



**Town of Clayton
Regular Town Council Meeting Agenda
Monday, November 5, 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. DRAFT Minutes:

- October 1, 2018 - Regular Meeting
- October 15, 2018 - Regular Meeting
- October 15, 2018 - Closed Session

[October 1, 2018 DRAFT Minutes](#)

b. NCDOT Updating Speed Limit Ordinance

- SR 1709 (City Road) - 45 MPH

[NCDOT Speed Limit Ordinance](#)

c. Wastewater Allocation - Ashcroft Phases 6 & 7

[Wastewater Request
Resolution](#)

d. Warranty Acceptance

- Stone Ridge, Phases 3 & 4 - FINAL

[Stone Ridge Warranty](#)

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

a. Warranty Acceptances

- RWAC Alpine 6A-3 FINAL
- Brookside Subdivision FINAL

[RWAC Alpine 6A-3
Brookside](#)

POTENTIAL ACTION: Place on November 19, 2018 Consent Agenda

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

During a Quasi-Judicial / Evidentiary Hearing Council must make Findings of Fact based upon sworn testimony and other credible evidence. Citizens may offer testimony in an evidentiary hearing after taking an oath.

- a. New Employee
Presenter: Catherine Whitley, HR Director
 - Kimberly Lazar - HR Analyst

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

- b. 2018-183-ANX - Sunbelt Rentals
Presenter: Planning Department
[Application](#)
[Map](#)
[Map - Annexation](#)
[Map - Aerial](#)
[Metes and Bounds Description Revised](#)
[Deed](#)
[Newspaper Ad](#)
[Ordinance](#)

POTENTIAL ACTION: Adoption of Ordinance #2018-11-01

7. ITEMS SCHEDULED FOR THE UPCOMING TOWN COUNCIL MEETING

8. OLD BUSINESS

- a. Update/Discussion - Sanitary Sewer Tap Replacements / Water & Sewer Rates / Capacity Study
Presenter: Adam Lindsay, Town Manager
[Cover](#)
[Newspaper Ad](#)
[Water/Sewer Rate Presentaion - 10/22/18](#)
[Capacity Study Presentation - 10/22/18](#)

POTENTIAL ACTION: Set Public Hearing for November 19, 2018 (Water & Sewer Rates)

9. NEW BUSINESS

- a. Johnston County School System Grant - Resource Officers
Presenter: Blair Myhand, Police Chief
[Cover](#)

[SRO Guideline](#)
[SRO Contract](#)

POTENTIAL ACTION: Place on November 19, 2018 Consent Agenda

- b. Interlocal Agreement with Archer Lodge for Animal Control Services

Presenter: Blair Myhand, Police Chief

[Cover](#)
[Agreement](#)

POTENTIAL ACTION: Authorize Staff to Execute Agreement

- c. Public Assistance Grant Funds - Hurricane Florence

Presenter: Blake Mills, Public Works Assistant Director

[Cover](#)
[Agreement](#)
[Resolution](#)

POTENTIAL ACTION: Adoption of Resolution #2018-28

POTENTIAL ACTION: Authorization of Agreement

- d. 2018-165-RZ - 517-549 E. Main Street Rezoning

Presenter: Planning Department

[Cover](#)
[Application](#)

POTENTIAL ACTION: Set Public Hearing for November 19, 2018

10. STAFF REPORTS

- a. Town Manager

- b. Town Attorney

- c. Town Clerk

- d. Other Staff

- Harvest Festival & 150th Birthday Celebration Updates

Presenter: Stacy Beard, Public Information Officer

11. OTHER BUSINESS

- a. Informal Discussion & Public Comment

- b. Council Comments

12. ADJOURNMENT



**Town of Clayton
Regular Town Council Meeting Minutes
Monday, October 1, 2018 @ 6:00 PM
Council Chambers**

COUNCIL PRESENT:

Mayor Pro Tem Grannis
Council Member Lawter
Council Member Holder
Council Member Thompson
Council Member Bunn

STAFF PRESENT:

Adam Lindsay, Town Manager
Nancy Medlin, Deputy Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
Samantha Wullenwaber, Planning Director
Blake Mills, Asst. Public Works Director
Stacy Beard, Public Information Officer
David DeYoung, Economic Development Officer
Tim Simpson, Public Works Director
Dale Medlin, Electric Department Supervisor
Blair Myhand, Police Chief
Lee Barbee, Fire Chief
Ann Game, Customer Service Director

COUNCIL ABSENT:

Mayor McLeod

1 CALL TO ORDER

Pledge of Allegiance and Invocation

- a) Mayor Pro Tem Grannis called the meeting to order at 6:01 p.m. He led everyone in the Pledge and offered the Invocation.

2 ADJUSTMENT OF THE AGENDA

- a) Item #3a (September 17, 2018 Draft Minutes) was removed from the Consent Agenda and added to Administrative items as Item #4b

3 CONSENT AGENDA

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

- a) **DRAFT Minutes**
 - September 17, 2018 - Regular Meeting

The draft minutes were pulled from Consent and placed on Administrative Items for amendment.

- b) 2019 Town Council Meeting Schedule
- c) 2019 Holiday Schedule
- d) Resolution Directing Clerk to Investigate 2018-183-ANX - Sunbelt Rentals

ACTION: Adoption of Consent Agenda as Presented

Motion: Council Member Thompson

Second: Council Member Lawter

Vote: Unanimous

4 ADMINISTRATIVE ITEMS

a) **Warranty Acceptances:**

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

ACTION: Placed on October 15, 2018 Consent Agenda

b) **Draft Minutes**

- September 17, 2018 - Regular Minute

Mayor Pro Tem Grannis stated there was a correction required with regard to the Motion for 2018-125-SD. The motion should reflect that Mayor Pro Tem Grannis voted in opposition.

ACTION: Approved with Amendment

Motion: Council Member Thompson

Second: Council Member Holder

Vote: Unanimous

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

a) **Hurricane Florence Employee Recognition**

Presenter: Adam Lindsay, Town Manager

Ms. Beard stated she was working on a video that would hi-lite many of the town employees who participated/assisted with preparation, clean up and follow up regarding Hurricane Florence. She shared the fact that every town department was involved in the process and numerous town employees stepped up and worked together to ensure the residents of Clayton were kept safe and informed before, during and after the storm.

b) **Recognition of Public Power Week 2018 - October 7 - 13, 2018**

Presenter: Michael Grannis, Mayor Pro Tem

Mayor Pro Tem Grannis shared a recognition honoring our Electric Department staff during Public Power Week 2018. A copy of the recognition was presented to Dale Medlin, Electric Department Supervisor.

c) **Harmony Playground Project & Fundraising Update**

Presenters: Dean Penny, Clayton Community Recreational Foundation and Derrick Thompson, T&T Creative Group

Mr. Penny and Mr. Thompson provided detailed information regarding the upcoming Gala that would be held on October 20, 2018. Everyone was encouraged to attend and support the fundraising efforts for this inclusive playground. Detailed information was provided regarding the updated fundraising efforts, approximately 50% of total cost has been raised. Also shared information was regarding the creation of a logo and website for the Foundation. The Harmony Playground logo has been refreshed. A brick campaign will be available soon and Novo Nordisk has stepped up and will be a promoter of the campaign. A t-shirt campaign will also take place with Clayton Pediatrics serving as the location for sales. Council offered thanks and appreciation for all the hard work and dedication of everyone involved in this project.

d) **Economic Development Districts**

Presenters: David DeYoung, Economic Development Director and Jim Perricone, Clayton Chamber Economic Development Committee Chair

Mr. DeYoung introduced Mr. Perricone who serves as the Chair of the Chamber of Commerce Economic Development Committee. He shared details about the background of this project and offered his thanks to several town staff members for their assistance. Provided was map showing the various districts of the town. These maps are the first steps in the project and demographics would be gathered for each area. That detailed information will be available to those look to relocate to Clayton. A marketing kit will also be created and made available for each district; which will help brand individual districts to the town. Council stated they were excited to have heard about the great work that had been done and are looking forward to hearing and seeing additional information as the process moves forward.

6 PUBLIC HEARINGS

a) **2018-65-SUP - Spinning Mill - Special Use Permit (Quasi-Judicial)**

Presenter: Planning Department

Ms. Ross provided information regarding a quasi-judicial hearing and the types of testimony that could be considered when making final decision. She further stated those wishing to offer testimony must do so under oath. Those wishing to offer testimony were issued the oath via affirmation by the Town Clerk.

Ms. Wullenwaber stated request is for a Special Use Permits for 255 apartments located off Front Street and Central Street. These units will be located within 8 new buildings as well as the existing Spinning Mill which being renovated. A major site plan was submitted with this application and was reviewed by the Planning Board in September. Current zoning is Neighborhood Business. There are 3 access points, one off of Front Street and two onto Central Street. There will be 450 parking spaces, numerous amenities, appropriate landscaping buffers have been proposed and storm water will be controlled on site. According the to the TIA (Traffic Impact Analysis) there is a total of 1900 trips per day. There is a conflict with the railroad right of way, so any improvements along Front Street will not take place. A right turn lane with a 50' taper off of East Front Street into the

property will be provided. The original TIA called for a left turn lane, however, there is no room to widen Front Street. After discussion with applicant, NDOT and railroad, staff is in agreement with recommendation to have the right turn lane only. The building heights will range from 27' to 52'. Historic characteristics of building will be maintained. Project is consistent with the 2040 Comprehensive Plan and Surrounding Land Use. Applicant has addressed Findings of Fact. Planning Board did approve with conditions as noted in Staff Report.

Mayor Pro Tem Grannis confirmed that the building was height was acceptable at the TRC (Technical Review Committee). Ms. Wullenwaber stated the Fire Department is part of the TRC and also stated the buildings have sprinklers. Mayor Pro Tem Grannis confirmed that NDOT were in agreement with the right turn lane only. Ms. Wullenwaber stated that was correct. Council Member Bunn confirmed that a full TIA was completed and Ms. Wullenwaber stated that was correct.

With no further questions of staff, the floor was turned over to the applicant.

Mr. Marty Bizzell of Bass, Nixon & Kennedy, was present and introduced others who were present representing the applicant. Mr. Bizzell stated he was very excited to be part of this project. Mr. Bizzell provided a bit of historical background regarding the site. He shared photos of what the building currently looks like and stated the building is sound but in need of renovations. Property were recently rezoned to Neighborhood Business. He stated there might be a small coffee shop or restaurant at the location. He stated he believed it was consistent with the Comprehensive Plan. He stated request is to develop a total of 255 apartment units. In addition to the existing building, eight new buildings would be included. He shared photos of the elevations and proposed renderings of the project. He stated each Findings of Fact were addressed satisfactorily. He stated he believed this project would have a very positive impact on downtown Clayton.

Council Member Lawter asked Mr. Bizzell to his provide his credentials for the record. Mr. Bizzell stated he is a licensed engineer with North Carolina and has been practicing for a total of 31 years. Council Member Lawter asked if were his opinion that the project met all criteria and Mr. Bizzell stated it was his professional opinion that he did met all criteria.

Mayor Pro Tem Grannis questioned Mr. Bizzell regarding storm water. Mr. Bizzell stated they had been in contact with Johnston County and they have confirmed that the project is in full compliance. Mayor Pro Tem Grannis also requested if there was any additional information regarding Finding of Fact #3. Mr. Bizzell stated that since the application was submitted, the applicant had purchased the property and gone through several appraisal and feels that adjacent property values would increase based on this purchase. Mayor Pro Tem Grannis asked he there was any evidence that could be provided to substantiate that. Mr. Bizzell stated he could make available appraisals of the current properties. Council Member Bunn asked Mr. Bizzell to address retention ponds and downstream. Mr. Bizzell stated two ponds were designed

to reduce nitrogen and they fully intend to design these in order to control winter storms and run off.

Mr. Thomas Tapp stated that appraisal shows an "as is" value which is usually much lower than a completed project. Attorney Ross reminded that facts should be stated not opinions. Mr. Tapp stated that \$35 million dollars was being invested in the project.

Mayor Pro Tem Grannis asked someone to speak regarding NCRR Right of Way. Mr. Bizzell stated that NCRR they would not allow any additional widening toward the railroad tracks. Mr. Bizzell stated that a copy of the response from NCRR was provided to the town. A copy of that documentation was shared as evidence.

Mr. Ryan Stephenson stated his firm had prepared the TIA. He stated he is a registered professional engineer. Council Member Lawter confirmed that the main traffic flow would primarily exit toward 42 east. Mr. Stephenson stated that was correct. He stated it was his professional opinion that he met Findings of Fact related to any traffic impact.

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

Mayor Pro Tem Grannis asked what the available uncommitted wastewater availability was. Mr. Simpson stated this project would flow to the City of Raleigh and he believed there was approximately 250,000 GPD available at this time.

Council Member Lawter asked that an updated spreadsheet be provided regarding wastewater allocation amounts. Mr. Lindsay stated that would be discussed during the October 22, 2018 Special Meeting if that were acceptable and Council Member Lawter stated it would be acceptable.

ACTION: Approval of 2018-65-SUP

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

ACTION: Adoption of Resolution #2018-25 (Wastewater Allocation)

Motion: Council Member Lawter
Second: Council Member Thompson
Vote: Unanimous

7 OLD BUSINESS

8 NEW BUSINESS

- a) 2018-123-ORD - Sanitary Sewer Tap Replacements

Presenter: Blake Mills, Public Works Assistant Director

Mr. Mills provided shared a power point regarding the current Code of Ordinance, Chapter 50.15 (Water and Sewer tap Replacements) . He stated that currently customer pays for cost of replacement of the sanitary sewer tap located in the public right of way. He shared details how this process works and further stated this type of work is normally completed our own crews. The current charge is \$1625 for this work with an additional charge of \$500 if a pavement cut is required, if curb and sidewalk is required there is another additional charge of \$500 each for a total cost of \$2625. He stated currently our actual for replacement is \$3579, so we are not recovering full amount. He stated this fee could be an issue for many customers, as this could be an unexpected high cost. He stated he believed there were other options to fund these types of issues, including commodity charges. He provided details regarding how this could be accomplished. He stated that should we include these costs in commodity charges, the average residential customer would see an increase of approximately 50 cents per month. Customer would still be responsible for anything on private property but the town would take care of anything in the public right of way. He further recommended that these changes be retroactive to July 1, 2018, and that anyone who had paid these fees since July 1, 2018 would be refunded.

There was discussion regarding water lines going across private property to reach another resident. Mr. Mills stated the ordinance is clear that when there is a private water line that crosses private property the town can relocate the tap. Mr. Mills was asked about other municipalities and their process. Mr. Mills stated that he had compared our process to at least 18 other municipalities and they do not charge the resident for any sewer tap that was located in public right of way. He also discussed the way several of them handle routine maintenance being the responsibility of the homeowner.

To confirm, the town would replace the sewer tap in the right of way and the property owner would be responsible for maintenance. It was stated that of the municipalities researched, all are putting these fees in their commodity charges.

There was discussion regarding street pavement projects and ability to check sewer taps prior to start of a project. There was also discussion regarding tree intrusion in pipes and how difficult it is to determine where the roots are coming from.

Council Member Lawter suggested that this item be tabled until the rate study information was completed. He stated he liked the ordinance but wanted to see the rates. Mr. Lindsay stated that these figures be included in the rate study figures.

ACTION: Place on November 5, 2018 Agenda

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

Mayor Pro Tem Grannis asked that applicant speak to easement on adjoining property with reference to Finding of Fact #3.

ACTION: Set Public Hearing for October 15, 2018

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

ACTION: Set Public Hearing for October 15, 2018

- d) 2018-120-SD - Ashcroft - Phases 6 & 7 Preliminary Plat Major Modification
(Quasi-Judicial)
Presenter: Planning Department

ACTION: Set Public Hearing for October 15, 2018

- e) 2018-121-SUP - Villages @ Parkview - Special Use Permit (Quasi-Judicial)
Presenter: Planning Department

ACTION: Set Public Hearing for October 15, 2018

- f) 2018-122-SD - Villages @ Parkview - Preliminary Plat (Quasi-Judicial)
Presenter: Planning Department

ACTION: Set Public Hearing for October 15, 2018

9 STAFF REPORTS

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

Stacy Beard reported that FEMA representatives would be at the Fire Department on October 2, 2018 at 9:00 a.m. and would be available to provide information to anyone who may need it.

10 OTHER BUSINESS

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

11 ADJOURNMENT

- a) Adjourn the Meeting

With there being nothing further, the meeting was adjourned at 7:40 p.m.

ACTION: Motion to Adjourn

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

Duly adopted this the 5th day of November, 2018 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

October 1, 2018
Minutes



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,

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

WASTEWATER ALLOCATION REQUEST

The Town of Clayton, in an effort to manage and maintain the sewer and water capacity for the Town, requires that this application be completed and submitted to the Town for consideration of a utility allocation.

Application MUST be completed and sealed by a registered engineer unless otherwise approved by staff.

SITE INFORMATION

Name of Project: Ashcroft Phases 6 & 7 Acreage of Property: 18.55 ACS
County Tag Number: 05H02200B / 05H02015A NC PIN: 166900-76-7638 / 166900-75-4535
Address/Location: Off Atwood Drive in Ashcroft Subdivision

Zoning District: PD-R

Town Limits / ETJ: ☒ Town Limits ☒ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by the Director of Engineering & Inspections

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

PROPERTY OWNER INFORMATION

Name: Ashcroft Partners, LLC & Gattis Lee Hiers
Mailing Address: 114 W. Main St., Clayton, NC 27520
Phone Number: 919-422-6815 Fax: N/A
Email Address: reid@one27homes.com

FOR OFFICE USE ONLY

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

PROJECT INFORMATION

Use: ☐ New ☒ Expanded ☐ Change

Use Type: ☒ Residential ☐ Non-Residential

Proposed Use(s): Residential Existing Use(s): Residential/Agricultural

Invoice shall be mailed to the following:

Developer Name: Ashcroft Partners, LLC

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

Phone Number: 919-422-6815 Fax Number: N/A

Email Address: reid@one27homes.com

ALLOCATION REQUEST

The following is required:

- For non-residential construction, submit a floor plan of proposed building.
- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: _____

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units	56		14,000
>3 Bedroom Units			
Total	56	-----	14,000

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

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

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

Gross Acreage: _____

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Total	N/A		-----	N/A

TOTAL REQUESTED GALLONS PER DAY: 14,000 GPD

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

Development Fees are calculated and invoiced based on the Town of Clayton adopted [Comprehensive List of Fees and Charges](#). Invoiced fees include acreage fees, capacity fees, nutrient offset fees, recreation fees, fees-in-lieu, and electric department lot deposit. Please speak with Town staff with questions.

Approval:

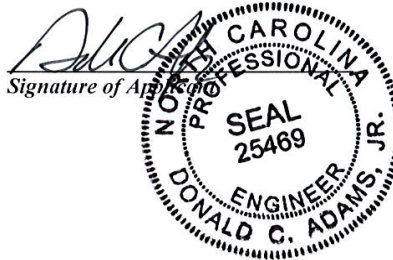
Requests over 10,000 GPD are approved by the Town Council, by resolution. All other requests are approved by the Town Manager.

APPLICANT AFFIDAVIT

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

Adams & Hodge Engineering, PC

Print Name



Signature of Applicant

6/29/2018

Date

Engineer Seal:

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

☐ Town Council (*requests of 10,000 GPD or more require Council approval by resolution*)

The **Town Manager / Town Council (circle one)** has authorized the allocation of _____

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:

Attach a copy of the resolution and any associated documentation.

**Town of Clayton
Resolution Granting Wastewater Treatment Capacity
For Ashcroft Phases 6 & 7**

WHEREAS, the Town of Clayton operates a wastewater treatment plant known and permitted as the "Little Creek Water Reclamation Facility"; and,

WHEREAS, said facility is permitted to treat a maximum average of 2.5 million gallons daily; and,

WHEREAS, the Town of Clayton holds several interlocal agreements which secure additional wastewater treatment capacity from other available sources; and,

WHEREAS, the North Carolina Department of Environment and Natural Resources (NCDENR) regulates, reviews, and permits flow tributary to newly extended or installed wastewater treatment collection facilities tributary to the Town of Clayton system; and,

WHEREAS, flow from sanitary sewer customers tributary to existing lines owned and operated as part of the Town of Clayton is bound to abide by the permitted average daily flow at the Little Creek Water Reclamation Facility in conjunction with other available sources and consistent with interlocal agreements regarding wastewater treatment.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following is found:

1. The Town of Clayton has, according to the most recent accounting, sufficient excess and unallocated treatment capacity to approve additional allocation.
2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.
3. An allocation for wastewater treatment capacity is granted in the amount of 14,000 GPD to Ashcroft Phases 6 & 7 as outlined in allocation request from Adams & Hodge Engineering PPC; **herewith attached**.
4. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.
5. Said allocation is non transferable, non assignable, and made for the projects as described and for the noted location unless explicitly approved by the Town of Clayton.

6. Said allocation may be revoked or reclaimed in accordance with the policies of the Town of Clayton as adopted or amended now or in the future. No property right is conferred with the granting of an allocation except as otherwise explicitly allowed by policy, ordinance, or action of the Town of Clayton.
7. Said allocation is subject to payment of applicable fees in accordance with adopted ordinances, policies, and fee schedules of the Town of Clayton.

Duly resolved by the Clayton Town Council this 5th day of November, 2018 while in regular session.

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



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

MEMORANDUM

To: Kimberly Moffett, Town Clerk

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

MEMORANDUM

To: Kimberly Moffett, Town Clerk

From: Andy Simerman, Construction Project Administrator

Copy: Donnie Adams, Adams and Hodge
Jesse Adams, Fred Smith Company
Paralee Smith, Development Services Coordinator

Date: October 12, 2018

Subject: RWAC – Alpine Valley Phase 6A-3

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



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

MEMORANDUM

To: Kimberly Moffett, Town Clerk

From: Andy Simerman, Construction Project Administrator

Copy: Jonathan Barnes, Dalton Engineering
Jay Johnson, JSJ Builders
Paralee Smith, Development Services Coordinator

Date: October 25, 2018

Subject: Brookside Subdivision

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



Town Council Agenda Cover Sheet

Meeting Date

November 5 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.

Public Hearing continued to November 5, 2018 as request of applicant.



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 Council Hearing – November 5th



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
TOWN OF CLAYTON
PLANNING DEPARTMENT

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

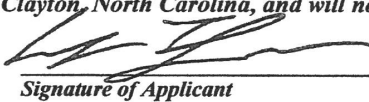
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

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.

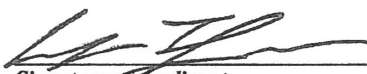
The subdivision design connects to Ameila Church in the only location where the subject property has road frontage also providing a road stub to the north for future connections.

- (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 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:

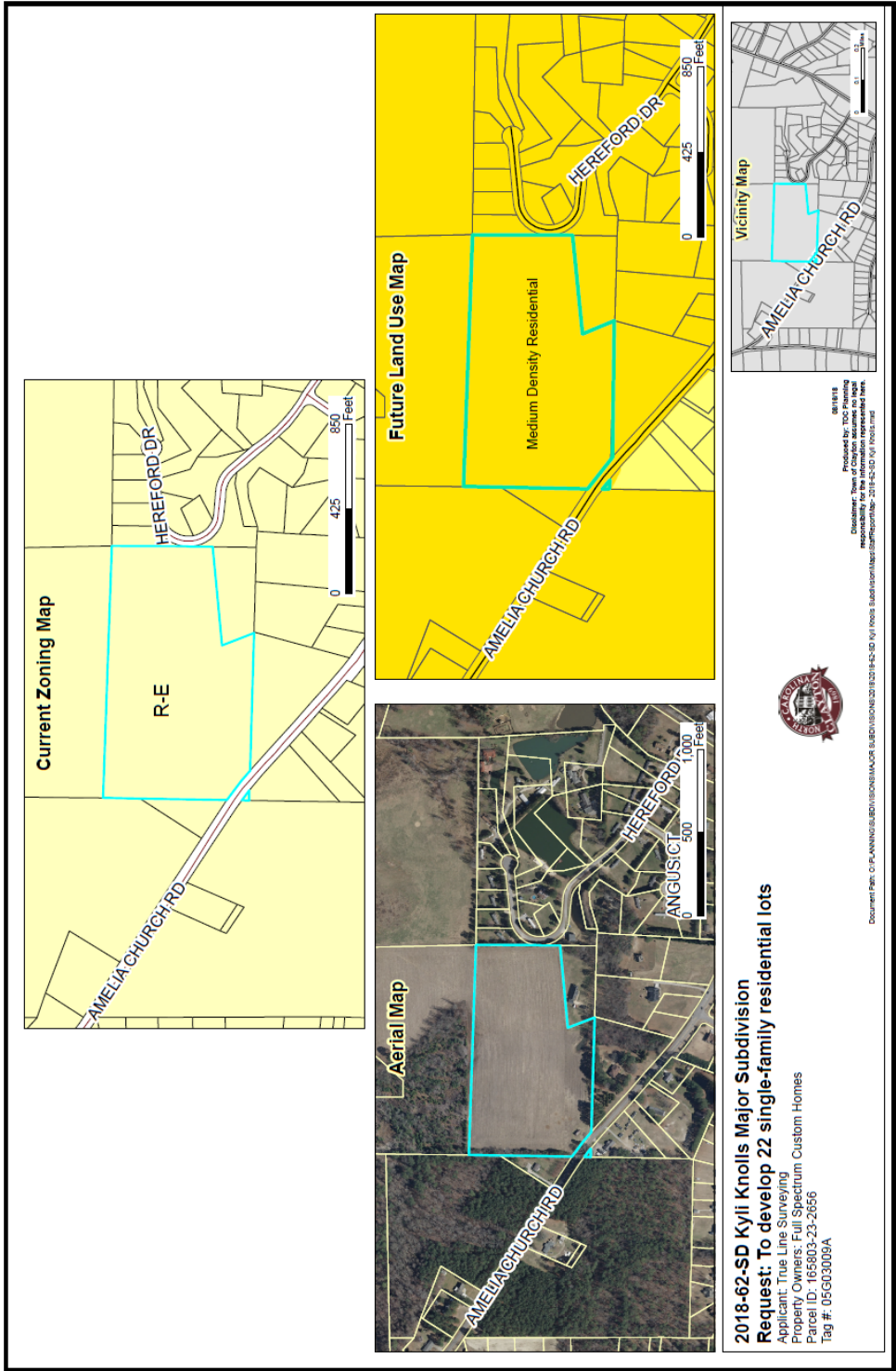
The Clayton Town Council will hold an evidentiary hearing on **Monday, October 15, 2018 at 6:00 PM** at Town Hall, 111 East Second Street, to consider the above referenced application to develop 22 single-family residential lots on the subject property. The property is located off Amelia Church Road. 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.

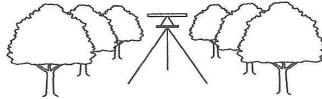
If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, CZO
Planner



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		
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: 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

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

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.

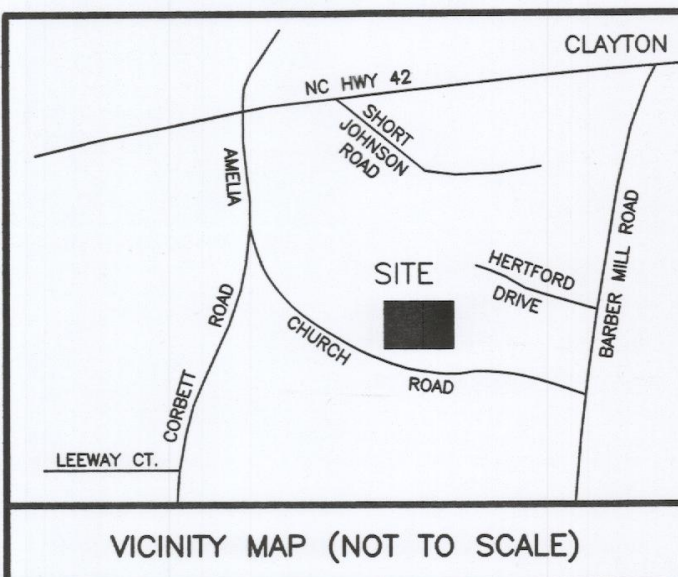
This is an open meeting and the public is invited to attend.

