



The Town of Clayton
Regular Town Council Meeting Agenda
Monday, February 5, 2018 @ 6:30 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. Fees Amendment - Small Cell Tower/Facility

[Cover - New Small Cell Tower/Facility Fees Request](#)

[List of Fees - 20180109](#)

[Ordinance - Small Cell Facility Planning Fees](#)

- b. Welcome/Town Limit Signs

[Clayton Welcome-Town Limit Resolution](#)

[Letter to NCDOT Requesting Welcome-Town Limit Signs](#)

- c. Warranty Acceptance

[Bristol @ Cobblestone Phase 3](#)

[Bristol Subdivision Phase I](#)

- d. Woman's Club of Clayton - 100 Years of Service Proclamation

[Proclamation - Woman's Club of Clayton](#)

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Woman's Club of Clayton - 100 Years of Service Proclamation Presentation

Presenter: Stacy Beard, Public Information Officer

[Cover - Woman's Club of Clayton Proclamation](#)

[Woman's Club of Clayton - 100 Years of Service Proclamation](#)

POTENTIAL ACTION: None - Informational Only - Presentation Only

- b. Cross Connection Control/Backflow Prevention Program & Fats, Oils & Grease Program Updates

Presenters: Byron Poelman, Utility Service Superintendent
Brandon Carroll, Utility Compliance Technician

[Cover - Cross Connection Control & Fats, Oils and Grease Program Updates](#)
[Backflow Cross Connection and FOG Definition](#)

POTENTIAL ACTION: None - Informational Only

5. PUBLIC HEARINGS

- a. Goodson Tract Townhomes - 2017-172-SUP
Presenter - David DeYoung, Director of Economic and Community Development
[Cover - 2017-172-SUP](#)
[Application 2017-172-SUP Goodson Tract](#)
[Staff Report 2017-172-SUP Goodson Tract](#)
[Map- 2017-172-SUP Goodson Tract](#)
[Site Plan 2017-171-SD Goodson Tract](#)
[Adj prop letter- 2017-171-SD and 2017-172-SUP](#)
[PB Motion Sheet 2017-172-SUP Goodson Tract](#)
[Traffic Letter 2017-172-SUP Goodson Tract](#)
[Neighborhood Meeting Materials- 2017-171-SD & 2017-172-SUP - Goodson Tract](#)
[2017-172-SUP Newspaper Ad](#)
[Motion - 2017-172-SUP](#)
[Approval - 2017-172-SUP](#)
POTENTIAL ACTION: Approval of 2017-127-SUP
- b. Goodson Tract Townhomes Subdivision -2017-171-SD
Presenter - David DeYoung, Director of Economic and Community Development

[Cover - 2017-171-SD](#)
[Application 2017-171-SD Goodson Tract](#)
[Staff Report- 2017-171-SD Goodson Tract](#)
[Map- 2017-171-SD Goodson Tract](#)
[Goodson Tract SD- Phasing Map](#)
[Site Plan 2017-171-SD Goodson Tract](#)
[Adj prop letter- 2017-171-SD and 2017-172-SUP](#)
[PB Motion Sheet 2017-171-SD Goodson Tract Townhomes](#)
[Traffic Letter 2017-171-SD Goodson Tract](#)
[Neighborhood Meeting Materials 2017-171-SD- Goodson Tract](#)
[2017-171-SD Newspaper Ad](#)
[2017-171-SD Wastewater Allocation](#)
[Motion - 2017-172-SD](#)
[Approval 2017-171-SD](#)
[Goodson Wastewater Resolution -2017-171-SD](#)
POTENTIAL ACTION: Approval of 2017-171-SD

POTENTIAL ACTION: Adoption of WW Allocation Resolution #2018-02
- c. 2017-177-SD Coopers Meadow Subdivision
Planner - David DeYoung, Director of Economic and Community Development

[Cover 2017-177-SD](#)
[Application 2017-177-SD Coopers Meadow](#)
[Staff Report - Coopers Meadow - 2017-177-SD - REVISED](#)
[Map 2017-177-SD Coopers Meadow](#)
[Site Plan 2017-177-SD Coopers Meadow](#)
[Adj Property Owner Ltr - Coopers Meadow 2017-177-SD](#)
[Planning Board Motion Sheet - 2017-177-SD Coopers Meadow](#)
[Neighborhood Meeting Materials 2017-177-SD Cooper Meadow](#)
[Waiver Justification 2017-177-SD Coopers Meadow](#)
[Newspaper ad - Coopers Meadow 2017-177-SD](#)
[Certification of Mailing 2017-177-SD Coopers Meadow subdivision](#)
[Motion - 2017-177-SD Coopers Meadow](#)
[Approval - 2017-177-SD Coopers Meadow](#)

POTENTIAL ACTION: Approval of 2017-77-SD

- d. Regional Waste Water PreTreatment Facility Rezoning - 2017-207-RZ
Presenter - David DeYoung, Director of Economic & Community Development
[2017-207-RZ Cover Sheet](#)
[2017-207-RZ Application](#)
[2017-207-RZ Staff Report](#)
[2017-207-RZ Staff Report Map](#)
[2017-207-RZ WWPTF Rezoning- Staff Report](#)
[2017-207-RZ Adjacent Property Letter](#)
[2017-207-RZ Consistency Statement](#)
[Blackmon Letter- Neighbor](#)
[PB Motion Sheet](#)
[2017-207-RZ Newspaper Ad](#)
[Motion - RZ WWPTF](#)
[Approval - 2017-207-RZ Regional WWPTF Rezoning Ordinance](#)

POTENTIAL ACTION: Adoption of Ordinance #2018-02-02

- e. 2018-2019 Budget Public Input
Presenter: Adam Lindsay, Town Manager

[Newspaper Advertisement - 2018-2019 Budget Input](#)

POTENTIAL ACTION: None - Informational Only

6. OLD BUSINESS

7. NEW BUSINESS

- a. 2018-02-03 -Highgate Subdivision - Wastewater Allocation
Presenter: Tim Simpson, Director of Public Works
[Highgate Subdivision Wastewater Allocation Request](#)
[MEMO Highgate Subd Wastewater Allocation Request](#)
[Highgate SD WW Allocation Request revised 01-22-18](#)
[Wastewater Allocation Resolution - Highgate Subdivision](#)

POTENTIAL ACTION:

Adoption of Resolution #2018-03

- b. Town Council Meeting Procedure Update
Presenter: Adam Lindsay, Town Manager
[Cover - Town Council Meeting Procedure](#)
[Town Council Meeting Procedure](#)

POTENTIAL ACTION:

Place on February 19, 2018 Consent Agenda

8. STAFF REPORTS

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

9. OTHER BUSINESS

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

10. ADJOURNMENT



Town Council Agenda Cover Sheet

Meeting Date

February 5, 2018

Agenda Location

Items Scheduled for the Regular Meeting

Item Title

New Small Cell Tower/Facility Wireless Fees

Presenter(s)

Dave DeYoung, AICP – Economic & Community Development Director

Summary/Description

There are not currently any fees associated with the review and approval of Small Cell Wireless facilities. Due to the recent updates to the State General Statutes, municipalities are permitted to charge fees for small cell wireless facilities. Staff is recommending implementing fees as allowed by the General Assembly.

Requested Action

Place on Consent Agenda

Additional Documents To Be Included in Agenda Packet

- List of Fees
- Ordinance

PLANNING DEPARTMENT FEE SCHEDULE

<u>Small Wireless Facility Consultant Review¹</u>	<u>\$500</u>
<u>Small Wireless Facility Application (up to 25 facilities can be submitted under one application)¹</u>	<u>\$100 per facility (first five facilities only) + \$50 for each additional facility (up to 25 total facilities)</u>
<u>Notes:</u>	
<u>¹ As allowed by N.C. House Bill 310.</u>	

Town of Clayton
Amendment to the Comprehensive
List of Fees and Charges

BE IT HEREBY APPROVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON, NORTH CAROLINA, THAT THE FOLLOWING SHALL BE AMENDED TO ITS COMPREHENSIVE LIST OF FEES AND CHARGES:

Small Wireless Facility Consultant Review ¹	\$500
Small Wireless Facility Application <i>up to 25 facilities can be submitted under one application¹</i>	\$100 per facility (first five facilities only) + \$50 for each additional facility (up to 25 total facilities)

Notes:

¹ As allowed by N.C. House Bill 310.

Duly adopted this 5th day of February 2018 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Nancy Medlin
Deputy Town Manager

**RESOLUTION ENDORSING "WELCOME TO CLAYTON" TOWN LIMIT SIGNS
BY THE CLAYTON TOWN COUNCIL**

WHEREAS, the Town Council of the Town of Clayton supports the installation of "Welcome to Clayton" town limit signs at or near our municipal limits; and

WHEREAS, the Town of Clayton supports that the town logo be included on the signs; and

WHEREAS, the Town of Clayton understands that all costs associated with administration, designing, fabricating, erecting, inspection, and maintenance of the signs is the responsibility of the Town of Clayton.

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

1. That the Town of Clayton does hereby support the proposed "Welcome to Clayton" town limit signs; and
2. That the Town of Clayton requests that the NC Department of Transportation prepare an agreement for the proposed "Welcome to Clayton" town limit signs.

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

Jody McLeod
Mayor

ATTEST:

Nancy Medlin
Deputy Town Manager

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



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

Mr. Andy Brown,
PE Division Traffic Engineer
NC Department of Transportation
PO Box 3165
Wilson, NC 27895-3165

SUBJECT: "Welcome to Clayton" Town Limit Signs

Dear Mr. Brown:

The Town of Clayton is pursuing the installation of "Welcome to Clayton" Town Limit signs at or near our municipal limits. Each "Welcome to Clayton" Town Limit sign assembly will have the town logo (see attached).

It is our understanding that the Town of Clayton will be responsible for all costs associated with administration, design, fabrication, installation, inspection, and maintenance of the signs. This is to request that NCDOT provide a municipal agreement for the "Welcome to Clayton" signs.

Attached is a resolution from the Town of Clayton in support of the "Welcome to Clayton" town limit signs. Also attached are a spreadsheet and maps of the proposed town limit sign locations.

We appreciate your efforts. If you need additional information, please let me know.

Sincerely,

Stacy Beard
Public Information Officer
Town of Clayton
919-358-0348
sbeard@TownofClaytonNC.org

cc: Rich Cappola, Director of Engineering & Inspections
Dave DeYoung, Director of Economic & Community Development
Jay McLeod, Senior Planner
Steve Blasko, Superintendent of Streets



Town of Clayton
Engineering Department
111 E. Second Street, Clayton, NC 27520
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 *CR*

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

Date: January 5, 2018

Subject: Bristol @ Cobblestone, Phase 3

Please place a warranty acceptance request for the subject public water, sewer, associated storm drainage utilities, all related utility easements, and the asphalt pavement on the next available agenda. Record drawings have been reviewed and accepted. Following acceptance, the aforementioned public infrastructure will be subject to a one-year warranty period. Upon expiration of said warranty, a final inspection will be done and all deficient items corrected by the developer prior to final acceptance.



Town of Clayton
Engineering Department
111 E. Second Street, Clayton, NC 27520
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 *CR*

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

Date: January 8, 2018

Subject: Bristol Subdivision, Phase 1

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

*P*roclamation

The Woman's Club of Clayton 100 Years of Service

WHEREAS, The Woman's Club of Clayton was organized under the name of The Twentieth Century Mother's Club on October 18, 1918 with eighteen members; and

WHEREAS, two years later on November 12, 1920, with a membership of twenty-seven, the club became a federated club of the General Federation of Woman's Clubs; and

WHEREAS, the interests of the club have always been focused on service to the community of Clayton; and

WHEREAS, programs of service include Arts, Conservation, Education, Home Life and Public Issues; and

WHEREAS, the club has contributed to numerous programs and projects over the years, to include the formation of the Hocutt-Ellington Memorial Library as well as the completion of the Clayton Center.

NOW, THEREFORE, LET IT BE PROCLAIMED by the Honorable Mayor and Town Council of the Town of Clayton that we honor The Woman's Club of Clayton for their

100 Years of Service

Duly adopted this 5th day of February, 2018.

Jody L. McLeod
Mayor



Town Council Agenda Cover Sheet

Meeting Date

February 5 2018

Agenda Location

Introductions & Special Presentations

Item Title

Woman's Club of Clayton – 100 Years of Service Proclamation

Presenter

Stacy Beard, Public Information Officer

Summary/Description

The Woman's Club of Clayton is a non-profit organization made up of professional women who share a common goal: to work together to improve our local community, socially, physically, culturally, and educationally. They were first organized under the name "The Twentieth Century Mother's Club" in 1918 with 18 members. This year they celebrate 100 years!

Some have argued Hocutt-Ellington Memorial Library and The Clayton Center might not exist had it not been for the advocates in the Woman's Club of Clayton who rallied the community to build and restore these municipal buildings. The active club hosts an annual Taste of Carolina culinary event (a showcase of local restaurants), a yearly joint student art exhibit and competition with Clayton Visual Arts, and a new annual plant sale to support the Johnston County Master Gardeners. They also organize beautification, literacy and various other health and community related efforts. The Mayor & Council will consider the request from Woman's Club of Clayton President Betsy Grannis for a proclamation honoring 100 years of service.

Requested Action

Presentation of Proclamation Only

Additional Documents to be Included in Agenda Packet

Proclamation

*P*roclamation

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Duly adopted this 5th day of February, 2018.

Jody L. McLeod
Mayor



Town Council Agenda Cover Sheet

Meeting Date

February 5, 2018

Agenda Location

Consent Agenda

Item Title

Cross Connection Control/Backflow Protection & Fats, Oils, & Grease (FOG) Programs

Presenter

Byron Poelman, Utility Service Superintendent
Brandon Carroll, Utility Compliance Technician

Summary/Description

Utility Service Superintendent Byron Poelman and Utility Compliance Technician Brandon Carroll will give Town Council an overview and update on two important programs which work to ensure our Town water and sewer facilities are protected from possible failures or contamination: the Cross Connection Control/Backflow Protection Program and the Fats, Oils & Grease (FOG) Program.

Requested Action

Place on Consent Agenda

Additional Documents to be Included in Agenda Packet

Cross Connection & FOG Ordinances

Backflow and Cross Connection

53.02 PURPOSE

The purpose of this chapter for the Department of Public Works of the town is as follows:

(A) Protect the public potable water supply of the town against actual or potential contamination (i.e., cross-connections, backflow, backsiphonage) by isolating and containing, within the consumer's premises or private property, contamination or pollution that has occurred or may occur because of some uncontrolled (i.e., undiscovered or unauthorized) cross-connection on the consumer's premises or private property back into the public water supply.

(B) Eliminate or control existing cross- connections, both actual and potential, (backflow, backsiphonage or any other source of water or process water used for any purpose whatsoever) which might jeopardize the potability of the public water supply system of the town

Fats Oils and Grease (FOG)

52.085 PURPOSE.

This subchapter is intended to aid in the prevention of sanitary sewer blockages and obstructions caused by the introduction, discharge and contribution of fats, oils, greases, grease complexes, scum, sludge and other organic polar compounds into the town's wastewater collection system or publicly owned treatment works by commercial, industrial, institutional and all other non-residential activities.

(Ord. passed 10-16-00)



Town Council Agenda Cover Sheet

Meeting Date

February 5 2018

Agenda Location

Public Hearings

Item Title

2017-172-SUP Goodson Tract Townhomes Special Use Permit

Presenter *(Name & Title)*

Planning Department

Summary/Description

Special Use request to develop 64 townhomes on 7 acres of land, zoned Residential-10.

Requested Action

Approval

Additional Documents To Be Included in Agenda Packet

Staff Report Maps
Application
Neighborhood Meeting Materials
Associated Site Plan
Wastewater Allocation Request
Traffic Letter
NCDOT Email
Adjacent Property Letter
Newspaper Ad
Planning Board Recommendation



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

SPECIAL USE APPLICATION

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

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

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

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: Goodson Tract Acreage of Property: 7

Parcel ID Number: 05402020 Tax ID: 4710390

Deed Book: 04938 Deed Page(s): 0100

Address/Location: Off of City Rd.

Existing Use: Vacant Proposed Use: R-10-SUP

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District: ☒ No ☐ Yes

Overlay District (if applicable): _____

OFFICE USE ONLY

Date Received: _____ Amount Paid: \$ 500 - Permit Number: 2017-172-SUP

version 01/06/2016

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: Sam's Branch, LLC
Mailing Address: 114 W. Main St. Suite 102 Clayton, NC 27520
Phone Number: 919-763-7278 Fax: N/A
Email Address: donnie@adamsandhodge.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Blvd.
Phone Number: 919-763-7278 Fax: N/A
Contact Person: Donnie Adams
Email Address: donnie@adamsandhodge.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Conditional Use Permit (CUP) application.

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

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

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.
This subdivision meets all applicable regulations
and conforms to the UDC.
- (2) That the subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.
The subdivision design is such that it will be
beneficial to orderly development on adjacent tracts.
- (3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.
The subdivision is designed to provide proper
traffic flow within the neighborhood and provides
appropriate points of connection to the existing
street system for safe ingress and egress.
- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.
This subdivision is consistent with the orderly growth
and development pattern of the town.

Project Name: Goodson Tract

Donnie Adams
Print Name

[Signature]
Signature of Applicant

11-1-17
Date

01-06-2016

Page 4 of 17

EXPLANATION OF PROJECT

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

64 Townhome units

APPLICANT AFFIDAVIT

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

Donnie Adams
Print Name


Signature of Applicant

11-1-17
Date



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

*Planning Board
December 19, 2017*

STAFF REPORT

Application Number: 2017-172-SUP
Project Name: Goodson Tract Special Use Permit

NC PIN / Tag #: 166909-06-4838/ 05H02020
Town Limits/ETJ: Town Limits
Applicant: Adams & Hodge Engineering
Owner: Sam's Branch, LLC
Location: Off City Road, south of Legend Park

Public Noticing:

- Neighborhood meeting held on December 5, 2017
- Sign posted prior to December 8, 2017
- Letters mailed prior to January 26, 2018
- Newspaper published January 26, 2018 and February 2, 2018

REQUEST: The applicant is requesting a Special Use Permit to allow 64 townhomes to be developed on the subject property, which is zoned Residential-10 (R-10). A preliminary plat (major subdivision) application is running concurrently with this request (2017-171-SD).

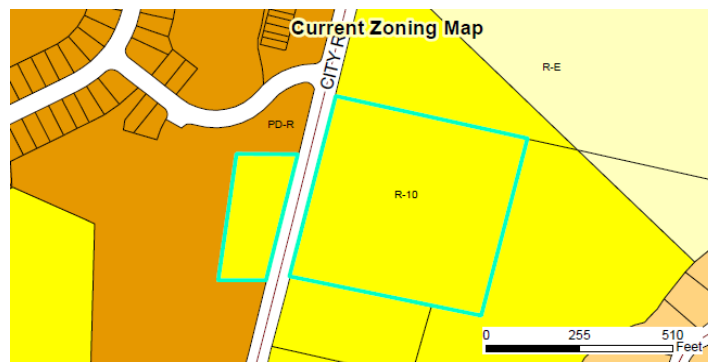


SITE DATA:

Acreage: 7 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

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

**DEVELOPMENT DATA:**

Proposed Uses: Townhomes (64 units)
Buildings: 9 buildings
Density/Intensity: 9.14 units/acre
Impervious Surface: maximum 75% per lot
Required Parking: 144 spaces (2 spaces per unit, plus 1 guest space per 4 units)
Proposed Parking: 160 spaces
Access/Streets: The applicant is proposing the main entrance to be located off Street "A", located to the North. A stub-out is proposed to the South, which will serve as a secondary access if the properties to the south are redeveloped in the future.

STAFF ANALYSIS:

Overview

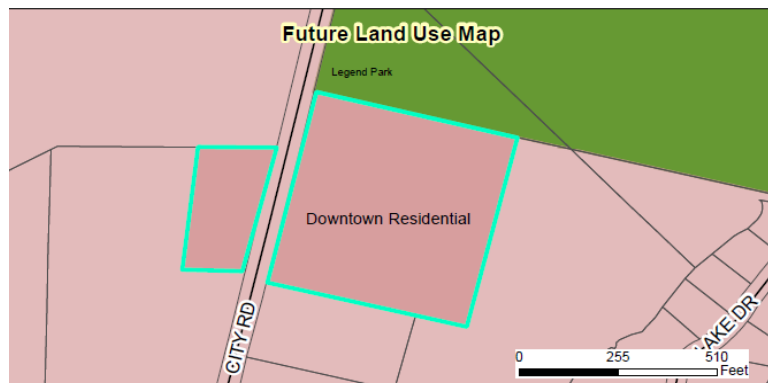
The applicant is requesting a Special Use Permit to allow townhomes on the subject property, which is zoned R-10. A preliminary plat (major subdivision) application is running concurrently with this request (2017-171-SD). As shown within the associated subdivision plan, the property is split into two pieces located east and west of City Road. The portion located to the west will not have any townhomes located on it, and instead will be utilized as passive open space needed to meet the minimum open space requirements for the development. This portion will include a greenway along City Road, connecting to existing greenway. The portion of the development located to the east of City Road is proposed to be developed with 64 total units, located within 9 buildings.

Associated Site Plan

Pursuant to §155.711(D)(1), concurrent with a request for a special use permit, an applicant shall submit a site plan for review and approval. This site plan is processed as any other site plan (in this case as a Preliminary Plat application: 2017-171-SD) with a final decision made by the applicable reviewing body. The details of the site/subdivision plan are outlined partially herein, and in their entirety in the staff report for the associated Preliminary Plat application 2017-171-SD.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**
The future land use map designates this property as “Downtown Residential”. This request is consistent with this designation, which calls for higher-density developments of up to 12 units/acre.
- **Unified Development Code**
The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC).



Compatibility with Surrounding Land Uses

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

Landscaping and Buffering

Based on the zoning district, no landscape buffer is required along adjacent properties since they are all zoned Residential-10 as well. However, the applicant is required to provide a Class "A" landscape buffer along City Road, in order to meet the street buffer requirements of the Unified Development Code. The applicant is also proposing landscaping throughout the site, in order to meet the street tree requirements and 20% interior landscape requirement of the UDC. The portion of the property across City Road, which serves as passive open space for the development, is proposed to remain wooded.

Access/Streets

The main access to the site will be located off Street "A" located to the North. This street is proposed to be a public street and will also serve as an entrance to Legend Park. The streets within the development are proposed to be private. A stub-out will connect to the property to the South, which will serve as a required secondary access in the future. Staff is recommending a condition of approval requiring the stub-out to be constructed to the property line, prior to issuance of the 30th certificate of occupancy, as a part of the associated Major Subdivision application (2017-171-SD).

Traffic

Based on the peak hour trip generation, a full traffic study was not required. The applicant has provided a traffic letter (included as an attachment to this staff report) which indicates the future left turn onto proposed Street "A" will satisfy peak hour demands. NCDOT has reviewed the letter submitted by the applicant, and concurs with its findings.

Multi-Modal Access

Interior sidewalks are located throughout the development, connecting to the future Sam's Branch Greenway that will be located along Street "A". Greenway is also provided across City Road, along the portion of the property that is designated as passive open space. This greenway will connect to the existing greenway along City Road, developed as a part of the Parkview development.

Garbage / Recycling

Two dumpster units will be provided within the development. These will be located in the center of the development, with sidewalk connections for pedestrian accessibility. The dumpster enclosures will be brick and 8' in height to meet UDC requirements.

