neighborhood Meeting Materials
- 4.) Site Plan
- 5.) Traffic Letter
- 6.) Stormwater Statement

**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 _____

This motion is based on the following findings:

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

OR

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

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

OR

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

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

OR

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

MOTION FORM
Item 6e
2018-122-SD – Villages @ Parkview

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 6e
2018-122-SD – Villages @ Parkview



Town Council Agenda Cover Sheet

Meeting Date

October 1 2018

Agenda Location

Consent Agenda

Item Title

2018-183 ANX Sunbelt Annexation

Presenter

Planning Staff

Summary/Description

Sunbelt Annexation Non-Contiguous Annexation of 6.22 Acres at 7635 US Hwy 70 BUS W.

Requested Action

Place on Consent Agenda

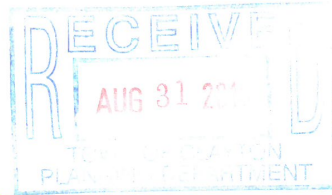
Additional Documents to be Included in Agenda Packet

Click or tap here to enter text.

Meeting Timeline

Click or tap here to enter text.

2018-183-ANX



2018-183-ANX

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

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are due by 5pm on the first working day of each month.

Request Information

☐ Contiguous Annexation

☒ Non-Contiguous Annexation

The following items must accompany an annexation petition:

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

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant.

Annexation Plat Submission: After the map and legal description are deemed sufficient by the Town, the applicant is required to submit two (2) Mylar annexation plats to the Planning Department.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton.

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

Petition for Voluntary Annexation Application – Property Information
COMPLETE IF A LIMITED LIABILITY COMPANY:

Submittal Date: 8-31-2018

Petition No.: 2018-183 Anx

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

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

*If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign with the petition.

2. The area to be annexed is contiguous, X non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

Total acreage to be annexed:	<u>6.22 acres</u>
Existing housing units:	<u>zero</u>
Population of acreage to be annexed:	<u>zero</u>
Existing Zoning District*:	<u>B-3</u>
Proposed Town Zoning District*:	<u>B-3</u>
Reason for petitioner to annex:	<u> X </u> Receive Town Services
	<u> </u> Other (please specify): <u> </u>

5. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

In witness whereof, Moffat Properties, LLC. a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 21 day of August, 2018.

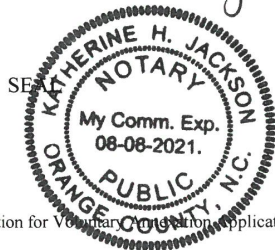
Name of Limited Liability Company: Moffat Properties, LLC.

By: [Signature]

Signature of Member/Manager
Craig Moffat

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Katherine H. Jackson, a Notary Public for the above State and County, this 21st day of August, 2018.



Katherine H. Jackson
Notary Public

My Commission Expires: 8/8/21

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 or NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	The following certification must be placed on the map near a border to allow the map to be sealed: Annexation # _____ I, Samantha Wullenwaber, MPA, Planning Director, Clayton, North Carolina certify this is a true and exact map of annexation adopted the _____ day of _____, _____, by the Town Council. I set my hand and seal to the Town of Clayton, _____. Day/Month/Year _____ Samantha Wullenwaber MPA
14.	Leave 2 inch by 2 inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.