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

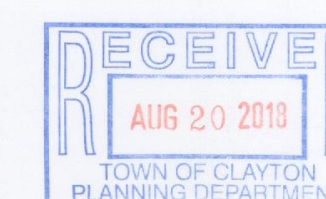
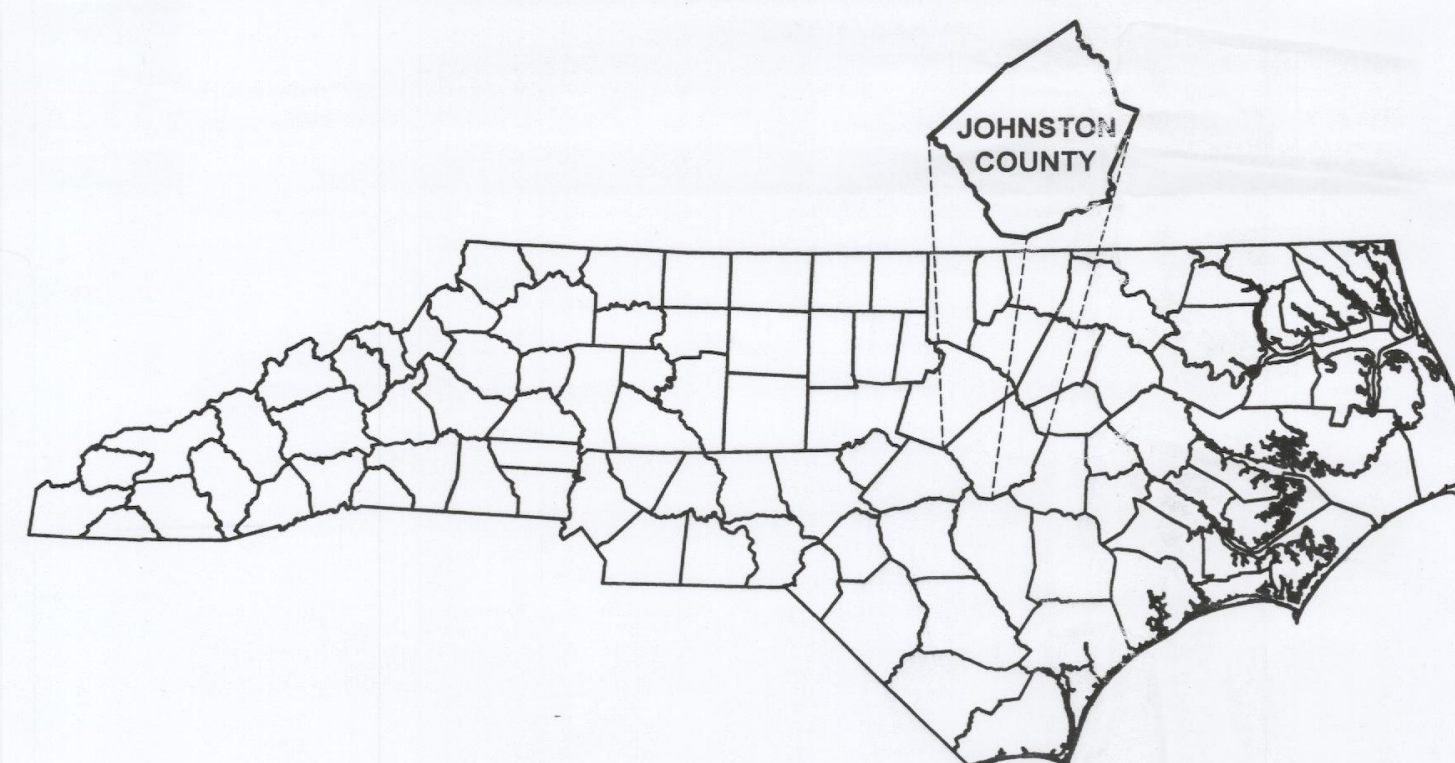
KYLI KNOLLS SUBDIVISION

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

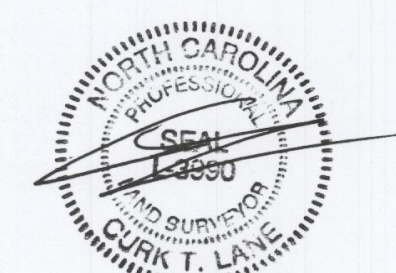
LAND SURVEYOR

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

ENGINEER

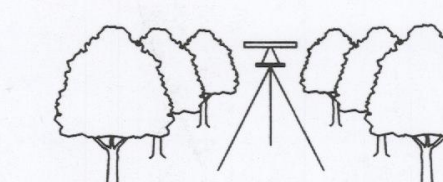
DALTON ENGINEERING & ASSOCIATES, P.A.
446 EAST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-550-4740
FAX: 919-550-4741

SHEET 1: COVER SHEET



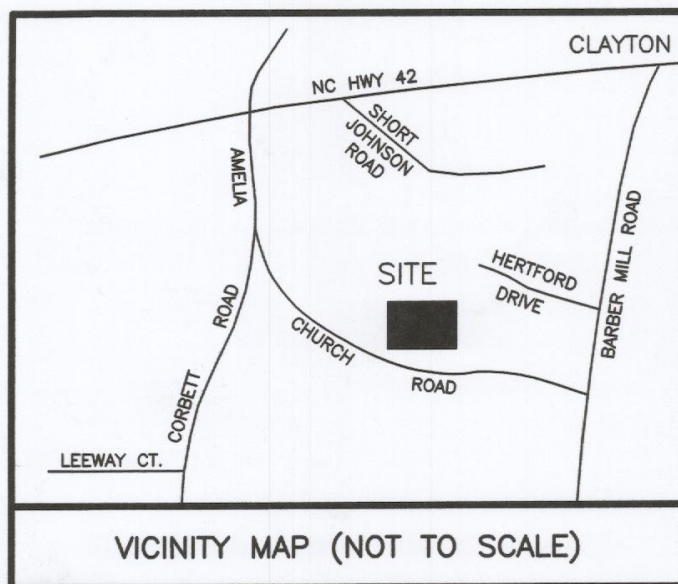
SURVEYED BY:	
DRAWN BY:	MIKE
CHECKED BY:	CURT
DRAWING NAME:	COVER SHEET
SURVEY DATE:	
JOB NO:	430.090

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



VICINITY MAP (NOT TO SCALE)

DEVELOPER/APPLICANT:

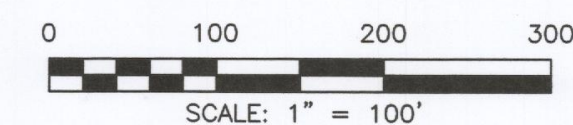
FULL SPECTRUM CUSTOM HOMES
865 SANDERS ROAD
BENSON, NORTH CAROLINA, 27504

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'



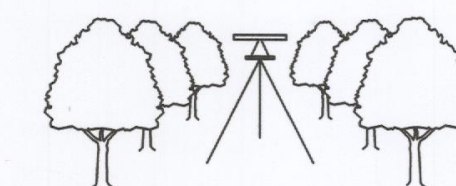
SITE INFORMATION

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: 18.561



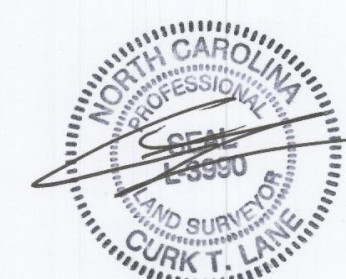
SHEET 2: EXISTING CONDITIONS

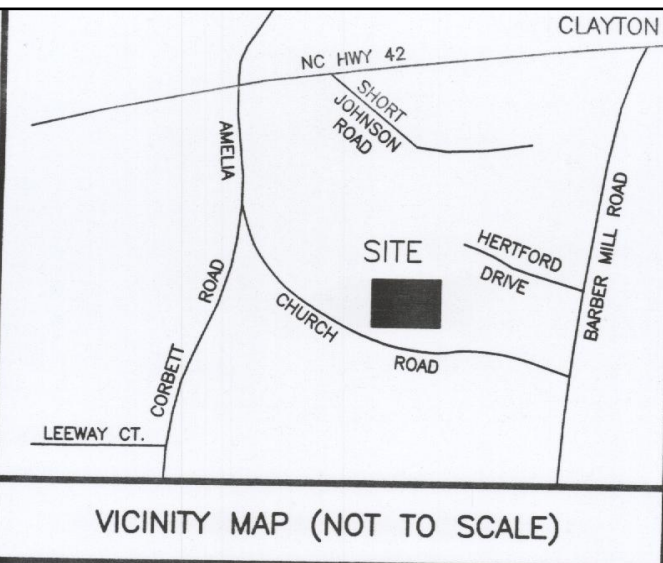
TRUE LINE SURVEYING, P.C.



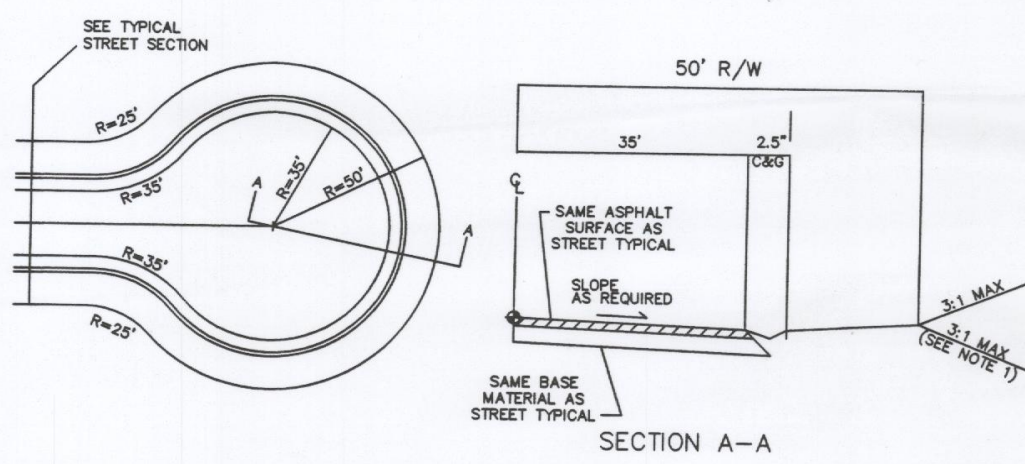
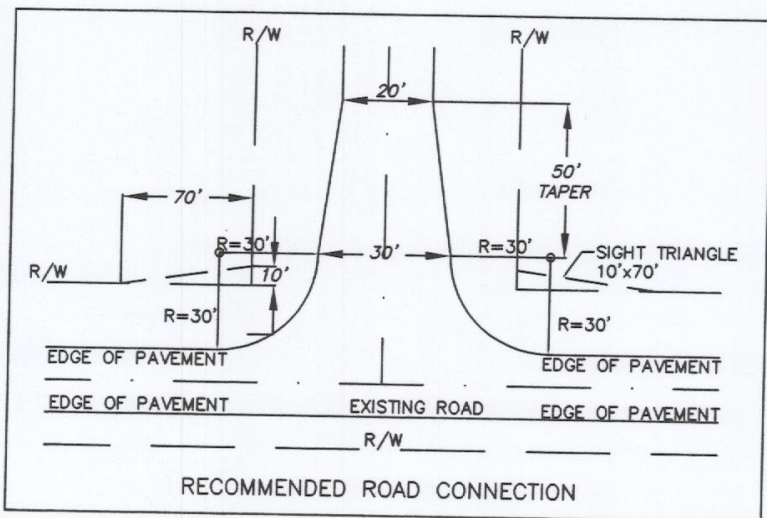
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

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





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



NCDOT TYPICAL SYMMETRICAL CULDESAC

- NOTES:
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

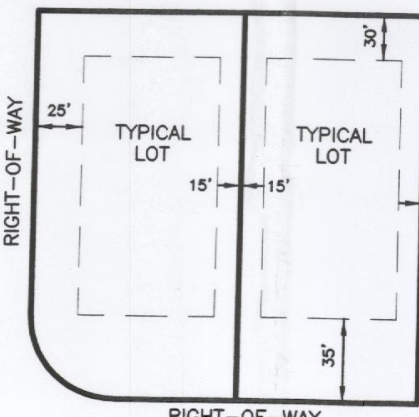
TAX UNIQUE ID: 4759874
TOWNSHIP: CLAYTON
ETC: CLAYTON
TOWN ZONING: R-E
TOTAL ACREAGE: 18.341
CURRENT USE: VACANT
PROPOSED USE: SUBDIVISION/RESIDENTIAL
EXISTING DENSITY: 0
PROPOSED DENSITY: 1 LOT PER 0.834 ACRES
REQUIRED PARKING: 2 SPACES PER LOT
PROPOSED PARKING: 2 SPACES PER LOT
ELECTRICAL PROVIDER: 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

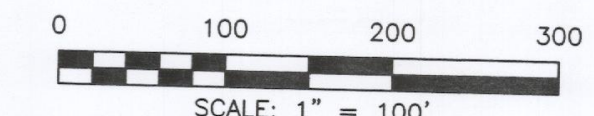
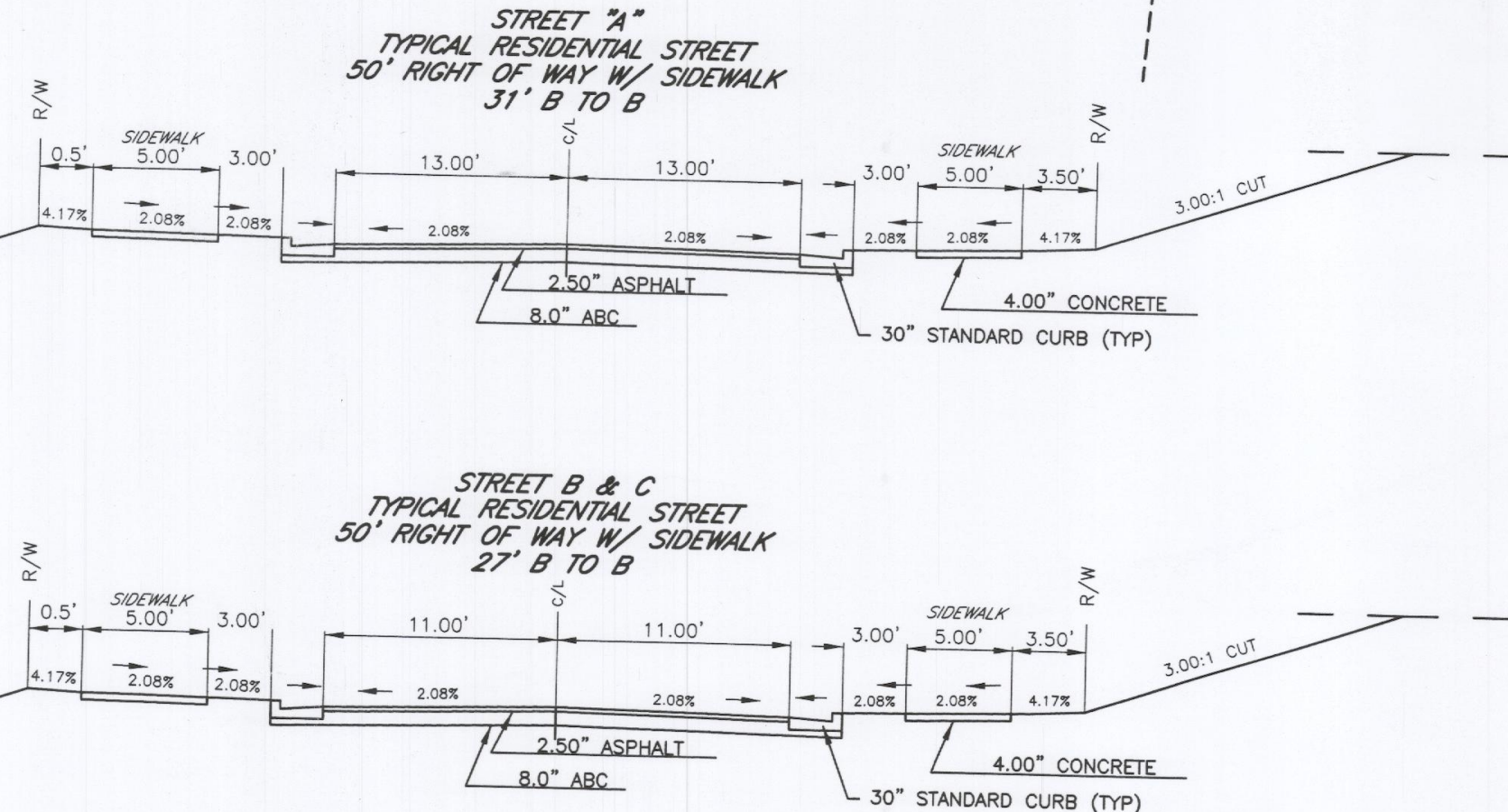
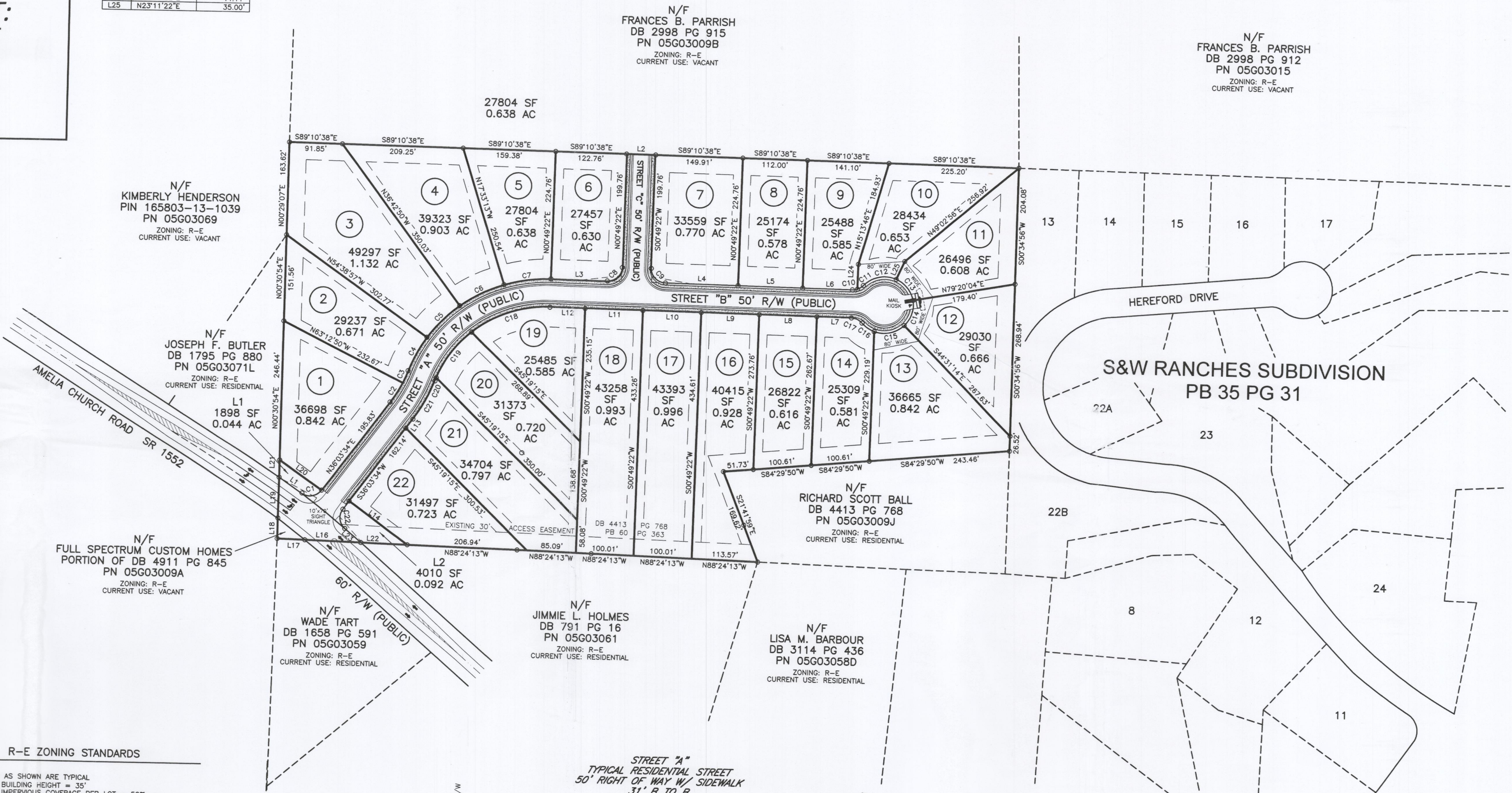
MINIMUM BUILDING SETBACKS
FRONT = 35'
SIDE = 15'
REAR = 30'
STREET SIDE = 25'



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°28'00"W	96.86'
L17	N88°28'00"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'

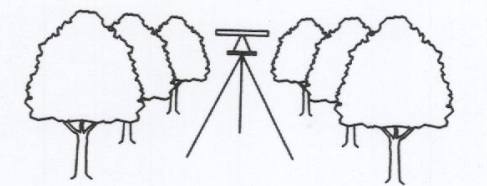
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.02'	34.46'	N79°37'31"E
C2	230.00'	40.20'	40.14'	N31°03'10"E
C3	230.00'	23.45'	23.44'	N23°08'49"E
C4	255.00'	67.52'	67.33'	N27°45'53"E
C5	255.00'	79.82'	79.50'	N44°19'08"E
C6	255.00'	85.28'	84.88'	N81°38'05"E
C7	255.00'	81.79'	81.44'	N82°51'58"E
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'	N87°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'	55.78'	52.93'	S17°24'25"W
C16	50.00'	25.84'	25.55'	S77°26'25"W
C17	25.00'	21.03'	20.41'	N55°47'36"W
C18	205.00'	144.49'	141.51'	N69°04'56"W
C19	205.00'	102.17'	101.12'	S70°37'53"W
C20	205.00'	6.10'	6.10'	S36°09'44"W
C21	280.00'	77.61'	77.36'	S21°01'54"W
C22	25.00'	40.52'	36.23'	S28°07'09"W
				S10°22'29"E



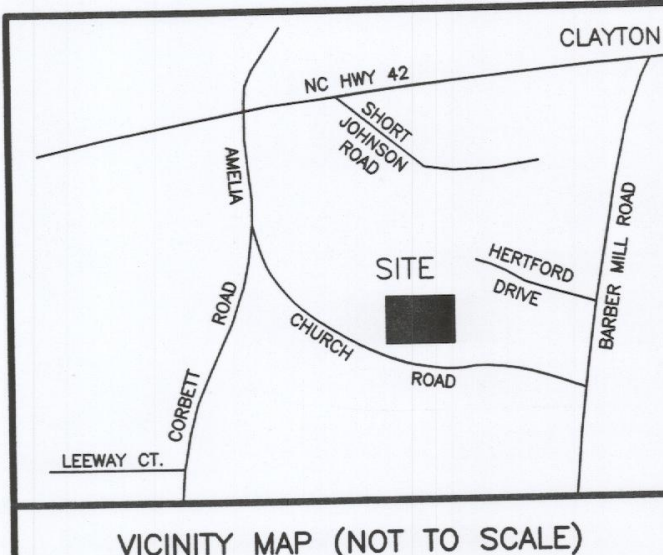
SHEET 3: SUBDIVISION

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
5936 CORPORATE DRIVE
MANHATTAN, KS 66503
TOLL FREE: 1-800-275-1747
PHONE: (785) 323-4400
FAX: (800) 275-5081
www.florencemailboxes.com

MANUFACTURER NOTES:

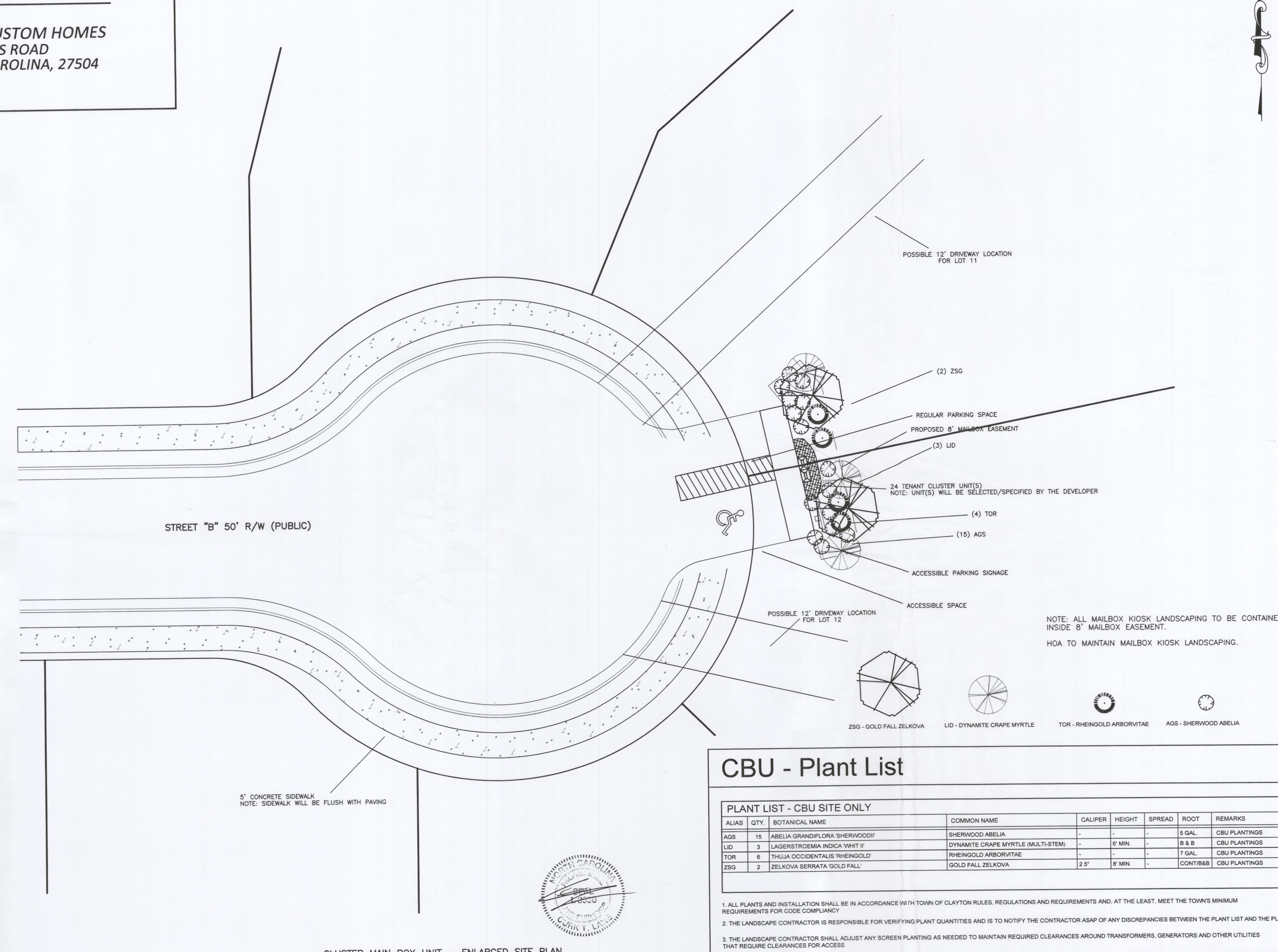
- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.
- DECORATIVE MAILBOX ACCESSORIES SOLD SEPARATELY AND ARE USPS APPROVED PRODUCTS.
- PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
- FLORENCE "V" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #02580-08-8-0012.