Architecture/Design

The applicant is proposing 9 buildings, which will have a minimum 20' building separation. These buildings will consist of vinyl siding, and will contain 2 bedroom/2 bathroom units.

CONSIDERATIONS:

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

FINDINGS:

The applicant has addressed the Special Use Major Subdivision Approval Criteria outlined in UDC Section 155.711. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

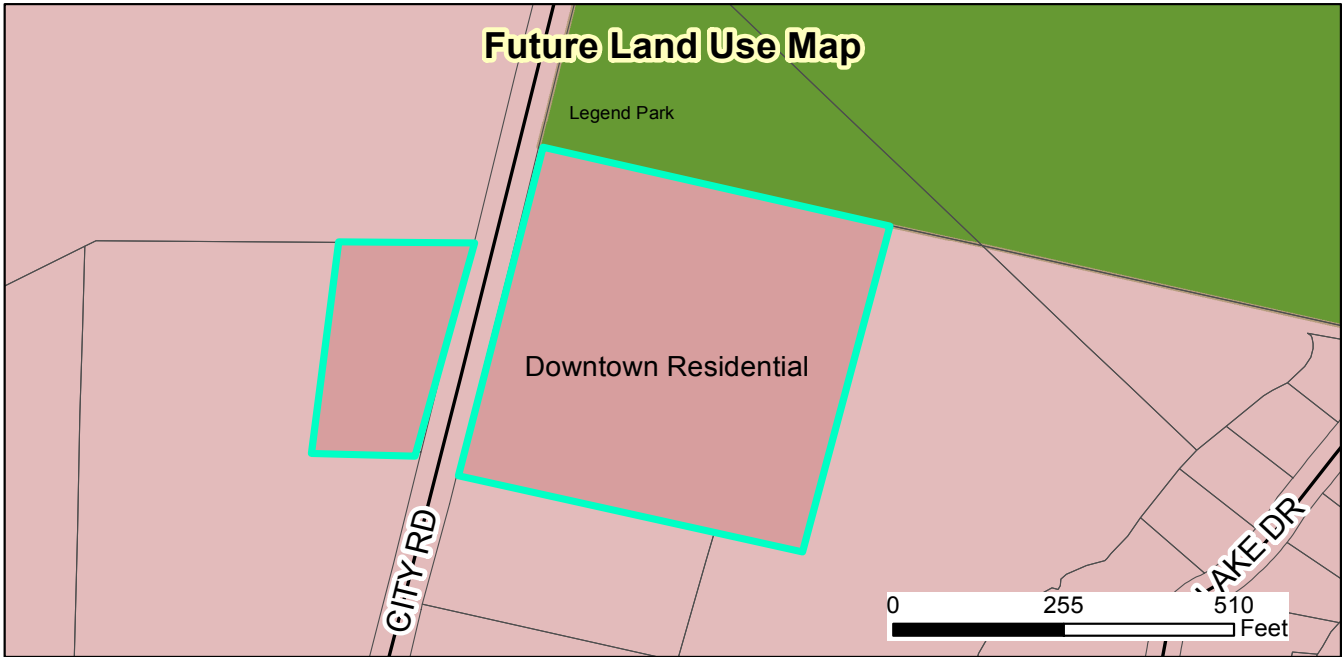
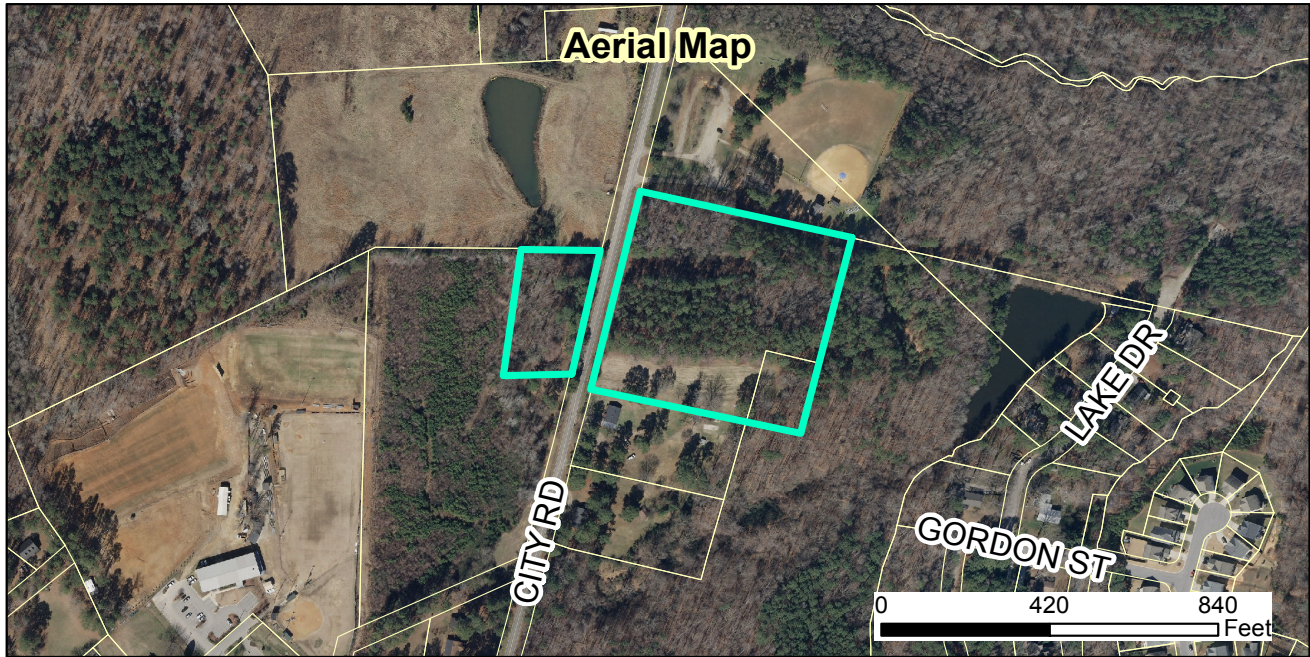
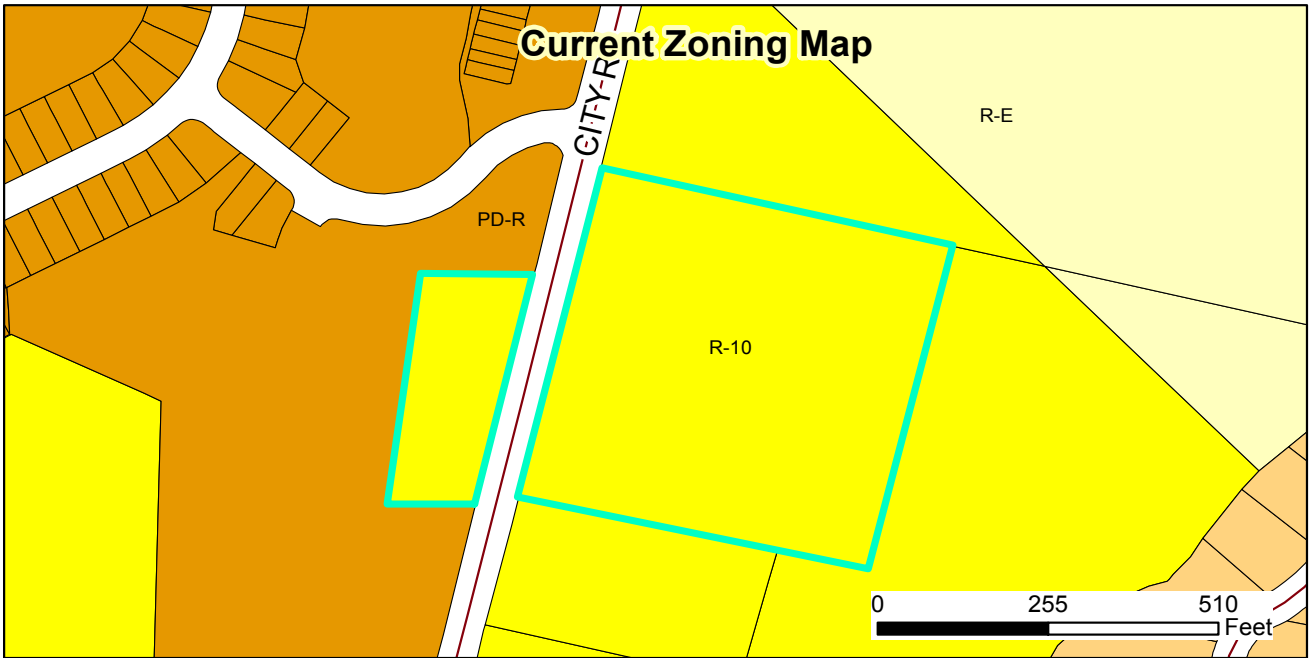
CONDITIONS:

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

1. These Conditions of Approval, and any others associated with the Preliminary Plat (2017-171-SD) shall be recorded upon the final plan set, which will be delivered to the Planning Department for review and final approval.
2. The final plat and subsequent development of the site shall be consistent with the specifications of the associated approved Preliminary Subdivision Plan (2017-171-SD). Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.

ATTACHMENTS:

- 1.) Staff Report Maps
- 2.) Application
- 3.) Neighborhood Meeting Materials
- 4.) Associated Site Plan
- 5.) Wastewater Allocation Request
- 6.) Traffic Letter
- 7.) NCDOT Email



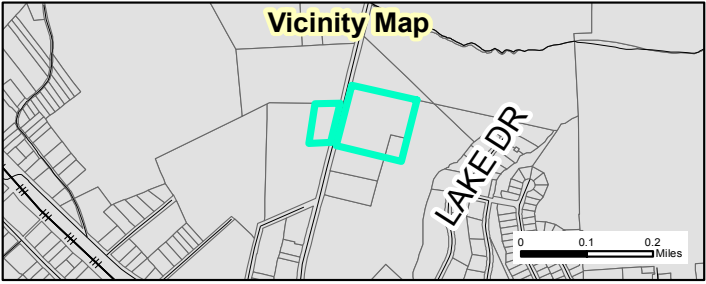
2017-172-SD Goodson Tract Townhomes Special Use Permit
Request: To develop 64 townhomes on property zoned R-10

Applicant: Adams & Hodge Engineering
 Property Owners: Sam's Branch LLC
 Parcel ID: 166909-06-4838
 Tag #: 05H02020



12/11/17
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\SPECIAL USE\2017\2017-172-SUP Goodson Tract Townhomes\Staff Report Maps\Staff Report Map- 2017-172-SUP Goodson SUP.mxd

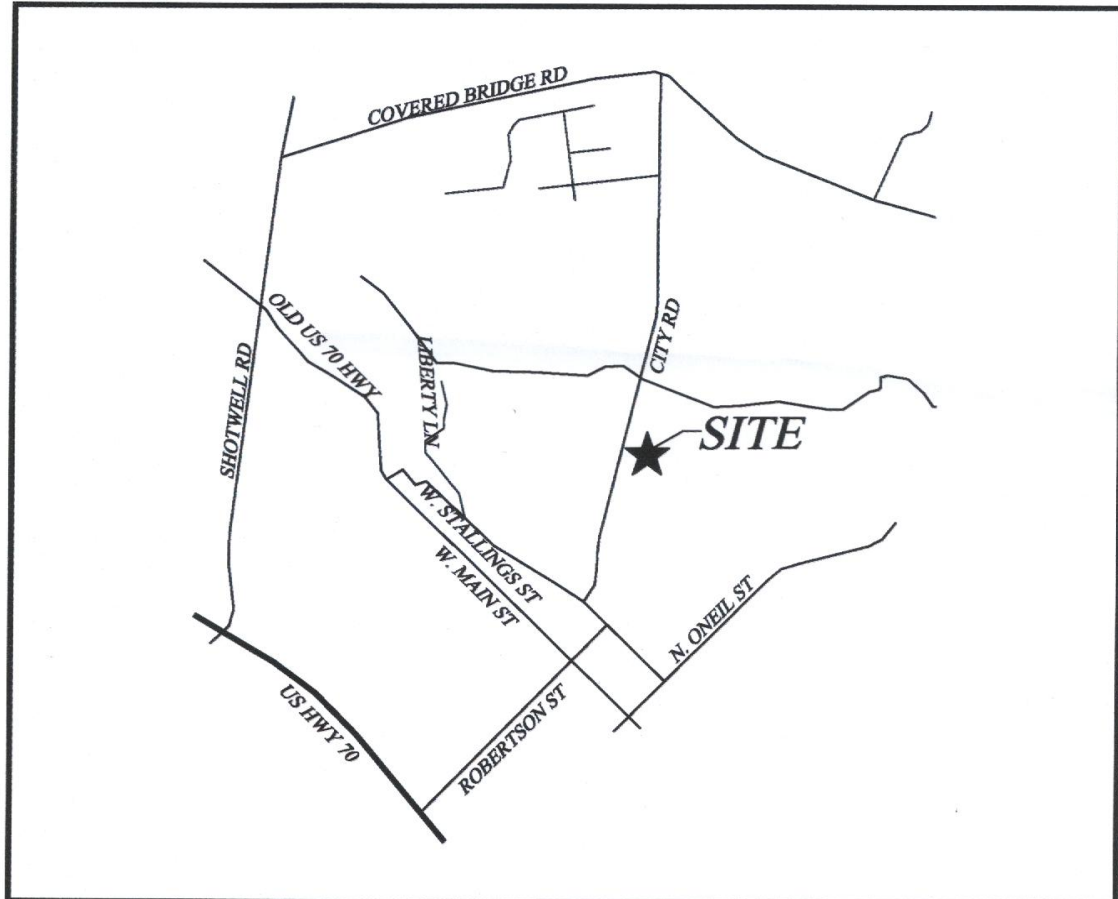


PRELIMINARY SUBDIVISION PLAN

GOODSON TRACT

IN

TOWN OF CLAYTON



SITE VICINITY MAP
NOT TO SCALE

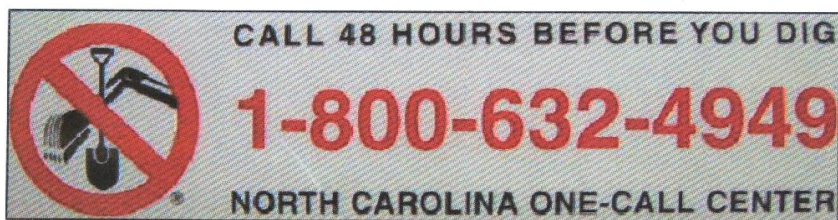
SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	EC1
SITE PLAN.....	SP1
LANDSCAPE PLAN.....	SP2
UTILITY PLAN.....	UT1
GRADING PLAN.....	GR1
REGULATORY STANDARDS.....	RS1

DEVELOPER/APPLICANT:

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

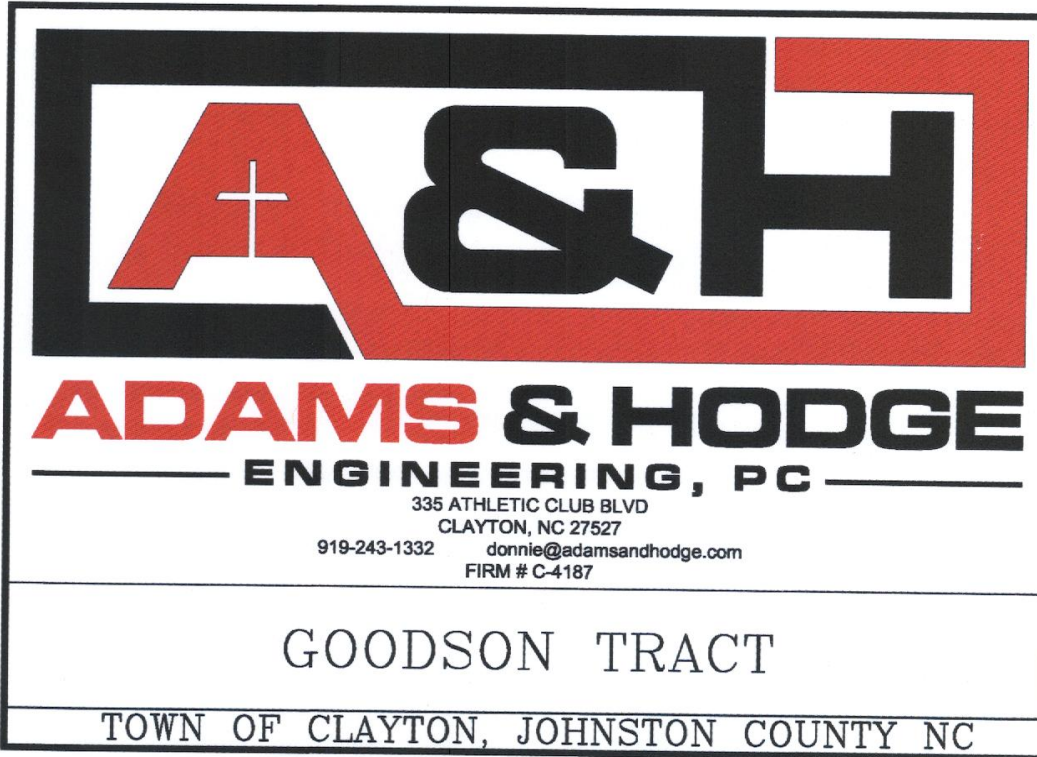
CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



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CONSTRUCTION



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5:50 pm, Dec 04, 2017



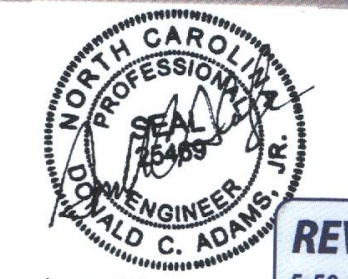
OCTOBER 31, 2017
DECEMBER 4, 2017 AS PER TOC



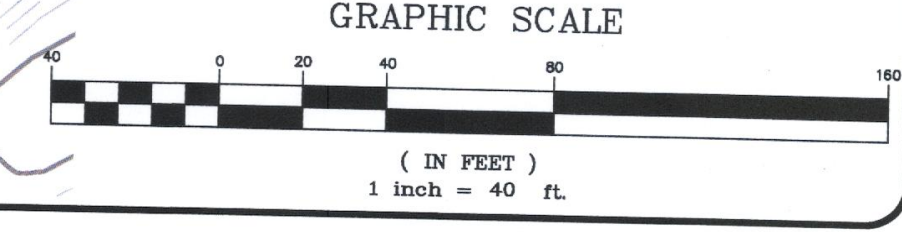
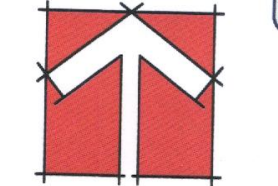
2017-171-SD GOODSON TOWNHOMES MAJOR SUBDIVISION



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CONSTRUCTION



REVISED
5:50 pm, Dec 04, 2017



ADAMS & HODGE ENGINEERING, PC	DESIGN: DCA/ADS	REVISIONS: 335 ATHLETIC CLUB BLVD CLAYTON, NC 27527 daming@adams-hodge.com 919-241-1132 FIRM # C-187
	CHECKED: DCA	
EXISTING CONDITIONS	DRAWN: ADS	
	HORIZONTAL SCALE: SEE DRAWING SCALE	
	VERTICAL SCALE: N/A	
	DATE: 10/31/2017	
	JOB NO: AH-	
	SHEET	
GOODSON TRACT TOWN OF CLAYTON, NC 27520	EC1	

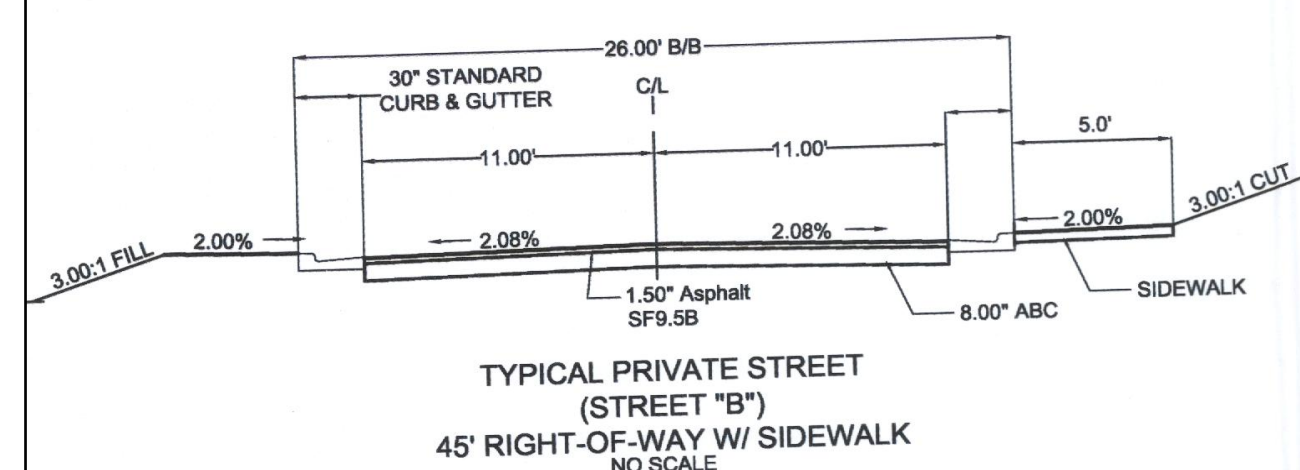
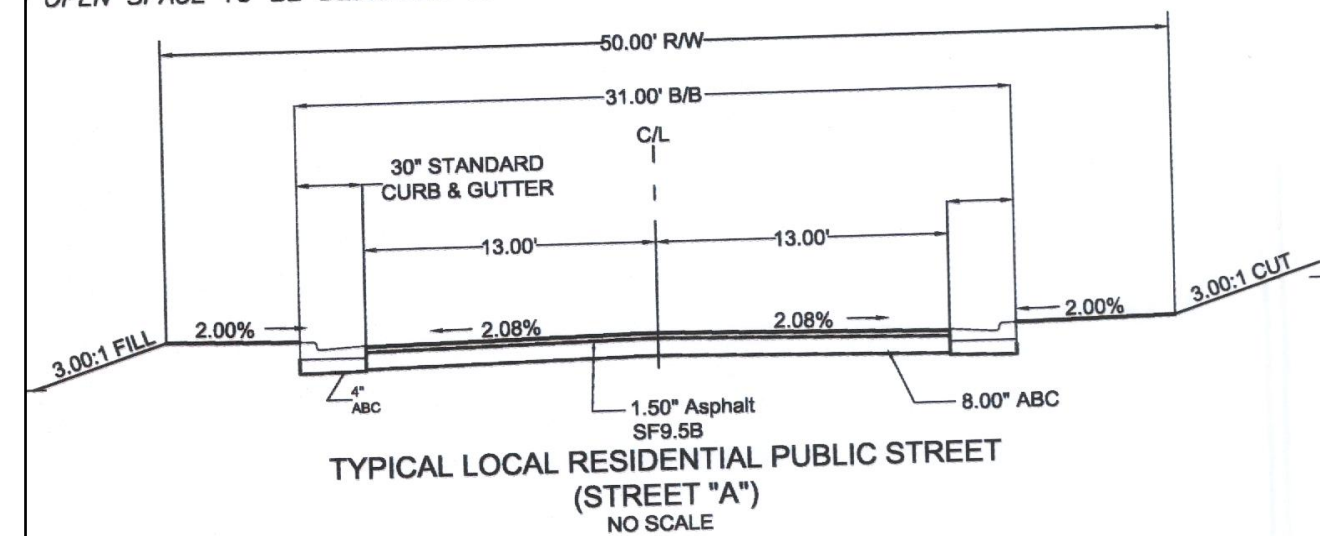