Legend

- Area to be Annexed
- Parcels
- Clayton Town Limits
- Clayton ETJ

Produced by: TOC Planning
September 12, 2018

Annexation Map

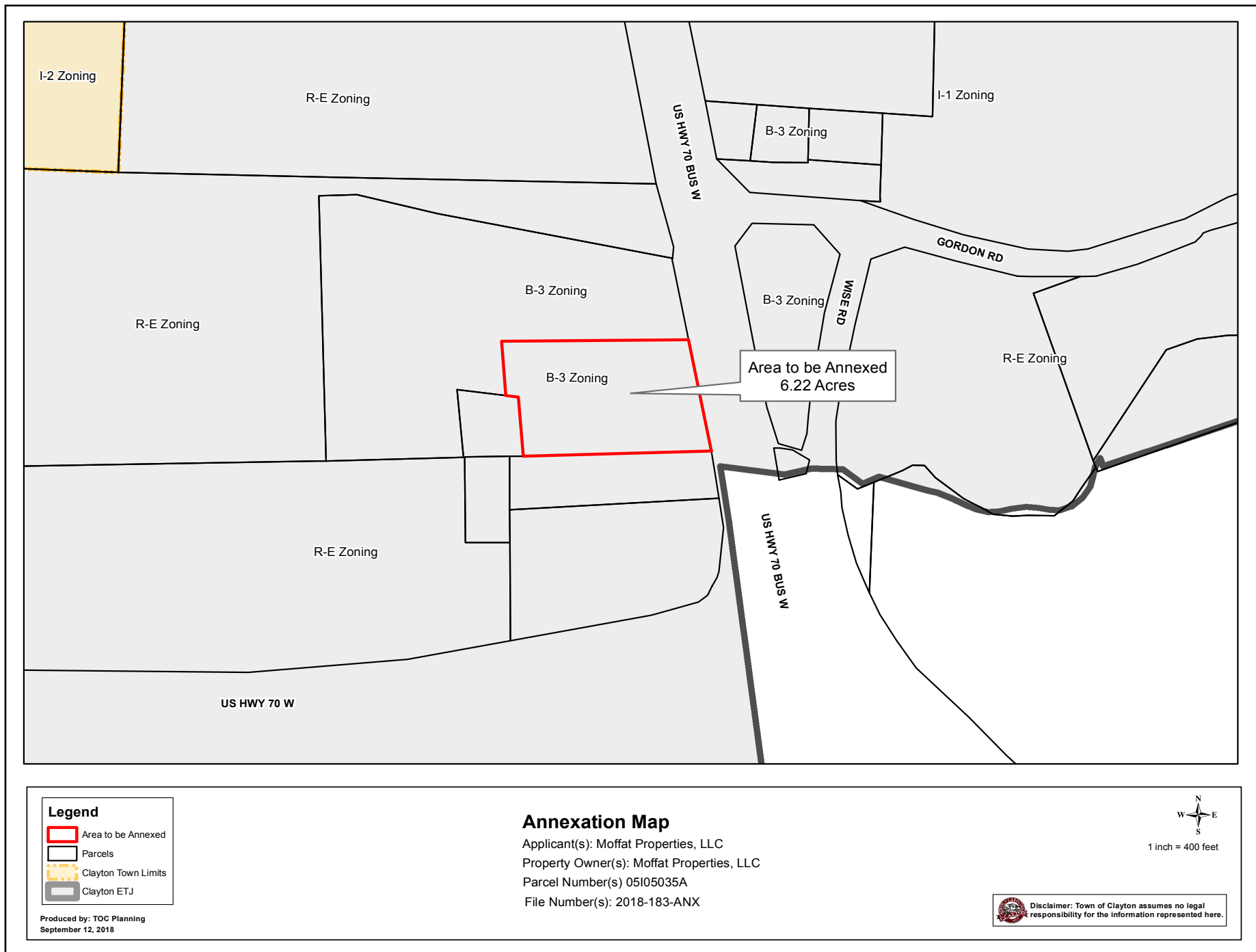
Applicant(s): Moffat Properties, LLC
Property Owner(s): Moffat Properties, LLC
Parcel Number(s) 05105035A
File Number(s): 2018-183-ANX



1 inch = 400 feet



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



Sunbelt 70 Annexation metes and bounds description:

Beginning at an iron pipe with NC grid [(NAD83(2001))] coordinates of N=676522.85 USFt E=2173359.91 USFt and thence running with U.S. Highway 70 Business West right of way S10°28'16"E 435.39' to an iron pipe, thence leaving said right of way and running with the line of now or formerly Worth M. Pounds, Jr. S89°20'47"W 628.84' to an iron pipe, thence running with the line of now or formerly Patricia Counts Jordan N3°54'31"W 213.04' to an existing concrete monument, thence continuing with now or formerly Patricia Counts Jordan N83°38'15"W 43.87' to an iron pipe, thence running with now or formerly CMH Homes Inc. N4°52'46"W 218.70' to an iron pipe, thence running with now or formerly CMH Homes Inc. N90°00'00"E 626.40' to an iron pipe being the point and place of beginning and containing 6.220 acres.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,000.00
Account Nos.: 2000091917
PINs: 167700-26-7660

After recording return to: Barry D. Mann of Manning, Fulton & Skinner, P.A., 3605
Glenwood Avenue, Suite 500, Raleigh, North Carolina 27612

This instrument was prepared by: Barry D. Mann of Manning, Fulton & Skinner, P.A.