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

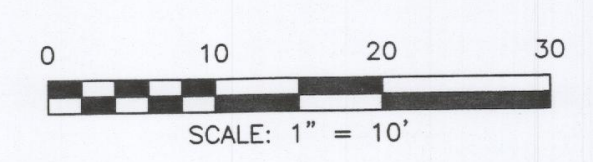


CBU - Plant List

PLANT LIST - CBU SITE ONLY									
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 CRAPE MYRTLE (MULTI-STEM)	-	8' MIN.	-	8 & 8	CBU PLANTINGS	
TOR	6	THUJA 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	

- 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.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
- THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.

SHEET 4: CBU SITE PLAN



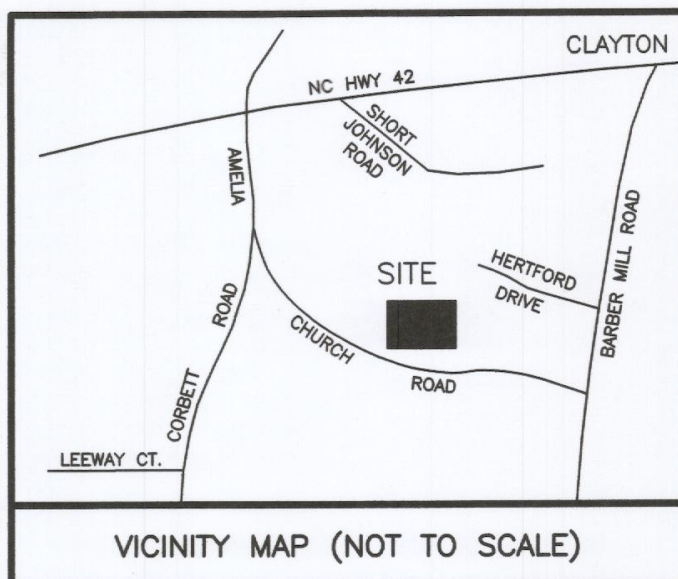
NOTE: AS PER A.D.A. STANDARDS, THE PARKING AREA AND SURROUNDING SIDEWALK WILL MAINTAIN A 2% CROSS SLOPE AND A 2% RUNNING SLOPE

SURVEYED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME:
SURVEY DATE:
JOB NO:

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.

8" HT. AND GREATER TREES SHALL BE ANCHORED WITH (2) OPPOSING STAKES WITH SEPARATE FLEXIBLE TIES. STAKES SHALL BE PLACED ON THE NORTHEAST AND SOUTHWEST SIDES OF THE TREE AND SHALL BE REMOVED AFTER ONE FULL GROWING SEASON (SEE SPECS).

3-4" THK. LAYER OF TRIPLE SHREDED HARDWOOD MULCH

DIG PLANTING HOLE THREE (3) TIMES ROOT BALL DIAMETER. REFER TO SPECIFICATIONS. TAPER SIDES OF HOLE AT 45 DEGREE ANGLE.

CUT BURLAP, ROPE, AND WIRE BASKET AWAY FROM TOP HALF OF ROOT BALL

EXTEND STAKES INTO UNDISTURBED SOIL TO PREVENT SETTLING

SET BALL ON UNDISTURBED SOIL TO PREVENT SETTLING

4" HIGH RING OF SOIL TO DIRECT WATER INTO ROOT BALL

MACHINE OR SPADE EDGING, PROVIDE CRISP TRANSITION AT LAWN

PLACE BACKFILL SOIL AROUND BASE OF ROOT BALL TO STABILIZE; LIGHTLY TAMP REST OF BACKFILL (SEE BACKFILL SPECS)

4-6" DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE

EXISTING GRADE

10'x70' SIGHT TRIANGLE

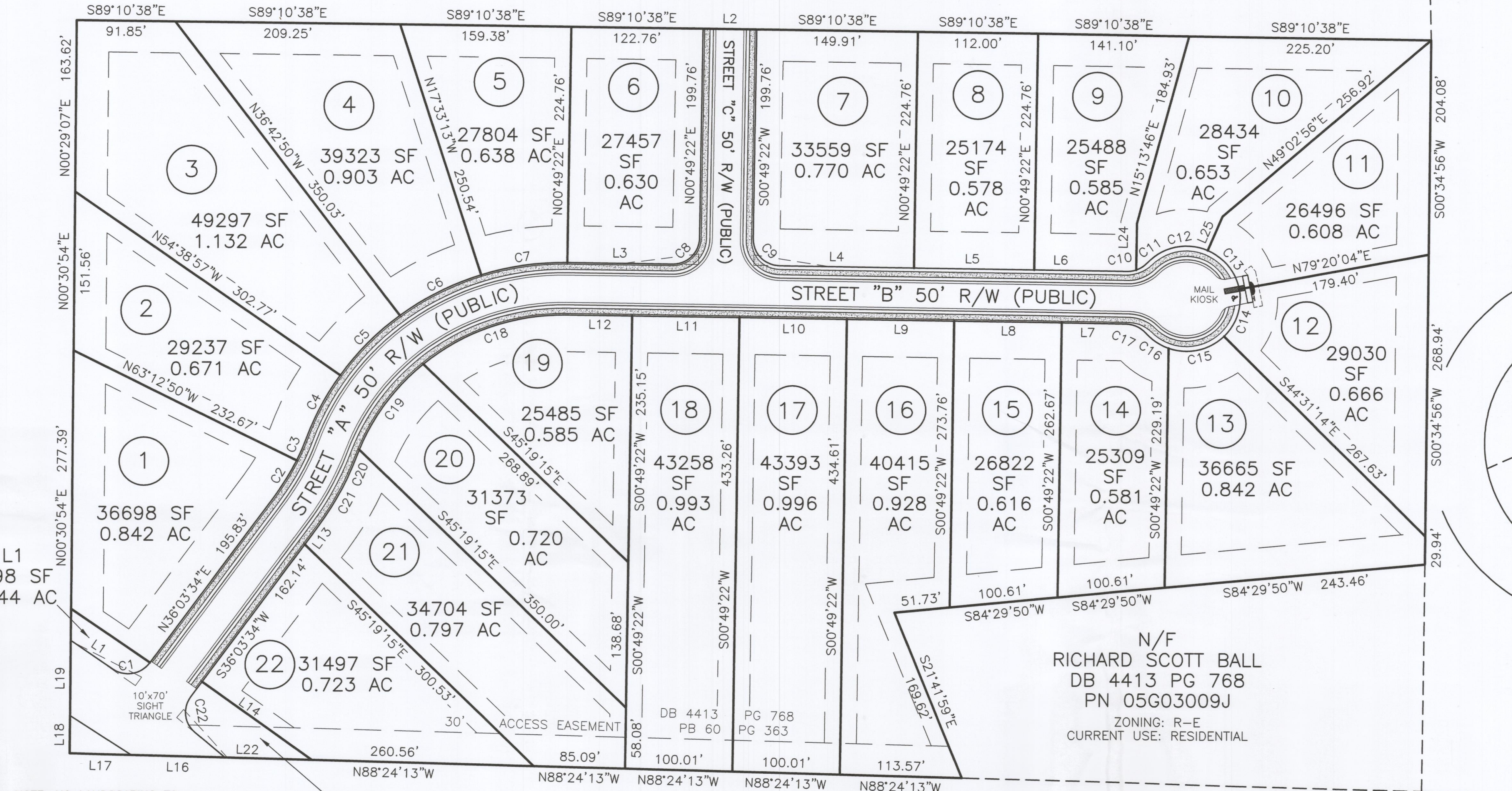
ACCESS EASEMENT

***TYPICAL TREE INSTALLATION**
SCALE: NTS

1

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

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.	CONTRIBB 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 COMPLIANCE.						
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.						
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS						
QS-SHUMARD OAK ARO-OCTOBER GLORY RED MAPLE FOREST PANSY REDBUD						



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.

N/F
JIMMIE L. HOLMES
DB 791 PG 16
PN 05G03061
ZONING: R-E
CURRENT USE: RESIDENTIAL

N/F
RICHARD SCOTT BALL
DB 4413 PG 768
PN 05G03009J
ZONING: R-E
CURRENT USE: RESIDENTIAL

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

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 SHREDED 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.

SHEET 5: LANDSCAPING PLAN

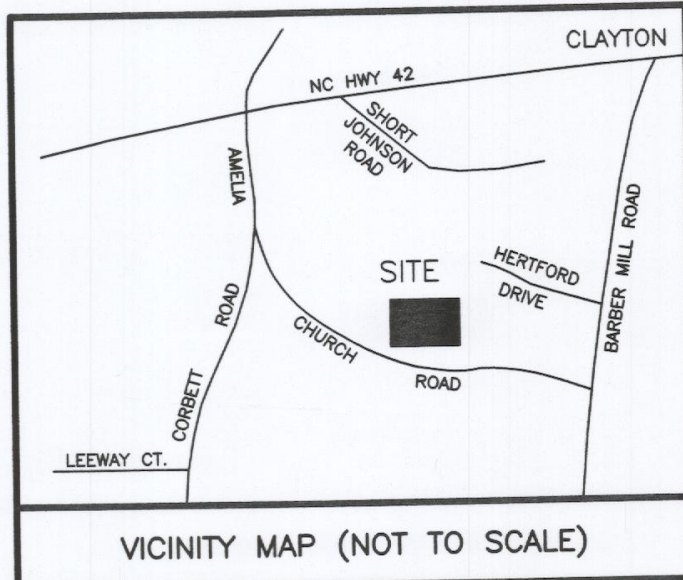
TRUE LINE SURVEYING, P.C.

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

0 60 120 180
SCALE: 1" = 60'

SURVEYED BY: **MIKE**
DRAWN BY: **MIKE**
CHECKED BY: **MIKE**
DRAWING NAME: **LANDSCAPING**
SURVEY DATE: **05/18/2018**
JOB NO: **430.090**

C-1859



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
SEWERLINE	SEWERLINE
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 FEMA FLOOD ON SITE. FEMA FLOOD PANEL 3720165800 J
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
ETC: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561

N/F
KIMBERLY HENDERSON
PIN 165803-13-1039
PN 05G03069
ZONING: R-E
CURRENT USE: VACANT

N/F
JOSEPH F. BUTLER
DB 1795 PG 880
PN 05G03071L
ZONING: R-E
CURRENT USE: RESIDENTIAL

N/F
FULL SPECTRUM CUSTOM HOMES
PORTION OF DB 4911 PG 845
PN 05G03009A
ZONING: R-E
CURRENT USE: VACANT

N/F
WADE TART
DB 1658 PG 591
PN 05G03059
ZONING: R-E
CURRENT USE: RESIDENTIAL

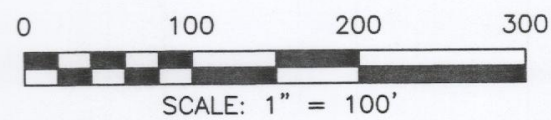
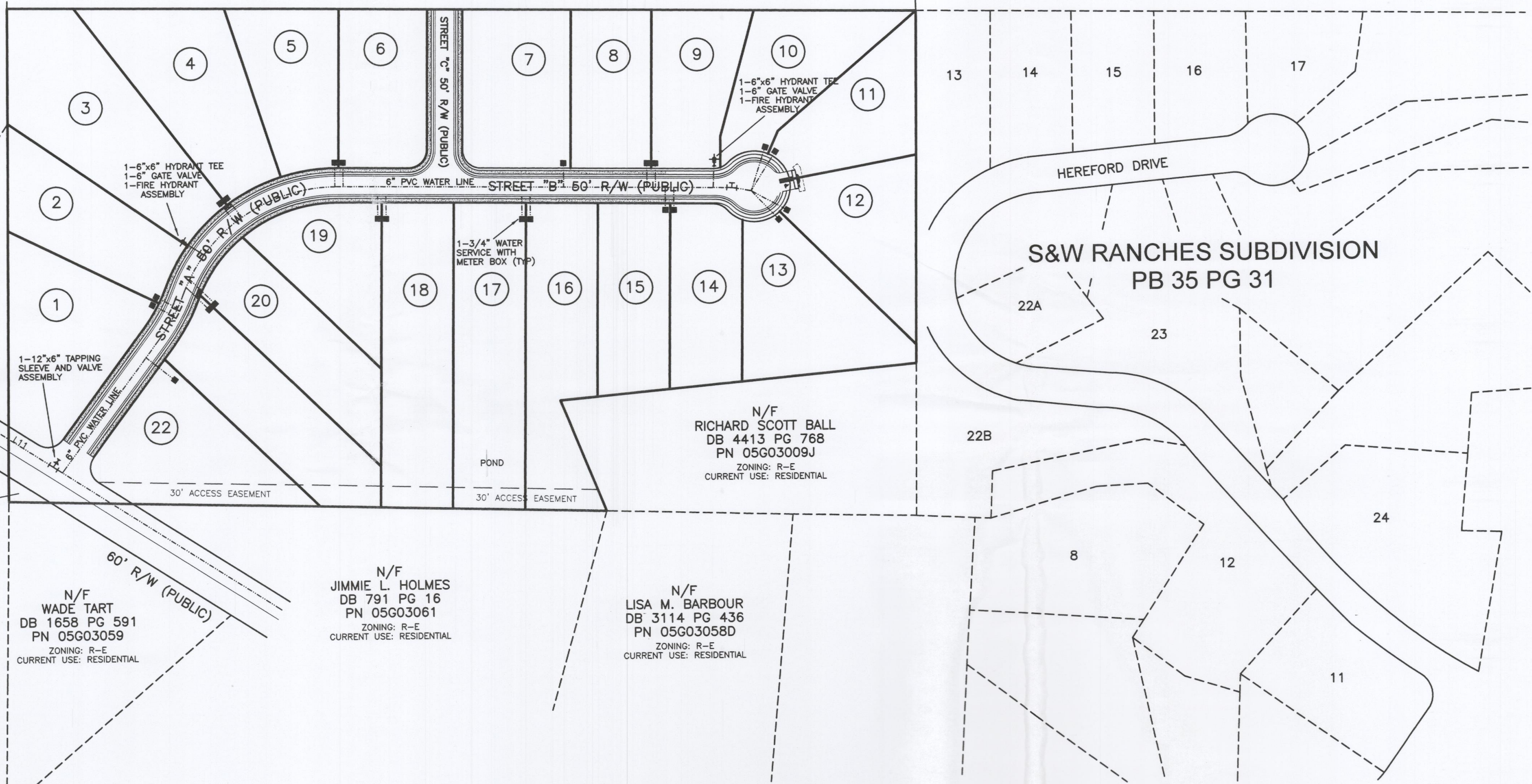
N/F
JIMMIE L. HOLMES
DB 791 PG 16
PN 05G03061
ZONING: R-E
CURRENT USE: RESIDENTIAL

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

N/F
RICHARD SCOTT BALL
DB 4413 PG 768
PN 05G03009J
ZONING: R-E
CURRENT USE: RESIDENTIAL

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

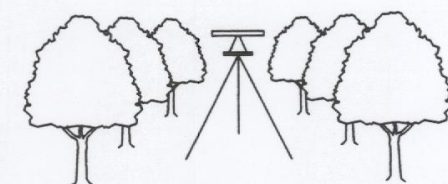
N/F
FRANCES B. PARRISH
DB 2998 PG 912
PN 05G03015
ZONING: R-E
CURRENT USE: VACANT



SHEET 6: UTILITY PLAN

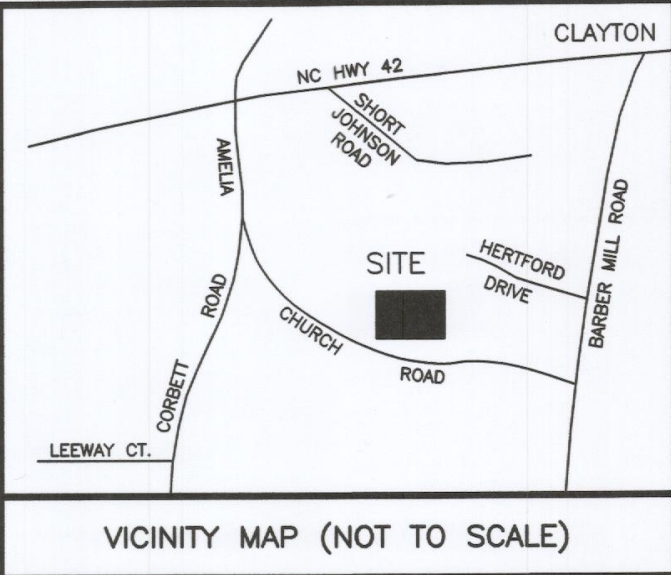
SURVEYED BY:	MIKE
DRAWN BY:	MIKE
CHECKED BY:	CLARK
DRAWING NAME:	UTILITY.DWG
SURVEY DATE:	
JOB NO.	430,090

TRUE LINE SURVEYING, P.C.



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

C-1859



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

N/F
FRANCES B. PARRISH
DB 2998 PG 912
PN 05G03015

S&W RANCHES SUBDIVISION
PB 35 PG 31

22A

22B

8

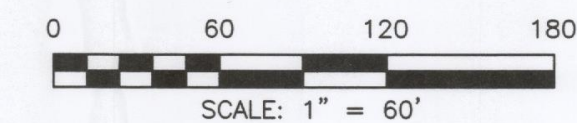
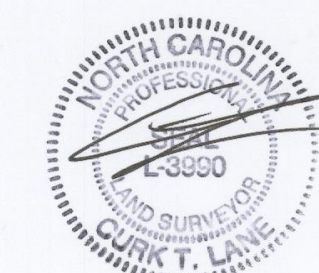
DEVELOPER/APPLICANT:

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

SITE INFORMATION

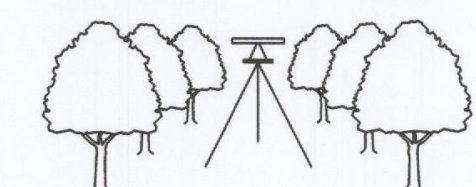
OWNER: FULL SPECTRUM CUSTOM HOMES, INC.
865 SANDERS ROAD
BENSON, N.C. 27504
PARCEL NO. 05G03009A
NC PIN NO. 165803-23-2656
PARENT TRACT DEED: DB 4911 PG 845
TAX UNIQUE ID: 4759574
TOWNSHIP: CLAYTON
E.T.: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 18.561

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



SHEET 7: BOUNDARY

TRUE LINE SURVEYING, P.C.

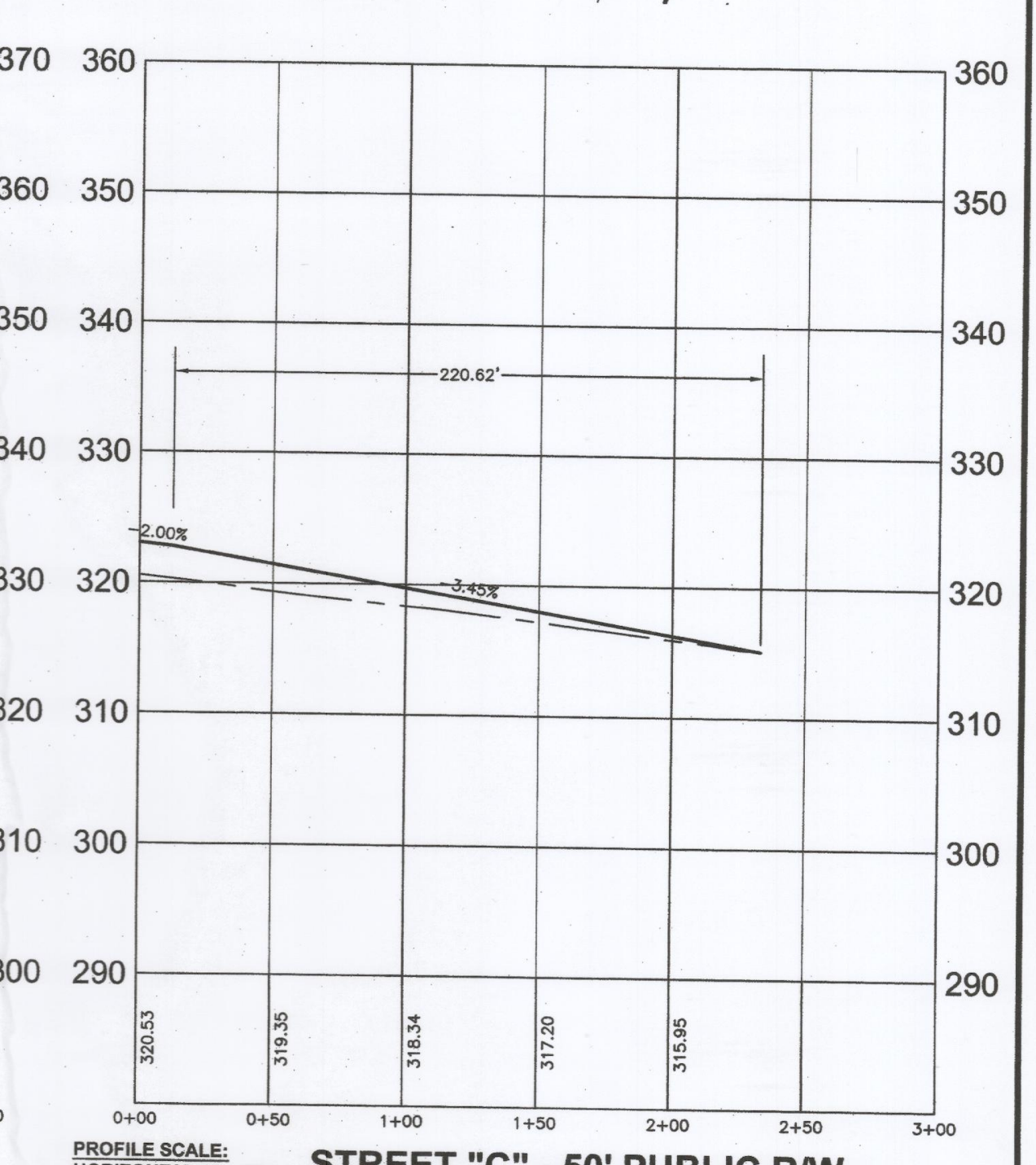
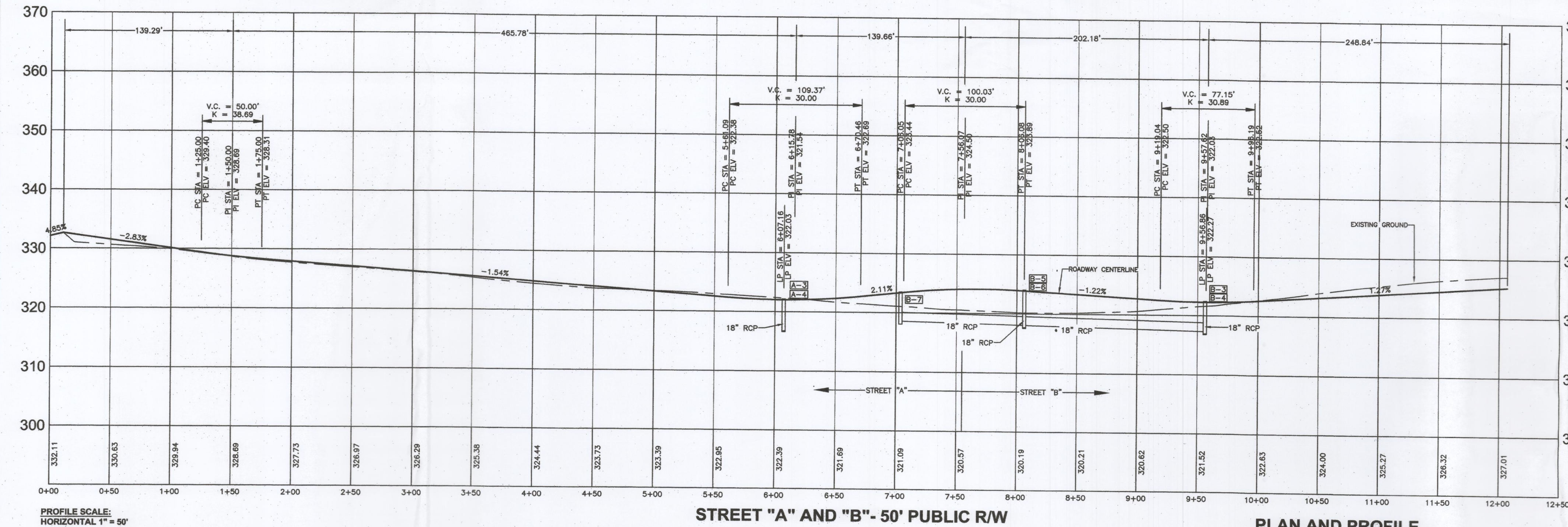
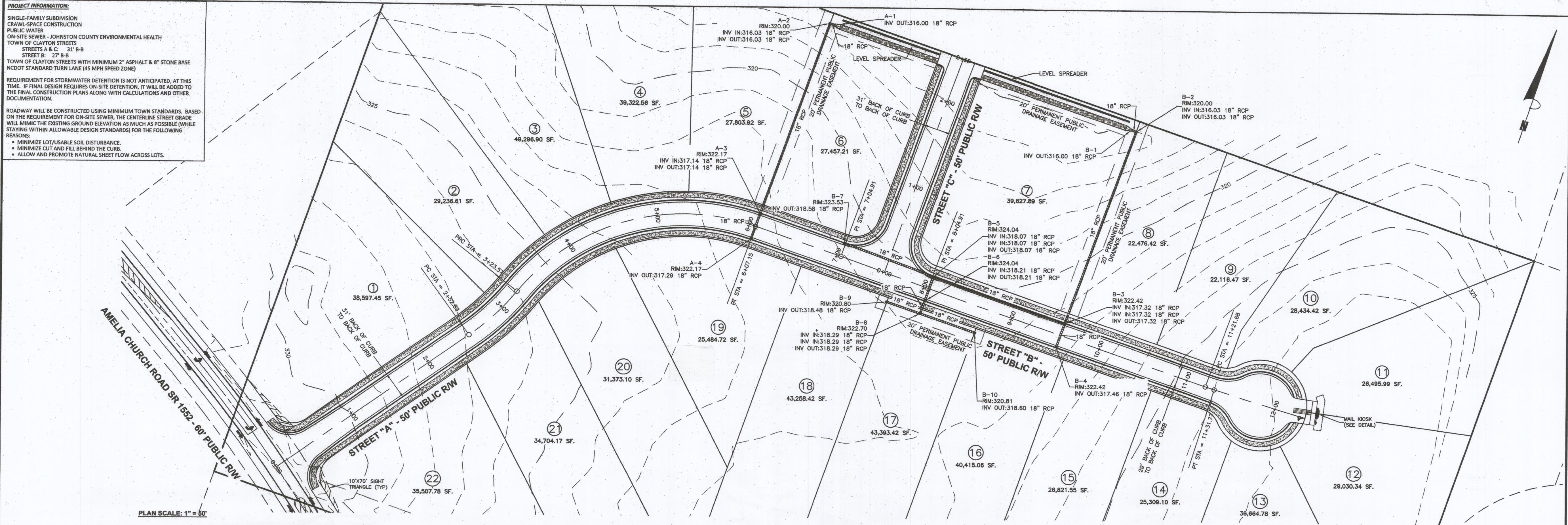


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

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

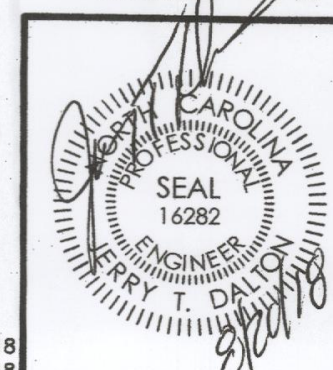
C-1859

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
NCDOT 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

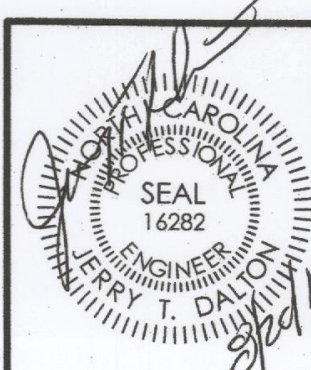
17/01/2018 11:39 AM C:\PROJECTS\17016\17016.dwg

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



SCALE: 1" = 50'
0 25 50 100

**GRADING AND STORMWATER
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 9

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

PAVEMENT OR FINISHED GRADE

TAMPED BACKFILL

6" TYPE 304 STAINLESS STEEL THREADED RODS (MIN. 4 EA.)