VICINITY MAP
(NO SCALE)

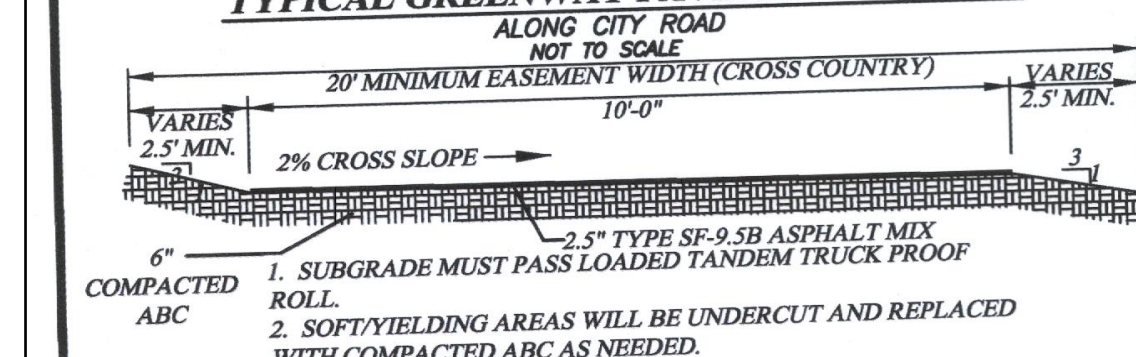
AN INFORMATION:

AN INFORMATION:		SAW'S BRANCH, LLC, 114 W. MAIN STREET, SUITE 102, CLAYTON, NC 27520	
IFICATION NUMBER:		05H02020	
R:		166909-06-4838	
		4710390	
ZE (SF):		304,814 SF/7.00 ACS	
SPACE (SF):		129,378.66 SF/2.99 ACS	
LOCATION:		INSIDE TOWN LIMITS	
POSED ZONING:		R-10/R-10	
		VACANT	
SE:		RESIDENTIAL SINGLE-FAMILY TOWNHOME UNITS	
UNITS/LOTS:		64	
ENSITY:		9.14 UNITS PER ACRE	
ENSITY:		N/A	
SIZE		1250 SF	
CK		12'	
		5'	
F SETBACK		ZERO LOT LINE	
CK		10'	
		5'	
SETBACK		20'	
PARATION			
INTENSITY (GROSS FLOOR AREA (SF):		53,760 SF (6,720 SF/FLOOR)	
AVERAGE (AS % OF TOTAL SITE):		30%	
PERVIOUS AREA:		60%	
IMPERVIOUS AREA PER LOT:		75%	
IGHT (NUMBER OF STORIES & FEET):		2 STORY BLDGS / -35'-0"	
ROPOSED PARKING:		144 SPACES/160 SPACES (2 SPACES PER UNIT, 1 GUEST SPACE PER 4 UNITS)	
ROPOSED ACCESSIBLE PARKING:		6 @ 8 ACCESSIBLE SPACES	
OWIDER:		TOWN OF CLAYTON	
IDER:		TOWN OF CLAYTON	
AILY WASTEWATER FLOW:		64 UNITS @ 250 GPD/UNIT = 16,000 GPD (SUBJECT TO TOC APPROVAL)	

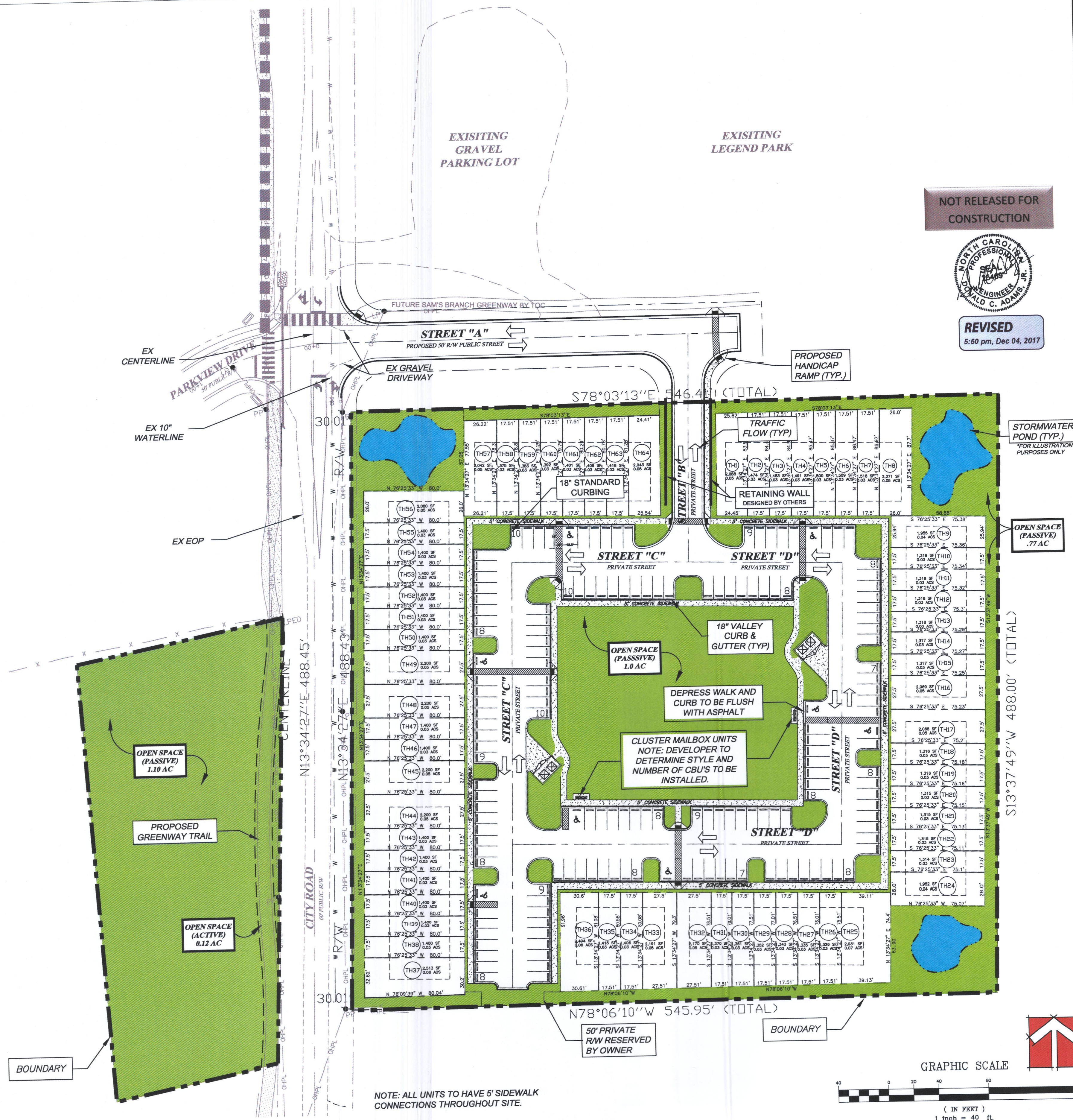
DAILY WASTEWATER FLOW: 64 UNITS @ 250 GPD/UNIT = 16,000 GPD
OPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN AND LAND USE BUFFER.
ROCK CONSERVATION AREA.
PLAIN EXISTS AS PER FEMA FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015.
LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
OPEN SPACE TO BE DEDICATED TO HOA.



TYPICAL GREENWAY PAVEMENT SECTION



NOTE:
1. TOWN OF CLAYTON GREENWAY TRAIL ALONG SAMS
BRANCH AND CITY ROAD TO BE CONSTRUCTED TO TOWN
OF CLAYTON TYPICAL BIKEWAY/GREENWAY PAVEMENT
SECTION STANDARDS REFER TO DETAIL 401.03 FOR SPECIFICS
2. HOA GREENWAY TRAIL SPECIFICATIONS MAY VARY FROM
TOWN OF CLAYTON STANDARDS.



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CONSTRUCTION



REVISED
5:50 pm, Dec 1

335 ATHLETIC CLUB BLVD CLAYTON, NC 27527 donnie@adamsmidhodge.com 919-243-1332 FIRM # C-4187	REMARKS: 1) 12/04/17 REPOSED PER IDC COMMENTS
--	---

ADAMS & HODGE
ENGINEERING, PC

GOODSON TRACT

SITE PLAN

DESIGN	DCA/A
DRAWN	ADS
CHECKED	DCA
HORIZONTAL	SEE GRAPH
VERTICAL	N/A
DATE	10/31/

SF

Plant List

PLANT LIST							
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	ROOT
AQO	33	ACER RUBRUM 'OCTOBER GLORY'	OCTAGON GLORY RED MAPLE	2.5"	10'-12" MIN.	-	BAB
ARO	21	QUERCUS ACUTISSIMA	SAW TOOTH OAK	2.5"	10'-12" MIN.	-	BAB
TD	18	TAXODIUM DISTICHUM	BALD CYPRESS	2.5"	10'-12" MIN.	-	BAB
TG	23	TILIA CORDATUM 'GREENSPIRE'	LINDEN	2.5"	10'-12" MIN.	-	BAB
INF	63	LEX ATTENUATA 'FOSTERI'	FOSTER HOLLY	2"	6'-8" MIN.	-	BAB/15 GAL
INB	19	LEX NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2"	6'-8" MIN.	-	BAB/15 GAL
LIN	23	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	2"	6'-8" MIN.	-	BAB/15 GAL
PCP	18	PRUNUS CERASIFERA 'PURPLE PONY'	PURPLE LEAF PLUM	2"	6'-8" MIN.	-	BAB/15 GAL
CJ	30	CAMELLIA JAPONICA	CAMELLIA	-	24"-30" MIN.	7GAL	-
CP	54	CHAMAECYPARIS PISIFERA 'GOLD MOPS'	GOLD MOPS CYPRESS	-	24"-30" MIN.	7GAL	-
IC	60	LEX CORNUTA 'BURFORDI'	-	-	24"-30" MIN.	7GAL	-
LJ	30	LIGUSTRUM JAPONICA	GLOSSY PRIVET	-	24"-30" MIN.	7GAL	-
LC	62	LORETALUM CHINESE RUBRUM 'ZHOUHOU'	ZHOUHOU LORETALUM	-	24"-30" MIN.	7GAL	-
AG	30	ABELIA GRANDIFOLIA 'LITTLE RICHARD'	ABELIA	-	15'-18" MIN.	3GAL	-
RT	17	BERBERIS THUMBICORATIOPURPUREA 'CRIMSON PIGMY'	BAR BERRY	-	15'-18" MIN.	3GAL	-
CH	53	LEX CORNUTA 'CARRISSA'	CARISSA HOLLY	-	15'-18" MIN.	3GAL	-
IG	34	LEX GLABRA	INKBERRY HOLLY	-	15'-18" MIN.	3GAL	-
JH	48	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPEN	-	-	18'-18" MIN	3GAL

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

Plant Symbol Key



LANDSCAPE REQUIREMENTS

TOTAL AREA OF LOT: 251,812.71 SQ.FT.

LANDSCAPE REQUIREMENTS	
TOTAL AREA OF LOT:	251,812.71 SQ.FT.
20% OF LOT AREA:	50,362.54 SQ.FT.
PLANTINGS REQUIRED:	50.36 CANOPY TREES PLANTINGS PROVIDED: 50 CANOPY TREES
	50.36 UNDERSTORY TREES 50 UNDERSTORY TREES
	100.72 SHRUBS 101 SHRUBS

STREET TREE PLANTINGS REQUIRED: (4,625) AT 40' O.C. [5 PROVIDED]*
 PARKING LOT TREES REQUIRED: (18) [20 PROVIDED]
 BUFFER PROVIDED: PROPERTY LINES (2008.79 L.F. OF BUFFER)
 BUFFER TYPE: CLASS "A" ALTERNATIVE 3 (10' WIDE)
 REQUIRED PLANTINGS PER 100 LN FT OF "A" BUFFER:
 (2) CANOPY TREES [41 TOTAL] / 41 PROVIDED
 (2) UNDERSTORY TREE [41 TOTAL] / 81 PROVIDED
 (12) SHRUBS [242 TOTAL] / 242 PROVIDED

*REQUESTING ALTERNATE MEANS OF COMPLIANCE DUE TO AN OVERHEAD POWER LINE LOCATED WITHIN THE BUFFER FOR SAW'S BRANCH ACCESS ROAD ONLY. IT IS ASSUMED THAT STREET TREE PLANTINGS WILL NOT BE REQUIRED ADJACENT TO CITY ROAD DUE TO EXISTING OVERHEAD POWER LINES (OPL).

LANDSCAPE CALCULATION*				
TOTAL AREA OF LOT:	251,812.71 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED
20% OF LOT AREA:	50,362.54 SQ.FT.	CANOPY TREE	50	50
REQUIRED LANDSCAPE AREA:	50,362.54 SQ.FT.	UNDERSTORY TREE	50	50
PROPOSED LANDSCAPE AREA:	±100,000 SQ.FT.***	SHRUBS	101	101

*** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA
*** INCLUDES THE OPEN SPACE FOR THIS PROJECT

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STREET YARD TREES

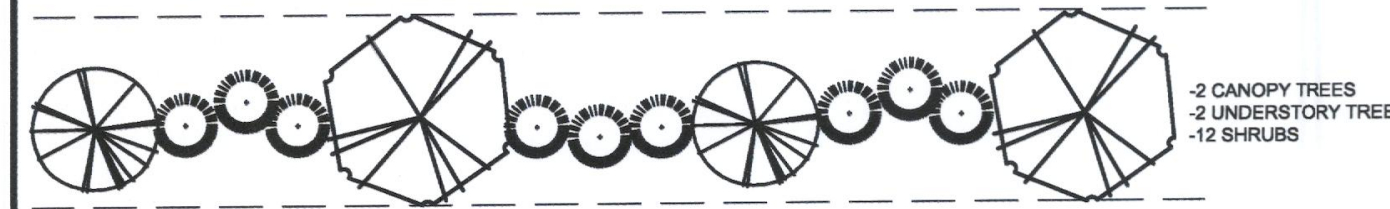
1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE FOR EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).

2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM THE BACK OF THE SIDEWALK.

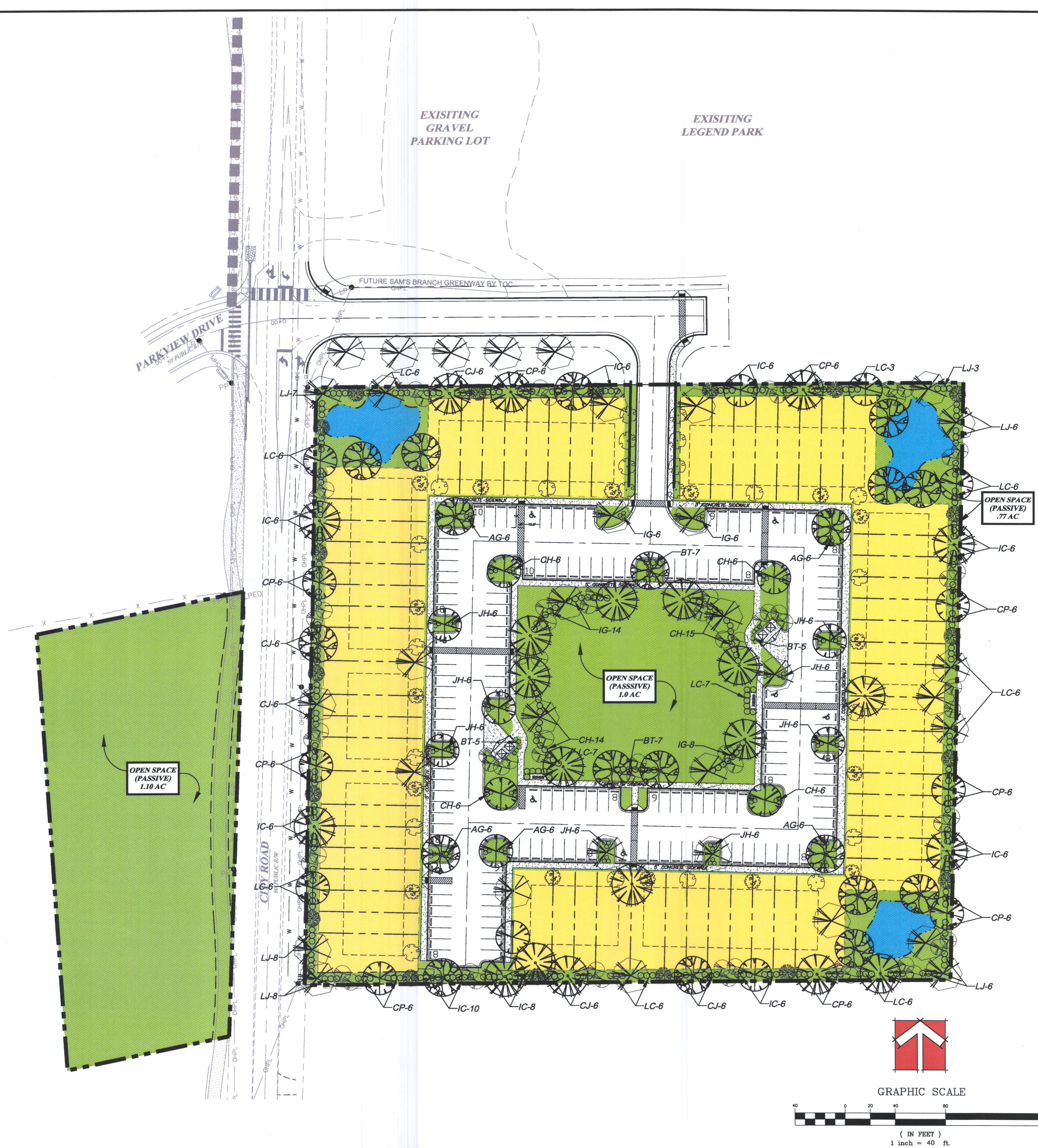
*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.

CLASS A BUFFER DETAIL
(PLANTS PER 100 LF) ALTERNATE 1: 10' WIDE BUFFER

(PLANTS PER 100 LF) ALTERNATE 1, 10' WIDE BUFFER
NOTE: PLANT LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY - ACTUALLY LAYOUT MAY VARY



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



335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
domnie@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE
— ENGINEERING, PC —

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

LANDSCAPE PLAN

DESIGN <i>DCA/ADS</i>
DRAWN <i>ADS</i>
CHECKED <i>DCA</i>
HORIZONTAL SCALE <i>SEE GRAPHIC SCALE</i>
VERTICAL SCALE <i>N/A</i>
DATE <i>10/31/2017</i>
JOB NO. <i>AH-</i>
SHEET

SP2

1. THERE ARE 64 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS:
±1623 LF OF 6" PVC MAIN

1. THERE ARE 64 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:
± 2 LF OF 8" PVC MAIN

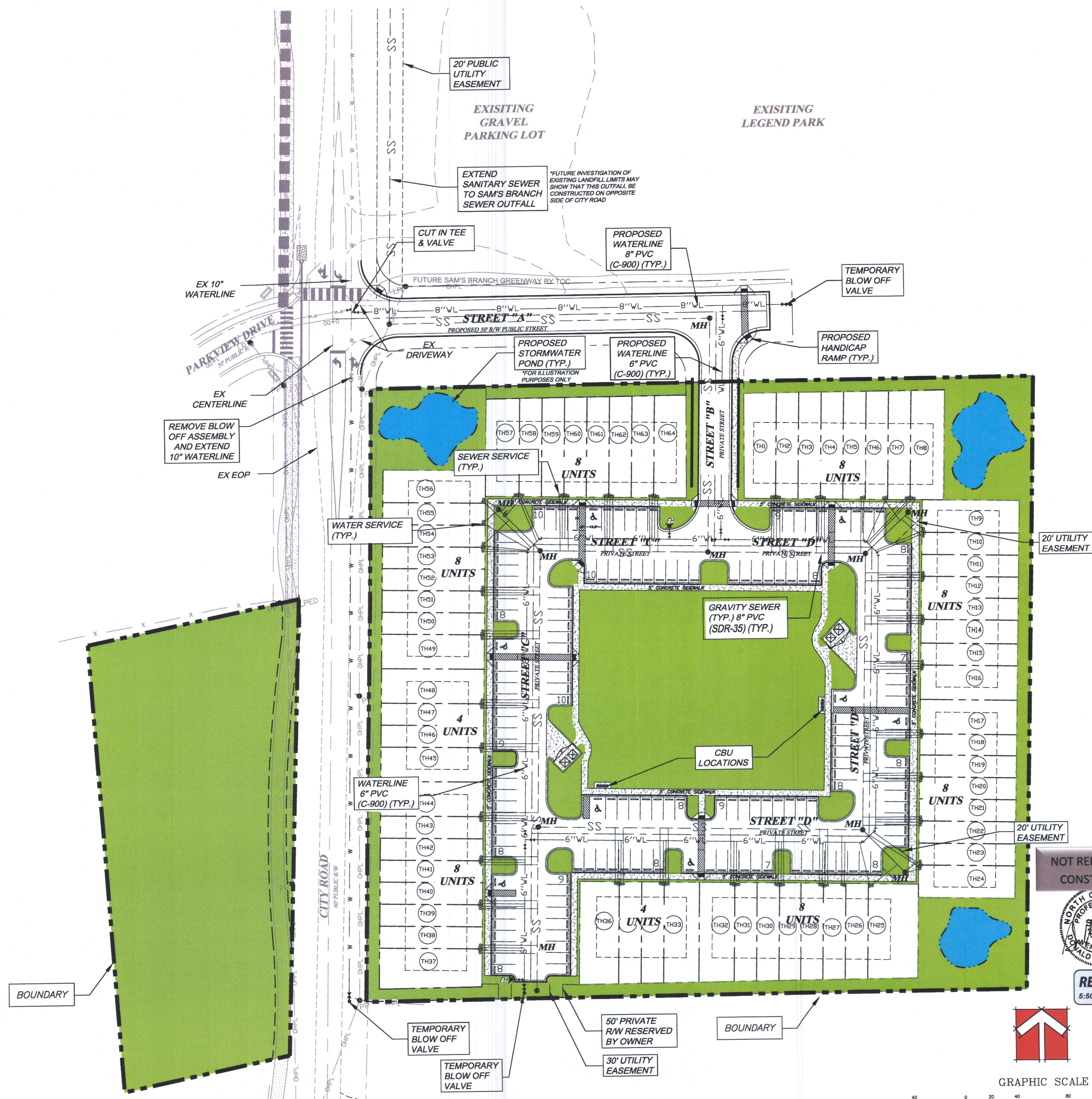
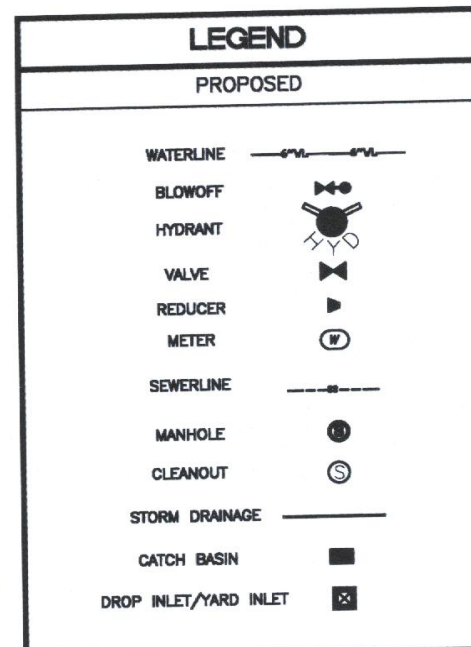
1. THE TOTAL LINEAR OF STREETS:
±1623 LF

1. ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON SPECIFICATIONS AND REQUIREMENTS AND MEET ANY APPLICABLE NC PLUMBING CODES.
2. CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-832-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING.
3. CONTRACTOR SHALL REPAIR ALL AREAS DISTURBED TO THEIR ORIGINAL CONDITIONS. THIS INCLUDES ANY EXISTING UTILITY DAMAGE AND REPAIR OF CURB, DRIVEWAYS, WALKWAYS, OR STREETS. THIS INCLUDES, BUT NOT LIMITED TO: WATER, SEWER, ELECTRIC, GAS, IRRIGATION, CABLE, FIBER OPTIC, TELEPHONE, LANDSCAPING, PAVEMENT, SIDEWALKS AND CURB & GUTTER.
4. INTERNAL SIDEWALKS TO BE INSTALLED BY BUILDER.
5. ALL ACCESS TO OUTFALL WATER AND SEWER EASEMENTS SHALL HAVE A MAXIMUM SLOPE OF 4:1(H:V) AND A MAXIMUM COVER OF 18" MINIMUM.
6. OWNERSHIP AND MAINTENANCE FOR PERMANENT STORM WATER FACILITIES TO BE IN ACCORDANCE WITH JOHNSTON COUNTY AND TOWN OF CLAYTON REQUIREMENTS.
7. ALL DRAIN MANHOLES SHOWN IN PLANS SHALL REQUIRE AN EXTENDED BASE SECTION.
8. ALL 4" SANITARY SEWER SERVICES EQUAL TO OR GREATER THAN 12" DEEP SHALL BE 4" X 40" MINIMUM.
9. ALL 4" THROUGH 12" DIAMETERS OF KIOSK AREA SHALL BE A MINIMUM OF 6" THICK.