Brief description for the Index: 23.859 acres + @ 7635 US Highway 70 Business, Clayton, NC

THIS DEED is made as of the 9th day of July, 2018, by and between

GRANTOR	GRANTEE
CMH Homes, Inc., a Tennessee corporation	Moffat Properties, LLC, a North Carolina limited liability company
5000 Clayton Road Maryville, Tennessee 37804	4901 Unicon Drive Wake Forest, NC 27587

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple all that certain lot or parcel of land situated in or near the Town of Clayton, Johnston County, North Carolina and more particularly described as follows (the "Property"):

See **Exhibit A** attached hereto and incorporated herein by reference.

Submitted electronically by "Manning Fulton & Skinner, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Johnston County Register of Deeds.

958732 v2.BDM.27326.T28345

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 2251, page 242, Johnston County Registry.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereafter stated.

Title to the property described herein is subject to the following exceptions:

1. Ad valorem taxes for the year 2018 and subsequent years.
2. Enforceable easements, restrictions, rights-of-way, and deeds of trust of record affecting title to the property conveyed herein.
3. No portion of the Property may be used, at any time, as a manufactured home sales center or for the sale, resale or rehabilitation of manufactured or modular homes by Grantee or by any competitor of Grantor, without the prior written consent of Grantor. This restriction shall be a covenant that runs with the land.

Grantor hereby conveys, and Grantee hereby accepts the Property in an "as-is" and "with all faults" basis, without any representation or warranty by, or recourse against Grantor of any kind, expressed or implied, including without limitation, any representation or warranty as to the habitability, fitness or merchantability of the Property.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered.

CMH HOMES, INC.,
a Tennessee corporation

By: [Signature]
Name: Hugh T. Statum, III
Title: Vice President

STATE OF Tennessee

COUNTY OF Knox

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Hugh T. Statum, III

Date: July 5, 2018 Notary Public: [Signature]

Printed Name: Amanda F. Sutton

My Commission Expires 11/27/21

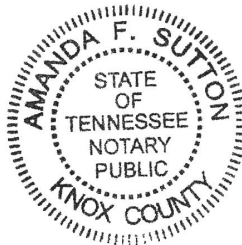


EXHIBIT A

Commencing at N.C.G.S. Grid Monument 'P 190' bearing Grid Coordinates N=678,329.11 feet and E=2,173,053.63 feet; thence S 10° 32' 59" E 1,575.57 to an existing right of way monument on the western right of way line of U.S. Hwy. 70, being the southeast corner of lands owned now or formerly by Helen P. Tuttle, as recorded in Deed Book 665, Page 263 of Johnston County Register of Deeds, said point being the point and place of beginning.