CONCRETE THRUST COLLAR

4" MIN.

SEE VALVE BOX INSTALLATION

VALVE BOX

2" BRASS NIPPLE OR D.I. (MIN. 6" IN LENGTH)

2" BRASS PIPE OR D.I. (MIN. 12" IN LENGTH)

2" BRASS NIPPLE OR D.I.

THREADED COUPLING

CONCRETE BLOCKING (MIN. 10 C.I. AT 3000 P.S.I.)

5' MIN.

PAY ITEM INCLUDES ALL ITEMS

PERMANENT BLOW-OFF ASSEMBLY

NOT TO SCALE

NOTES:
1. THE TOP OF THE BLOW-OFF STANDPIPE SHALL BE NO MORE THAN 4" BELOW GRADE.
2. BLOW-OFFS SHALL BE LOCATED IN AREAS WHICH WILL ALLOW FOR POSITIVE DRAINAGE WHEN UTILIZED.
3. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

CONCAT HYDRANT BONNET AND NOZZLE CAPS W/ "ALERT" REFLECTIVE FIRE HYDRANT PAINT SILVER MODEL #1440

FINISHED GRADE

BURY AS SPECIFIED

CONCRETE THRUST BLOCK

8"7 STONE FILL (4 C.F. MIN.)

PUMPING & HOSE CONNECTIONS EQUAL TO COUNTY STANDARD

BREAK RING TO BE SET WITHIN 2'-4" OF FINISHED GRADE

VALVE BOX

WATERLINE SIZE VARIES SEE PLANS

CONCRETE THRUST BLOCK

GATE VALVE

VALVE SHALL BE PLACED ON THE WATER MAIN SIDE OF ROAD DITCH

OR

3" TYPE 304 S.S. THREADED RODS (MIN. 3 EA. PER SEGMENT)

"Aqua-Grip" RINGS OR ROMAC GRIP RINGS MAY BE USED AT JOINTS IN LIEU OF THREADED RODS

HYDRANT LEG TO DIP

PAY ITEM FIRE HYDRANT ASSEMBLY INCLUDES ALL ITEMS EXCEPT MAIN LINE TEE

FIRE HYDRANT ASSEMBLY

NOT TO SCALE

"FIRE HYDRANTS INSTALLED ON EXISTING 6" WATER MAINS, MUST BE INSTALLED USING A 6"x6" TEE CUT INTO THE EXISTING WATER MAIN. FIRE HYDRANTS INSTALLED ON EXISTING WATER MAINS LARGER THAN 6", CAN BE INSTALLED USING A TAPPING SLEEVE AND VALVE ON THE EXISTING WATER MAIN.

THRUST COLLAR

CONCRETE THRUST BLOCK AT 45° BEND. SEE THRUST BLOCK DETAIL FOR DIMENSIONS OF BLOCK.

10' MAX.

NOTE: ALL SEGMENTS LESS THAN 10' SHALL REQUIRE RODDINGS.

3/4" S.S. THREADED RODS

ROD REQUIREMENTS

SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NUMBER OF RODS REQUIRED
6"	4,328	2
8"	7,364	4
12"	17,312	4
16"	35,778	6
20"	48,091	8
24"	69,252	10

GENERAL NOTES
1. RODS AND NUTS SHALL BE OF TYPE 304 OR TYPE 316 STAINLESS STEEL.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.

VERTICAL BEND RODDING AND BLOCKING DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3,000 PSI MIN.
2. CONCRETE FOR THRUST BLOCKING SHALL BE KEPT FAIRLY DRY, THUS MAKING THE CONCRETE WIDEN SHAPE MORE EASILY FORMED WITH THE WIDEST PART BLOCKING AREA AGAINST UNDISTURBED SOIL.
3. NO CONCRETE SHALL COVER ANY BOLTS OR GLANDS.
4. ALL FITTINGS AND ACCESSORIES TO BE WRAPPED WITH 10 MIL POLYETHYLENE PRIOR TO POURING BLOCKING.
5. VOLUME OF THRUST BLOCKING SHALL BE AS SHOWN ON THE THRUST BLOCKING SCHEDULE.

PLAN BENDS

PLAN TEES

SECTION X-X BENDS & TEES

PLAN & ELEV. PLUGS

THRUST BLOCK DETAIL

NOT TO SCALE

FOR USE IN PAVED AREAS

FOR USE IN UNPAVED AREAS

FINISHED GRADE IN PAVED AREA

FINISHED GRADE IN UNPAVED AREA

BASE COURSE

TAMPED BACKFILL

WATER MAIN

TAMPED BACKFILL

VALVE BOX COVER

75" MIN.

CONCRETE PROTECTOR RING

VALVE BOX

TAMPED BACKFILL

VALVE

BLOCKING

VALVE AND VALVE BOX INSTALLATION

NOT TO SCALE

NOTES:
1. D.I.P. MAY BE USED FOR VALVE BOX EXTENSIONS.
2. VALVE BOX SHOULD NOT CONTACT WATER MAIN OR VALVE.
3. CONCRETE PROTECTOR RING SHALL BE USED IN ALL UNPAVED AREAS.
4. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2853
Smithfield, NC 27577

WATER
STANDARD DETAIL
Permanent Blow Off Assembly

PAGE 2

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2853
Smithfield, NC 27577

WATER
STANDARD DETAIL
Fire Hydrant Assembly

PAGE 4

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2853
Smithfield, NC 27577

WATER
STANDARD DETAIL
Critical Bend Rodding and Blocking Details

PAGE 7

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2853
Smithfield, NC 27577

WATER
STANDARD DETAIL
Thrust Block

PAGE 8

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2853
Smithfield, NC 27577

WATER
STANDARD DETAIL
Valve and Valve Box Installation

PAGE 13

100 PROJECTS \ 17016-MASTER \ 17016-MASTER.dwg (08/15/2018 7:42 AM)

NOTES:
1. VALVE MARKERS SHALL BE PLACED AT 10' ON CENTER.
2. MARKER SHALL HAVE BRASS OR BRONZE EMBED ON TOP OR SIDE.
3. CONTRACTOR SHALL STAMP DISTANCE TO CENTER OF VALVE INTO BRASS.
4. BLOW-OFF ASSEMBLY SHALL INCLUDE 1 EA. MARKER W/ "60" OR "90" CAST.

10' MIN. (SEE PLAN)

FINISHED GRADE

CAST IN CONC. & PAINTED BLACK

4 EA. - #5 REBAR (1 EA. CORNER)

SQUARE MARKER WITH BEVELED CORNERS

VALVE MARKER DETAIL

NOT TO SCALE

NOTE: PIPE SHALL BE BEDDED UP TO SPRING LINE AND MINIMUM 4" BELOW BOTTOM OF PIPE WHEN WET AREAS ARE ENCOUNTERED.

HAND PLACED DENSELY COMPACTED BACKFILL TO 1 FT. ABOVE TOP OF PIPE

BEDED PIPE

PIPE O.D.

UNDISTURBED EARTH

ELECTRONIC MARKER BALLS AT 10' ON CENTER & AT BEND. MARKER BALLS SHALL BE INSTALLED AT 1 1/2 TO 2' DEEP.

NOTE: MARKER BALLS SHALL BE INSTALLED CONCURRENTLY WITH PIPE. MARKER BALLS SHALL NOT BE INSTALLED AFTER TRENCH HAS BEEN COMPLETELY BACKFILLED.

1/2 PIPE O.D.

36" O.D. MAX. 12" O.D. MIN.

NOTE: WATER MAINS 10" AND SMALLER SHALL HAVE MINIMUM OF 2" COVER. WATER MAINS LARGER THAN 10" SHALL HAVE A MINIMUM OF 5'-0" COVER.

PIPE LAYING CONDITION

NOT TO SCALE

NOTE:
1. ALL TAPS 2" AND SMALLER SHALL BE MADE WITH TAPPING SADDLE. ALL TAPS LARGER THAN 2" SHALL BE MADE WITH TAPPING SLEEVE AND VALVE. NO DIRECT TAPS SHALL BE MADE.
2. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.

TAPPING SADDLE SHALL BE BRASS OR BRONZE FOR 1/2" THROUGH WITH DOUBLE STRAPS, FORD #340, MUELLER

TAPPING SLEEVE SHALL BE BRASS OR BRONZE FOR 1/2" THROUGH, FORD #370, MUELLER H-134, JCM 400 OR APPROVED EQUAL FOR 2" TO 24" P.V.C.

CLASS 200 POLYETHYLENE

CORPORATION STOP SHALL BE BRONZE WITH 1/2" THROUGH AND RATED 300 PSI, MUELLER #2500, FORD #9-100-AL, OR APPROVED EQUAL.

DUCTILE IRON PIPE (CLASS 50 CEMENT LINED)

P.V.C. PIPE (CLASS 200)

NOTE: ALL TAPS TO BE MADE ON TOP QUARTER OF MAIN.

STANDARD WATER TAP DETAIL

NOT TO SCALE

FINISHED GRADE

LID SHALL BE LABELED "WATER METER" AND SHALL BE "AMT" TYPE WITH METAL FLIP-LID AND 2" HOLE

METER (US GAL.) 1" x 1/2"

8" x 10" MIN.

CL.

20' MIN.

LOCK TYPE METER STOP

ANGLE DUAL CHECK VALVE 2-1/4" TYPE (BOTH SIDES)

MIN. 4" WASHED STONE OR BLOCK SUPPORT OR STONE AS NEEDED CAN NOT EXTEND MORE THAN 1" INTO BOX

3/4" OR 1" CLASS 200 POLYETHYLENE WATER SERVICE LINE

WIDE BODY OR DOUBLE STRAP SADDLE

SERVICE LINE TO HOME

METER YOEK SHALL BE MUELLER NO. H-1404-2, FORD NO. VV-75-TW OR APPROVED EQUAL FOR 3/4" SERVICE

COPPERSETTER

METER YOEK COMPLETE WITH DUAL PURPOSE FITTINGS

300 PSI CORP. STOP

WATER MAIN

NOTE:
1. CONTRACTOR SHALL PLACE METER BOX IN NON TRAFFIC AREA ONLY, OUTSIDE FENCED AREAS, AND 4 FEET AWAY FROM BUSHES AND TREES THAT COULD COVER THE BOX.
2. PLASTIC METER BOX SHALL BE CERTIFY #9015, NON D.D.B. OR APPROVED EQUAL.
3. CONTRACTOR SHALL CENTER METER YOEK IN METER BOX.
4. METER YOEK TO MUELLER NO. H-1404-2A, FORD NO. VV-75-TW-11 OR APPROVED EQUAL.
5. METER TO MEET ANWA C-200 STD. AND SPEC.
6. METER TO BE PROVIDED AND SET BY JOHNSTON COUNTY. METER WILL NOT BE INSTALLED IF THE METER IS NOT CENTERED IN THE BOX. THE SETTER HAS BEEN PULLED UP ON ONE END. THE SETTER IS LAYING ON ITS SIDE. THE SETTER IS TO CLOSE TO THE BOX LID. THE BOX IS BELOW GRADE OR BROKEN. THE CUSTOMER SERVICE LINE IS NOT HOOKED TO THE UNION NUT. THE SA GATE VALVE HAS NOT BEEN INSTALLED WITHIN 12 INCHES OF THE METER BOX.
7. ALL MATERIALS USED IN THE POTABLE WATER SYSTEM MUST BE NSF61 AND NSF372 CERTIFIED AND MEET THE LATEST FEDERAL SAFE DRINKING WATER ACT REQUIREMENTS.
8. SERVICE LINE TO HOME MUST PASS PLUMBING INSPECTION PRIOR TO SETTING METER.

3/4" & 1" WATER METER SERVICE DETAIL

NOT TO SCALE

2" BLOWOFF ASSEMBLY

45° BEND AROUND CULDESAC (TYP.) PLACE MARKER BALLS AT ALL ELBOWS.

5' MAX.

50' R.

25' R.

15' 20' 50' R.O.W.

TYPICAL WATER LINE INSTALLATION AT CULDESAC

NOT TO SCALE

ROAD R/W

PROPOSED WATER MAIN

PROPOSED STREET PAVEMENT

COMMON LOT LINE

1" POLYETHYLENE SERVICE LINE INSIDE 2" SCH40 PVC CASING

WATER METER BOX

3/4" SERVICE LINE

1"x3/4" TEE

TYPICAL WATER SERVICE UNDER STREET

NOT TO SCALE

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2853
Smithfield, NC 27577

WATER
STANDARD DETAIL
Valve Marker

PAGE 15

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2853
Smithfield, NC 27577

WATER
STANDARD DETAIL
Pipe Laying Condition

PAGE 17

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2853
Smithfield, NC 27577

WATER
STANDARD DETAIL
Standard Water Tap

PAGE 20

JOHNSTON COUNTY
Department of Public Utilities
P.O. Box 2853
Smithfield, NC 27577

WATER
STANDARD DETAIL
Water Meter Service

PAGE 21

WATER DETAIL SHEET
FOR
KYLI KNOLLS SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, N.C.

PRELIMINARY
NOT FOR CONSTRUCTION

JOHNSTON COUNTY
SEAL
16282
ENGINEER
T. DALTON

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

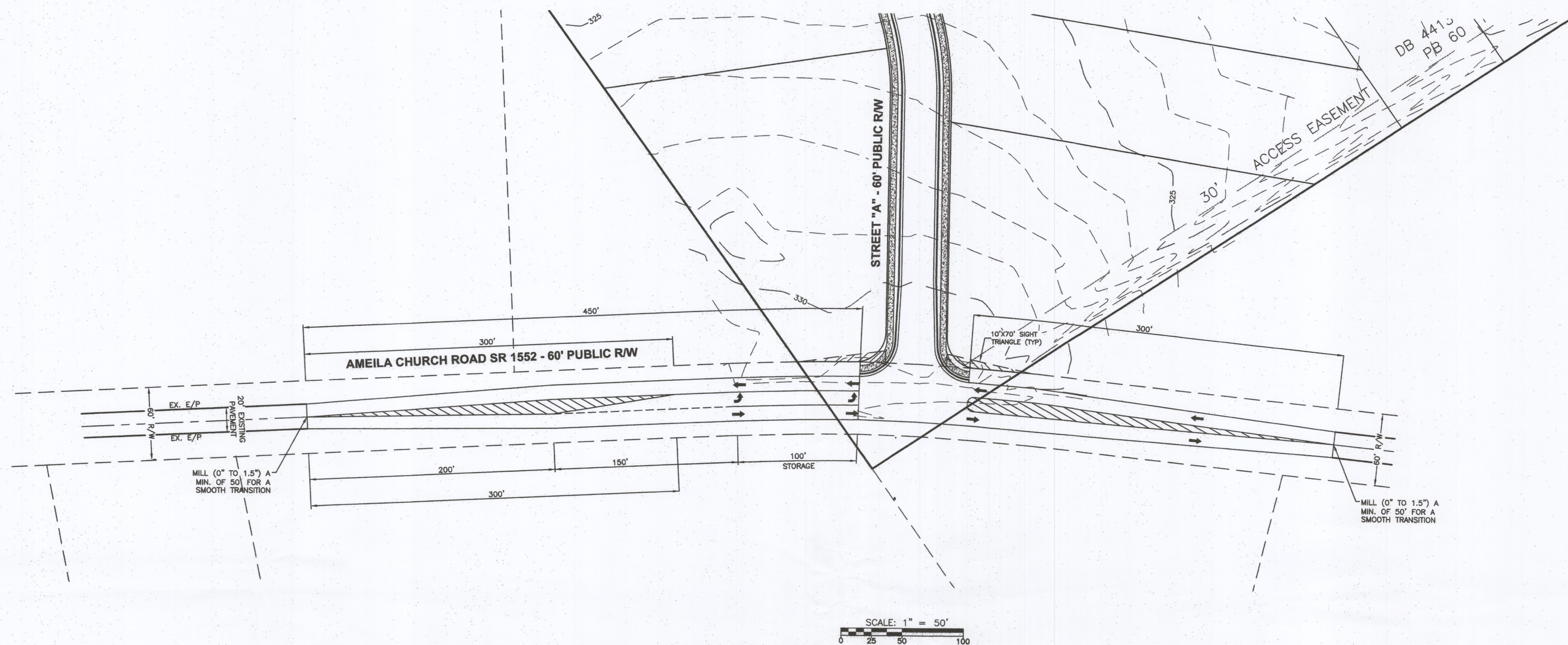
Revision: 001

File: 17016-MASTER

Drawn: RVM

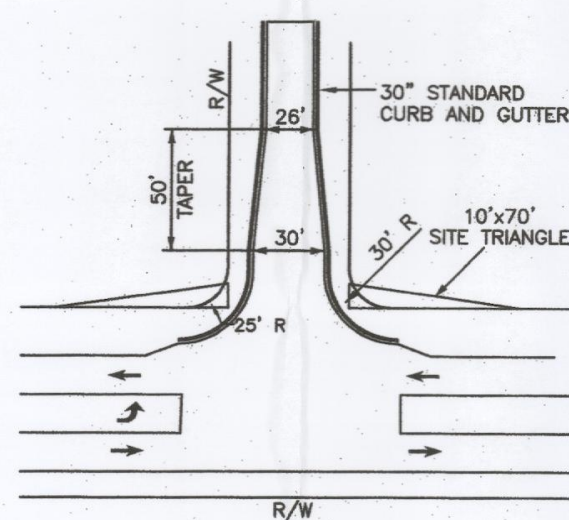
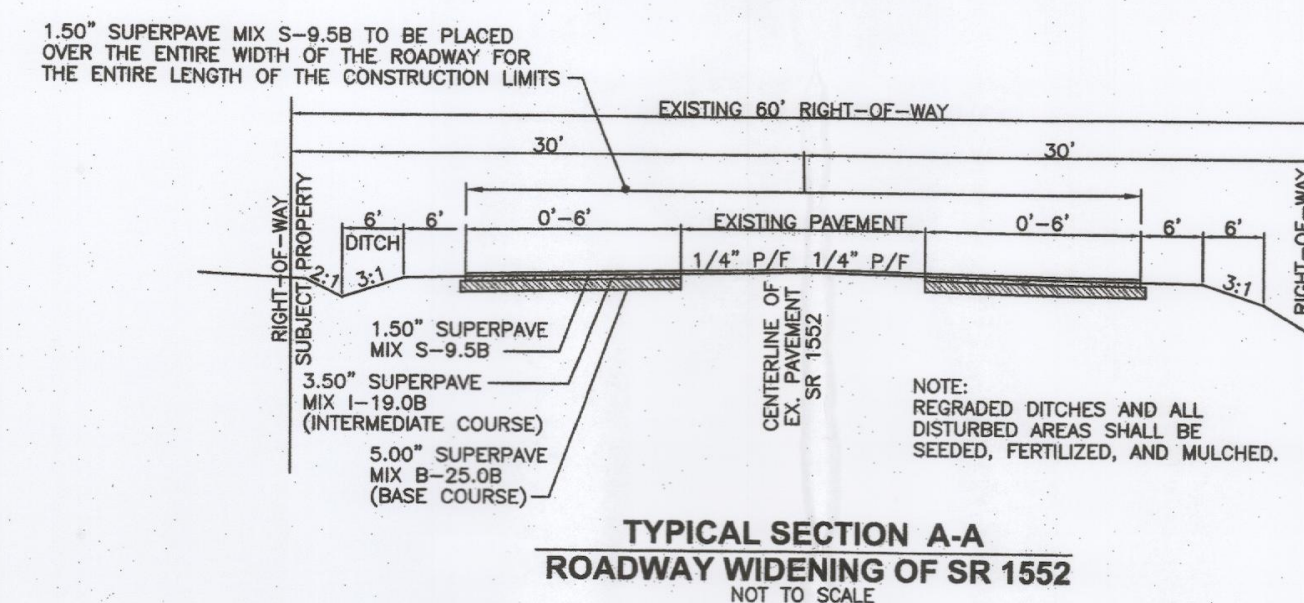
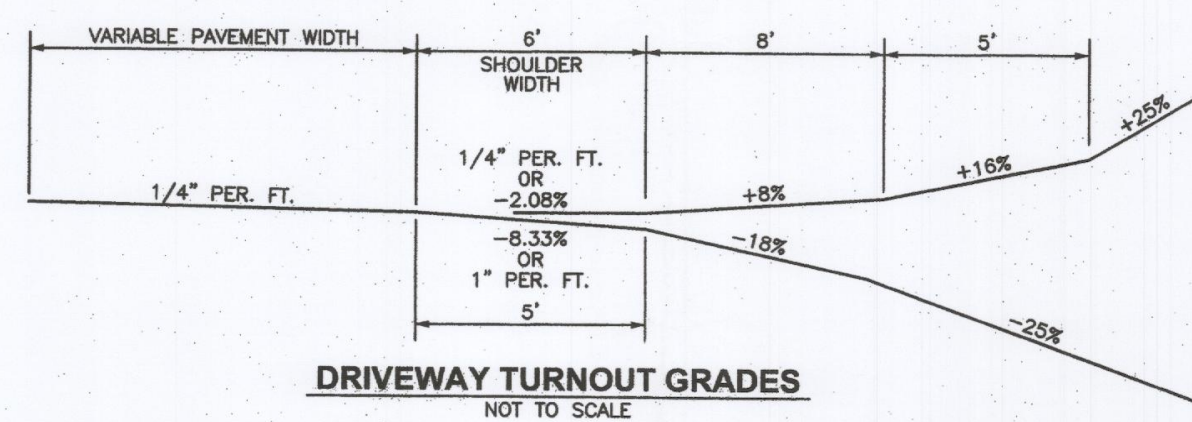
Sheet: SHEET 10

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

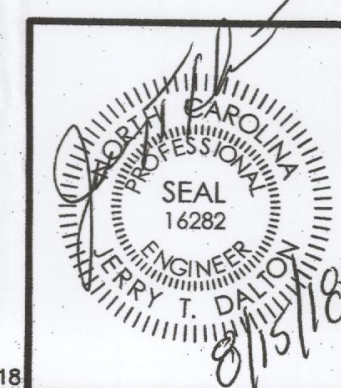
Revision: 001

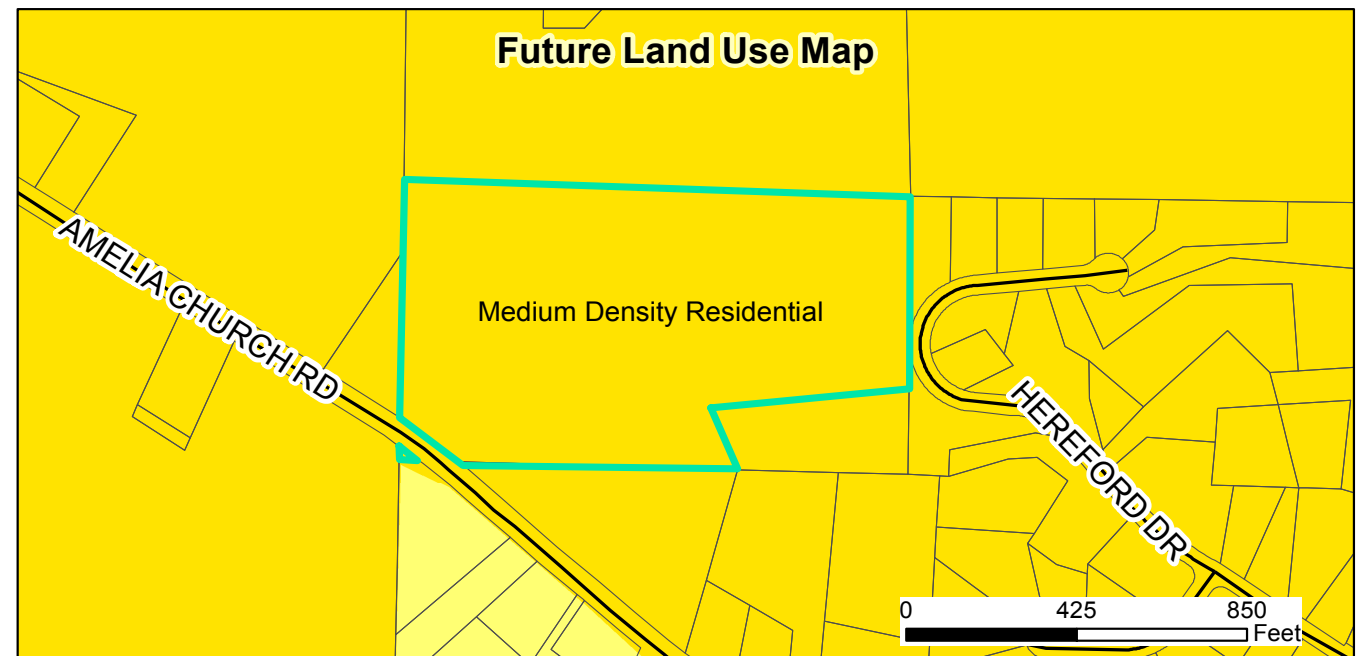
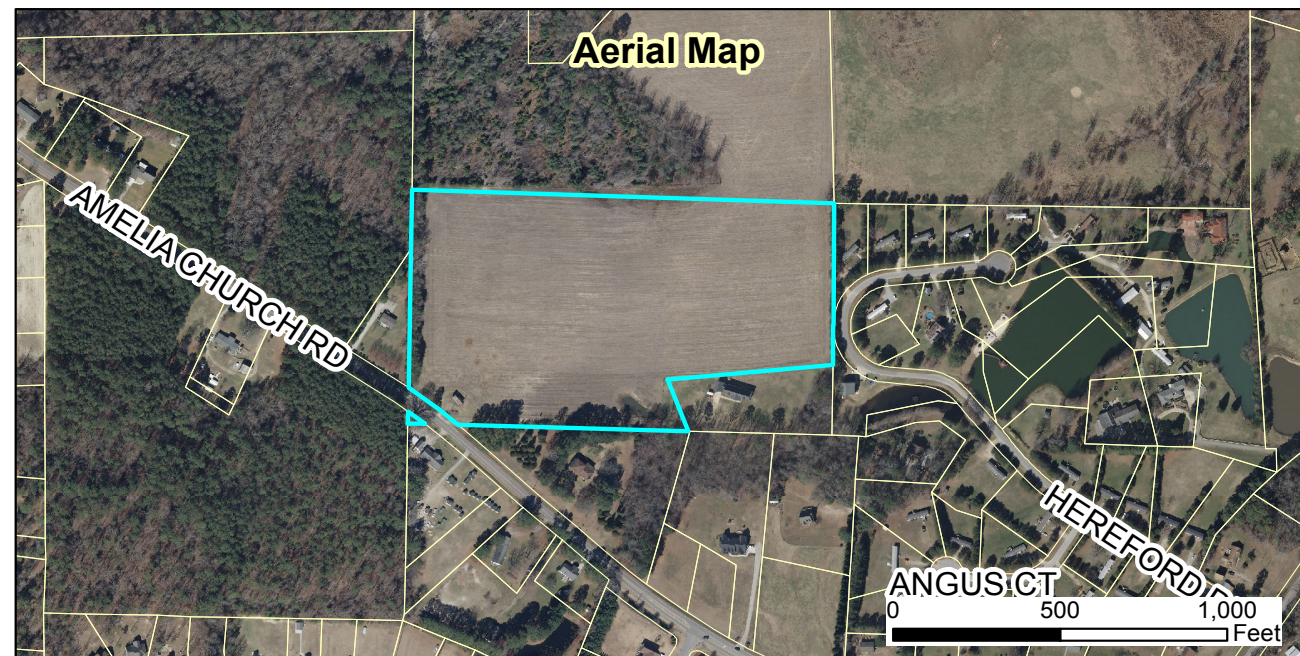
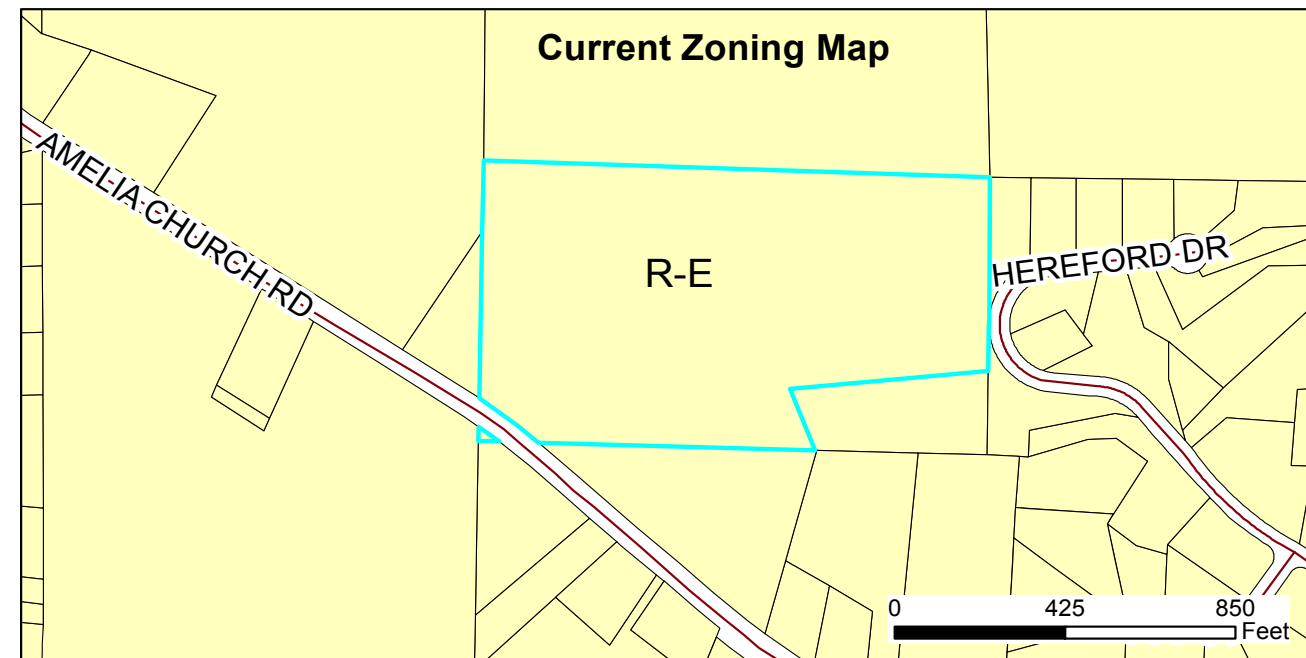
File: 17016-MASTER

Drawn: RVM

Sheet: SHEET 11

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



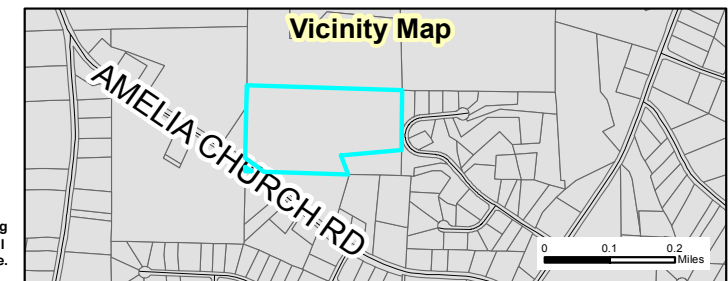


2018-62-SD Kyli Knolls Major Subdivision
Request: To develop 22 single-family residential lots

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).