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.

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.

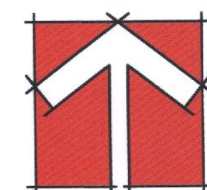
PER CHANGE IN THE NORTH CAROLINA GENERAL STATUTES (NCGS 87-121(g)), UNDERGROUND UTILITIES ARE TO BE LOCATED BY ELECTRONIC MEANS. SIMILAR TO OTHER DETAILS, GRAVITY SEWER MAINS NOW REQUIRE A #12 AWG INSULATED (GREEN) SOLID COPPER WIRE TO BE PLACED WITH THE GRAVITY SEWER MAIN. IF THE SEWER MAIN DEPTH IS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



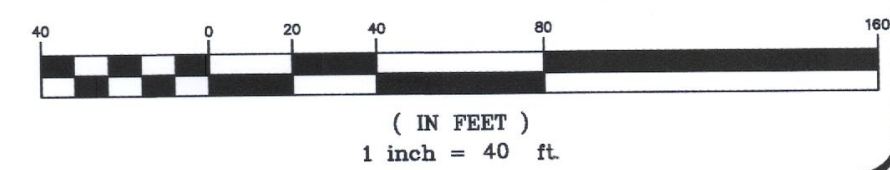
NOT RELEASED FOR
CONSTRUCTION



REVISED
5:50 pm, Dec 04, 2017



GRAPHIC SCALE



3355 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adamsmhodge.com
919-243-1332
FIRM # C-4187

AMS & HODGE
ENGINEERING, PC

GOODSON TRACT

UTILITY PLAN

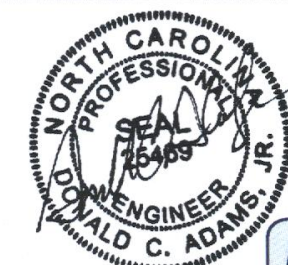
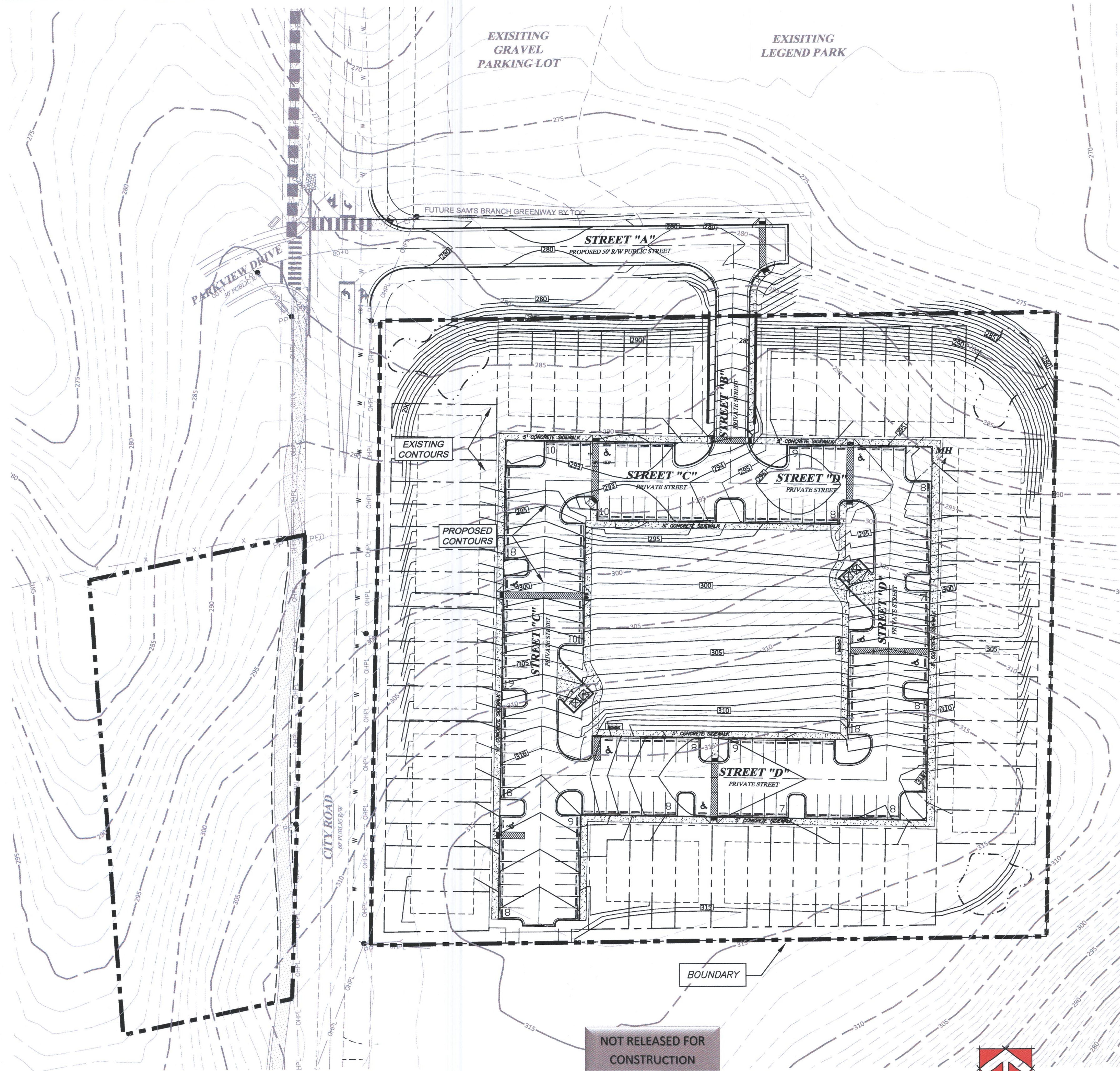
DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	09/26/2011
JOB NO.	AH-
SHIFT	

UT1

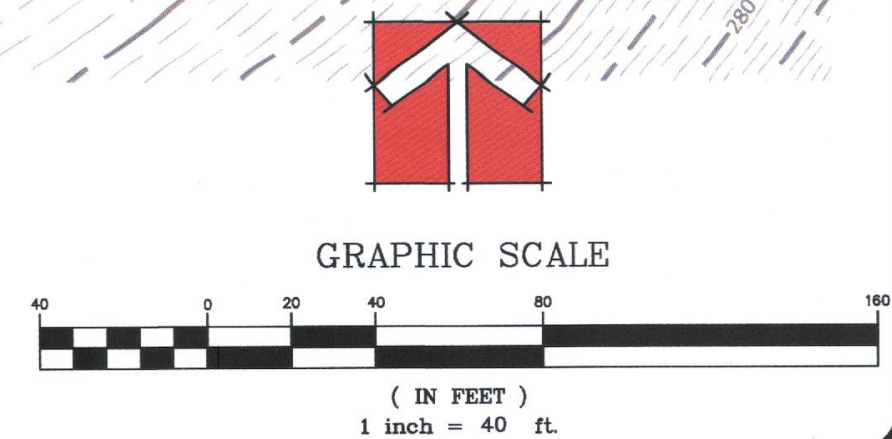
ALL DITCHES/SWALES ARE TO BE
LINED USING NAG S150 OR SOD
UNLESS OTHERWISE
SPECIFIED.

THE TOWN OF CLAYTON AND/OR
JOHNSTON COUNTY RESERVE THE
RIGHT TO MODIFY THE EROSION
AND SEDIMENTATION CONTROL
PLAN IF THE EXISTING PLAN OR ITS
IMPLEMENTATION PROVE TO BE
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NOTE:
A COMPLETE SET OF CONSTRUCTION
DRAWINGS FOR WATER, SEWER,
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STREET EXTENSION TO BE SUBMITTED
TO AND APPROVED BY TOWN'S
ENGINEERING DEPARTMENT PRIOR TO
CONSTRUCTION.



REVISED
5:51 pm, Dec 04, 2017



335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-245-1132
adamsh@adamsandhodge.com
FRM # C-187

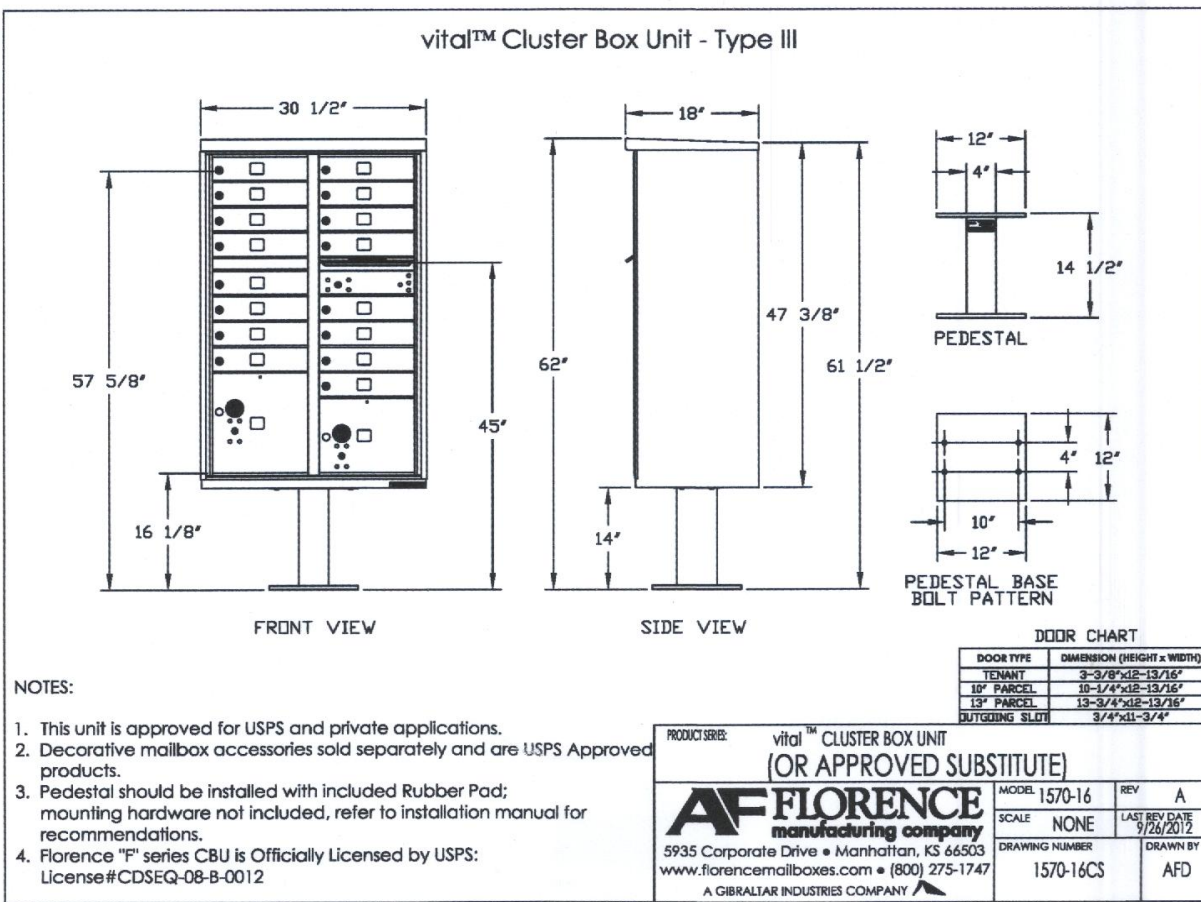
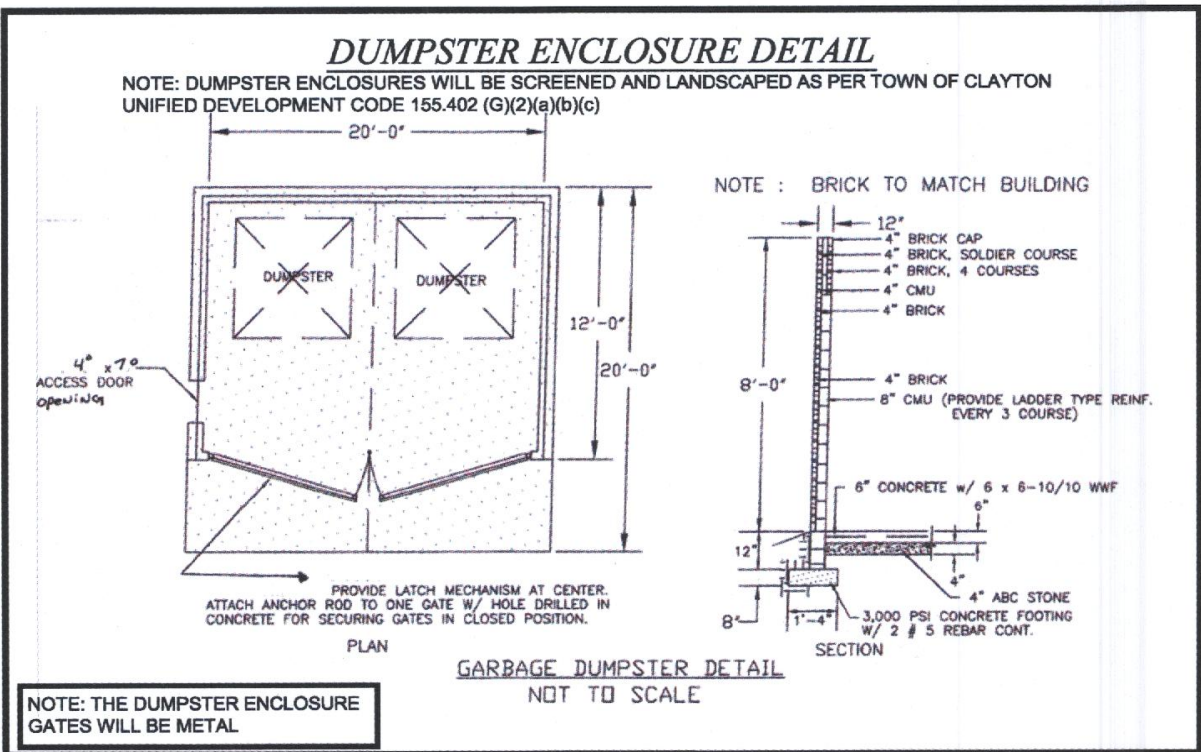
A&H **ADAMS & HODGE**
ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

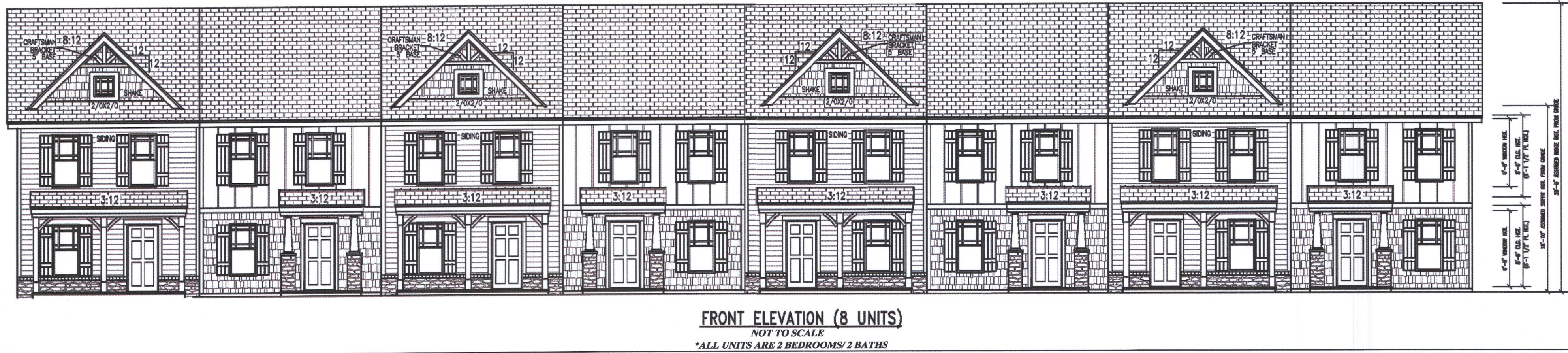
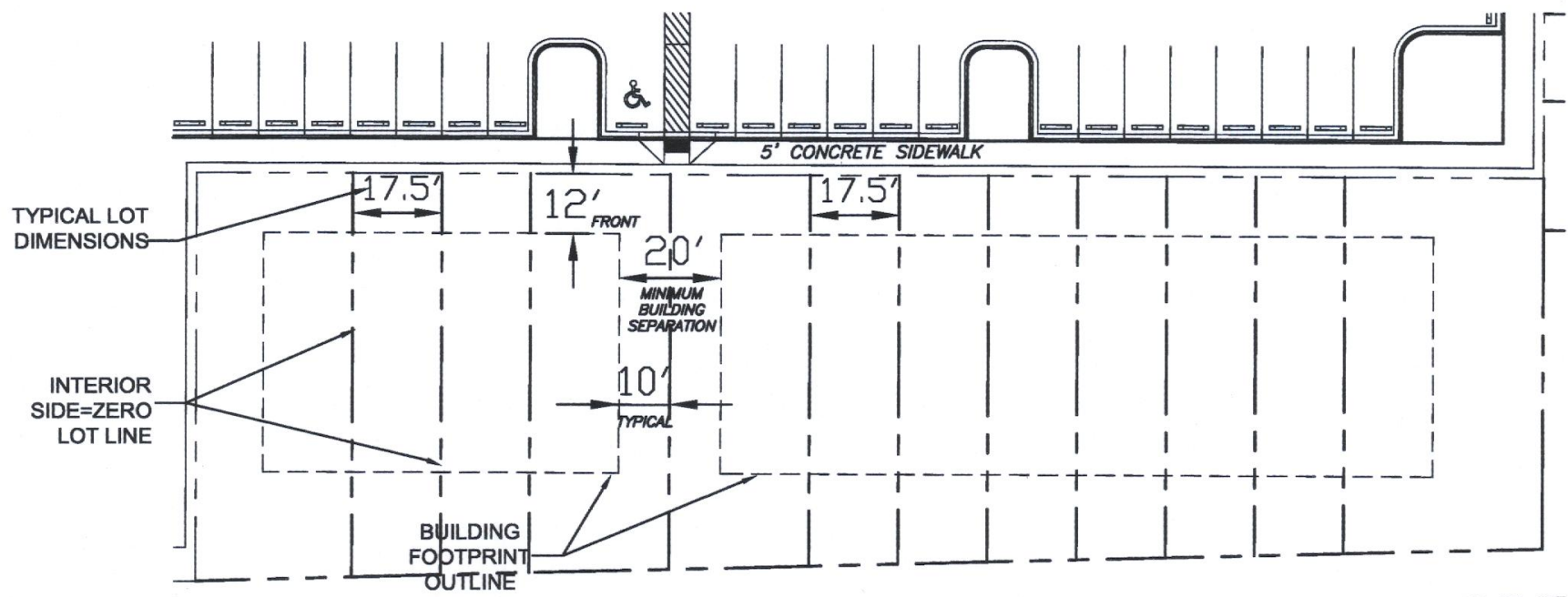
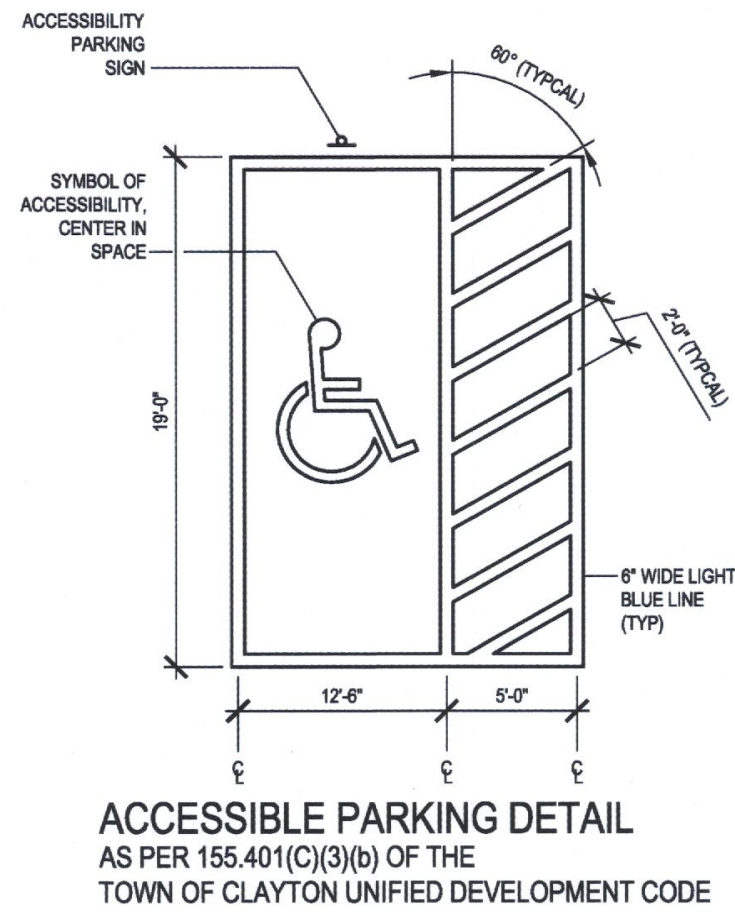
GRADING PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DATE: 09/26/2017
JOB NO.: AH-
SHEET:

GR1

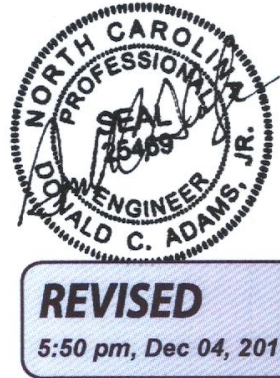


CLUSTER MAILBOX UNIT
NOT TO SCALE



- 1. SETBACKS AS SHOWN ARE TYPICAL**
2. MAXIMUM BUILDING HEIGHT - 35'
3. MAXIMUM IMPERVIOUS ARE PER LOT - 75%
4. MAXIMUM LOT COVERAGE - 50%
5. MINIMUM LOT SIZE - 1250 SF
- DIMENSIONAL INFORMATION**
- NOTE: MINIMUM LOT WIDTH - 17.5'
MINIMUM LOT DEPTH - 75'
- MINIMUM BUILDING SETBACKS**
FRONT - 12'
SIDE - 5'
INTERIOR SIDE - ZERO LOT LINE
REAR - 10'
STREET SIDE - 5'
BUILDING SEPARATION - 20'

NOT RELEASED FOR
CONSTRUCTION



335 ATHLETIC CLUB BLVD
CLAYTON, NC 27027
adamshodge.com
704.281.1111
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC



GOODSON TRACT
TOWN OF CLAYTON, NC 27020

REGULATORY
STANDARDS

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DATE: 10/31/2017
JOB NO.: 44-
SHEET:

RG1



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

January 22, 2018

RE: 2017-171-SD Goodson Tract Townhomes Preliminary Plat (Major Subdivision)
2017-172-SUP Goodson Tract Townhomes Special Use Permit

Dear Clayton Area Property Owner:

The Clayton Town Council will hold an evidentiary hearing on Monday, February 5, 2018, at 6:30 PM at Town Hall, 111 East Second Street, to consider the above referenced applications requesting to create a 64 unit townhome subdivision on 7 acres of land, zoned Residential-10 (R-10). The property is located off City Road, south and adjacent to Legend Park. Parcel Number 166909-06-4838. 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,

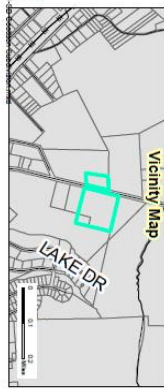
Haley Hogg, CZO
Planner



2017-171-SD Goodson Tract Townhomes Major Subdivision
Request: To develop 64 townhome units
 Applicant: Adams & Hodge Engineering
 Property Owners: Sam's Branch LLC
 Parcel ID: 166909-06-4838
 Tag #: 05H02020



Produced by: TDC Planning
 Date: 10/1/2020
 Prepared for: Adams & Hodge Engineering
 Project: 2017-171-SD Goodson Tract Townhomes Major Subdivision



**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
SPECIAL USE PERMIT:**

**Goodson Tract Townhomes
2017-172-SUP**

On December 19, 2017, the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to

☐ approve the request;

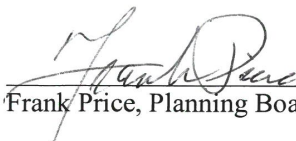
☒ approve the request with the following modified or added conditions:

per staff report.