Thence southerly along the western right of way of U.S. Hwy. 70 S 10° 27' 19" E 695.81 feet to an existing iron pipe, said point being the northeast corner of lands owned now or formerly by Dorothy Pounds; thence westerly along the northern line of said lands of Dorothy Pounds S 89° 20' 40" W 659.11 feet to an existing iron pipe, said point being the southeast corner of lands owned now or formerly by Carol Johnson, as recorded in Deed Book 977, Page 105 of the Johnston County Register of Deeds; thence northerly along the eastern line of said lands N 03° 53' 27" W 213.10 feet to an existing concrete monument, said point being the northeast corner of said lands; thence westerly along the northern line of said lands N 82° 38' 27" W 216.00 feet to an existing iron pipe, said point being the northwest corner of said lands; thence southerly along the western line of said lands S 04° 17' 42" E 243.37 feet to an existing iron pipe, said point being the southwest corner of said lands and the northeast corner of lands owned now or formerly by J.C. Blinson, as recorded in Deed Book 478, Page 26 of the Johnston County Register of Deeds; thence westerly along the northerly line of said lands S 89° 20' 40" W 512.77 feet to an existing iron pipe in the northerly line of said lands; the following four (4) calls are through lands now or formerly of Helen P. Tuttle, as recorded in Deed Book 665, Page 263 of Johnston County Register of Deeds; N 00° 40' 08" W 951.94 feet to an existing iron pipe; thence N 89° 19' 52" E 132.98 feet to an existing iron pipe; thence S 75° 24' 58" E 290.77 feet to a set stake in the centerline of an existing stream; thence S 78° 04' 19" E 871.55 feet to the point and place of beginning.

Said lands lying and being in the Township of Clayton, Johnston County, North Carolina containing 23.859 acres more or less.

ANNEXATION PETITION 2018-183-ANX

Sunbelt

Parcels: 05I05035A

Owners: Moffat Properties, LLC

Non-Contiguous; 6.22 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 15th day of October, 2018.

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

PUBLIC NOTICE

The Clayton Town Council has called a public hearing at 6:00 PM on Monday, November 5, 2018, at Town Hall, 111 E. Second Street, on the question of annexing the following described non-contiguous area, requested by annexation petition 2018-183-ANX filed pursuant to G.S. 160A-58.1:

The area proposed for annexation is described as the following: Lying and being in Clayton Township, Johnston County, North Carolina and being more particularly described as follows:

Beginning at an iron pipe with NC grid [(NAD83(2001))] coordinates of N=676522.85 USFt E=2173359.91 USFt and thence running with U.S. Highway 70 Business West right of way S10°28'16"E 435.39' to an iron pipe, thence leaving said right of way and running with the line of now or formerly Worth M. Pounds, Jr. S89°20'47"W 628.84' to an iron pipe, thence running with the line of now or formerly Patricia Counts Jordan N3°54'31"W 213.04' to an existing concrete monument, thence continuing with now or formerly Patricia Counts Jordan N83°38'15"W 43.87' to an iron pipe, thence running with now or formerly CMH Homes Inc. N4°52'46"W 218.70' to an iron pipe, thence running with now or formerly CMH Homes Inc. N90°00'00"E 626.40' to an iron pipe being the point and place of beginning and containing 6.220 acres.

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

Kimberly A. Moffett, CMC
Town Clerk
Town of Clayton
919-553-5002 ext. 5004

News & Observer - Clayton

Please advertise on the following date:

October 24, 2018

Affidavit of publication required.

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Sunbelt
Parcels: 05I05035A
Owners: Moffat Properties, LLC
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TOWN OF CLAYTON
RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G. S.160A-58.2

WHEREAS, a petition requesting annexation of the non-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 non-contiguous area described herein will be held at Town Hall at 6:00 PM on Monday, November 5, 2018.

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

Beginning at an iron pipe with NC grid [(NAD83(2001)) coordinates of N=676522.85 USFt E=2173359.91 USFt and thence running with U.S. Highway 70 Business West right of way S10°28'16"E 435.39' to an iron pipe, thence leaving said right of way and running with the line of now or formerly Worth M. Pounds, Jr. S89°20'47"W 628.84' to an iron pipe, thence running with the line of now or formerly Patricia Counts Jordan N3°54'31"W 213.04' to an existing concrete monument, thence continuing with now or formerly Patricia Counts Jordan N83°38'15"W 43.87' to an iron pipe, thence running with now or formerly CMH Homes Inc. N4°52'46"W 218.70' to an iron pipe, thence running with now or formerly CMH Homes Inc. N90°00'00"E 626.40' to an iron pipe being the point and place of beginning and containing 6.220 acres.

Section 3. Notice of the public hearing shall be published once in the Clayton News-Star, 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 15th day of October 2018 while in regular session.

Jody L. McLeod
Mayor

Kimberly A. Moffett, CMC, NCCMC
Town Clerk