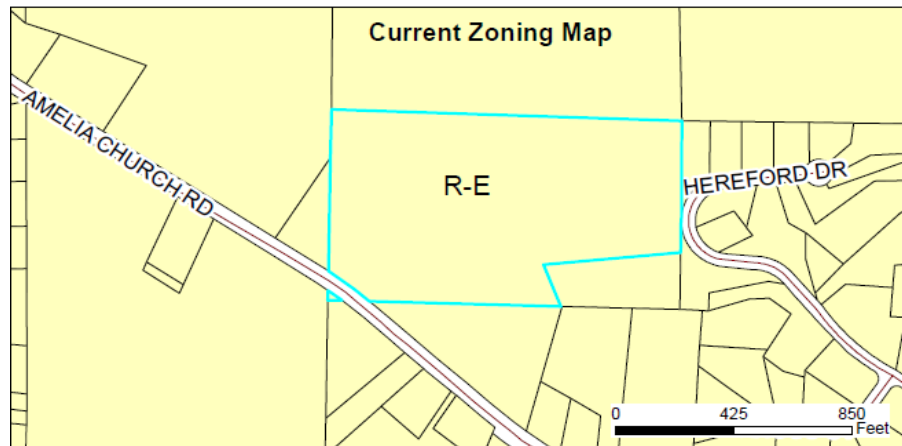


SITE DATA:

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.

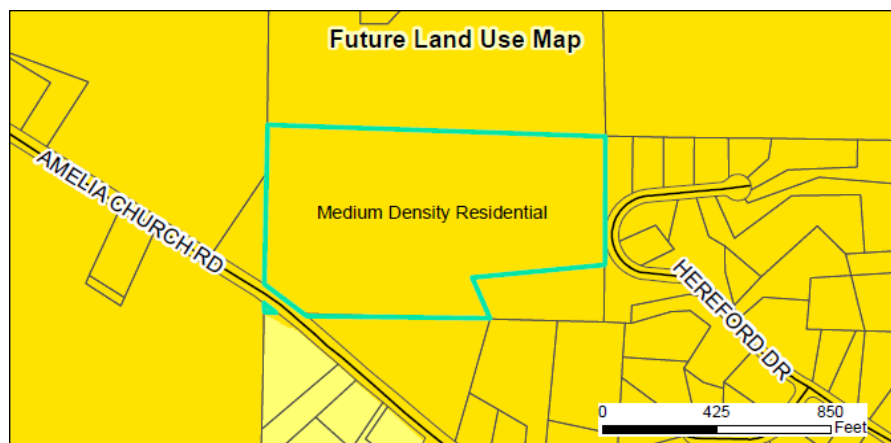
An application was submitted in 2017 for this development that was ultimately denied by the Town Council (2017-98-SD). The original application consisted of 20 single-family lots, and did not include any roadway improvements. The Town Council found that the layout proposed at that time would materially 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

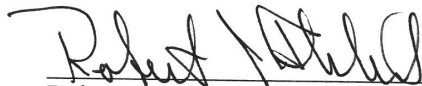
☒ approve the request with the conditions presented by staff;

☐ 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 **2018-62-SD – Kyli Knolls**

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.

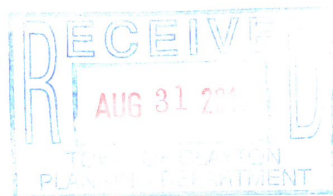
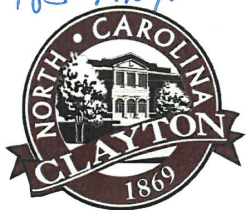
OR

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

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.

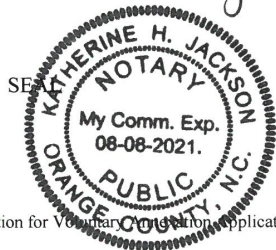
Name of Limited Liability Company: Moffat Properties, LLC.

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.

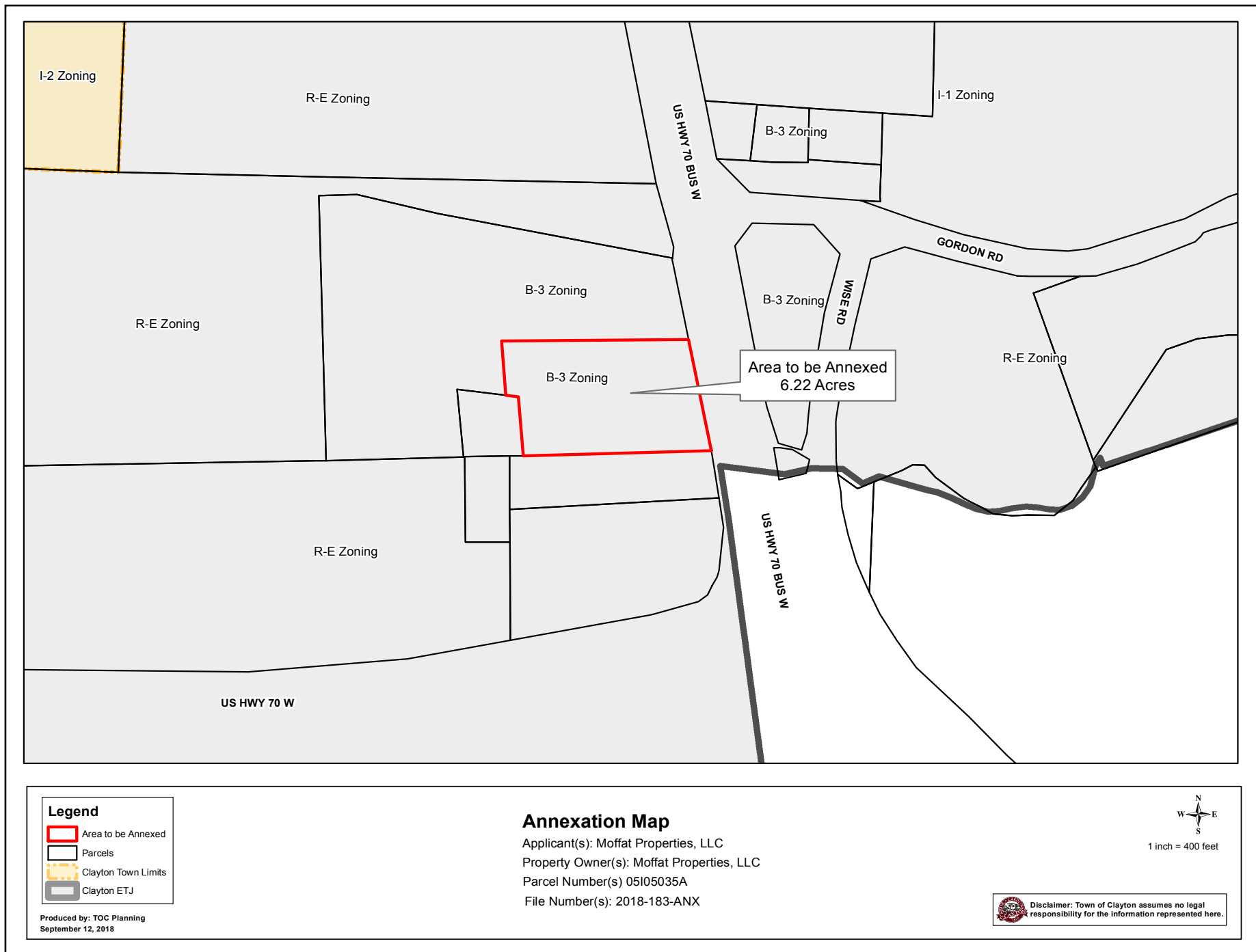


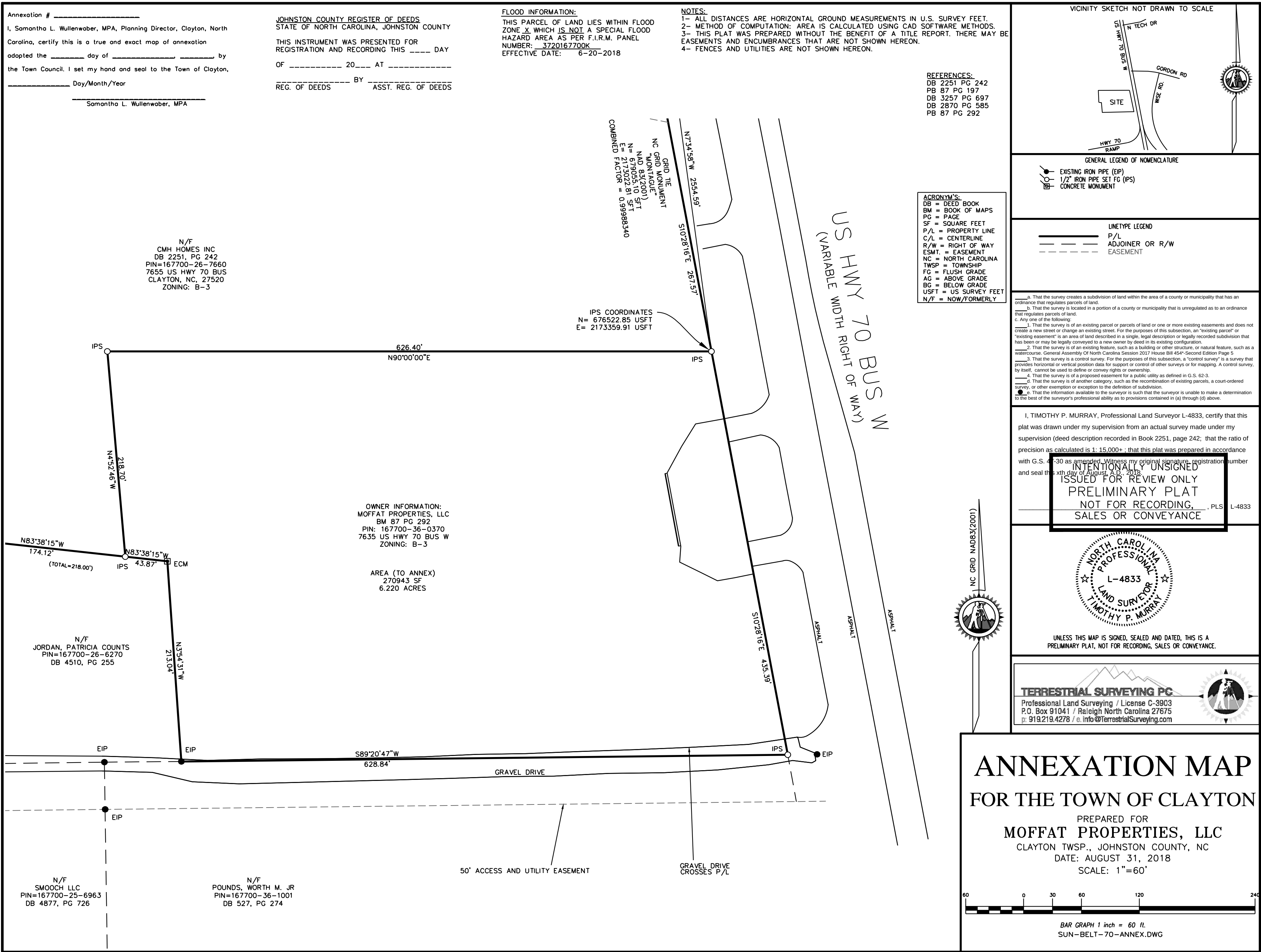
Katherine H. Jackson
Notary Public

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

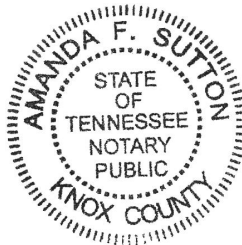


EXHIBIT A

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.

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.

Ordinance #2018-11-02

ANNEXATION PETITION 2018-183-ANX

Sunbelt

Parcels: 05105035A

Owners: Moffat Properties, LLC

Non-Contiguous; 6.22 acres

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF CLAYTON, NORTH CAROLINA**

WHEREAS, the Town of Clayton has been petitioned under G.S. 160A-31 to annex the area described below; and

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall at 6:00 PM on November 5, 2018 due notice of publication on October 24, 2018.

WHEREAS, the Town of Clayton finds that the petition meets the requirements of G.S. 160A-31;

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Clayton as of April 2, 2018:

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 2: Upon and after November 5, 2018, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Clayton and shall be entitled to the same privileges and benefits as other parts of the Town of Clayton. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Clayton shall cause to be recorded in the office of the Register of Deeds of Johnston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 163-288.1.

Duly adopted this the 5th day of November, 2018 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Katherine Ross
Town Attorney

**NORTH CAROLINA
JOHNSTON COUNTY**

This the _____ day of _____, 2018 _____ personally appeared before me, Kimberly A. Moffett, Clerk of the Town of Clayton, who, being duly sworn by me, says that she knows the common seal of the Town of Clayton and is acquainted with Jody L. McLeod, who is the Mayor and presiding member of said municipal corporation; and that she saw the said Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument by said Mayor, and that she, the said Kimberly A. Moffett, signed her name in attestation of said instrument in the presence of said Mayor.

Witness my hand and notarial seal, this the day and year first above written.

(SEAL)

Notary Public - Signature

Notary Public – Printed Name

Commission Expires: _____

County of Commission: _____



Town Council Agenda Cover Sheet

Meeting Date

November 5 2018

Agenda Location

New Business

Item Title

Water & Sewer Rates

Presenter

Adam Lindsay, Town Manager

Summary/Description

The Town of Clayton is continuing to plan for the replacement of the Town's wastewater treatment plant, which serves our residents, commercial and industrial customers. The plant is 54 years old, has no room to expand and lies in a flood hazard area. Plans to replace the plant date back decades. In the mid-90's, Town leaders purchased land to build a new wastewater treatment plant near the Neuse River. In the mid-2000s, Town leaders were beginning to plan for the cost and construction of the plant, but those plans were shelved when the country hit the Great Recession, the biggest economic downturn since the Great Depression. Unclear on the timeline for economic recovery and growth, Town leaders began to explore intermediary methods of accommodating our sewer needs. We reached agreements to connect and send wastewater flow to the City of Raleigh and Johnston County – and those increased capacities have served Clayton to this day.

Just like our neighbors in Johnston County, Smithfield and Selma, the Town of Clayton recently undertook a wastewater capacity study and water/sewer rate analysis. On Oct. 22, Town Council invited the utility consultants to present their study findings, which are included in the agenda packet. That analysis shows options on how to build and meet the town's wastewater capacity needs and how to pay for it through the water & sewer rates. The baseline recommendation calls for building a new plant within 4 years on that designated piece of land and raising the base rate and commodity fees for most homeowners an average of about \$15 a month for the fiscal year beginning July 1, 2019. The study also calls for annual 30% sewer rate and 2% water rate increases for the following three years. The Council, recognizing the size of these proposed increases, directed staff to continue exploring options.

On Monday, Town Manager Adam Lindsay will review progress on the capacity study and the discussion of sewer replacement tap fees, and discuss setting a Nov. 19 public hearing for water and sewer rate increases.

Requested Action

Set Public Hearing

Additional Documents to be Included in Agenda Packet

2018 Wastewater Capacity Study Slide Presentation

Meeting Timeline

Nov. 19th Public Hearing

PUBLIC NOTICE

The Clayton Town Council will hold a public hearing on Monday, November 19, 2018, at 6:00 PM at Town Hall, 111 East Second Street, to receive public comment on the proposed amendment to the Comprehensive List of Fees & Charges related to water and sewer rates.

This is an open meeting and citizens are invited to attend.

Kimberly A. Moffett, CMC, NCCMC; Town Clerk
919-553-5002

News & Observer - Clayton

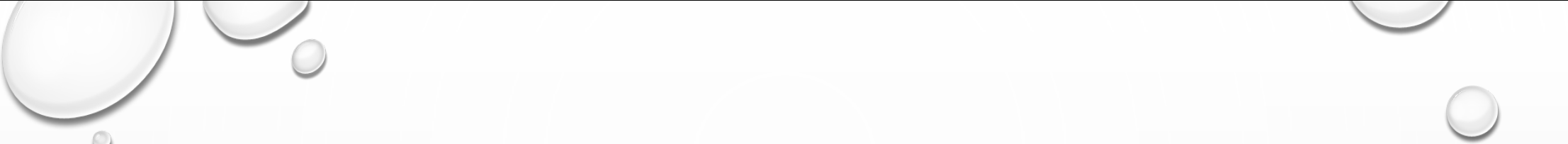
Please advertise on the following date:

November 9 & 16, 2018

Affidavit of publication required.

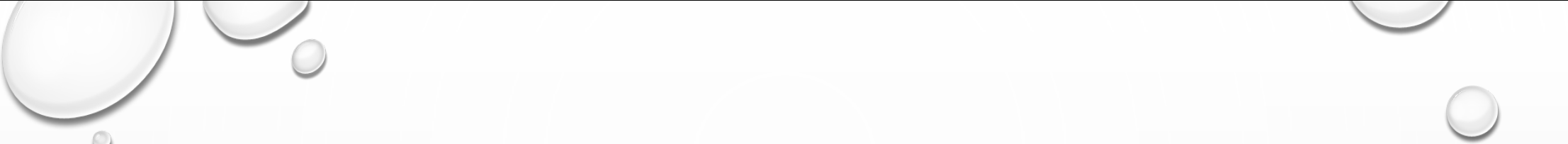
WATER/SEWER RATE ANALYSIS PROCESS

- SELECTED BLACK & VEATCH AS CONSULTING FIRM – NOVEMBER 2017
 - DATA COLLECTION FOR ANALYSIS – NOVEMBER 2017-JANUARY 2018
 - IDENTIFY CUSTOMER BASE – COUNTS AND TYPES
 - COMPILE BUDGET AND CAFR INFORMATION
 - COMPILE INVENTORY OF INFRASTRUCTURE ASSETS
 - COMPILE UPDATED 10 YEAR CIP
- HB436 – EVERYTHING RELATED TO RATE STUDY CAME TO A SCREECHING HALT!
 - FEBRUARY 2018-JULY 2018
 - SDF'S ADOPTED BY COUNCIL – JULY 2018



WATER/SEWER RATE ANALYSIS PROCESS

- BEGAN DEVELOPMENT OF LONG RANGE FINANCIAL PLAN – JULY 2018
 - COST OF SERVICE
 - RATE DESIGN
 - PRESENTATION OF FINANCIAL MODEL TO COUNCIL – AUGUST 20, 2018
 - REVIEW FINANCIAL MODEL AND RATE ANALYSIS MODEL – AUGUST 2018 – SEPTEMBER 2018
 - PRESENTATION TO COUNCIL – OCTOBER 22, 2018
- 



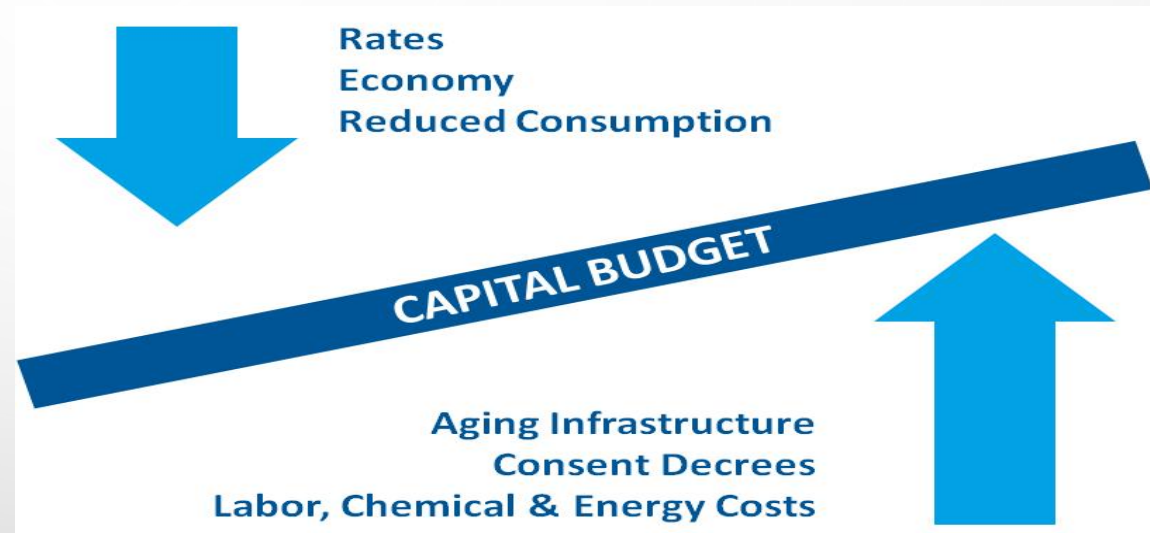
RUNNING UTILITY LIKE A BUSINESS

AN ENTERPRISE FUND IS A **SELF-SUPPORTING** GOVERNMENT
FUND THAT SELLS SERVICES TO THE PUBLIC FOR A FEE.