☐ deny the request.

Recommendation(s) made this 19th day of December 2017 while in regular session.

Signed:



Frank Price, Planning Board Chair

December 12, 2017

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

Subject: **Trip Generation Letter**
Goodson Tract
Clayton, North Carolina

Dear Ms. Hogg:

This letter provides an estimate of the trip generation for the proposed residential development located along City Road in Clayton, North Carolina.

The proposed development is anticipated to consist of 64 townhomes and access will be provided off of the Legend Park driveway (Street "A" on the attached site plan), which aligns with Parkview Drive to the west. It should be noted that both Parkview Drive and the park driveway will have exclusive left-turn lanes along City Road.

According to the ordinance, the Town of Clayton (Town) requires a traffic study if a proposed development is expected to generate one-hundred or more vehicular trips (100) during the weekday AM or PM peak hours.

Trip Generation

Average weekday AM and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 9th Edition. Table 1 provides a summary of the trip generation potential for the site based on the LUC 230 (Residential Condominium/Townhouse) rates.

Table 1: Site Trip Generation Based on LUC 230

Land Use (ITE Code)	Intensity	Daily Trips (veh.)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Residential Condominium/Townhouse (230)	64 units	400	5	23	22	11

As shown in Table 1, based on the ITE *Trip Generation Manual*, 9th Edition, it is estimated the site is expected to generate 400 daily trips; with 28 trips (5 entering and 23 exiting) during the weekday AM peak hour and 33 total trips (22 entering and 11 exiting) are expected to occur during the weekday PM peak hour. It should be noted that the proposed land use is not expected to have peak periods coinciding with the existing baseball field, with which it shares access.

Findings and Summary

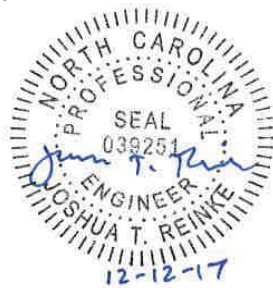
The calculations provided in this letter are estimations of the trip generation potential for the site based on both ITE *Trip Generation Manual*, 9th Edition data and also local data. Based on the trip generation results, it is expected that the proposed Goodson Tract development will have minimal impact on the surrounding roadway network and is expected to be well below the traffic study threshold, as identified in the Town's ordinance.

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

Sincerely,

RAMEY KEMP & ASSOCIATES, INC.

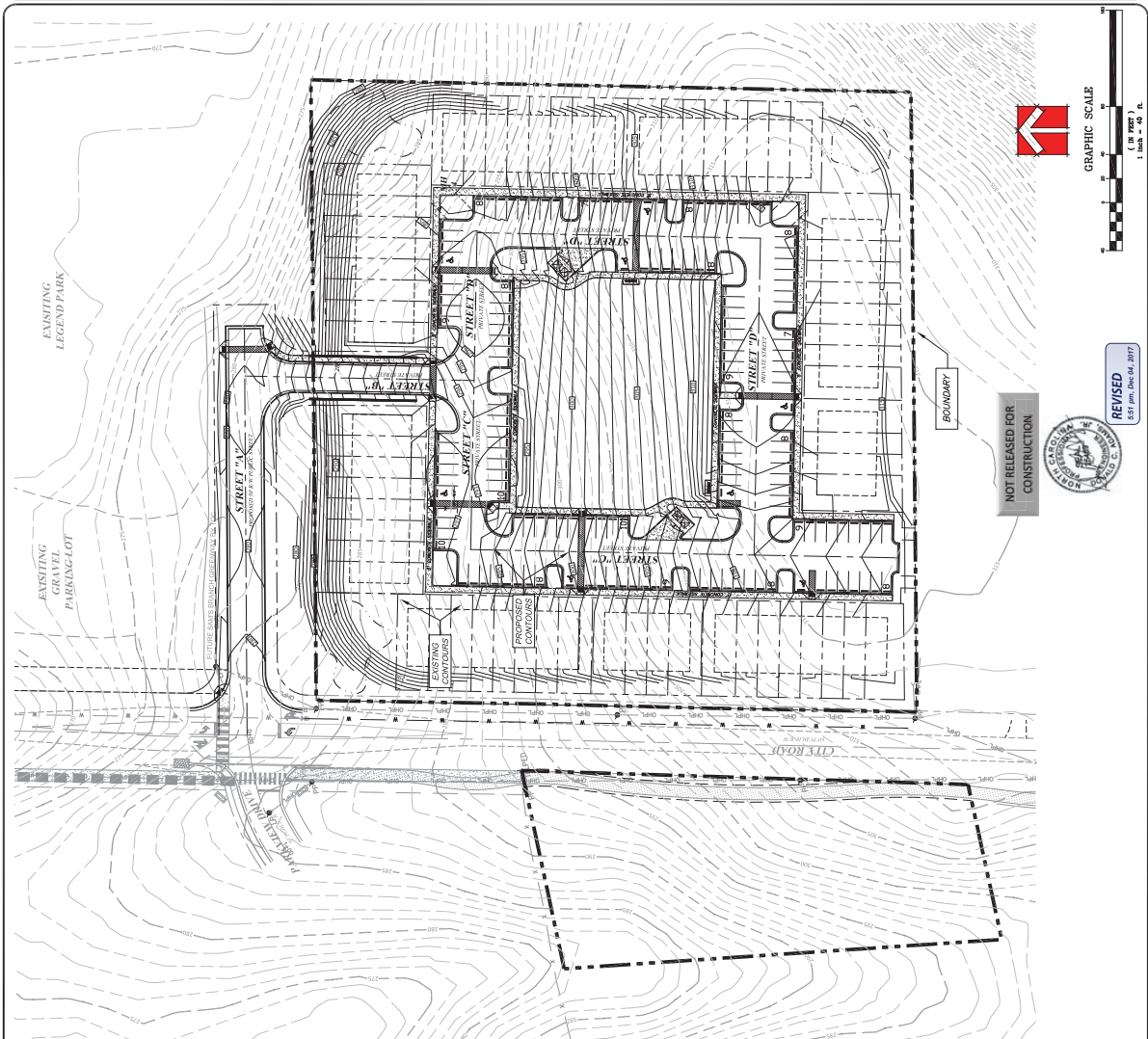
Joshua Reinke, P.E.
Transportation Manager
NC Corporate License # C-0910



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

Attachments: Proposed Site Plan





ALL DITCHES/VALES ARE TO BE UNLESS OTHERWISE SPECIFIED.

THE TOWN OF CLAYTON AND/OR ITS ENGINEER HAS THE RIGHT TO MODIFY THE EROSION CONTROL AND SEDIMENTATION CONTROL IMPLEMENTATION PROVE TO BE INADEQUATE.

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

NOT RELEASED FOR CONSTRUCTION

REVISED
0.551 pm, Dec 04, 2017



November 21, 2017

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of a neighborhood meeting that will be held to provide information to adjacent property owners about the proposed Goodson Tract residential project. A representative of the applicant will be present to share details about the project as well as answer questions, and solicit comments.

Meeting Date: **December 5, 2017**

Location: **114 West Main St.
Clayton, NC 27520**

Time: **6:30 PM**

Type of Application: Major Subdivision Plan

General Description: The applicant is requesting a Major Subdivision approval.

A vicinity map of the property is attached.

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

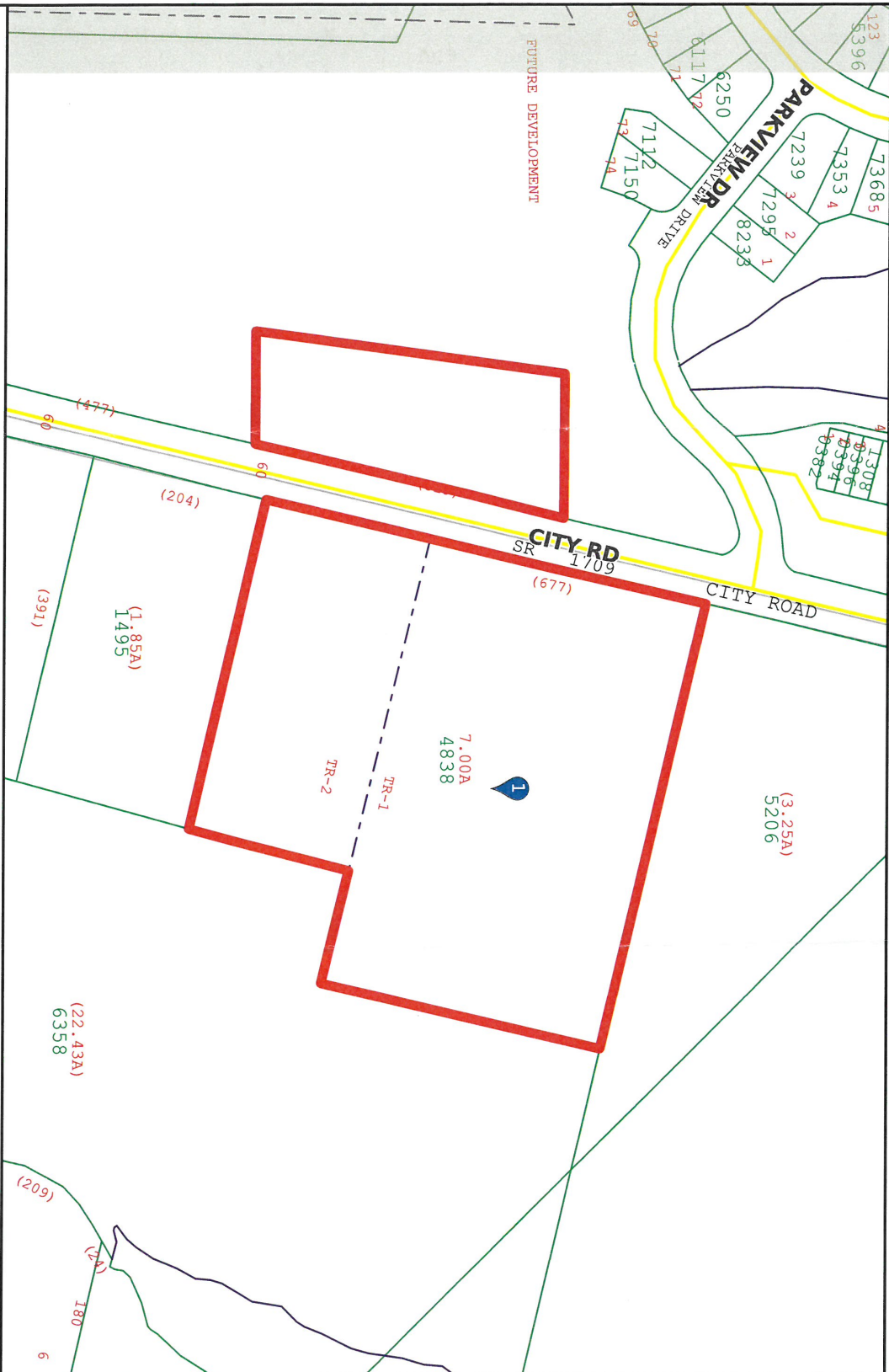
Sincerely,

Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning



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



Scale: 1:1932 - 1 in. = 160.99 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
November 21, 2017



Project: Goodson Tract

Date of Meeting: December 5, 2017

Location of Meeting: 114 West Main St. Clayton, NC 27520 (NC PAPER CO)

Time of Meeting: 6:30 pm

In Attendance: Donnie Adams, Holland Adams, Jaclyn Smith

Meeting Summary/Minutes:

Donnie waited until 6:45pm to begin the meeting giving more time for those invited to show up.

Donnie had the Major Subdivision plan displayed on the TV for all to view, ready to discuss the project.

At 6:50 pm we concluded the meeting because no adjacent property owners showed up.

*Donald Macus Johnson who is an adjacent property owner called Donnie to let him know that he had to work and would not be able to attend the meeting, but wanted to talk to someone to discuss his adjacent property. James Lipscomb reached out to Donald Macus Johnson on December 6, 2017 by phone.



November 21, 2017

Dear Clayton Area Property Owner:

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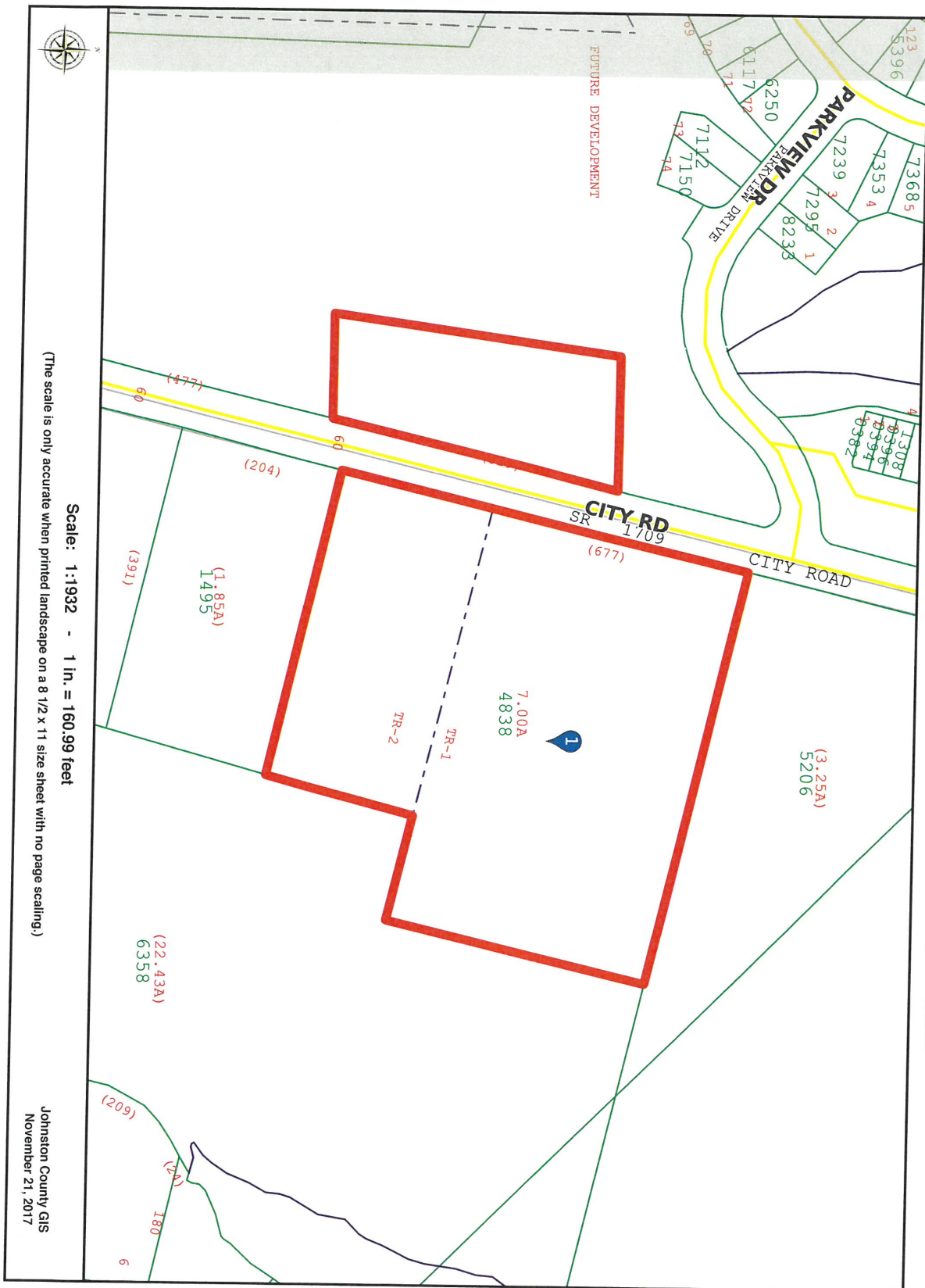
Sincerely,

Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning



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Result 1

id: 05E99027Q
Tag: 05E99027Q
Tax Unique Id: 4710389
NCPin: 166909-07-5206
Mapsheets No: 166909
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 551 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 56830
Assessed Acreage: 3.25
Calc. Acreage: 3.25
Sales Price: 0
Sale Date:

Result 2

id: 05029021
Tag: 05029021
Tax Unique Id: 4680292
NCPin: 166909-06-6358
Mapsheets No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 133 PLANTATION CIR S
Mail Address 2:
Mail Address 3: PONTE VEDRA BEACH, FL
32082-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05H02199C
Tag: 05H02199C
Tax Unique Id: 4713639
NCPin: 166909-06-1495
Mapsheets No: 166909
Owner Name 1: JOHNSON, MACUS DONALD
Owner Name 2:
Mail Address 1: 352 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5903
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 04702
Page: 0956
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 104000
Sale Date: 2015-12-31

Result 4

id: 05030069
Tag: 05030069
Tax Unique Id: 4772351
NCPin: 165908-97-7935
Mapsheets No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 123160
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Adams & Hodge Engineering, PC

Location/Date: 114 W Main St. Clayton, NC Suite 102 / 12-5-17

	NAME	ADDRESS
1	Donnie Adams	335 Athletic Club Blvd. Clayton
2	Holland Adams	" "
3	Jaclyn Smith	Parkview Townhomes Ph. 1
4		
5		
6		
7		
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18		
19		
20		



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Result 1

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Tax Unique Id: 4710389
NCPin: 166909-07-5206
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Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 551 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 56830
Assessed Acreage: 3.25
Calc. Acreage: 3.25
Sales Price: 0
Sale Date:

Result 2

id: 05029021
Tag: 05029021
Tax Unique Id: 4680292
NCPin: 166909-06-6358
Mapsheet No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 133 PLANTATION CIR S
Mail Address 2:
Mail Address 3: PONTE VEDRA BEACH, FL
32082-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05H02199C
Tag: 05H02199C
Tax Unique Id: 4713639
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: JOHNSON, MACUS DONALD
Owner Name 2:
Mail Address 1: 352 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5903
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 04702
Page: 0956
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 104000
Sale Date: 2015-12-31

Result 4

id: 05030069
Tag: 05030069
Tax Unique Id: 4772351
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 123160
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

PUBLIC NOTICE

In accordance with NC GS 160A-364, the Clayton Town Council will hold an evidentiary hearing on Monday, February 5, 2018, at 6:30 PM at Town Hall, 111 East Second Street, to consider the following applications:

- 2017-171-SD Goodson Tract Townhomes Preliminary Plat (Major Subdivision); Request for preliminary plat approval to develop 64 townhome units on 7 acres of land. Parcel Number: 166909-06-4838.
- 2017-172-SUP Goodson Tract Townhomes Special Use Permit; request for special use approval to develop the use of townhomes on 7 acres of land zoned Residential-10. Parcel Number: 166909-06-4838

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:
January 26, 2018
February 2, 2018

Affidavit of publication required.

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

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

- ☐ Approve
- ☐ Deny
- ☐ Approve with Conditions

SUP Application 2017-172-SUP Goodson Tract Townhomes Special Use Permit

This motion is based on the following findings:

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

OR

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

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

OR

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

**SUP Motion Form
Page 1 of 2**

PPAB 2652471v1

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

OR

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

4. The application **WILL NOT** adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

OR

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

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

1. These Conditions of Approval, and any others associated with the Preliminary Plat (2017-171-SD) shall be recorded upon the final plan set, which will be delivered to the Planning Department for review and final approval.
2. The final plat and subsequent development of the site shall be consistent with the specifications of the associated approved Preliminary Subdivision Plan (2017-171-SD). Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.

**SUP Motion Form
Page 2 of 2**

PPAB 2652471v1

**TOWN OF CLAYTON
SPECIAL USE PERMIT
#2017-172-SUP
GRANTED**

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

Applicant:	Adams & Hodge Engineering
Property Owner:	Sam's Branch, LLC
Property Location:	Off City Road, south of Legend Park
Brief Property Description:	7 acres
Tax Parcel Number:	166909-06-4838 / 05H02020
Proposed Use of Property:	Townhomes
Hearing Date:	February 5, 2018

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

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

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

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

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

The Town Council also finds the Special Use Permit is subject to the following conditions:

1. These Conditions of Approval, and any others associated with the Preliminary Plat (2017-171-SD) shall be recorded upon the final plan set, which will be delivered to the Planning Department for review and final approval.
2. The final plat and subsequent development of the site shall be consistent with the specifications of the associated approved Preliminary Subdivision Plan (2017-171-SD). Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

TOWN OF CLAYTON

BY: _____
Jody McLeod
Mayor

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

ATTEST:

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



Town Council Agenda Cover Sheet

Meeting Date

February 5 2018

Agenda Location

Public Hearings

Item Title

2017-171-SD Goodson Tract Townhomes Preliminary Plat

Presenter *(Name & Title)*

Planning Department

Summary/Description

Request to develop 64 townhome units on 7 acres of land. This request is running concurrently with an associated Special Use Permit (2017-172-SUP) to allow the use of townhomes on the subject property, which is zoned Residential-10.

Requested Action

Approval

Additional Documents To Be Included in Agenda Packet

Staff Report Maps
Application
Neighborhood Meeting Materials
Site Plan
Wastewater Allocation Request
Traffic Letter
Adjacent Property Letter
Newspaper Ad
Planning Board Recommendation
Phasing Plan



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: Goodson Tract Acreage of Property: 7 acres
Tag #: 4710390 (tax #) NC PIN: 166909-06-4838
Location: Off of City Road
Number of Lots (existing): No (Proposed) 64 Min Lot Size: _____
Zoning District: R-10-SUP Electric Provider: Town of Clayton
Wastewater: ☐ Septic ☒ Sewer (check one) Water: ☐ Well ☒ Public/Private Water (check one)
Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication - Acreage: 2.97

FOR OFFICE USE ONLY

Date Received: 01/06/2017 Amount Paid: \$720 File Number: 2017-171-5D
2017-171-5D

01/06/2016

Page 1 of 17

PROPERTY OWNER INFORMATION

Name: Sam's Branch, LLC
Mailing Address: 114 W. Main St. Suite 102 Clayton, NC 27520
Phone Number: 919-763-7278 Fax: N/A
Email Address: donnie@adamsandhodge.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Blvd.
Phone Number: 919-763-7278 Fax: N/A
Contact Person: Donnie Adams
Email Address: donnie@adamsandhodge.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
Submit 9 copies of all materials unless otherwise noted or directed by staff					
1. A pre-application meeting was held with Town Staff. Date: _____	☒				
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(1)(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

FINDINGS OF FACT

Section 155.706(1)(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.

This subdivision meets all applicable regulations
and conforms to the UDC.

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

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

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

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

- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

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

Project Name: Goodson Tract

Donnie Adams
Print Name

Donnie Adams
Signature of Applicant

11-1-17
Date

01-06-2016

Page 4 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	☒	☐	at proper time		
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.	☒		at proper time		

EXPLANATION OF PROJECT

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

64 Townhome units

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.

Donnie Adams
Print Name

Signature of Applicant

11-1-17
Date

01/06/2016

Page 3 of 17

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application.

To be completed by the applicant:			Staff:
	Yes	N/A	
GENERAL (ALL SHEETS):			
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = 100 feet (scale of 1" = 20' to 60' preferred).	☒	☐	
2. Separate sheets for each : Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☒	☐	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).			
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☒	☐	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☒	☐	
6. Revision Date	☒	☐	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	☒	☐	
8. Vicinity sketch/map.	☒	☐	
9. Surveyor or professional engineer's name and seal.	☒	☐	
10. Date of survey and plat preparation.	☒	☐	
11. Provide the following project data in <u>Tabular</u> form:			
- Area of tract in square feet and acres	☒	☐	
- Parcel Identification # (and/or Tag #)	☒	☐	
- Owner's name and address	☒	☐	
- Within Town limits or ETJ	☒	☐	
- Zoning District	☒	☐	
- Overlay District (if applicable)	☒	☐	
- Indicate if the site is within a Watershed Protection Overlay	☒	☒	
- Total Number of Lots	☐	☒	
- Number of lots per acre (density)	☒	☐	
- Acreage in Resource Conservation Areas (UDC §155.500)	☒	☐	
- Annexation # (if applicable)	☐	☒	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	☐	☒	
- Electric Provider			
- Water Provider (or indicate if well)	☒	☐	

01 06 2016

Page 10 of 17

To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic)	☒	☐	
- Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot	☒	☐	
- Maximum allowed impervious	☒	☐	
- Existing Use	☒	☐	
- Proposed Use	☒	☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☒	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☒	☐	
14. Accurate location and description of all monuments, markers and control points.	☒	☐	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☐	☒	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot __".	☒	☐	
17. Phase lines. Phases are clearly labeled.	☐	☒	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☒	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☒	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☒	☐	
21. Minimum building setbacks /envelope are noted.	☒	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☒	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☒	☐	
24. Width and type of any buffers and easements.	☒	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☒	☐	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☒	☐	

01/06/2016

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To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). If streets are private: - All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat. - Streets are labeled "Private Streets – No Town Maintenance." Street names must be approved by Town of Clayton via a Road Name Application.	☒ ☒	☐ ☐	
27. Lengths of all cul-de-sacs.	☐	☒	
28. Identify proposed traffic control signs and striping.	☒	☐	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.) - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.	☒	☐	
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"	☐	☒	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☒	☐	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☒	☐	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☐	☒	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☒	☐	
35. Location of clustered mailboxes.	☐	☒	
36. Location and orientation of freestanding signs (signage is permitted separately).	☐	☒	
LANDSCAPING PLAN SHEET (See §155.402 for Landscaping Requirements)			
37. Show location, width, and type of all landscape buffers.	☒	☐	
38. Provide a plant list summary table which includes: - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed	☒	☐	
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	☒	☐	

01 06'2016

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To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☒	☐	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☒	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☒	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☒	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☒	☐	
45. Label subject parcel property owner, acreage, and zoning.	☒	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☒	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☒	☐	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☒	☐	
49. Location of all existing and proposed drainage structures.	☒	☐	
50. Location of all existing and proposed fire hydrants.	☒	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☒	☐	
52. Show street cross-sections.	☒	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☒	☐	
54. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.	☒	☐	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☒	☐	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☒	☐	

Signed by Applicant:



Date: 11-1-17

01/06/2016

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

*Planning Board
December 19, 2017*

STAFF REPORT

Application Number: 2017-171-SD

Project Name: Goodson Tract Preliminary Subdivision (Major Subdivision)

NC PIN / Tag #: 166909-06-4838/ 05H02020
Town Limits/ETJ: Town Limits
Applicant: Adams & Hodge Engineering
Owner: Sam's Branch, LLC
Location: Off City Road, south of Legend Park

Public Noticing:

- Neighborhood meeting held on December 5, 2017
- Sign posted prior to December 8, 2017
- Letters mailed prior to January 26, 2018
- Newspaper published January 26, 2018 and February 2, 2018

REQUEST: The applicant is requesting preliminary plat approval to develop 64 townhome units on 7 acres of land located off City Road. This request is running concurrently with a Special Use Permit request to develop townhomes (2017-172-SUP).

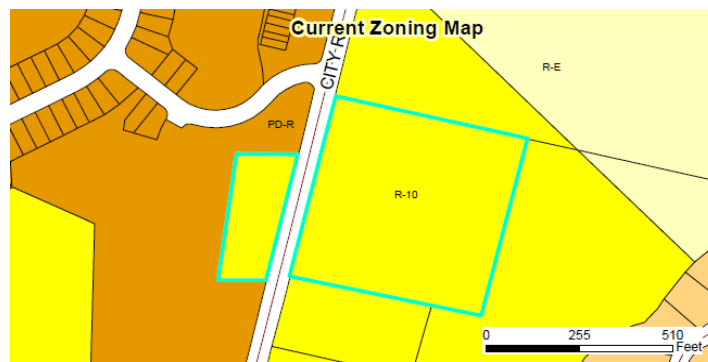


SITE DATA:

Acreage: 7 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

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

**DEVELOPMENT DATA:**

Proposed Uses: Townhomes (64 units)
Buildings: 9 buildings, with each unit on its own lot; no clubhouse is proposed
Density/Intensity: 9.14 units/acre
Impervious Surface: maximum 75% per lot
Required Parking: 144 spaces (2 spaces per unit, plus 1 guest space per 4 units)
Proposed Parking: 160 spaces
Access/Streets: The applicant is proposing the main entrance to be located off Street "A", located to the North. A stub-out is proposed to the South, which will serve as a required secondary access if the properties to the south are redeveloped in the future.

STAFF ANALYSIS:

Overview

The applicant is requesting preliminary subdivision approval to develop 64 townhome units on 7 acres of land, zoned R-10. The subject property is located off City Road, south of and adjacent to Legend Park, and east of Parkview subdivision. Running concurrently with this request is a Special Use Permit (2017-172-SUP), to allow the use of townhomes on the subject property. In the R-10 zoning district, townhomes are permitted through the issuance of a Special Use Permit.

The property is located on both sides of City Road. The portion located on the western side of City Road will not have any townhomes located on it. Instead, it will be utilized as passive open space, which is needed to meet the minimum open space requirements for the subdivision. Additionally, this portion of the property will have a greenway located on it (Sam's Branch Phase 3), which will connect to existing greenway along City Road.

The portion of the property located on the eastern side of City Road is where the townhomes will be located. The townhomes will be accessed off a proposed street to the north that will be paved and serve as an entrance to this development, as well as Legend Park (Street "A"). The townhomes will be located around the outermost portions of the property, with the center containing passive open space, mail kiosks, and dumpsters for the development.

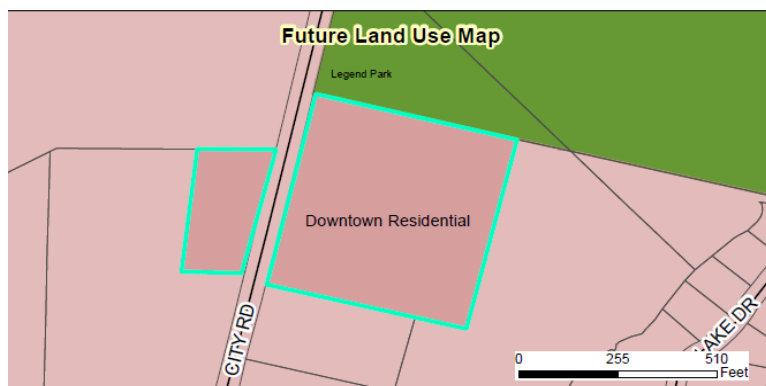
Consistency with Adopted Plans

- **Comprehensive Plan 2040**

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

- **Unified Development Code**

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



Compatibility with Surrounding Land Uses

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which consist of single-family residential including a higher density development (Parkview) to the west.

Landscaping and Buffering

Based on the zoning district, no landscape buffer is required along adjacent properties since they are all zoned Residential-10 as well. However, the applicant is required to provide a Class "A" landscape buffer along City Road, in order to meet the street buffer requirements of the Unified Development Code. The applicant is also proposing landscaping throughout the site, in order to meet the street tree requirements and 20% interior landscape requirement of the UDC. The portion of the property across City Road, which serves as passive open space for the development, is proposed to remain wooded.

Access/Streets

The main access to the site will be located off Street "A" located to the North. This street is proposed to be a public street and will also serve as an entrance to Legend Park. The streets within the development are proposed to be private. A stub-out will connect to the property to the South, which will serve as a required secondary access in the future. Staff is recommending a condition of approval requiring the stub-out to be constructed to the property line, prior to issuance of the 30th certificate of occupancy.

Traffic

Based on the peak hour trip generation, a full traffic study was not required. The applicant has provided a traffic letter (included as an attachment to this staff report) which indicates the future left turn onto proposed Street "A" will satisfy peak hour demands. NCDOT has reviewed the letter submitted by the applicant, and concurs with its findings.

Multi-Modal Access

Interior sidewalks are located throughout the development, connecting to the future Sam's Branch Greenway that will be located along Street "A". Greenway is also provided across City Road, along the portion of the property that is designated as passive open space. This greenway will connect to the existing greenway along City Road, developed as a part of the Parkview development.

Garbage / Recycling

Two dumpster units will be provided within the development. These will be located in the center of the development, with sidewalk connections for pedestrian accessibility. The dumpster enclosures will be brick and 8' in height.

Architecture/Design

The applicant is proposing 9 buildings, which will have a minimum 20' building separation. These buildings will consist of vinyl siding, and will contain 2 bedroom/2 bathroom units.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
- This approval is subject to approval of 2017-172-SUP

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

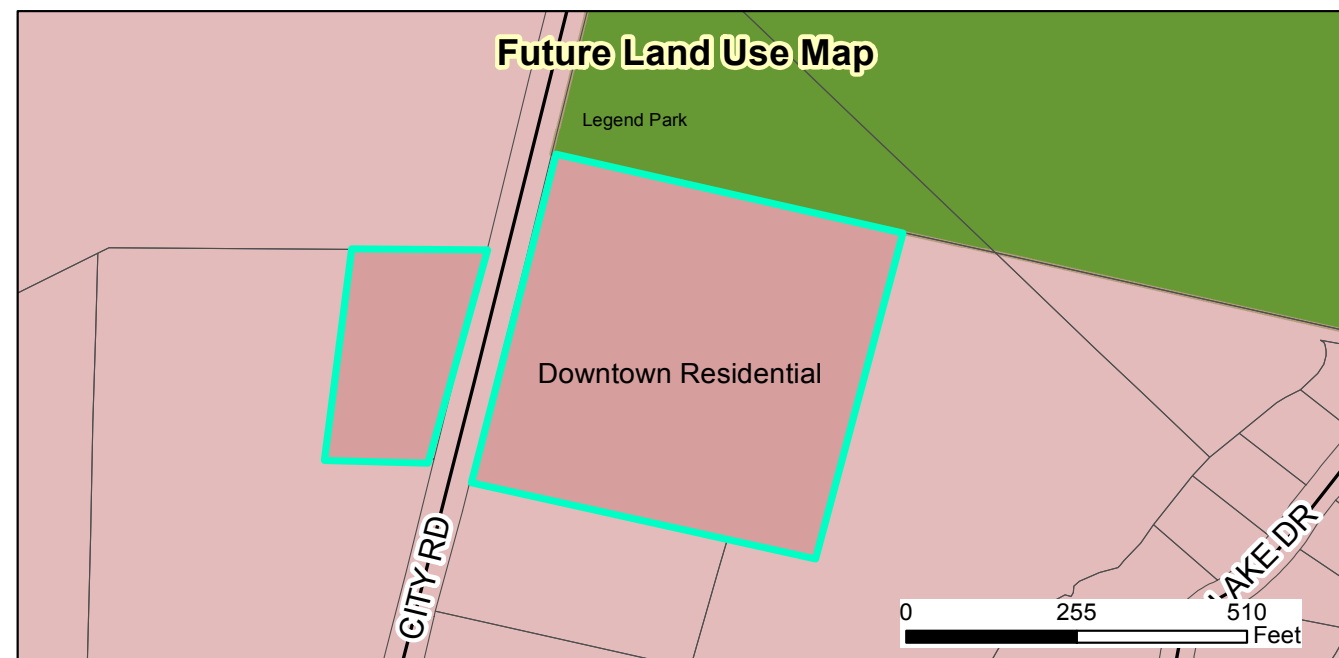
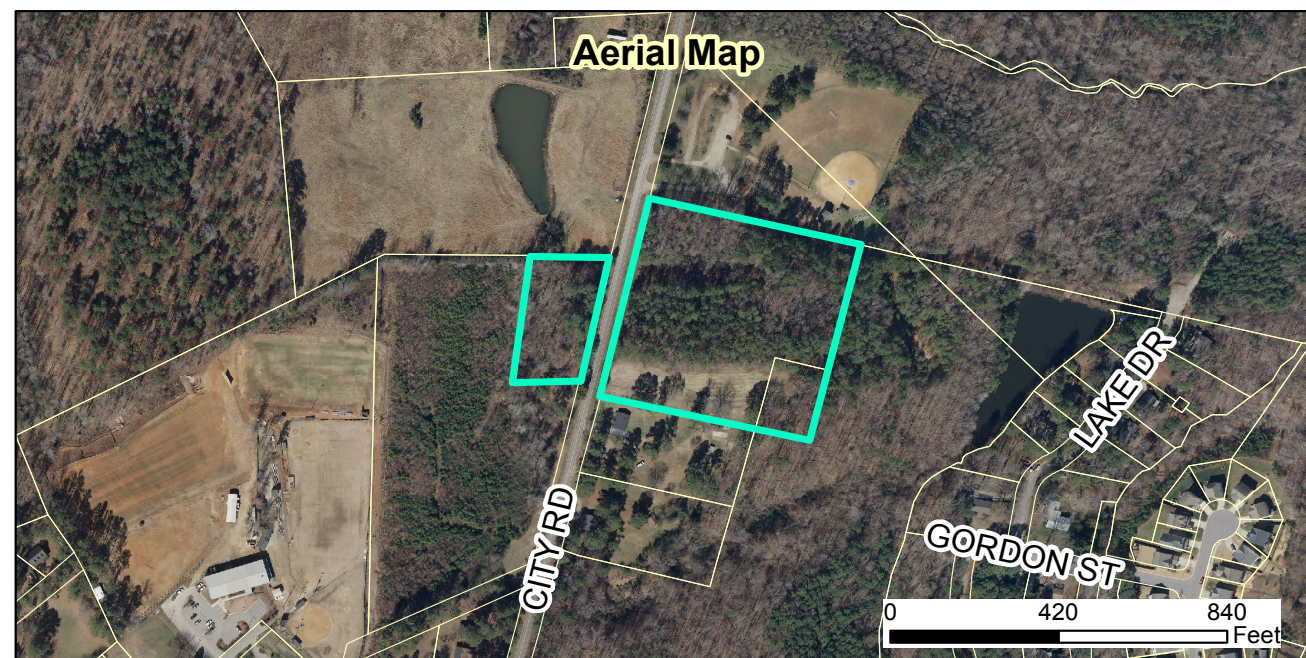
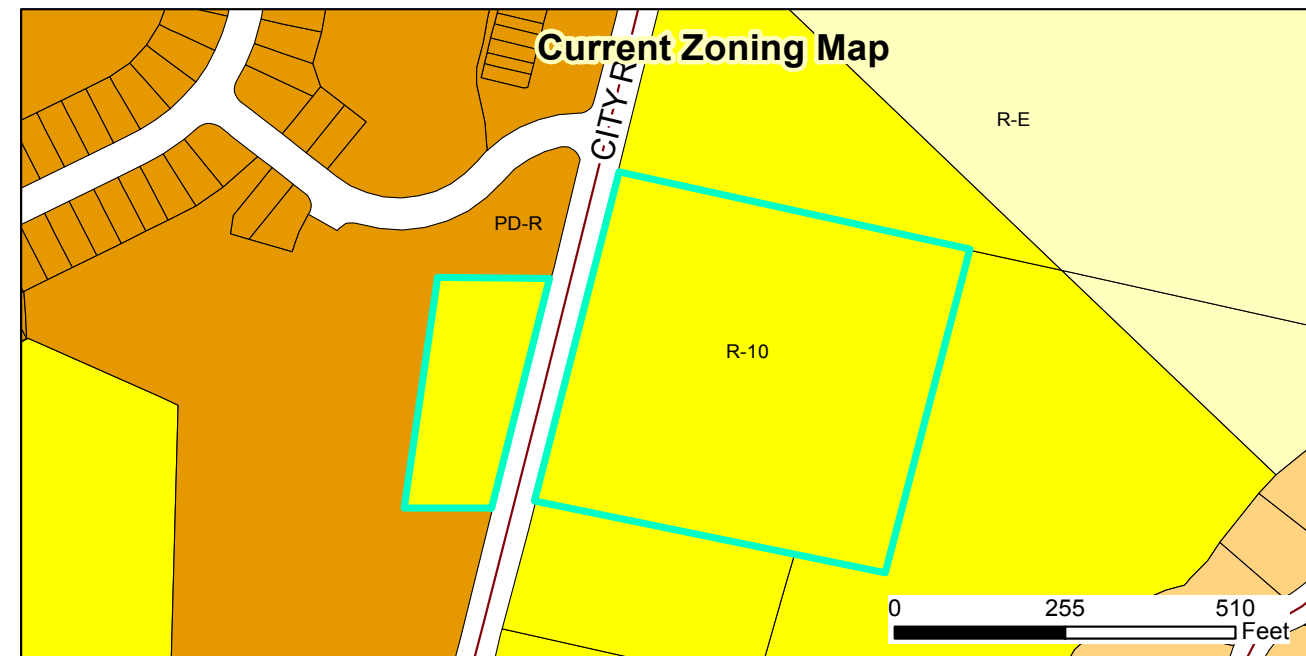
CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision:

1. Following board approvals, three copies of the final preliminary subdivision plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.
2. All off-site roadway improvements shall be installed prior to the issuance of the first certificate of occupancy.
3. The required stub-out connecting to the south (including sidewalks) shall be constructed and maintained to the property line, prior to issuance of the 30th Certificate of Occupancy.
4. All dead underbrush and debris within designated open space shall be removed and these areas maintained by the Homeowner's Association.
5. The Class "A" landscape buffer along City Road shall be installed prior to issuance of the first Certificate of Occupancy.
6. All interior landscape islands shall contain a minimum of one tree with a minimum caliper of 2.5", as required within 155.402(D)(2)(b)(1).
7. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.