FINANCIAL PLAN/COST OF SERVICE DISCUSSION

UTILITIES ARE CHALLENGED TO “DO MORE WITH LESS”

- **BUDGETS ARE BEING SQUEEZED**
 - REVENUES STABILITY IS CRITICAL
 - COSTS KEEP INCREASING
 - CAPITAL GETS SQUEEZED
 - DELAYED IMPLEMENTATION OF CAPITAL PROJECTS



Comprehensive Utility System Planning

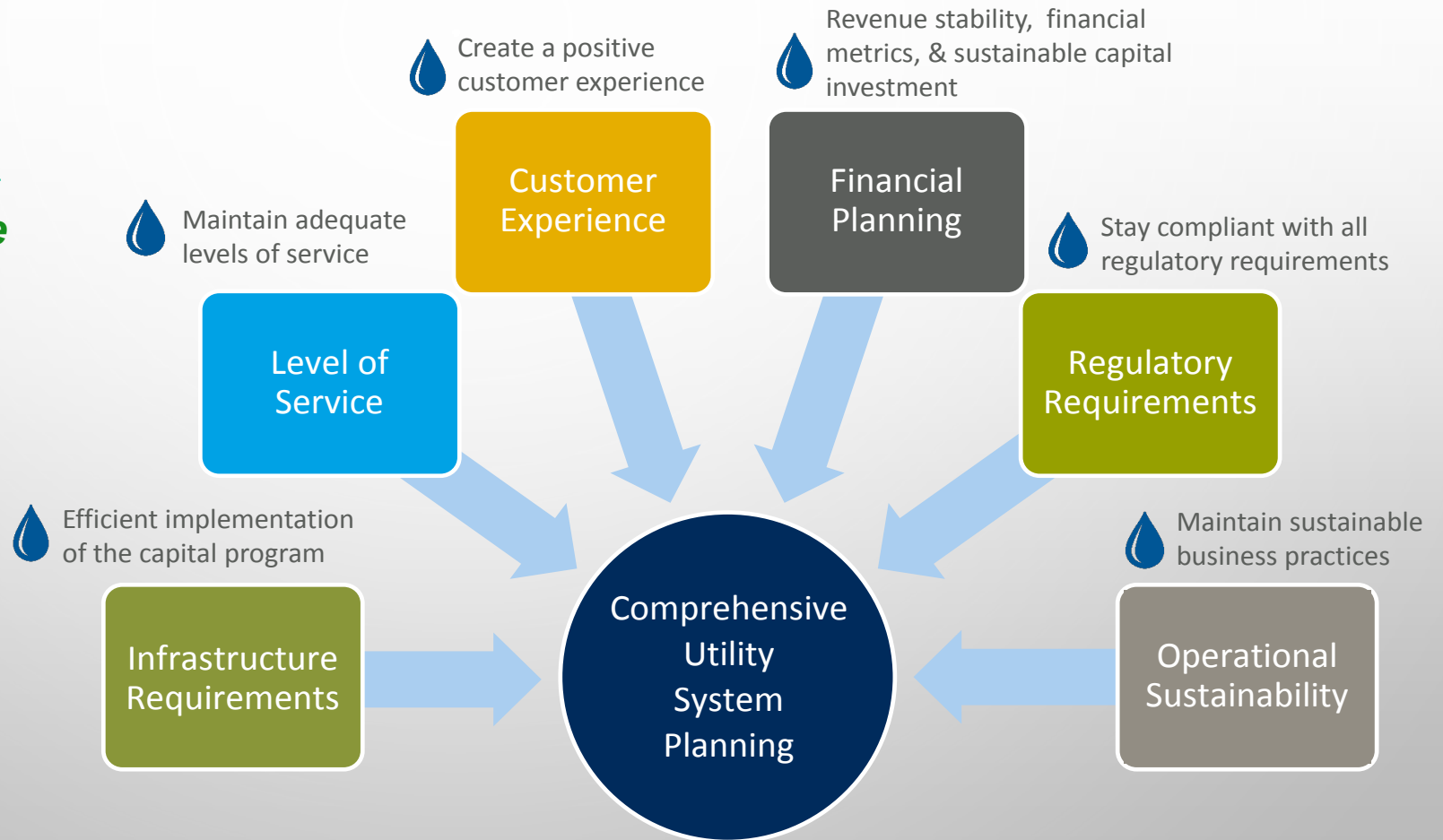
Transitioning from a **single objective** to a **multi-objective** paradigm

Single Objective

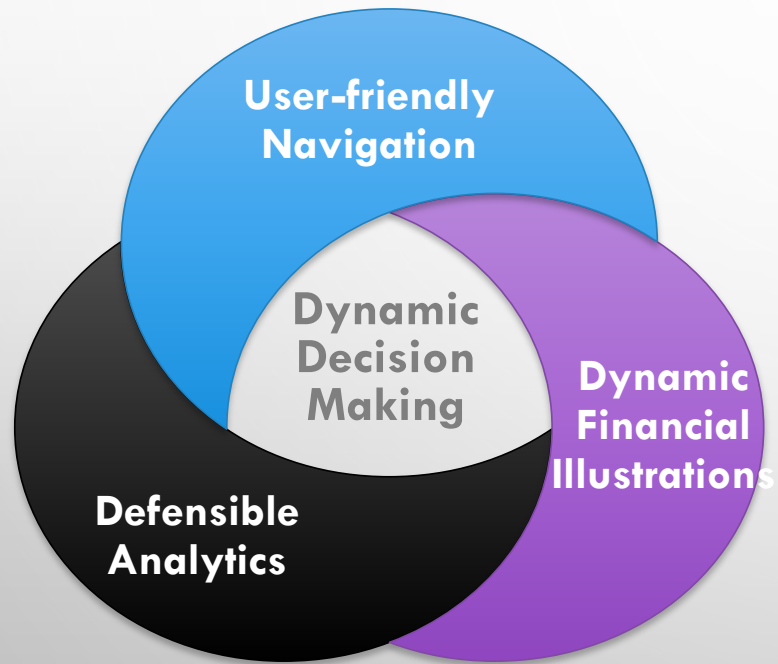


Sufficient supply to meet the demand for Utility Services

Multi-Objective Focus Areas and Desired Outcomes



Financial Planning Tool

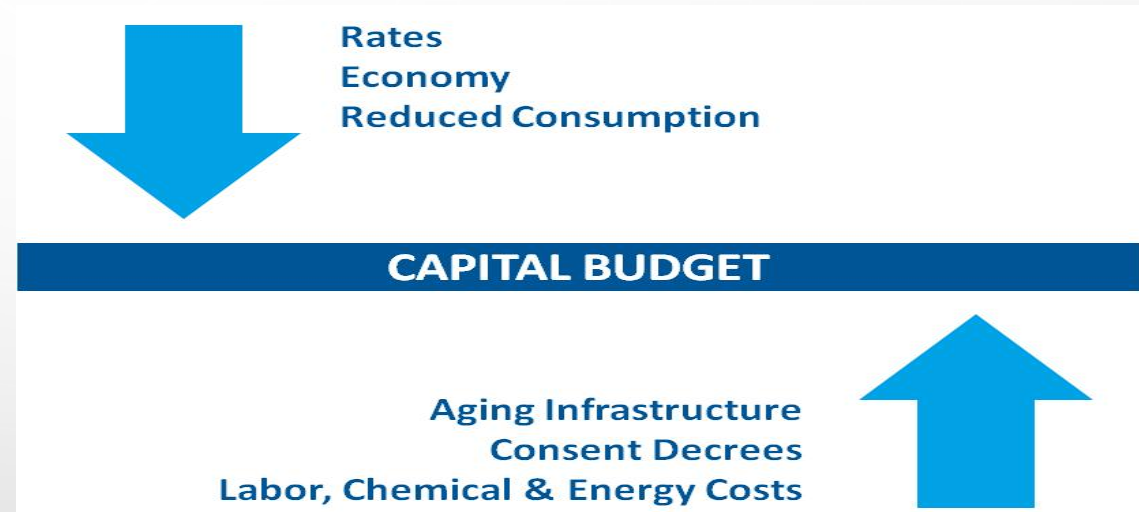


- **VISUALLY INTUITIVE USER INTERFACE AND EASE OF NAVIGATION**
- **LOGICAL DATA MAPPING AND ORGANIZATION**
- **CONSISTENT LAYOUT ON EVERY TAB**
- **EASE OF INTEGRATION WITH UTILITY SYSTEMS FOR DATA TRANSFERS**
- **CENTRALIZED INPUTS**
- **DEFENSIBLE DATA ANALYTICS BASED ON INDUSTRY PRINCIPLES**
- **“WHAT-IF” SCENARIO BUILDING BASED ON MULTIPLE FINANCIAL VARIABLES**



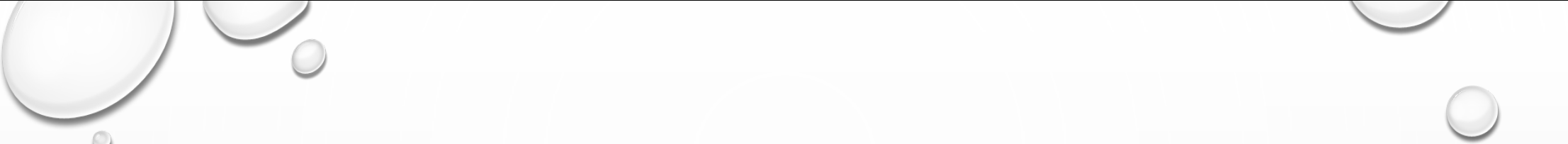
UTILITIES ARE CHALLENGED TO “DO MORE WITH LESS”

- **COMPREHENSIVE FINANCIAL PLANNING**
 - UNDERSTAND FUTURE REQUIREMENTS
 - SIMULATE THE PLAN TO MEET FUTURE REQUIREMENT
- **PROVIDES AGILITY IN PLANNING FUTURE OPERATING & CAPITAL NEEDS**



Sound Financial Planning can assist a Utility in Achieving Fiscal and Operational Sustainability





FINANCIAL PLAN/COST OF SERVICE DISCUSSION

LEAVE RATES AS THEY ARE

Financial Plan – Combined System (No Increase)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
FINANCIAL PLAN - COMBINED SYSTEM						
Revenues						
1	User Rate Revenues	\$ 11,915,954	\$ 12,392,592	\$ 12,888,295	\$ 13,403,827	\$ 13,939,980
2	Revenue Increase (Percent)	0.0%	0.0%	0.0%	0.0%	0.0%
3	Other Revenue Sources	5,458,731	8,724,800	9,835,920	7,788,604	5,767,793
4	Total System Revenues	\$ 17,374,685	\$ 21,117,392	\$ 22,724,216	\$ 21,192,432	\$ 19,707,773
5	Total Revenue Requirements (Cost)	\$ 14,731,659	\$ 17,859,679	\$ 20,828,346	\$ 24,193,577	\$ 27,412,570
6	Operating Balance	\$ 2,643,026	\$ 3,257,712	\$ 1,895,870	\$ (3,001,145)	\$ (7,704,797)

Analytics



Financial Plan – Water System (No Increase)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
	FINANCIAL PLAN - WATER SYSTEM					
	Existing Service Revenues					
1	User Rate Revenues	\$ 6,673,157	\$ 6,940,083	\$ 7,217,686	\$ 7,506,394	\$ 7,806,650
2	Revenue Increase (Percent)	0.0%	0.0%	0.0%	0.0%	0.0%
3	Other Revenue Sources	1,179,577	1,624,184	1,784,189	1,539,266	1,292,006
4	Total System Revenues	\$ 7,852,734	\$ 8,564,267	\$ 9,001,876	\$ 9,045,660	\$ 9,098,656
5	Total Revenue Requirements (Cost)	\$ 7,732,943	\$ 7,353,697	\$ 7,770,126	\$ 7,513,231	\$ 7,685,522
6	Operating Balance	\$ 119,791	\$ 1,210,570	\$ 1,231,750	\$ 1,532,429	\$ 1,413,134

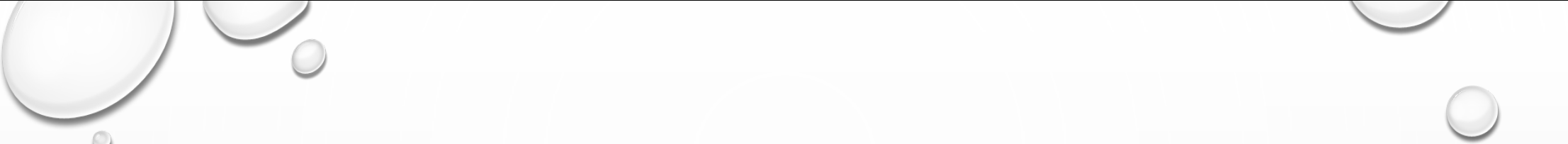
Analytics



Financial Plan – Sewer System (No Increase)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
FINANCIAL PLAN - SEWER SYSTEM						
Existing Service Revenues						
1	User Rate Revenues	\$ 5,242,797	\$ 5,452,509	\$ 5,670,609	\$ 5,897,433	\$ 6,133,331
2	Revenue Increase (Percent)	0.0%	0.0%	0.0%	0.0%	0.0%
3	Other Revenue Sources	4,279,154	7,100,616	8,051,731	6,249,339	4,475,787
4	Other Revenue Sources	\$ 9,521,951	\$ 12,553,124	\$ 13,722,340	\$ 12,146,772	\$ 10,609,117
5	Total Revenue Requirements (Cost)	\$ 6,998,715	\$ 10,505,982	\$ 13,058,220	\$ 16,680,346	\$ 19,727,048
6	Operating Balance	\$ 2,523,235	\$ 2,047,142	\$ 664,120	\$ (4,533,574)	\$ (9,117,931)



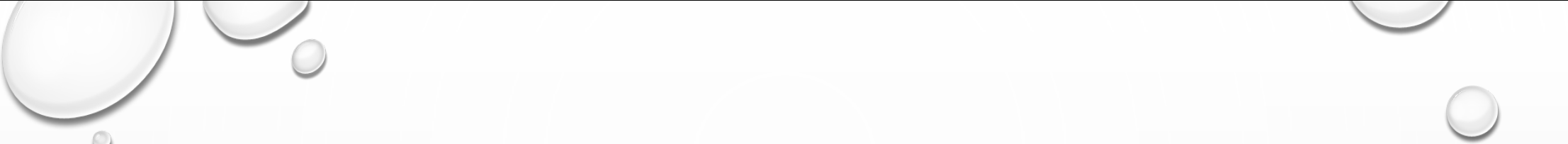


RECOMMENDED CHANGES TO RATE STRUCTURES

- BASE CHARGES
- METER SIZE RATE ALLOCATION
- INCREASING BLOCK COMMODITY CHARGES
- RATE STABILIZATION AND CAPITAL RESERVE FUNDS
- COST OF SERVICE COVERAGE

BASE CHARGES

- BASE CHARGES SHOULD BE SET AT A LEVEL TO RECOVER FIXED COSTS
 - BASE CHARGE ALLOCATION HAS NOT CHANGED, EXCEPT FOR ATB ADJUSTMENTS, IN 20 YEARS
 - FIXED COSTS SHOULD BE COVERED REGARDLESS OF CONSUMPTION
- CONSISTENT WITH INDUSTRY BEST PRACTICES
- ALIGNED WITH CHANGES MADE TO BASE CHARGES IN ELECTRIC RATES



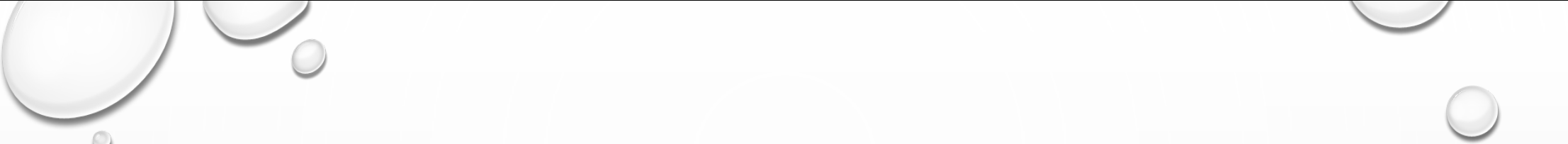
METER SIZE BASE CHARGE ALLOCATION

- CONSISTENT WITH SYSTEM DEVELOPMENT FEE STRUCTURE
 - EASE OF MANAGEMENT
 - BILLING BASED ON WATER SERVICE REQUIREMENT OF CUSTOMER
 - COST OF SERVICE ASSOCIATED TO SIZE OF METER
 - CONSISTENT WITH INDUSTRY BEST PRACTICES
 - CURRENT BASE CHARGES ARE SAME FOR ALL CUSTOMERS
- 



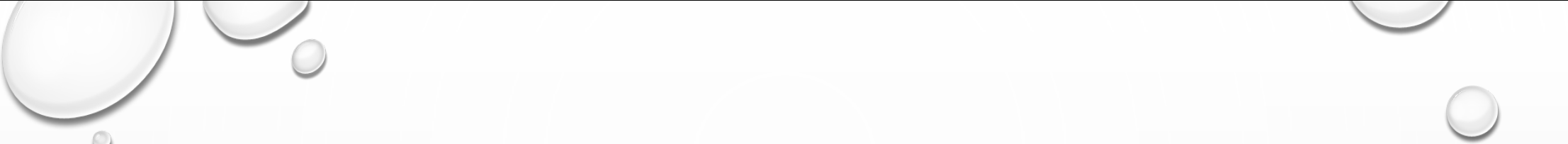
INCREASING BLOCK COMMODITY CHARGES

- ALLOCATES COSTS BASED ON CONSUMPTION
 - THE LESS YOU USE, THE LESS YOU PAY
 - THE MORE YOU USE, THE MORE YOU PAY
 - ENCOURAGES GREEN PRACTICES
 - CONSISTENT WITH INDUSTRY BEST PRACTICES
 - CURRENTLY USING DECREASING BLOCK COMMODITY CHARGES
- 



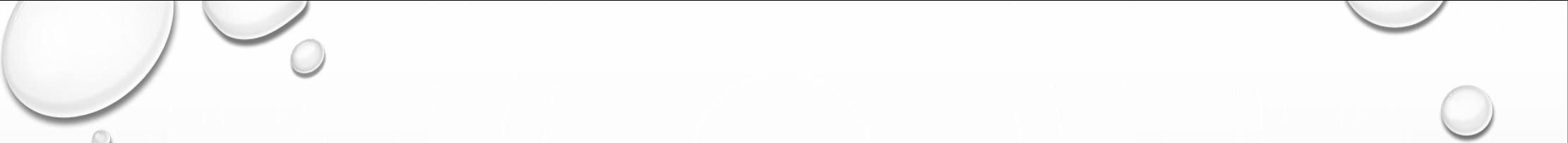
RATE STABILIZATION AND CAPITAL RESERVE FUNDS

- CREATES BUDGET STABILITY
- ADDS COST TO RATES, BUT POTENTIALLY REDUCES RATE PEAKS
 - CAN USE RATE STABILIZATION FUND IN FUTURE YEARS TO DEFER OR DELAY RATE INCREASES
 - CAN BE USED TO OFFSET UNFAVORABLE WEATHER PATTERNS
- CONSISTENT WITH INDUSTRY BEST PRACTICES
- DELAYING IMPLEMENTATION TO YEAR TWO OF RATE INCREASE



COST OF SERVICE COVERAGE

- FIRST EVER COST OF SERVICE ANALYSIS
- RATE CLASSES ADJUSTED TO ALIGN WITH COSTS TO PROVIDE SERVICE
- CONSISTENT WITH INDUSTRY BEST PRACTICES
- UPCOMING SLIDE WILL DEMONSTRATE IMPACTS



FINANCIAL PLAN/COST OF SERVICE RECAP

LEAVE RATES AS THEY ARE

Financial Plan – Combined System (No Increase)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
FINANCIAL PLAN - COMBINED SYSTEM						
Revenues						
1	User Rate Revenues	\$ 11,915,954	\$ 12,392,592	\$ 12,888,295	\$ 13,403,827	\$ 13,939,980
2	Revenue Increase (Percent)	0.0%	0.0%	0.0%	0.0%	0.0%
3	Other Revenue Sources	5,458,731	8,724,800	9,835,920	7,788,604	5,767,793
4	Total System Revenues	\$ 17,374,685	\$ 21,117,392	\$ 22,724,216	\$ 21,192,432	\$ 19,707,773
5	Total Revenue Requirements (Cost)	\$ 14,731,659	\$ 17,859,679	\$ 20,828,346	\$ 24,193,577	\$ 27,412,570
6	Operating Balance	\$ 2,643,026	\$ 3,257,712	\$ 1,895,870	\$ (3,001,145)	\$ (7,704,797)

Analytics



Financial Plan – Water System (No Increase)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
	FINANCIAL PLAN - WATER SYSTEM					
	Existing Service Revenues					
1	User Rate Revenues	\$ 6,673,157	\$ 6,940,083	\$ 7,217,686	\$ 7,506,394	\$ 7,806,650
2	Revenue Increase (Percent)	0.0%	0.0%	0.0%	0.0%	0.0%
3	Other Revenue Sources	1,179,577	1,624,184	1,784,189	1,539,266	1,292,006
4	Total System Revenues	\$ 7,852,734	\$ 8,564,267	\$ 9,001,876	\$ 9,045,660	\$ 9,098,656
5	Total Revenue Requirements (Cost)	\$ 7,732,943	\$ 7,353,697	\$ 7,770,126	\$ 7,513,231	\$ 7,685,522
6	Operating Balance	\$ 119,791	\$ 1,210,570	\$ 1,231,750	\$ 1,532,429	\$ 1,413,134

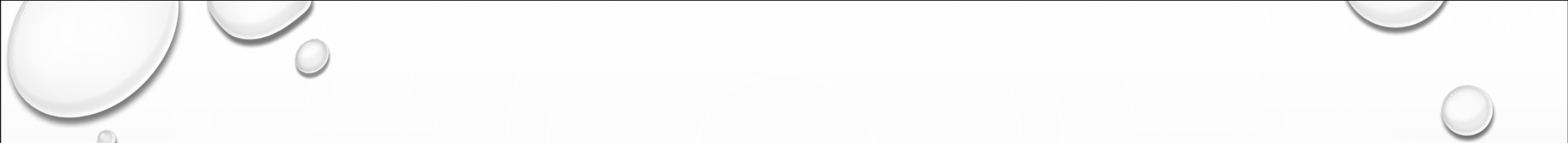
Analytics



Financial Plan – Sewer System (No Increase)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
FINANCIAL PLAN - SEWER SYSTEM						
Existing Service Revenues						
1	User Rate Revenues	\$ 5,242,797	\$ 5,452,509	\$ 5,670,609	\$ 5,897,433	\$ 6,133,331
2	Revenue Increase (Percent)	0.0%	0.0%	0.0%	0.0%	0.0%
3	Other Revenue Sources	4,279,154	7,100,616	8,051,731	6,249,339	4,475,787
4	Other Revenue Sources	\$ 9,521,951	\$ 12,553,124	\$ 13,722,340	\$ 12,146,772	\$ 10,609,117
5	Total Revenue Requirements (Cost)	\$ 6,998,715	\$ 10,505,982	\$ 13,058,220	\$ 16,680,346	\$ 19,727,048
6	Operating Balance	\$ 2,523,235	\$ 2,047,142	\$ 664,120	\$ (4,533,574)	\$ (9,117,931)





FINANCIAL PLAN/COST OF SERVICE DISCUSSION

RECOMMENDED RATE CHANGES

RATE RECOMMENDATIONS

- FY 19-20
 - EFFECTIVE WITH BILLS DATED JULY 1, 2019
- RATE ADJUSTMENTS

	Water	Sewer
2019-2020	2%	30%
2020-2021	2%	30%
2021-2022	2%	30%
2022-2023	2%	30%

Financial Plan – Water System (Proposed Increase)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
	FINANCIAL PLAN - WATER SYSTEM					
	Existing Service Revenues					
1	User Rate Revenues	\$ 6,673,157	\$ 7,078,885	\$ 7,509,281	\$ 7,965,845	\$ 8,450,169
2	Revenue Increase (Percent)	0.0%	2.0%	2.0%	2.0%	2.0%
3	Other Revenue Sources	1,179,577	1,624,184	1,786,674	1,550,127	1,319,313
4	Total System Revenues	\$ 7,852,734	\$ 8,703,069	\$ 9,295,955	\$ 9,515,972	\$ 9,769,482
5	Total Revenue Requirements (Cost)	\$ 7,732,943	\$ 7,323,523	\$ 7,709,781	\$ 7,423,587	\$ 7,568,219
6	Operating Balance	\$ 119,791	\$ 1,379,546	\$ 1,586,174	\$ 2,092,385	\$ 2,201,264



Financial Plan – Sewer System (Proposed Increase)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
FINANCIAL PLAN - SEWER SYSTEM						
Existing Service Revenues						
1	User Rate Revenues	\$ 5,242,797	\$ 7,088,261	\$ 9,583,329	\$ 12,956,661	\$ 17,517,406
2	Revenue Increase (Percent)	0.0%	30.0%	30.0%	30.0%	30.0%
3	Other Revenue Sources	4,279,154	7,100,616	8,053,683	6,257,872	4,497,241
4	Other Revenue Sources	\$ 9,521,951	\$ 14,188,877	\$ 17,637,012	\$ 19,214,533	\$ 22,014,647
5	Total Revenue Requirements (Cost)	\$ 6,998,715	\$ 10,536,157	\$ 13,118,565	\$ 16,769,990	\$ 19,844,351
6	Operating Balance	\$ 2,523,235	\$ 3,652,720	\$ 4,518,447	\$ 2,444,543	\$ 2,170,295



Financial Plan – Combined System (Proposed Increase)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
	FINANCIAL PLAN - COMBINED SYSTEM					
	Revenues					
1	User Rate Revenues	\$ 11,915,954	\$ 14,167,146	\$ 17,092,610	\$ 20,922,506	\$ 25,967,574
2	Revenue Increase (Percent)	0.0%	14.3%	16.0%	17.7%	19.3%
3	Other Revenue Sources	5,458,731	8,724,800	9,840,356	7,807,999	5,816,554
4	Total System Revenues	\$ 17,374,685	\$ 22,891,946	\$ 26,932,967	\$ 28,730,505	\$ 31,784,129
5	Total Revenue Requirements (Cost)	\$ 14,731,659	\$ 17,859,679	\$ 20,828,346	\$ 24,193,577	\$ 27,412,570
6	Operating Balance	\$ 2,643,026	\$ 5,032,267	\$ 6,104,621	\$ 4,536,928	\$ 4,371,559

Analytics



BASE CHARGES

Water Base Charges			Sewer Base Charges		
Existing Base			Existing Base		
	In Town	Out of Town		In Town	Out of Town
All Meters	\$ 15.00	\$ 30.00	0-15,000	\$ 5.20	\$ 20.80
			15,001 - 100,000	\$ 10.40	\$ 41.60
			100,001 - 250,000	\$ 20.80	\$ 83.20
			> 250,000	\$ 41.60	\$ 166.40
Proposed Base			Proposed Base		
Meter Size	In Town	Out of Town	Meter Size	In Town	Out of Town
5/8" meter	\$ 16.86	\$ 21.08	5/8" meter	\$ 20.42	\$ 25.52
3/4" meter	\$ 25.29	\$ 31.61	3/4" meter	\$ 30.62	\$ 38.28
1" meter	\$ 42.15	\$ 52.69	1" meter	\$ 51.04	\$ 63.80
1.5" meter	\$ 84.30	\$ 105.38	1.5" meter	\$ 102.08	\$ 127.59
2" meter	\$ 134.89	\$ 168.61	2" meter	\$ 163.32	\$ 204.15
3" meter	\$ 252.91	\$ 316.14	3" meter	\$ 306.23	\$ 382.78
4" meter	\$ 421.52	\$ 526.90	4" meter	\$ 510.38	\$ 637.97
6" meter	\$ 843.05	\$ 1,053.81	6" meter	\$ 1,020.75	\$ 1,275.94
8" meter	\$ 1,348.87	\$ 1,686.09	8" meter	\$ 1,633.20	\$ 2,041.50
10" meter	\$ 1,939.00	\$ 2,423.76	10" meter	\$ 2,347.73	\$ 2,934.66

COMMODITY RATES

Water Commodity Rates			Sewer Commodity Rates		
Water	Existing Rates			Existing Rates	
	Gallons	In Town Out of Town		In Town	Out of Town
0- 100,000	\$ 4.62	\$ 6.61	0- 100,000	\$ 5.71	\$ 7.66
>100,000	\$ 3.66	\$ 5.58	>100,000	\$ 4.77	\$ 6.45
Irrigation					
Gallons	In Town	Out of Town			
0 -8,999	\$ 4.60	\$ 4.60			
9,000 - 19,	\$ 5.74	\$ 5.74			
> 20,000	\$ 7.06	\$ 7.06			
	Proposed Rates			Proposed Rates	
Customer Class	In Town	Out of Town		In Town	Out of Town
Residential			All Gallon	\$ 5.98	\$ 7.24
0 - 2,000	\$ 3.96	\$ 4.85			
2,001 - 4,0	\$ 4.16	\$ 5.10			
4,001 - 6,0	\$ 4.36	\$ 5.34			
> 6,000	\$ 4.75	\$ 5.83			
Commercial					
0 - 100,000	\$ 4.38	\$ 5.33			
> 100,000	\$ 5.03	\$ 6.13			
Industrial					
0 - 100,000	\$ 4.44	\$ 5.35			
> 100,000	\$ 5.11	\$ 6.15			
Irrigation - Residential					
0 - 8,000	\$ 5.78				
8,001 - 16,	\$ 7.22				
> 16,000	\$ 8.88				
Irrigation - Nonresidential					
0 - 50,000	\$ 4.64				
50,001 - 100,	\$ 6.41				
> 100,000	\$ 7.55				

Cost of Service Results						
Water						
		Allocated	Proposed	Revenue	Recovery	Percent
		Cost of Service	Revenues	Amount	%	Increase
Retail (In Town)						
	Residential	3,068,242	3,130,284	62,042	102%	-2%
	Commercial	1,020,215	893,542	(126,673)	88%	14%
	Industrial	4,220	3,261	(959)	77%	29%
	Irrigation (Residential)	502,794	468,122	(34,672)	93%	7%
	Irrigation (Non-Residential)	159,170	155,658	(3,512)	98%	2%
Total Retail (In Town)		4,754,641	4,650,867	(103,774)	98%	2%
Retail (Out of Town)						
	Residential	22,270	37,921	15,651	170%	-41%
	Commercial	44,526	61,867	17,341	139%	-28%
	Industrial	2,257,450	2,328,231	70,782	103%	-3%
Total Retail (Out of Town)		2,324,246	2,428,019	103,774	104%	-4%
Total System		7,078,887	7,078,886	-	100%	0%

Cost of Service Results							
Sewer							
		Allocated	Proposed	Revenue	Recovery	Percent	
		Cost of Servic	Revenues	Amount	%	Increase	
Total Wastewater System							
	Total Regail (In Town)	4,893,308	4,793,152	(100,156)	98%	2%	
	Total Retail (Out of Town)	2,195,164	2,295,320	100,156	105%	-4%	
Total		7,088,472	7,088,472	-	100%	0%	