ATTACHMENTS:

- 1.) Staff Report Maps
- 2.) Application
- 3.) Neighborhood Meeting Materials
- 4.) Site Plan
- 5.) Wastewater Allocation Request
- 6.) Traffic Letter
- 7.) NCDOT Email



2017-171-SD Goodson Tract Townhomes Major Subdivision

Request: To develop 64 townhome units

Applicant: Adams & Hodge Engineering
 Property Owners: Sam's Branch LLC
 Parcel ID: 166909-06-4838
 Tag #: 05H02020

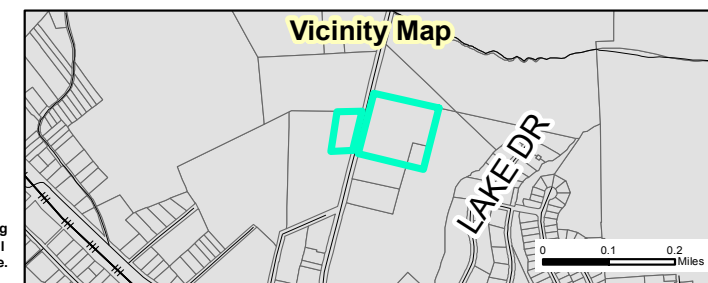


12/11/17

Produced by: TOC Planning

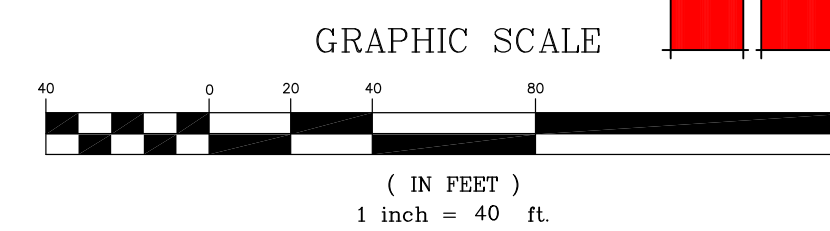
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-171-SD Goodson Tract townhomes\Maps\Staff Report Map- 2017-171-SD Goodson Subdivision.mxd



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

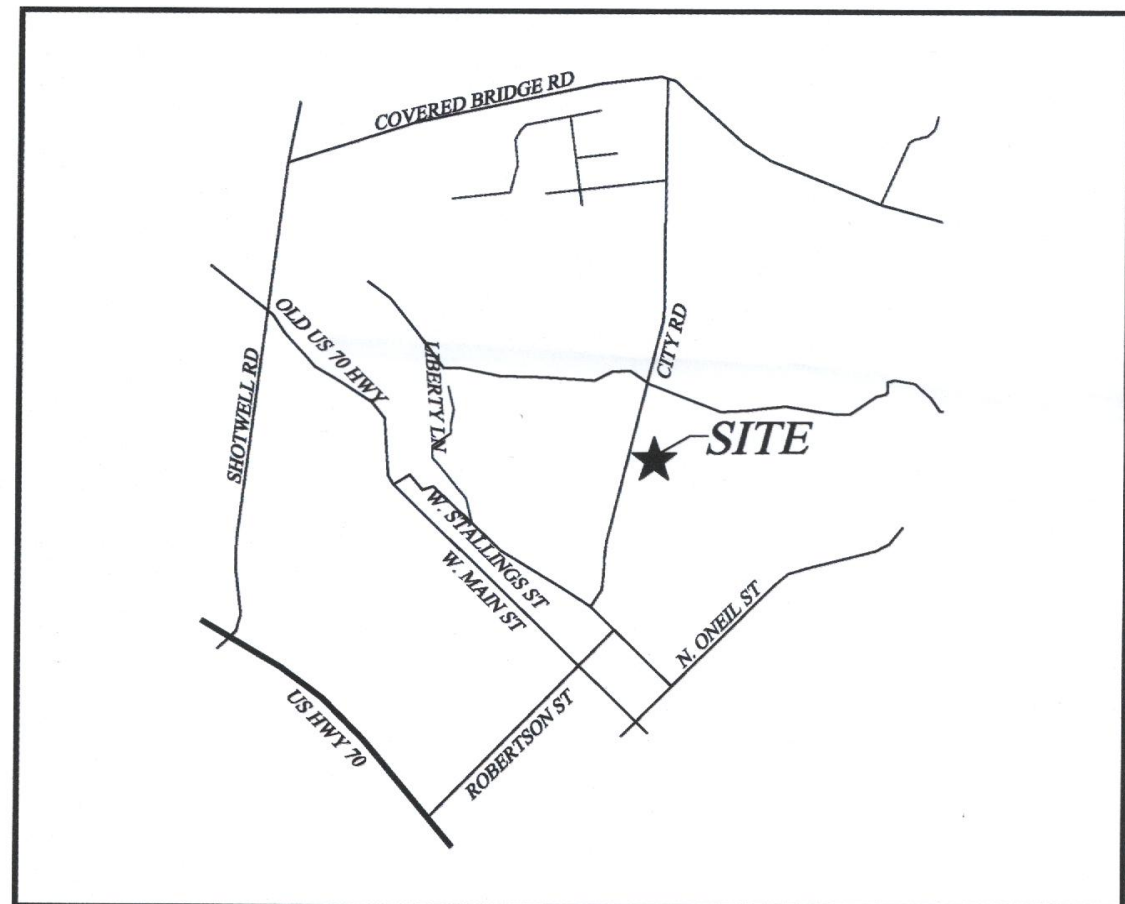
REVISED
7:30 am, Jan 24, 2018



DESIGN
DCA/ADS
DRAWN
ADS
CHECKED
DCA
HORIZONTAL SCALE
SEE GRAPHIC SCALE
VERTICAL SCALE
N/A
DATE
10/31/2017
JOB NO.
AH-
SHEET

PRELIMINARY SUBDIVISION PLAN

GOODSON TRACT IN TOWN OF CLAYTON



SITE VICINITY MAP
NOT TO SCALE

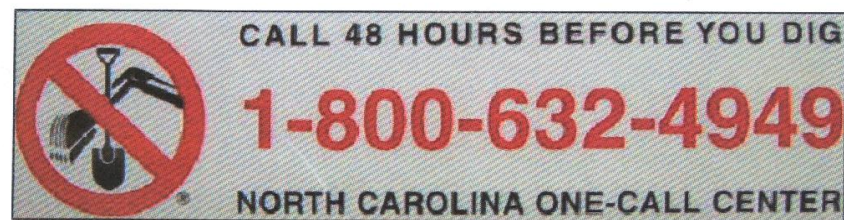
SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	EC1
SITE PLAN.....	SP1
LANDSCAPE PLAN.....	SP2
UTILITY PLAN.....	UT1
GRADING PLAN.....	GR1
REGULATORY STANDARDS.....	RS1

DEVELOPER/APPLICANT:

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

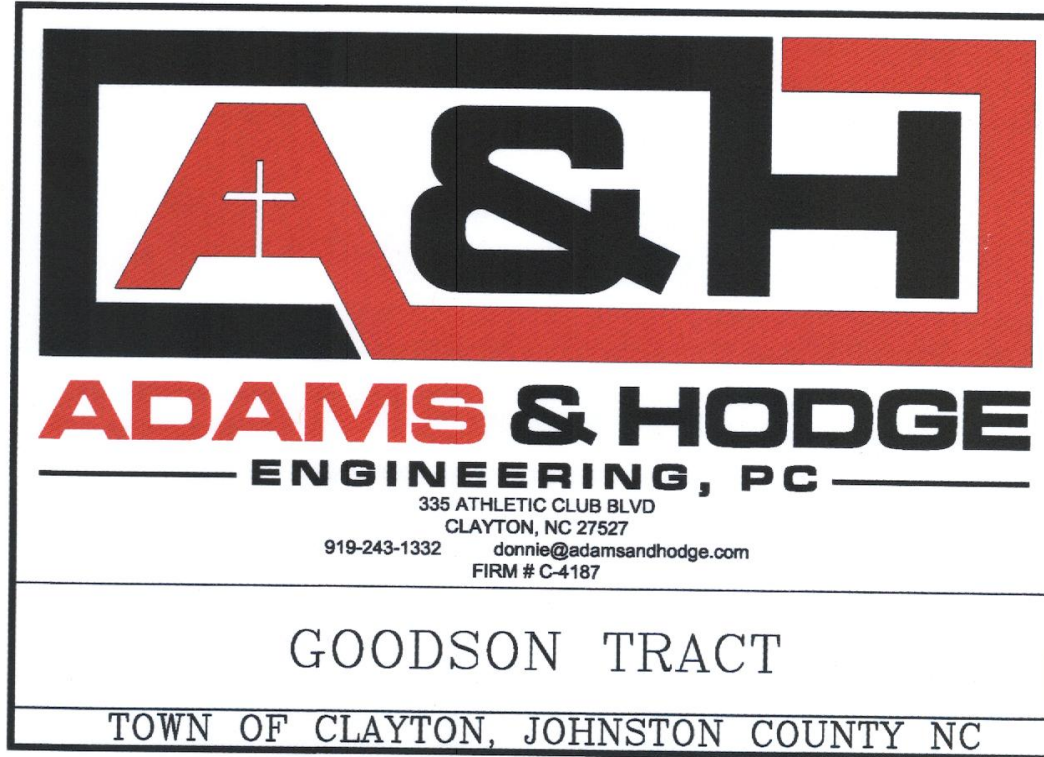
CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278



NOT RELEASED FOR
CONSTRUCTION



REVISED
5:50 pm, Dec 04, 2017



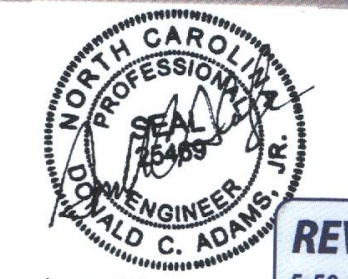
OCTOBER 31, 2017
DECEMBER 4, 2017 AS PER TOC



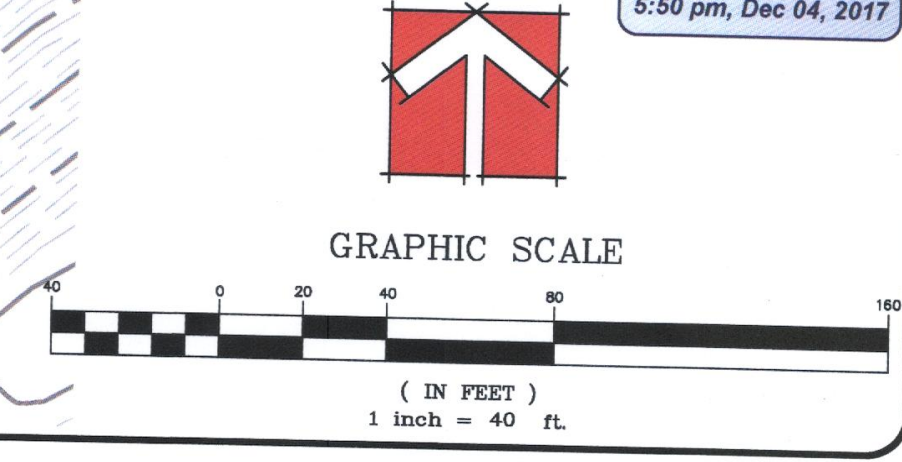
2017-171-SD GOODSON TOWNHOMES MAJOR SUBDIVISION



NOT RELEASED FOR CONSTRUCTION



REVISED 5:50 pm, Dec 04, 2017



ADAMS & HODGE ENGINEERING, PC

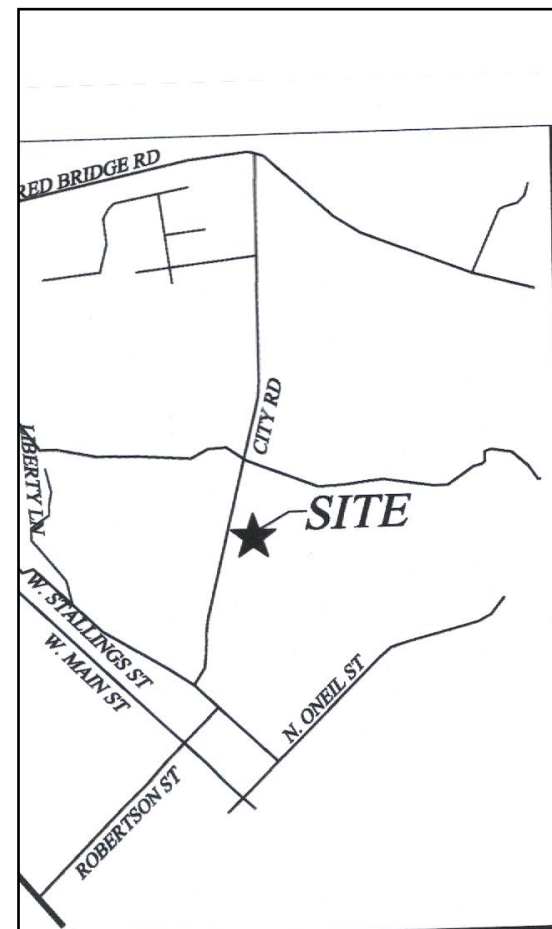
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
clayton@adams-hodge.com
919-281-1132
FIRM # C-187

GOODSON TRACT

TOWN OF CLAYTON, NC 27520

EXISTING CONDITIONS

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE DRAWING SCALE
VERTICAL SCALE: N/A
DATE: 10/31/2017
JOB NO: AH-
SHEET: EC1



DEVELOPER/APPLICANT:

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

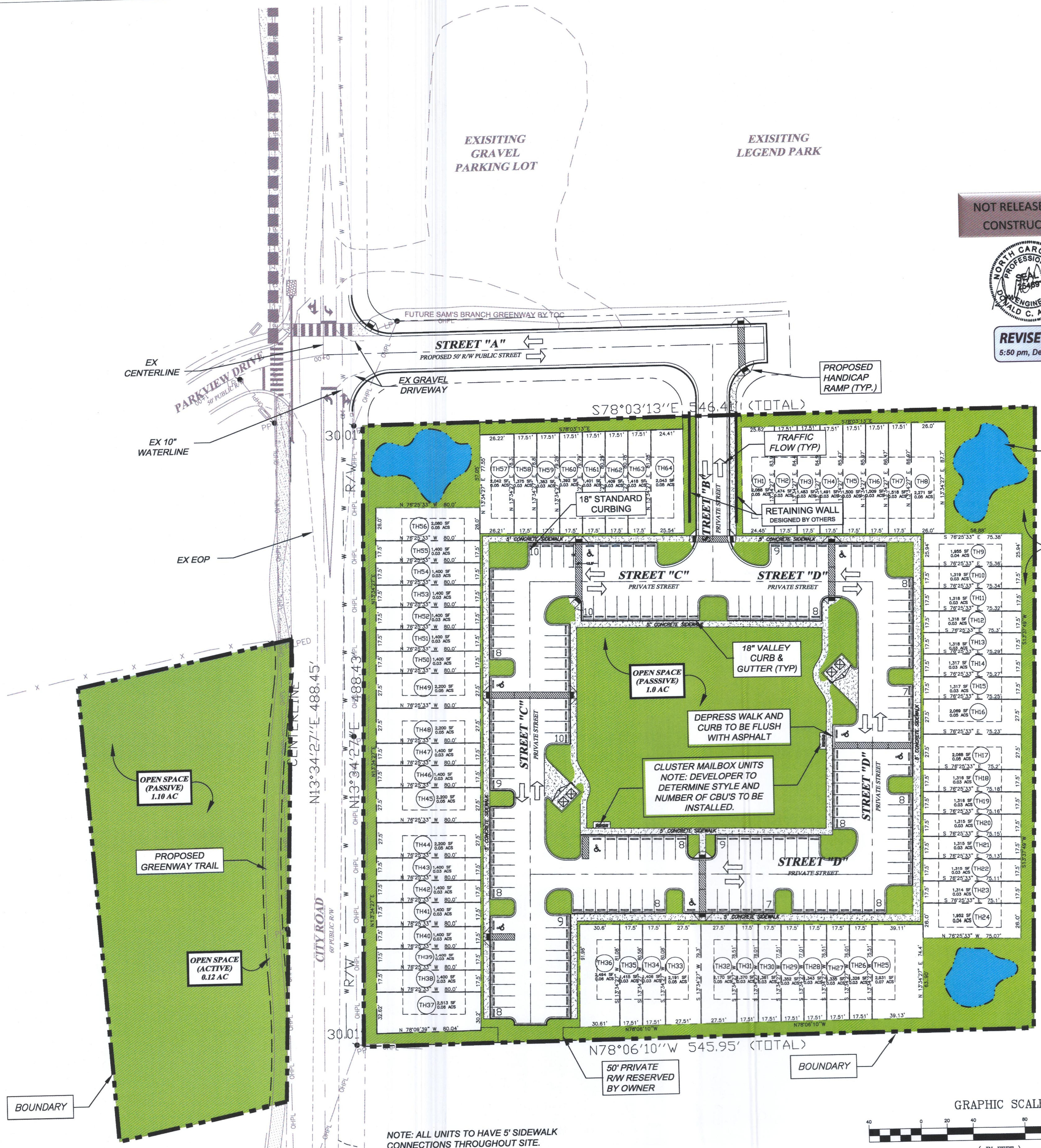
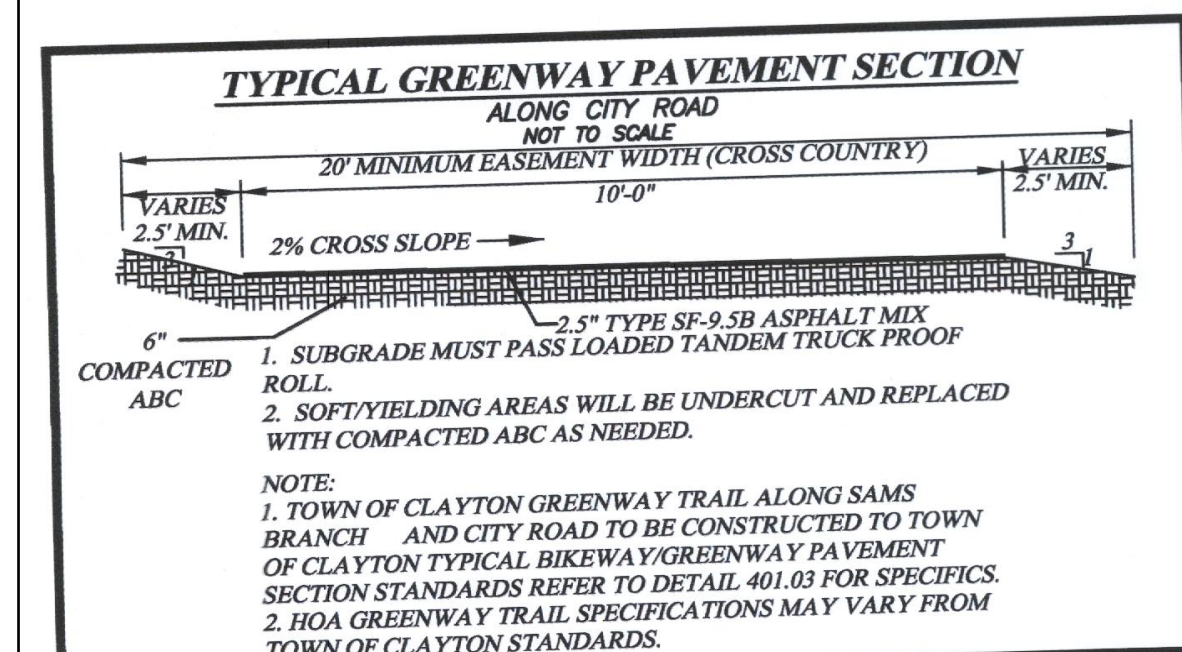
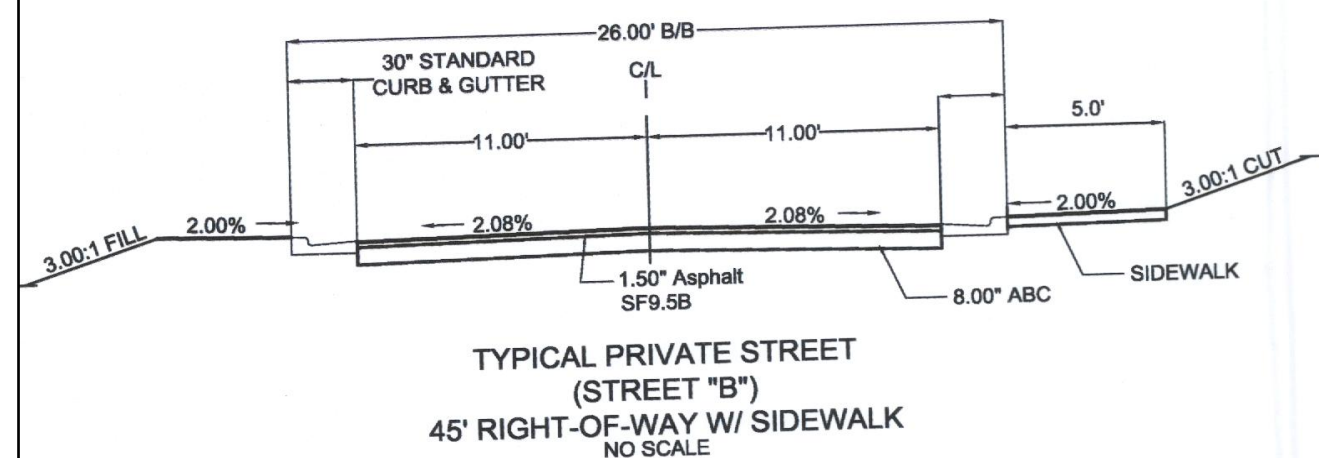
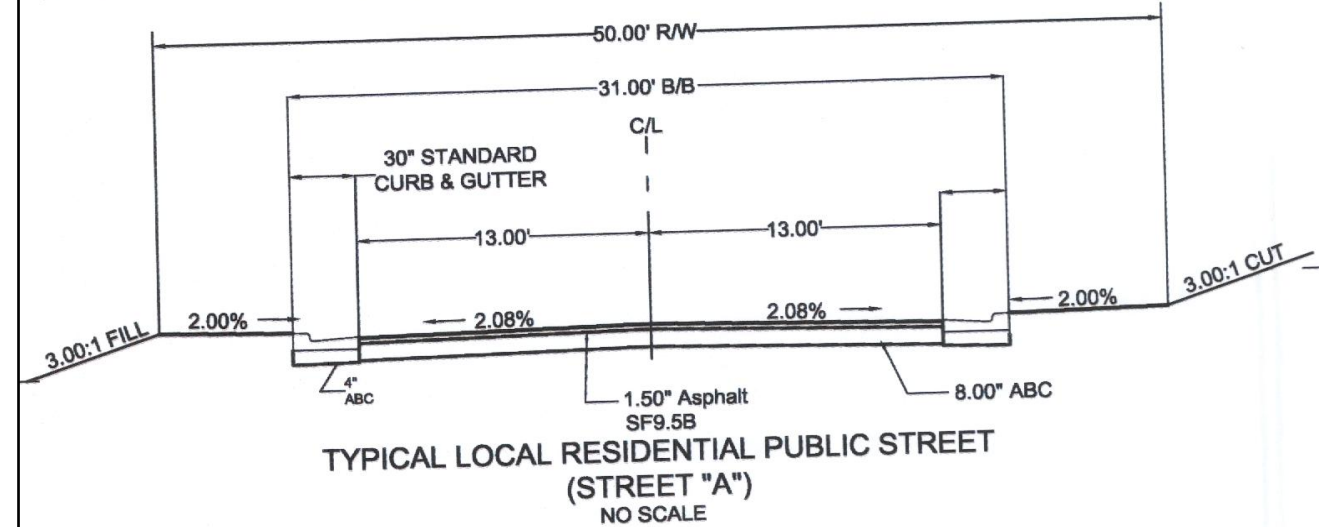
CONTACT/AGENT: DONNIE C. ADAMS, PE
919 763-7278

VICINITY MAP
(NO SCALE)

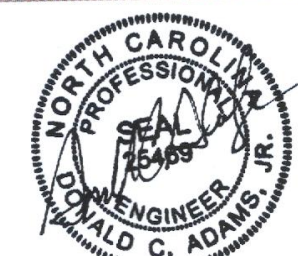
AN INFORMATION:

PROJECT NUMBER:	SAM'S BRANCH, LLC, 114 W. MAIN STREET, SUITE 102, CLAYTON, NC 27520
PROJECT:	05H02020
PERMIT:	166909-06-4838
DATE:	4/10/2010
AREA (SF):	304,814 SF/7.00 ACS
SPACE (SF):	129,378.66 SF/2.99 ACS
LOCATION:	INSIDE TOWN LIMITS
PROPOSED ZONING:	R-10/R-10
USE:	VACANT
RESIDENTIAL SINGLE-FAMILY TOWNHOME UNITS	
SE:	64
UNITS/LOTS:	9.14 UNITS PER ACRE
DENSITY:	N/A
SIZE:	1250 SF
LOT:	12'
SETBACK:	5'
SETBACK:	ZERO LOT LINE
SETBACK:	10'
SETBACK:	20'
PARATION:	53,760 SF (6,720 SF/FLOOR)
INTENSITY (GROSS FLOOR AREA (SF)):	30%
AVERAGE (AS % OF TOTAL SITE):	60%
PERVIOUS AREA:	75%
PERVIOUS AREA PER LOT:	2 STORY BLDGS / -35'-0"
TOTAL (NUMBER OF STORIES & FEET):	144 SPACES/160 SPACES (2 SPACES PER UNIT, 1 GUEST SPACE PER 4 UNITS)
PROPOSED PARKING:	678 ACCESSIBLE SPACES
PROPOSED ACCESSIBLE PARKING:	TOWN OF CLAYTON
PROVIDER:	TOWN OF CLAYTON
WATER:	64 UNITS @ 250 GPD/UNIT = 16,000 GPD (SUBJECT TO TOC APPROVAL)
WATER:	
DAILY WASTEWATER FLOW:	

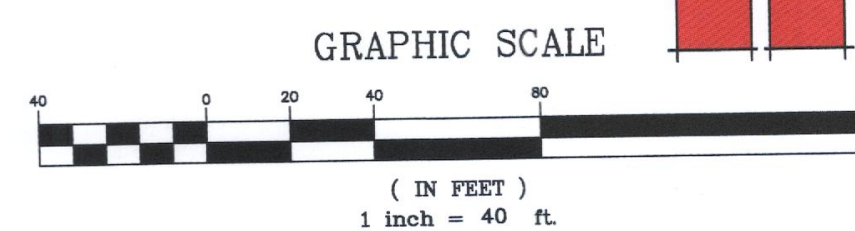
OPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN AND LAND USE BUFFER.
RCE CONSERVATION AREA.
PLAN EXISTS AS PER FEMA FIRM PANEL 3720165900J & 3720166900J DATE 12/02/2015.
LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
OPEN SPACE TO BE DEDICATED TO HOA.