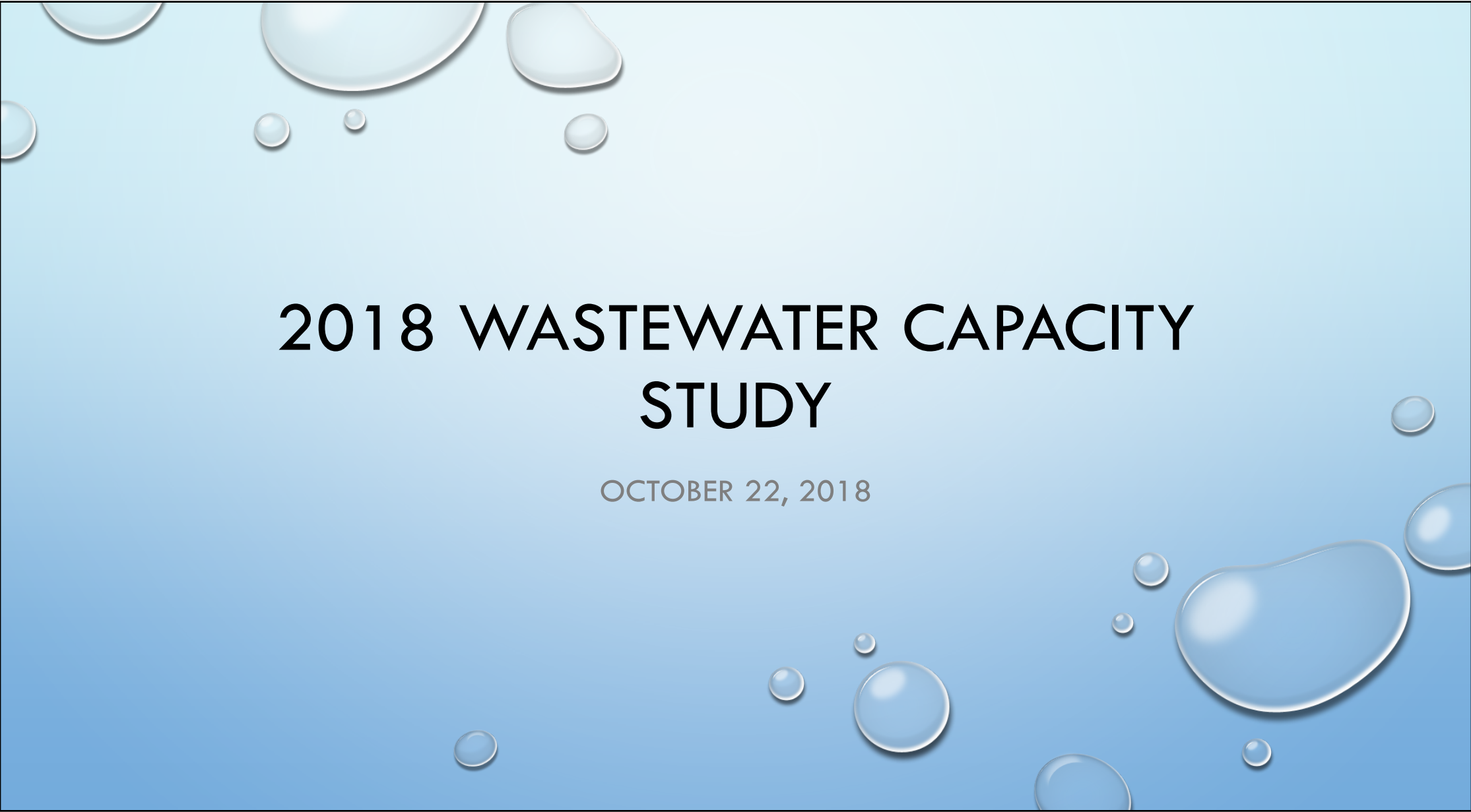
COMPARISON TO NEIGHBORING UTILITIES

WATER RATE COMPARISON

[HTTPS://TOWNOFCLAYTONNC-MY.SHAREPOINT.COM/PERSONAL/NMEDLIN_TOWNOFCLAYTONNC_ORG/DOCUMENTS/WATER%20SEWER%20RATE%20STUDY/WATER%20RATE%20COMPAIRISON.XLSX](https://townofclaytonnc-my.sharepoint.com/personal/nmedlin_townofclaytonnc_org/documents/water%20sewer%20rate%20study/water%20rate%20compairison.xlsx)

SEWER RATE COMPARISON

[HTTPS://TOWNOFCLAYTONNC-MY.SHAREPOINT.COM/PERSONAL/NMEDLIN_TOWNOFCLAYTONNC_ORG/DOCUMENTS/WATER%20SEWER%20RATE%20STUDY/SEWER%20RATE%20COMPARISON.XLSX](https://townofclaytonnc-my.sharepoint.com/personal/nmedlin_townofclaytonnc_org/documents/water%20sewer%20rate%20study/sewer%20rate%20comparison.xlsx)

The background of the slide is a light blue to medium blue gradient. It is decorated with several realistic water droplets of various sizes. Some droplets are at the top, some at the bottom, and some on the right side. They have highlights and shadows, giving them a 3D appearance.

2018 WASTEWATER CAPACITY STUDY

OCTOBER 22, 2018

DECISIONS FROM COUNCIL

CLAYTON MUST RECONCILE THE FOLLOWING:

- WHAT IS OUR WASTEWATER AND WATER CAPACITY AND HOW TO MANAGE CURRENT AND FUTURE DEMAND

WE WILL REVIEW WASTEWATER OPTIONS TO CONSIDER WITH THESE TWO IMPORTANT DECISIONS PENDING:

- WHICH OPTION WILL CLAYTON CHOOSE IN ORDER TO MEET ITS WASTEWATER NEEDS?
- HOW WILL CLAYTON PAY FOR IT?

WASTEWATER CAPACITY

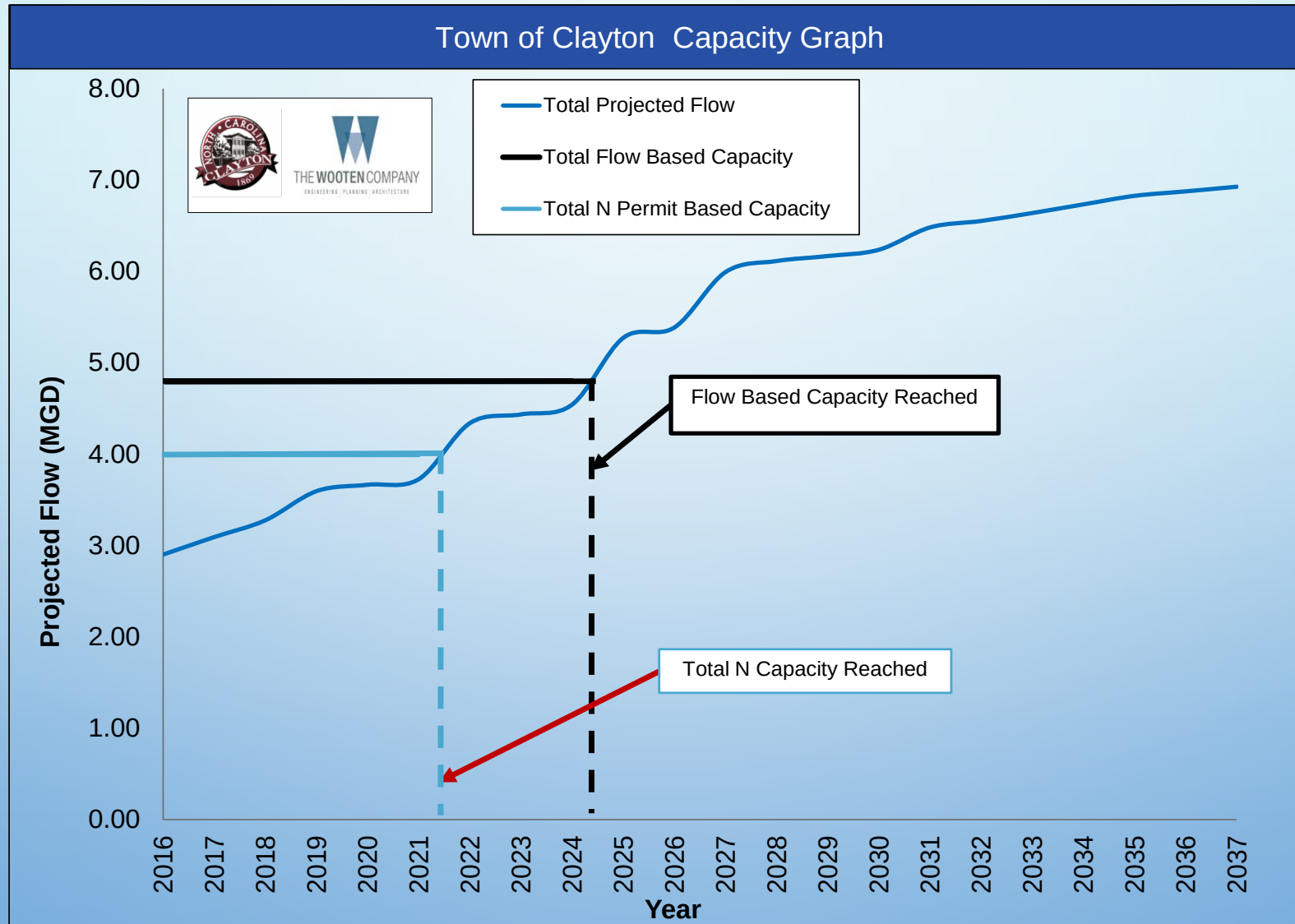
- 2005/2006 CAPACITY STUDY
- [EXISTING CAPACITY AND ALLOCATION \(SEE AVAILABLE WASTEWATER ALLOCATION HANDOUT\)](#)
 - LITTLE CREEK
 - RALEIGH
 - JOHNSTON COUNTY



REVIEW 2018 WASTEWATER CAPACITY STUDY

WHAT'S DRIVING THE TIMELINE?

- NITROGEN AND OTHER CONSTITUENTS CAPACITY
- HYDRAULIC CAPACITY
- 80/90 RULE





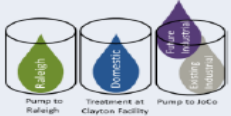
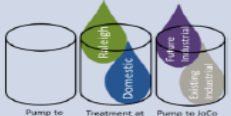
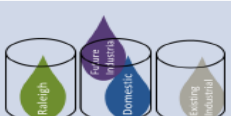
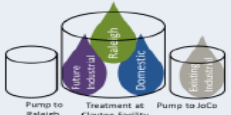
WHEN CONSIDERING OPTIONS

CONSIDERATIONS

1. CONSTRUCTION DESIGN COSTS
 2. OPERATING AND MAINTENANCE COSTS
 3. TIMELINES
 4. COMPLEXITY OF ALTERNATIVES & PARTNERS
 5. LEVEL OF AUTONOMY
- 

OPTIONS

Option Cost Comparison (Oct 22, 2018)

Cost Comparison									
Option		Transmission Cost (2018)	Treatment Plant Cost (2018)	Additional Reserve Fee Johnston County (\$20.08 or \$16.04/gal)	Additional Nitrogen Cost Johnston County (\$21.34/lb TN)	Clayton Plant Nitrogen Credit Cost (\$21.34/lb TN)	Capital Cost (2018)	Annual O&M Cost	Total Present Worth
1. Treat Domestic Only		\$0	\$54,200,000	\$40,581,000 (2.53 MGD at \$16.04/gal)	\$29,600,000 (2.53 MGD)	\$0	\$124,381,000	\$7,700,000	\$221,800,000
2a. Treat Domestic and Raleigh Flow (5 MGD Plant Option)		\$0	\$54,200,000	\$40,581,000 (2.53 MGD at \$16.04/gal)	\$29,600,000 (2.53 MGD)	\$0	\$124,381,000	\$6,760,000	\$209,500,000
2b. Treat Domestic and Raleigh Flow (2 Plant Option: 2 MGD LCWRF + 1.5 MGD New)		\$3,260,000 (domestic)	\$39,940,000	\$40,581,000 (2.53 MGD at \$16.04/gal)	\$29,600,000 (2.53 MGD)	\$0	\$113,381,000	\$7,600,000	\$209,300,000
3. Treat Domestic and Industrial Flow		\$10,000,000 (industrial and domestic)	\$54,200,000	\$11,245,000 (0.56 MGD at \$20.08/gal)	\$6,600,000 (0.56 MGD)	\$11,700,000	\$93,745,000	\$8,000,000	\$194,500,000
4. Treat Domestic, Industrial and Raleigh Flow		\$10,000,000 (industrial and domestic)	\$59,600,000 (6 MGD)	\$11,245,000 (0.56 MGD at \$20.08/gal)	\$6,600,000 (0.56 MGD)	\$23,400,000	\$110,845,000	\$5,200,000	\$175,800,000

OPTIONS CONTINUED

- REGIONAL SOLUTIONS
 - RALEIGH BUILDS OR EXPANDS
 - JOHNSTON COUNTY BUILDS OR EXPANDS
- PUBLIC PRIVATE PARTNERSHIPS
 - PRIVATE PARTY BUILDS, OWNS, AND OPERATES
 - PRIVATE PARTY BUILDS AND OPERATES, TOWN OWNS
 - PRIVATE PARTY BUILDS, OWNS, AND OPERATES FOR TERM AND THEN RETURNS TO TOWN
- POTENTIAL SHORT TERM SOLUTIONS
 - PURCHASE ADDITIONAL CAPACITY FROM RALEIGH
 - PURCHASE ADDITIONAL CAPACITY FROM JOHNSTON COUNTY
- GROWTH MORATORIUM

STAFF RECOMMENDATION

CLAYTON BUILDS A 6MGD WASTEWATER PLANT

- TRANSITION LITTLE CREEK WRF (CURRENT 2.5MGD PLANT) TO PUMP STATION
- CONTINUE FLOWING GRIFOLS TO JOHNSTON COUNTY
- ABILITY TO DISCONTINUE FLOW TO RALEIGH
- EXPANSION CAPABILITIES UP TO AT LEAST 12 MGD

COST TO BEGIN DESIGN PROCESS

- \$3.5M
- SOURCE OF FUNDS?
- SCHEDULE (TRADITIONAL PROCESS)
 - 18-24 MONTHS FOR DESIGN/PERMITTING
 - 90 DAYS BID PHASE
 - 18-24 MONTHS FOR CONSTRUCTION/COMMISSIONING

BUT WAIT.....THERE'S MORE



Town Council Agenda Cover Sheet

Meeting Date

November 5 2018

Agenda Location

New Business

Item Title

Approval consideration to accept a Johnston County funded grant to utilize (2) Clayton Police Officers as School Resource Officers at Riverwood and Clayton Middle Schools.

Presenter *(Name & Title)*

Chief Blair Myhand

Summary/Description

PD is requesting council to enter into an agreement with the Johnston County School System for participation in a 100% funded grant positions to staff Clayton Police Officers as School Resource Officers at Clayton and Riverwood Middle Schools effective Jan 2, 2019.

Requested Action

Place on Consent Agenda

Additional Documents To Be Included in Agenda Packet

Contract agreement pending

EXHIBIT "A"

School Resource Officer Guidelines between the Town of _____ and
the Johnston County Board of Education **Town/City**

Philosophy

The School Resource Officer guidelines are designed to promote safety, good student conduct, & relationship building through education, communication, and understanding between school personnel, youth, police, and the community through various programs supported by both the Johnston County Board of Education, the Town of _____ and the
_____ Police Department.
Town/City

Employment

The School Resource Officer will be employed directly by the Town of _____
and under the direct supervision of the Chief of Police for the Town of **Town/City**.
The hours of work and direct supervision shall be assigned by the Chief of Police in **Town/City**
consultation with the Superintendent of the Johnston County Board of Education or his
designee.

Role

School Resource Officers will help to create a peaceful campus environment by:

- Carrying out the responsibilities of a certified law enforcement officer
- Instructing an integrated educational curriculum of criminal justice and other related topics; Explaining the role of police in society
- Acting as an advisor and/or resource to students by furnishing guidance on law-related issues and ethical concepts and by providing individual counseling as needed.

Crime Prevention Effort

In order to maintain a concentrated crime prevention effort, School Resource Officers will:

- Provide students with an opportunity to become acquainted with a police officer in an informal, non-authoritarian setting
- Allow any student who so desires to privately discuss personal questions relative to the law, the school, and the community
- Allow students the opportunity to discuss conditions in the community that they feel affect them
- Provide classroom presentations and discussion periods with students in areas of mutual concern
- Provide for parent/student conferences in a school setting, which may be more comfortable for both the student and parents vs. a conference at the police station
- Provide the opportunity to appropriately divert students from the juvenile justice system and to ensure adequate follow-up
- Provide an opportunity for other police officers to better understand the actions and problems of youth in the community; Encourage school visits by other officers
- Through faculty meetings, in-service training, and on an individual basis, provide teachers, administrators, and other school officials information concerning the law and the juvenile system.

Efforts to Increase Reporting

To increase the reporting of crimes committed against youth and their property, and to increase the reporting of physical and sexual child abuse and/or neglect, School Resource Officers should:

- Provide a convenient and confidential setting where youths may feel at ease in reporting crimes against themselves or their property
- Assist youth in dealing with concerns brought to their attention in cooperation with other helping professionals
- Help educators become aware of reportable crimes against youth; Give presentations or assist educators in giving presentations pertaining to the reporting of these crimes
- Provide appropriate feedback on the disposition of referrals received.

Deterrence

School Resource Officers will engage in activities designed to positively impact the number of crimes committed on or near school property by:

- Providing preventive patrol in order to reduce loitering on school premises or adjacent properties, drug and alcohol use, assaults, and other anti-social behavior
- Providing security for special school functions such as athletic events, school dances, band concerts, and field trips
- Assisting citizens or business owners living or operating in school areas with any difficulties encountered in interacting with students
- Informing merchants serving school-age clientele of ways to prevent vandalism and shoplifting

Police Conduct in the School Setting

Police officers who have contact with schools must be sensitive to school officials' responsibilities. Officers should make a concerted effort to develop and maintain a cooperative atmosphere.

School Resource Officers have a professional responsibility to conduct themselves in a courteous, purposeful, and cooperative manner.

Disagreements will be arbitrated privately between involved police and school staff. Failure to reach a mutually satisfactory course of action should be resolved by referral to appropriate superiors. School staff with concerns regarding the School Resource Officer's conduct should notify the school principal. The school principal should then inform the Investigative Team Commander, Field Operations Commander, or the Chief of Police.

School Resource Officers should not take advantage of the school's "captive audience" for routine police investigations. The school's primary purpose is to educate, and nonessential interviews by police and others may be disruptive.

Unless an emergency exists, School Resource Officers should contact designated school officials and/or parents prior to personally requesting information from students, interviewing students, or taking students into custody.

Extracurricular Student Contact

School Resource Officers are encouraged to intentionally interact with students to enhance understanding, offer additional support, and help redirect negative behaviors. Through concentrated personal contact, youth can be encouraged to avoid at-risk behaviors and activities and learn to succeed in the community.

Each of the following guidelines will be followed when student contact occurs outside the school setting:

- The SRO will inform the Investigative Team Commander in writing of the proposed activity and receive prior authorization.
- The SRO will obtain written permission for the youth to participate from the parents, guardian, or custodian.

- The SRO will use only Town of _____ funds or other regulated funds specifically designated for such activities.

Taking Students into Custody

School Resource Officers will deal with students who are classified as both juveniles and adults. Officers will follow all applicable laws and directives pertaining to the taking of juveniles and adults into custody.

The School Resource Office should be on campus each school day. When a student 16 years of age or older is arrested, the School Resource Office will request the assistance of a patrol officer, who will be responsible for transporting the defendant to the _____ Police Department or the Johnston County Public Safety Complex for processing. The School Resource Officer will complete the Incident Report and the transporting officer will complete all paperwork related to the booking of the student. The School Resource Officer will be expected to appear in the court regarding each case.

Reporting Responsibilities

The School Resource Officer will maintain the following reports:

- Incident Reports
- Annual Executive Summary for the Chief of Police, sent through the Investigative Team Commander; This report is completed within two weeks of the end of each school year.
- Student Counseling Log.

Child Abuse and Neglect

The School Resource Officer may become involved in child abuse and neglect cases as a result of the trust and confidentiality that develops from the officer's placement in the students' environment on a daily basis. In cooperation with school officials, the School Resource Officer

can effectively contribute to the detection and investigation of cases involving child abuse, neglect, and/or exploitation.

When the School Resource Officer becomes aware of an incident of child abuse or neglect, he/she will:

- Complete and Incident Report and forward to the Investigative Team Commander for assignment to a criminal investigator.
- Notify the Child Protective Services Unit of Johnston County Social Services.

The School Resource Officer will serve as a resource for the investigation.

Student Interviews

The School Resource Officer will alert the designated school official prior to contacting a student or staff person for the purpose of interviewing, whenever possible. The following standard should guide the interview process of a student in the school setting:

- All arrangements for a police interview with a student should endeavor to prevent any possible embarrassment and/or stereotyping as a consequence of the police contact.
- The student's rights of confidentiality and privacy must be respected. The student should be interviewed in a setting that ensures privacy. At no time should a student be summoned to the School Resource Officer's office over a public-address system that openly announces why he/she is being called.
- Information regarding the School Resource Officer contact may be shared on a selective basis with responsible school authorities if and when relevant, and when such disclosure does not violate any laws or departmental directives.
- Under normal circumstances, parents should be notified prior to a pending interview with a student regarding his/her involvement in an offense. Parents should always be notified of non-routine contacts with students. This

notification may be by telephone or letter. When serious disclosures arise during an interview, parental contact should be made at the earliest possible opportunity.

- When appropriate due to the circumstances, interviews with students should be conducted with school's staff members present. Under certain circumstances, a summons to the principal's office may be considered an in-custody interview, in which case Miranda rights should be advised.
- If a student is listed as a "witness" or "other" on a report, the parent should be notified as to the possibility of the student being called as a witness.

Staff Interviews

When interviewing school staff members, the School Resource Officer should explain the purpose of the contact. School staff members have the same right as any other citizen to refuse to give information. The School Resource Office should use patience and tact in dealing with school staff members to obtain information and should inform them of the potential use of the information provided. Care should be exercised to avoid violating the basic teacher-student relationship.

Removing a Student from Class

School Resource Officers will coordinate with school officials and follow existing policies if the removal of a student from class becomes necessary.

**STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON**

SCHOOL RESOURCE OFFICER CONTRACT

This Contract is made this the ____ day of _____, 2018 by and between the Johnston County Board of Education (herein after the “Board”), a body politic located in Johnston County, North Carolina, and _____ (herein after the “Town”), a government body located in _____, Johnston County, North Carolina, and in consideration of the mutual promises and covenants contained herein, do hereby contract and agree as follows:

WITNESSETH:

WHEREAS, the Board desired to have the town provide a School Resource Officer at one of the schools owned and operated by the Board, to wit: _____

Name of School

WHEREAS, the Town is willing to provide School Resource Officers for the schools;

WHEREAS, the parties agree that a School Resource Officer Program is designed to promote safety, good student conduct, & relationship building through education, communication, and understanding between school personnel, youth, police, and the community through various programs supported by both the Johnston County Board of Education, the Town of _____ and the _____ Police Department.

Town/City

Town/City

NOW, THEREFORE, in consideration of the promises and covenants of the parties hereto herein contained, and other goods valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Board and the Town do hereby agree as follows:

1. The Town shall provide _____ officer(s) to serve as School Resource Officer for the remainder of the _____ school year.

Number of Officers

Start Year – End Year
2. The officer shall be assigned full-time to the following schools with the middle school being the primary assignment, and will serve designated feeder schools:

Name & Address of Designated Schools _____

3. The parties agree that the School Resource Officer will be responsible for enforcing the law and not be used as an arm of school or parental discipline unless a violation of the Board of Education policy is committed in the presence of the School Resource Officer or a violation of the board policy arises in the course of an investigation of the School Resource Officer. Further, the School Resource Officer should attempt to abide by all board policies concerning students attending school at _____ School.

4. The Board of Education and the Town of _____ have agreed to certain guidelines concerning the School Resource Officer Program at _____

Designated School

Town/City

Designated School

School which are herein incorporated by reference as Exhibit A.

5. The parties agree that the School Resource Officer, employed by the Town of _____ is an independent contractor working directly under the supervision of _____

Town/City

the Chief of Police of the Town of _____ and the Board of Education assumes

Town/City

no liability for any act of omission that would ever arise in the School Resource Officer's performance or non-performance of his duties.

6. The Board shall pay the Town a total of \$_____ per year for service
Total For All Services provided pursuant to this agreement. Payments will be made upon receipt of an invoice from the Town. Should the Town be unable to complete the services specified, the Town will refund a pro rate share of this payment based on 180 days per school year or \$_____ per day.
Daily Total

7. The term of this contract shall run for a period of _____ year(s) and shall
Contract Term automatically renew each year unless terminated by either party upon given sixty (60) days proper notice to the other party at the address listed below:

<u>Board Contact</u>	<u>Town Contact</u>
Contact : Name	Contact : Name
Johnston County Board of Education	Town/City : City Manager
Post Office Box 1336	Address :
Smithfield, NC 27577	

8. This contract shall be governed by, and construed in accordance with the Laws of the State of North Carolina.

IN WITNESS WHEREOF the parties hereto have caused this Contract to Executed in their corporate names by duly authorized officers in duplicate originals, one of which is retained by each of the parties, the day and year first written above.

JOHNSTON COUNTY BOARD OF EDUCATION

BY: _____

ATTEST:

_____,
Printed Name of JCBE Executing Officer

Position

BY: _____

_____,
Printed Name of JCBE Attesting Officer

Position

TOWN OF _____
Town/City

BY: _____
_____, _____
Printed Name of Town Executing Officer Position

**STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON**

I, _____, a Notary Public of Johnston County, State
of North Carolina, hereby certify that, _____, personally
appeared before me this day and acknowledged that he/she is the _____ of
the JOHNSTON COUNTY BOARD OF EDUCATION, a North Carolina Governmental Entity,
and that by authority duly given and as an act of the aforesaid Governmental Entity, the
foregoing instrument was signed in its name by _____, its
_____, sealed with its seal, and attested by himself/herself as its Clerk.
Position

Witness my hand and Notary Seal this ____ day of _____, 2018.

Notary Public

My Commission Expires: _____

**STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON**

I, _____, a Notary Public of Johnston County, State
of North Carolina, hereby certify that, _____, personally
appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notary Seal this _____ day of _____, 2018.

Notary Public

My Commission Expires: _____



Town Council Agenda Cover Sheet

Meeting Date

November 5 2018

Agenda Location

Consent Agenda

Item Title

Enter into agreement with Archer Lodge to provide back-up police services to the TOC Animal Control Officer upon her request.

Presenter

Chief Blair Myhand

Summary/Description

The Town of Archer Lodge has asked that the Town of Clayton enter into an agreement wherein the Clayton Police Department provide back-up police services to the Town of Clayton Animal Control Officer while in the performance of her duties in the Town of Archer Lodge. The agreement has been reviewed by both Town Attorneys and is allowable under NC General Statute.

Such police services are limited to providing protection for our Animal Control Officer and in no way authorize Town of Clayton police personnel to "patrol" the Town of Archer Lodge. Moreover, the Town of Archer Lodge has agreed to reimburse the Town of Clayton on a fee schedule for all police services as part of this agreement.

Requested Action

Approval

Additional Documents to be Included in Agenda Packet

Interlocal Agreement

Meeting Timeline

Click or tap here to enter text.

NORTH CAROLINA

JOHNSTON COUNTY

INTERLOCAL AGREEMENT

This Interlocal Agreement, made and entered into this the _____ day of _____, 2018, by and between the Town of Clayton, ("Clayton"), a municipal corporation organized and existing pursuant to the laws of the State of North Carolina, and the Town of Archer Lodge ("Archer Lodge"), a municipal corporation organized and existing pursuant to the laws of the State of North Carolina.

RECITALS

It is hereby determined and declared by the parties that:

- A. Clayton, pursuant to a separate Memorandum of Agreement, is providing animal control services to Archer Lodge on an on-call schedule. Archer Lodge does not have a police department. Periodically, the Animal Control Officer (ACO) determines "back up" police services are necessary. Clayton and Archer Lodge agree that the Clayton Police Department shall serve as back up when requested by the ACO.
- B. Clayton and Archer Lodge are authorized to enter into this Agreement pursuant to Article 20 of Chapter 160A of the North Carolina General Statutes, and desire to do so for the reasons stated above.

NOW THEREFORE, in consideration of the terms, conditions, and covenants expressed herein, the parties agree as follows:

- 1. Pursuant to this Agreement, Clayton shall:
 - a. Cooperate with Archer Lodge by providing "back up" police services when called upon by the ACO.
- 2. Pursuant to the Agreement, Archer Lodge shall:
 - a. Pay Clayton on a per trip, per service basis in the amount of \$75 for police services in support of the ACO upon request only.
- 3. This Agreement shall be in effect for the same term and shall renew on the same dates specified in the Memorandum of Agreement for the ACO.

4. This Agreement may be terminated in whole, or in part, in writing by either party provided that no termination is affected unless the other party is given not less than thirty (30) days prior written notice of intent to terminate.
5. This Agreement may be modified in whole, or in part, only by the prior written approval of both parties.
6. This agreement does not ensure that “back-up” police services for the ACO will take place at the time and/or place requested. The Clayton Police Department has a primary duty to Clayton and will provide the agreed upon services to the ACO in Archer Lodge at a time convenient for all parties.
7. Any notice, acceptance, request, or approval from either party to the other party shall be in writing and shall be deemed to have been received when either has deposited same in the United States Postal Service personally delivered with signed proof of delivery.
8. Each party agrees to indemnify and hold harmless the other party for any claims of damage, loss, injury, or any other legal, judicial, or administrative claims arising out of or resulting from this Agreement and any work performed pursuant to the Contracts. All indemnifications and immunities from liability incorporated within the Contracts shall apply to this Agreement and are hereby incorporated by reference.
9. If any provisions of this Agreement are held, for any reason, to be unconstitutional, unenforceable, invalid, or illegal in any respect, such decision shall not affect or impair any of the remaining provisions of this Agreement, and the parties shall, to the extent they deem to be necessary and appropriate, take such actions as are necessary to correct any such provisions.
10. This instrument contains the entire agreement between the parties, and cancels and supersedes all prior negotiations, representations, understandings, or agreements, either written or oral, between the parties with respect to the subject matter hereof.
11. This Agreement is governed by and construed in accordance with the laws of the State of North Carolina.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

TOWN OF ARCHER LODGE

TOWN OF CLAYTON

Matthew B. Mulhollem
Mayor

Adam Lindsay
Town Manager

ATTEST:

ATTEST:

Kim P. Batten
Town Clerk

Kimberly Moffett
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

November 5 2018

Agenda Location

New Business

Item Title

Hurricane Florence Resolution Designation of Applicant's Agent

Presenter

Blake Mills, Assistant Public Works and Utilities Director

Summary/Description

Johnston County and the Town of Clayton have been declared eligible for Public Assistance Grant Funds related to Hurricane Florence. The town is eligible to for public assistance related to work related to debris removal (Category A) and emergency protective measures (Category B) and permanent work (Category C-G) associated with damage to infrastructure. The town did not have any damage to town infrastructure, however, the town did expend costs in debris removal and in preparation and response to the storm. The town expects to receive public assistance funds related to staff overtime for emergency protective measures and staff overtime and regular time related to debris removal. In addition, the town expects to receive public assistance funds for hired contractors (i.e. electrical) and equipment rented for the storm.

The Town has until November 13 to make a request for public assistance. The Town made a formal request for public assistance on October 29 and we are awaiting approval of our request. As part of the application process the Town is required to designate a Primary Agent and a Secondary Agent to execute and file applications for public assistance and to represent the town in all dealings with the State and FEMA. The attached Resolution Form designates Blake Mills as Primary Agent and Robert McKie as Secondary Agent for the Town. Also attached is an agreement between the Town and the North Carolina Department of Public Safety Division of Emergency Management which we will have to execute to receive the public assistance funds.

Requested Action

Approval

Additional Documents to be Included in Agenda Packet

Declaration of Applicant's Agent Form

State – Applicant Disaster Assistance Agreement

Meeting Timeline

Town Council Meeting November 5, 2018



**North Carolina Department of Public Safety
Division of Emergency Management**

APPLICANT: _____ DISASTER: _____

FEMA- _____ -DR-NC

PUBLIC ASSISTANCE CFDA# 97.036

STATE – APPLICANT DISASTER ASSISTANCE AGREEMENT

This Agreement made by and between the State of North Carolina, Dept. of Public Safety, Division of Emergency Management ("the State") and _____ ("the Applicant") shall be effective on the date signed by the State and the Applicant. It shall apply to all disaster assistance funds provided by or through the State to the Applicant as a result of the disaster called _____, and pursuant to the Disaster Declaration made by the President of the United States numbered FEMA - _____ - DR-NC.

The designated representative of the Applicant (Applicant's Agent) certifies that:

1. He/She has legal authority to apply for assistance on behalf of the Applicant pursuant to a resolution duly adopted or passed by the Applicant's governing body.
2. The Applicant shall provide all necessary financial and managerial resources to meet the terms and conditions of receiving Federal and State disaster grant assistance.
3. The applicant shall use disaster assistance funds solely for the purpose for which these funds are provided and as approved by the Governor's Authorized Representative (GAR).
4. The Applicant is aware of and shall comply with cost-sharing requirements of Federal and State disaster assistance: specifically that Federal assistance is limited to 75% of eligible expenditures, and that State assistance is limited to 25% of the eligible costs. Alternate projects selected by the Applicant may be eligible for only 75% of the approved Federal share of estimated eligible costs.
5. The Applicant shall provide the following completed documentation to the State:
 - Designation of Applicant's Agent;
 - State-Applicant Disaster Assistance Agreement
 - Private Non-Profit Organization Certification (if required);
 - Summary of Documentation Form itemizing actual costs expended for large project payment requests;
 - Monthly Progress Reports;
 - Copies of Single Audit Reports as applicable.

If the Applicant fails to provide any of the above documentation, the State will be under no obligation to reimburse the Applicant for eligible expenses.

6. The Applicant shall establish and maintain a proper accounting system to record expenditures of disaster assistance funds in accordance with generally accepted accounting principals or as directed by the Governor's Authorized Representative. If applicable, the Applicant shall conduct audit(s) pursuant to the Single Audit Act of 1984, 31 U.S.C. §7501 et. seq., 44 C.F.R. Part 14, OMB Circular A-133, "Audits of States, Local Governments and Non-profit Organizations," and applicable North Carolina laws, rules and regulations.
7. The Applicant shall provide to the State monthly Progress Reports for all open large projects funded by State and Federal disaster assistance grants. The first Progress Report will be due on the 10th day of the first month following initiation of the project and subsequent Progress Reports will be due on the 10th day of each and every month thereafter until project completion. Forms and reporting requirements will be provided by the Governor's Authorized Representative.
8. The Applicant, its employees and agents, including consultants, contractors and subcontractors to be paid with funds provided under this Agreement, shall give State and Federal agencies designated by the Governor's Authorized Representative, full access to and the right to examine all records and documents related to the use of disaster assistance funds.
9. The Applicant shall return to the State, within thirty (30) days of a request by the Governor's Authorized Representative, any funds advanced to the Applicant that are not supported by audit or other Federal or State review of documentation maintained by the Applicant.
10. The Applicant shall comply with all applicable codes and standards in the completion of eligible work to repair or replace damaged public facilities.
11. The Applicant shall comply with all applicable provisions of Federal and State statutes, rules and regulations regarding the procurement of goods and services and regarding contracts for the repair and restoration of public facilities.
12. The Applicant shall begin and complete all items of work within the time limits established by the Governor's Authorized Representative and in accordance with applicable Federal and State statutes, rules and regulations.
13. The Applicant shall request a final inspection within ninety (90) days after completion of each and every large project funded under this Agreement, or within ninety (90) days after the expiration of the time limit established for each project under Paragraph 12 above, whichever occurs first. Applicant shall present all supporting documentation to State and/or Federal inspectors at the time of final inspection. **The State, as Grantee, reserves the right to conduct a final inspection of any large project after expiration of the ninety- (90) day period and to reimburse Applicant only for costs documented at the time of final inspection.**

14. The Applicant shall comply with all applicable Federal and State statutes, rules and regulations for publicly financed or assisted contracts including, but not limited to, non-discrimination, labor standard, and access by the physically handicapped.
15. The Applicant's Designated Agent shall execute and comply with the Lobbying Prohibition document incorporated herein as Attachment A.
16. The Applicant's Designated Agent shall execute and comply with the Statement of Assurances (SF 424D) document incorporated herein as Attachment B.
17. The Applicant shall not enter into cost-plus-percentage-of-cost contracts for debris removal, emergency protective measures, or completion of disaster restoration or repair work.
18. The Applicant shall not enter into contracts for which payment is contingent upon receipt of State or Federal funds.
19. The Applicant shall not enter into any contract with any entity that is debarred or suspended from participation in Federal Assistance. The State and/or FEMA will not be under any obligation to reimburse Applicant for payments made to a debarred or suspended contractor. Applicant may search for debarred or suspended contractors on the "Excluded Parties List System" (EPLS) at the following website: www.sam.gov.
20. The Applicant shall comply with the provisions of 42 U.S.C. §5155 (Section 312 of the Stafford Act) which prohibits duplication of benefits. Applicant shall notify State immediately if any other source of funds is available to offset disaster assistance provided pursuant to this Agreement. Applicant agrees that eligible costs under this Agreement will be reduced by duplicate benefits received from any other source.
21. The Applicant shall comply with all uniform grant administration requirements required by State and Federal statutes, rules and regulations, including but not limited to, the Robert T. Stafford Disaster Relief and Emergency assistance Act, Public Law 93-288, as amended, Title 44 of the Code of Federal Regulations, applicable OMB Circulars, and policy guidance issued by the Federal Emergency Management Agency (FEMA).
22. If the Applicant pays contractors, subcontractors or consultants with funds provided through this Agreement then the Applicant shall include language in all contracts that binds the contractor, subcontractor or consultant to the terms and conditions of this Agreement with the State. Contractual arrangements with contractors, subcontractors or consultants shall in no way relieve the Applicant of its responsibilities to ensure that all funds provided through this Agreement are administered in accordance with all State and Federal requirements.

FOR THE APPLICANT:

Date

BY: _____
Signature

Applicant's Federal Tax I.D.
Number (required)

Typed Name

Title

FOR THE STATE:

Date

BY: _____
Signature

Typed Name

Title

ATTACHMENT A

LOBBYING PROHIBITION

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence either directly or indirectly an officer or employee of any State or Federal agency, a member of the N.C. Legislature, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-L, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (c) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all recipients of funds under this Agreement shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

Name of Applicant

BY: _____
Signature of Applicant's Designated Agent

ATTACHMENT B-1

OMB Approval No. 0348-0042

ASSURANCES-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington DC 20503

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

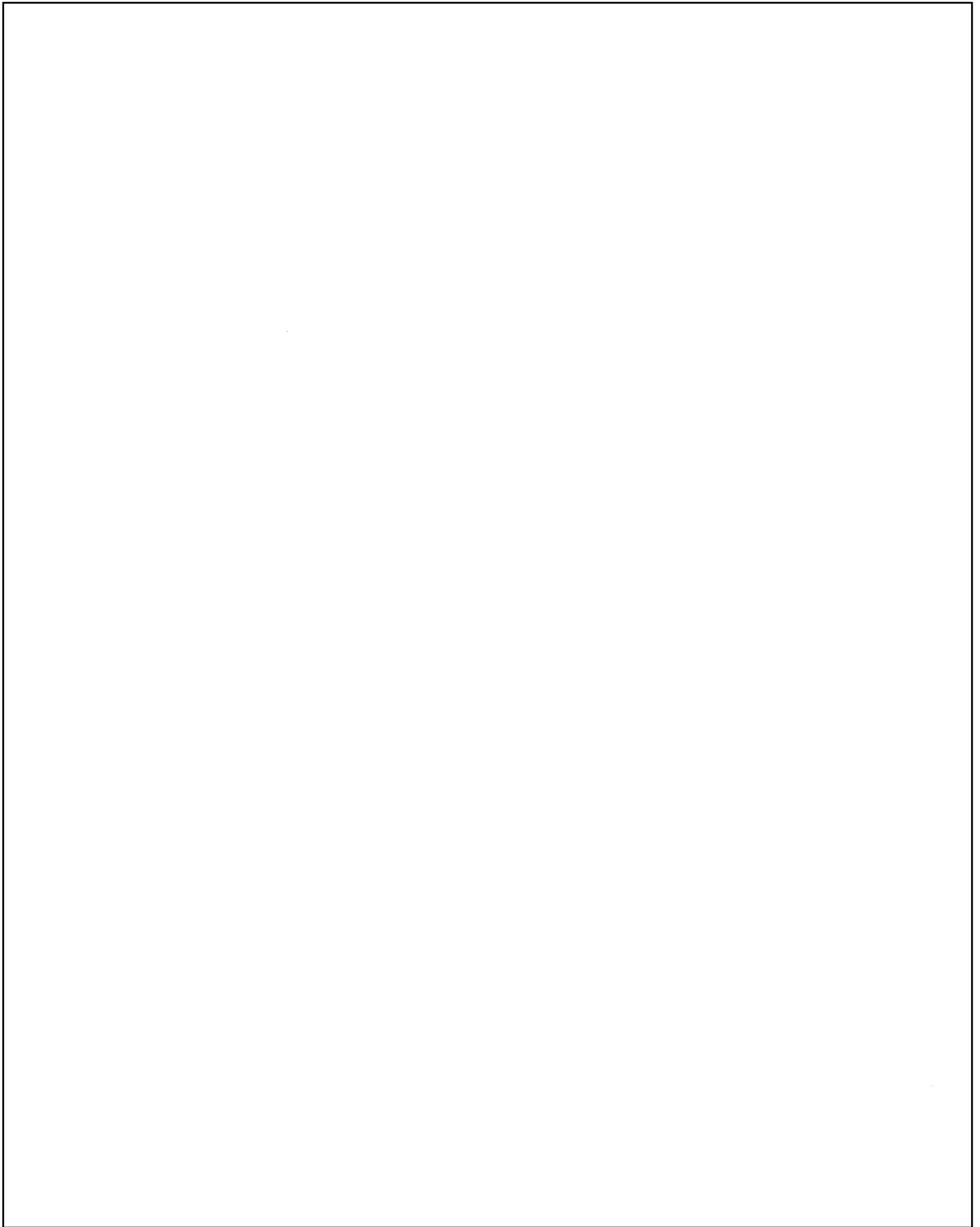
As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of the project costs) to ensure proper planning, management and completion of the project described in this application
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply by the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-2763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended relating to nondiscrimination in the sale, rental, or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

ATTACHMENT B-2

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. 276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L.93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of under ground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
APPLICANT ORGANIZATION	DATE SUBMITTED



RESOLUTION DESIGNATION OF APPLICANT'S AGENT North Carolina Division of Emergency Management	
Organization Name (hereafter named Organization) TOWN OF CLAYTON	Disaster Number: FEMA-4393-DR-NC
Applicant's State Cognizant Agency for Single Audit purposes (If Cognizant Agency is not assigned, please indicate): NC DOT	
Applicant's Fiscal Year (FY) Start Month: JULY Day: 1	
Applicant's Federal Employer's Identification Number 56-6001203	
Applicant's Federal Information Processing Standards (FIPS) Number - -	
PRIMARY AGENT	SECONDARY AGENT
Agent's Name BLAKE MILLS	Agent's Name ROBERT McKIE
Organization TOWN OF CLAYTON	Organization TOWN OF CLAYTON
Official Position ASSISTANT PUBLIC WORKS DIRECTOR	Official Position FINANCE DIRECTOR
Mailing Address PO Box 879	Mailing Address PO Box 879
City, State, Zip CLAYTON, NC 27528	City, State, Zip CLAYTON, NC 27528
Daytime Telephone 919 553-1530	Daytime Telephone 919 359-9336
Facsimile Number 919 553-1541	Facsimile Number 919 553-8919
Pager or Cellular Number 919 632-4062	Pager or Cellular Number 919 621-1721
BE IT RESOLVED BY the governing body of the Organization (a public entity duly organized under the laws of the State of North Carolina) that the above-named Primary and Secondary Agents are hereby authorized to execute and file applications for federal and/or state assistance on behalf of the Organization for the purpose of obtaining certain state and federal financial assistance under the Robert T. Stafford Disaster Relief & Emergency Assistance Act, (Public Law 93-288 as amended) or as otherwise available. BE IT FURTHER RESOLVED that the above-named agents are authorized to represent and act for the Organization in all dealings with the State of North Carolina and the Federal Emergency Management Agency for all matters pertaining to such disaster assistance required by the grant agreements and the assurances printed on the reverse side hereof . BE IT FINALLY RESOLVED THAT the above-named agents are authorized to act severally. PASSED AND APPROVED this _____ day of _____, 20____.	
GOVERNING BODY	CERTIFYING OFFICIAL
Name and Title	Name
Name and Title	Official Position
Name and Title	Daytime Telephone
CERTIFICATION I, _____, (Name) duly appointed and _____ (Title) of the Governing Body, do hereby certify that the above is a true and correct copy of a resolution passed and approved by the Governing Body of _____ (Organization) on the _____ day of _____, 20____.	
Date: _____ Signature: _____	



Town Council Agenda Cover Sheet

Meeting Date

November 5 2018

Agenda Location

New Business

Item Title

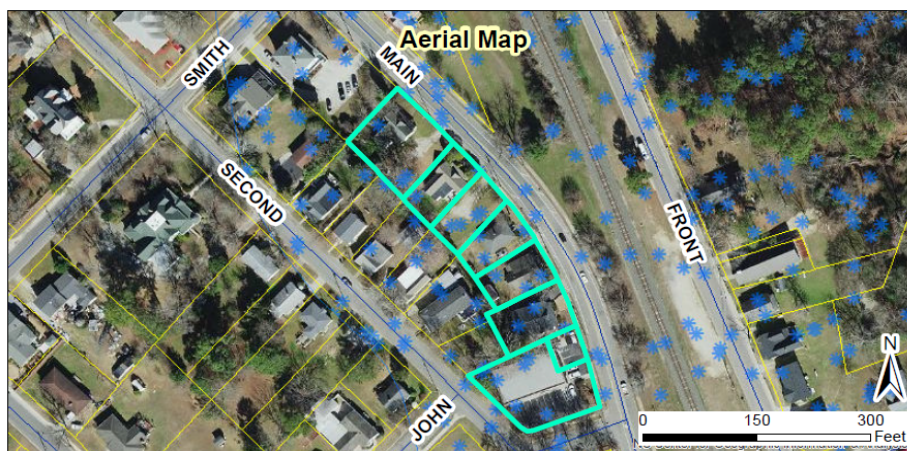
2018-165-RZ 517-549 E. Main St. Rezoning

Presenter

Planning Department

Summary/Description

The applicant is requesting to rezone 1.196 acres of parcels along Main Street from Office-Institutional (O-I) to Central-Business (B-1). Currently, there is a mix of residential and retail uses on the properties. The properties located at 525 and 531 E. Main Street will continue to be used as residential until they are redeveloped in conjunction with the adjacent properties. 545 E. Main Street will be used as an office, 539 E. Main Street will be demolished, and 549 E. Main Street will remain as retail. The properties are adjacent to and bordered by a law office to the north, and generally surrounded by single family houses from all other directions. The other properties in the same block are zoned Office-Institutional (O-I) and adjacent properties to the east and west are zoned Single-Family Residential.



Requested Action

Set Public Hearing

Funding Source (If Applicable):

Click or tap here to enter text.

Cost: Click or tap here to enter text. **Yes** ☐ **No** ☐

Additional Documents to be Included in Agenda Packet

Application

Meeting Timeline

Planning Board Meeting October 22, 2018

Town Council Meeting November 5, 2018

Town Council Meeting November 19, 2018



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

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: 517-549 E. Main Rezoning Acreage of Property: See attached
County Tag Number: see attached gis sheet NC PIN: see attached gis sheet
Address/Location: 517, 533, 539, 545, 549 E. Main Street
Existing Zoning District: O-I
Proposed Zoning District: B-1

APPLICANT INFORMATION

Applicant: James Lipscomb
Mailing Address: 3407 Barber Mill Raod
Phone Number: (919) 422-4704 Fax: _____
Contact Person: James Lipscomb
Email Address: James@myHTR.com

FOR OFFICE USE ONLY		
Date Received:	Amount Paid:	File Number:
<u>AUG 01 2018</u>	<u>\$1000 ck# 1303</u>	<u>2018-165-K2</u>
TOWN OF CLAYTON PLANNING DEPARTMENT version 7/6/2016	<u>\$100 ck#</u>	

PROPERTY OWNER INFORMATION

Name: Hi-Tiders, LLC

Mailing Address: 713 Fernwood Dr

Phone Number: (919) 422-4704

Fax: _____

Email Address: James@myHTR.com

EXPLANATION OF PROJECT

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

Applicant would like to change the zoning from O-I to B-1.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:	Yes	N/A	For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☐	☒			
2. Review Fee (\$500 for standard rezoning OR \$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. If property to be rezoned is a <u>portion</u> of a parcel: - 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.
This project is consistent with the adopted plans for the Town.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
Current uses are residential, vacant and retail. The current residential use will be grandfathered for a short term until re-development is approved. 545 E Main will be office, 539 E Main will be demolished in Aug 2018. 549 E. Main will remain as retail.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
This proposed change will improve the balance of uses and meets the Town's demands.

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 proposed use will not increase capacity of public facilities.

5. It has been determined that the legal purposes for which zoning exists are not violated.
Zoning will not be violated with this proposed project.

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.
There will be no adverse effect upon 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.
No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

APPLICANT AFFIDAVIT

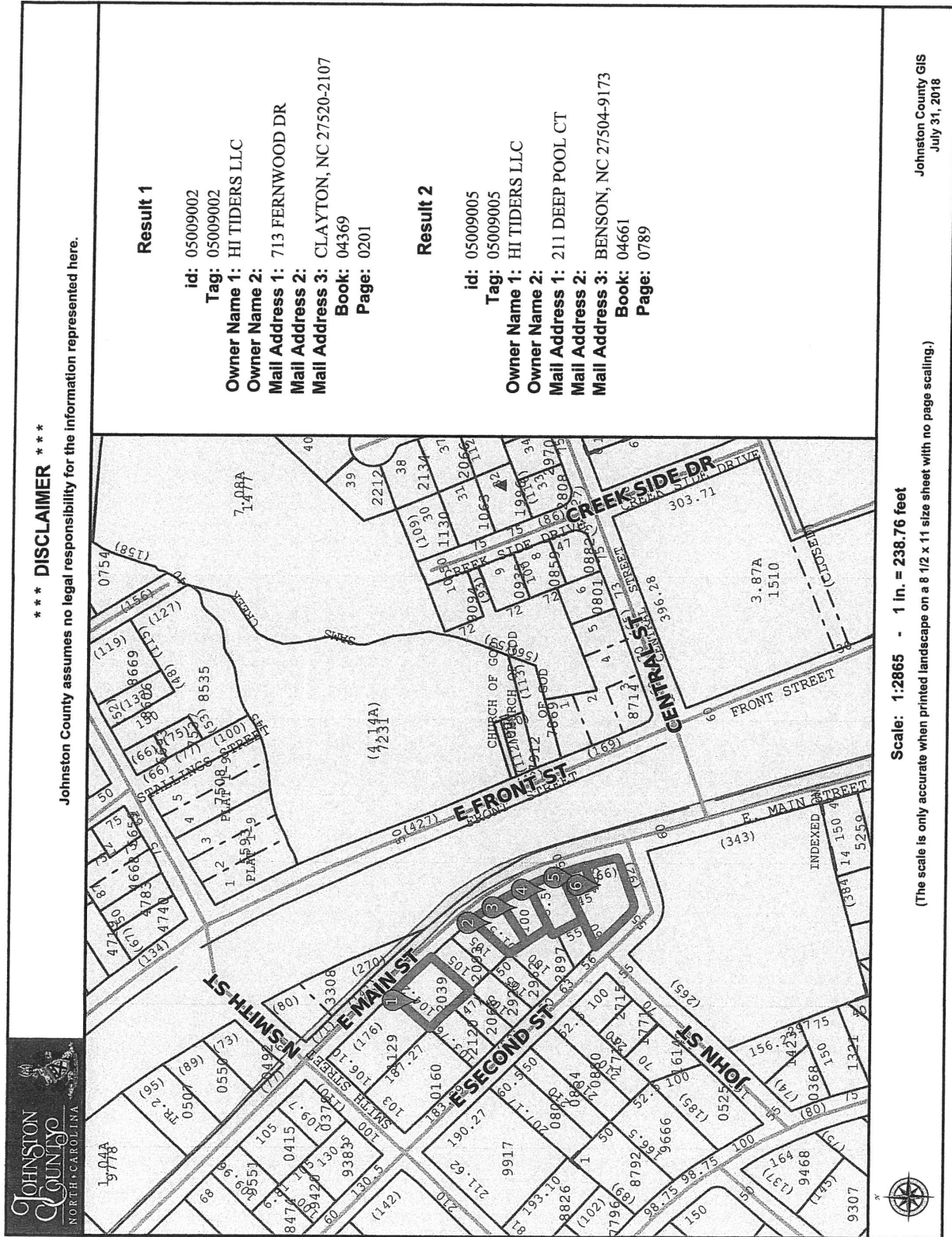
I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested. I hereby certify that I have full legal right to request such action and that the statements 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.

JAMES UPSCOMB
Print Name

James Leper
Signature of Applicant

1-31-18
Date

ATTACHMENT 1: SITE INFORMATION





*** DISCLAIMER ***

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

Result 3

id: 05009006
Tag: 05009006
Owner Name 1: HI TIDERS, LLC
Owner Name 2:
Mail Address 1: 328 E MAIN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2464
Book: 04911
Page: 0715

Result 4

id: 05009048
Tag: 05009048
Owner Name 1: THORPE, MELODY JOHNSON
Owner Name 2: THORPE, RICHARD F
Mail Address 1: 2360 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03547
Page: 0381

Result 5

id: 05009007
Tag: 05009007
Owner Name 1: THORPE, MELODY JOHNSON
Owner Name 2: THORPE, RICHARD F
Mail Address 1: 2360 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03547
Page: 0381

Result 6

id: 05009008
Tag: 05009008
Owner Name 1: THORPE, MELODY JOHNSON
Owner Name 2: THORPE, RICHARD F
Mail Address 1: 2360 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03447
Page: 0381



**TOWN OF CLAYTON
Planning Department**

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

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: Rezoning Address or PIN #: 05009007 & 05009008

AGENT/APPLICANT INFORMATION:

James Lipscomb
(Name - type, print clearly)

328 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 below):

Change from O-I to B-1

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:

Richard F. & Melody Thorpe
(Name - type, print clearly)

2360 Twin Acres Rd
(Address)

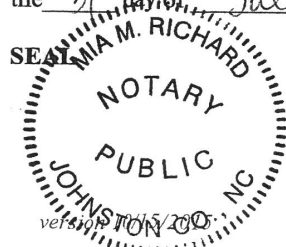
Richard F. Thorpe & Melody Thorpe
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Mia M. Richard
the 31 day of July, 2018.

a Notary Public for the above State and County, this



Mia M. Richard
Notary Public
My Commission
Expires: 4-21-2021