NOT RELEASED FOR
CONSTRUCTION



REVISED
5:50 pm, Dec 04, 2017



ADAMS & HODGE
ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

SITE PLAN

DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 10/31/2017
JOB NO.: 44-
SHEET: SP1

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adamsandhodge.com
919-243-1332
PNC #C4187

Plant List

PLANT LIST							
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	WIDTH	ROOT
AROG	33	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	10'-12" MIN.		B&B
QA	21	QUERCUS ACUTISSIMA	SAW TOOTH OAK	2 1/2"	10'-12" MIN.		B&B
TD	19	TAXODIUM DISTICHUM	BALD CYPRESS	2"	10'-12" MIN.		B&B
TLG	23	TILIA CORORATA 'GREENSPIRE'	LINDEN	2 1/2"	10'-12" MIN.		B&B
WAF	63	ILEX ATTENUATA 'FOSTERI'	FOSTER HOLLY	2"	6'-8" MIN.		B&B/15 GAL
INS	19	ILEX NELLE R. STEVENS'	NELLE STEVENS HOLLY	2"	6'-8" MIN.		B&B/15 GAL
LN	23	LAGERSTROMIA INDICA 'NATCHEZ'	NATCHEZ CREPE MYRTLE	2"	6'-8" MIN.		B&B/15 GAL
PCP	16	PRUNUS CERASIFERA 'PURPLE PONY'	PURPLE LEAF PLUM	2"	6'-8" MIN.		B&B/15 GAL
CJ	30	CAMELLIA JAPONICA	CAMELLIA	-	24'-30" MIN.		7GAL
CP	64	CHAMAECYPARIS PISIFERA 'GOLD MOPS'	GOLD MOPS CYPRESS	-	24'-30" MIN.		7GAL
IC	60	ILEX CORNUTA 'BURFORDI'		-	24'-30" MIN.		7GAL
LJ	30	LIGULSTRUM JAPONICA	GLOSSY PRIVET	-	24'-30" MIN.		7GAL
LC	60	LORETALUM CHINENSE RUBRUM 'ZHOUHOU'	ZHOUHOU LORETALUM	-	24'-30" MIN.		7GAL
AG	30	ABELIA GRANDIFLORA 'LITTLE RICHARD'	ABELIA	-	15'-18" MIN.		3GAL
RT	17	BERBERIS THUMBICATA/ROTH/PUREA 'CRIMSON PIGMY'	BAR BERRY	-	15'-18" MIN.		3GAL
CH	53	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	-	15'-18" MIN.		3GAL
IG	34	ILEX GLABRA	INKBERRY HOLLY	-	15'-18" MIN.		3GAL
JH	48	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPEN	-	-	18'-18" MIN	3GAL

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

Plant Symbol Key



LANDSCAPE REQUIREMENTS
TOTAL AREA OF LOT: 251,812.71 SQ.FT.

20% OF LOT AREA:	50,362.54 SQ.FT.		
PLANTINGS REQUIRED:	50.36 CANOPY TREES	PLANTINGS PROVIDED:	50 CANOPY TREES
	50.36 UNDERSTORY TREES		50 UNDERSTORY TREES
	100.72 SHRUBS		101 SHRUBS

STREET TREE PLANTINGS REQUIRED: (4.625) AT 40' O.C. [5 PROVIDED]*
 PARKING LOT TREES REQUIRED: (16) [20 PROVIDED]
 BUFFER PROVIDED: PROPERTY LINES (2008.79 L.F. OF BUFFER)
 BUFFER TYPE: CLASS "A" ALTERNATIVE 3 (10' WIDE)
 MINIMUM 100' WIDE "A" BUFFER.

(2) CANOPY TREES [41 TOTAL] / 41 PROVIDED
(2) UNDERSTORY TREE [41 TOTAL] / 61 PROVIDED
(12) SHRUBS [242 TOTAL] / 242 PROVIDED

*REQUESTING ALTERNATE MEANS OF COMPLIANCE DUE TO AN OVERHEAD POWER LINE LOCATED WITHIN THE BUFFER FOR SAM'S BRANCH ACCESS ROAD ONLY. IT IS ASSUMED THAT STREET TREE PLANTINGS WILL NOT BE REQUIRED ADJACENT TO CITY ROAD DUE TO EXISTING OVERHEAD POWER LINES (OPL).

LANDSCAPE CALCULATION*				
TOTAL AREA OF LOT:	251,812.71 SQ.FT.	PLANT TYPE	REQUIRED**	PROPOSED
20% OF LOT AREA:	50,362.54 SQ.FT.	CANOPY TREE	50	50
REQUIRED LANDSCAPE AREA:	50,362.54 SQ.FT.	UNDERSTORY TREE	50	50
PROPOSED LANDSCAPE AREA:	±100,000 SQ.FT.***	SHRUBS	101	101

*** PER 1,000 SQ.FT. OF REQUIRED LANDSCAPE AREA

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE FOR EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).

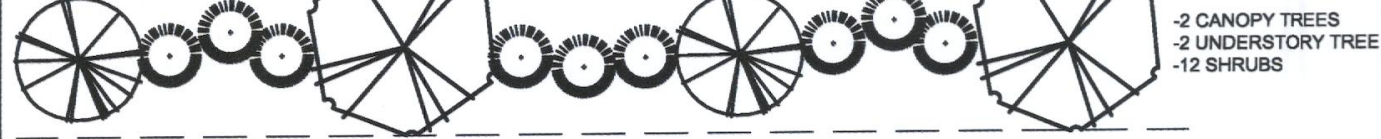
2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM THE BACK OF THE SIDEWALK.

*REQUIRED LANDSCAPE BUFFERS TO BE MAINTAINED BY HOA.
*PROPOSED OPEN SPACE TO BE DEDICATED TO HOA.

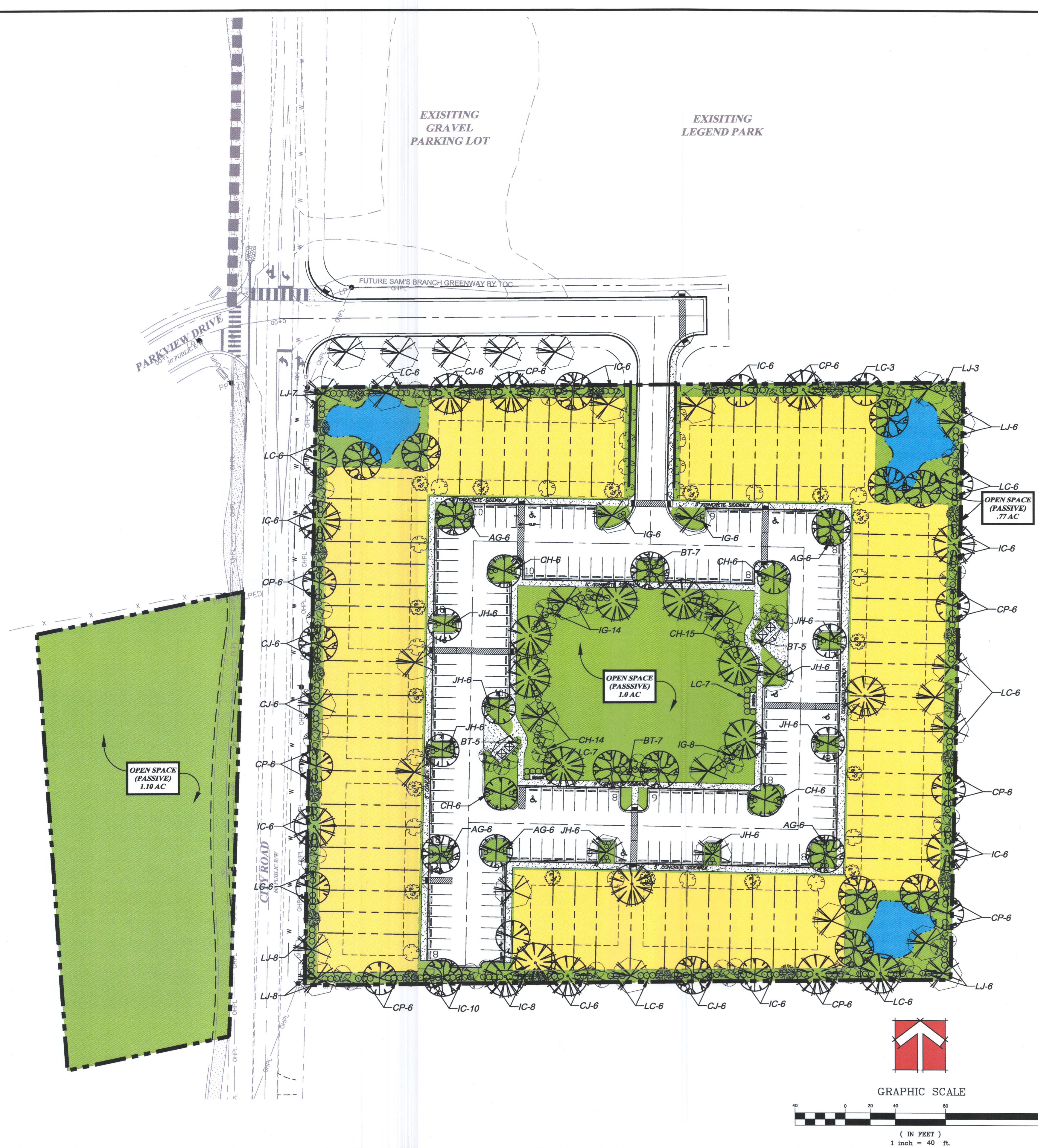
CLASS A BUFFER DETAIL

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

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



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



335 ATHLETIC CLUB BLVD CLAYTON, NC 27527 donnie@adamsandhodge.com 919-243-1332 FIRM # C-4187	REVISIONS: 1) 12/04/17 REVISED PER TDC COMMENTS
--	---

ADAMS & HODGE
ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON NC 27520

LANDSCAPE PLAN

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH-
SHEET	

SP2

WATER SYSTEM PROJECT SUMMARY:

1. THERE ARE 64 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS:
±1623 LF OF 6" PVC MAIN

SEWER SYSTEM PROJECT SUMMARY:

1. THERE ARE 64 SINGLE FAMILY TOWNHOME LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:
± 7LF OF 8" PVC MAIN

STREET SUMMARY:

1. THE TOTAL LINEAR OF STREETS:
±1623 LF

NOTES:

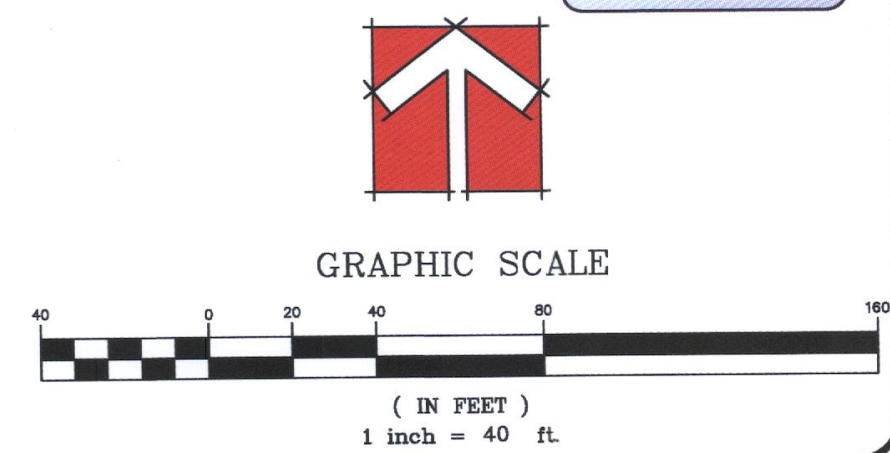
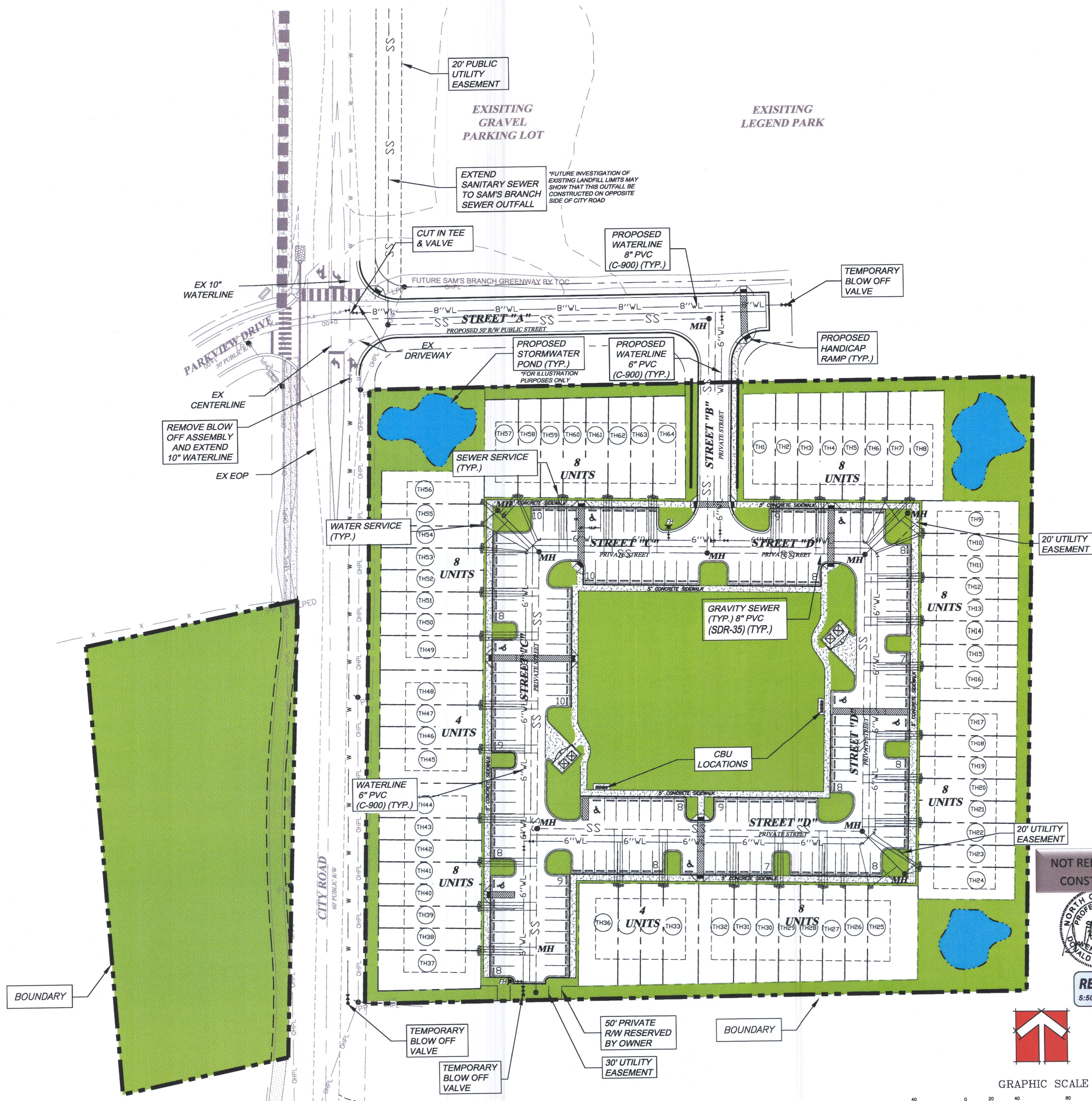
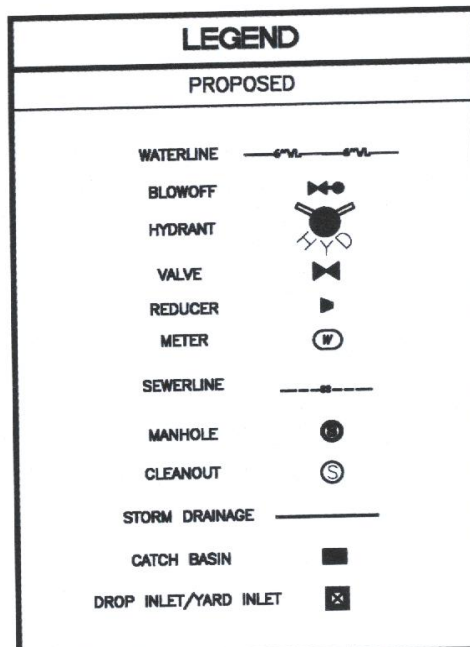
1. ALL PUBLIC WATER AND SEWER UTILITY MATERIALS AND METHODS OF INSTALLATION TO BE IN ACCORDANCE WITH TOWN OF CLAYTON STANDARDS AND SPECIFICATIONS AND MEET APPLICABLE NC PLUMBING CODES.
2. CONTRACTOR SHALL CALL NC CALL ONE AT 1-800-632-4949 TO VERIFY LOCATION OF EXISTING SERVICES BEFORE BEGINNING CONSTRUCTION.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

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

NOTE:

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

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



335 ATLANTIC CLUB BLVD
CLAYTON, NC 27927
919-243-1332
dom@adamsandhodge.com
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC



GOODSON TRACT
TOWN OF CLAYTON, NC 27920

UTILITY PLAN

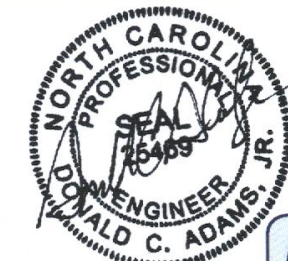
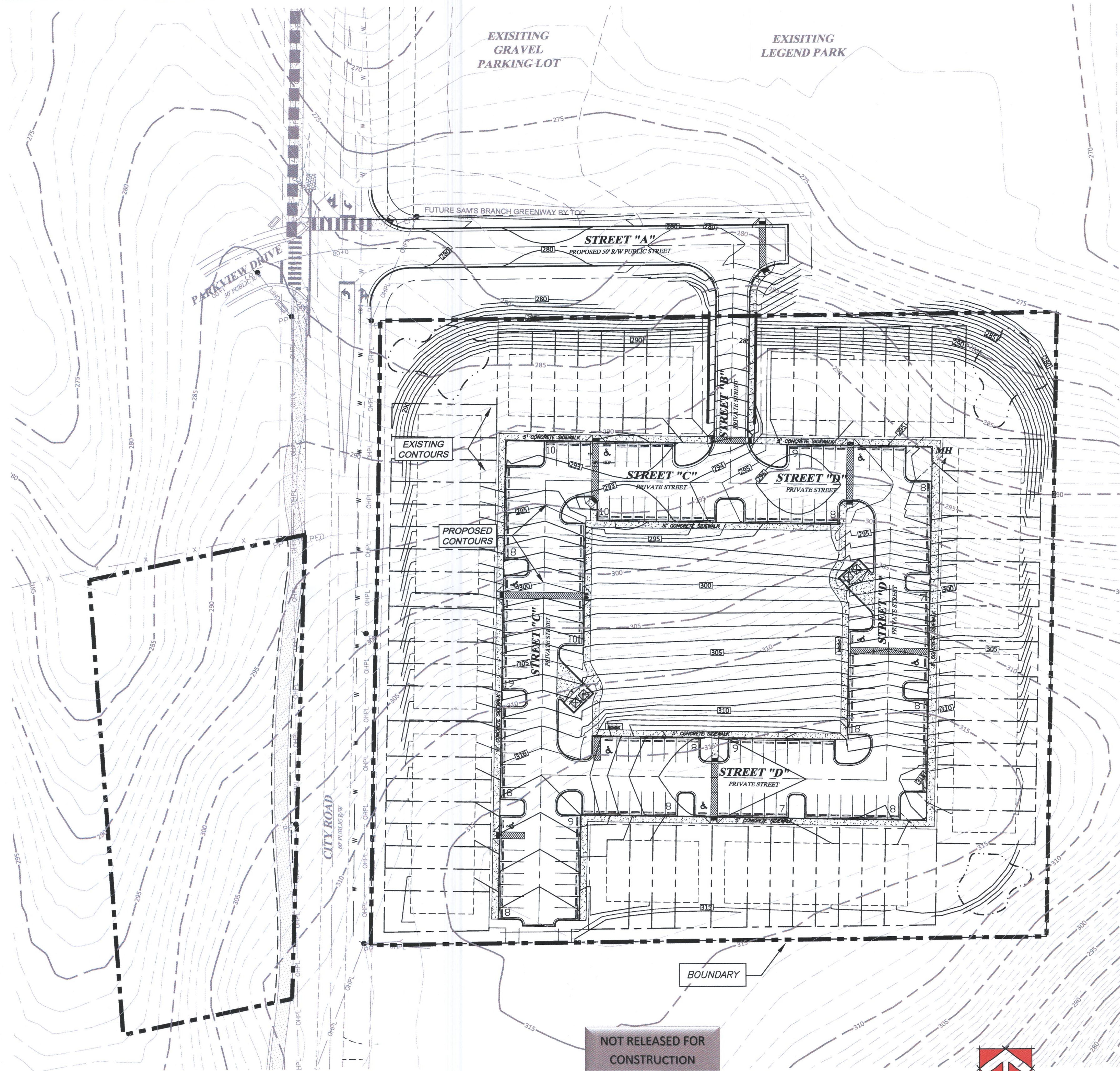
DESIGN DCA/ADS
DRAWN ADS
CHECKED DCA
HORIZONTAL SCALE SEE GRAPHIC SCALE
VERTICAL SCALE N/A
DATE 05/26/2017
JOB NO. 441-
SHEET

UT1

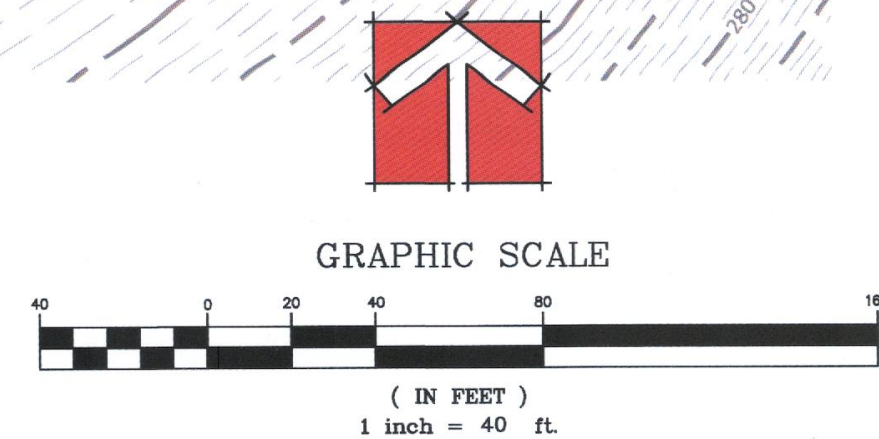
ALL DITCHES/SWALES ARE TO BE LINED USING NAG S150 OR SOD UNLESS UNLESS OTHERWISE SPECIFIED.

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

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



REVISED
5:51 pm, Dec 04, 2017



335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-245-1132
adamsh@adamsandhodge.com
PRN # C-187

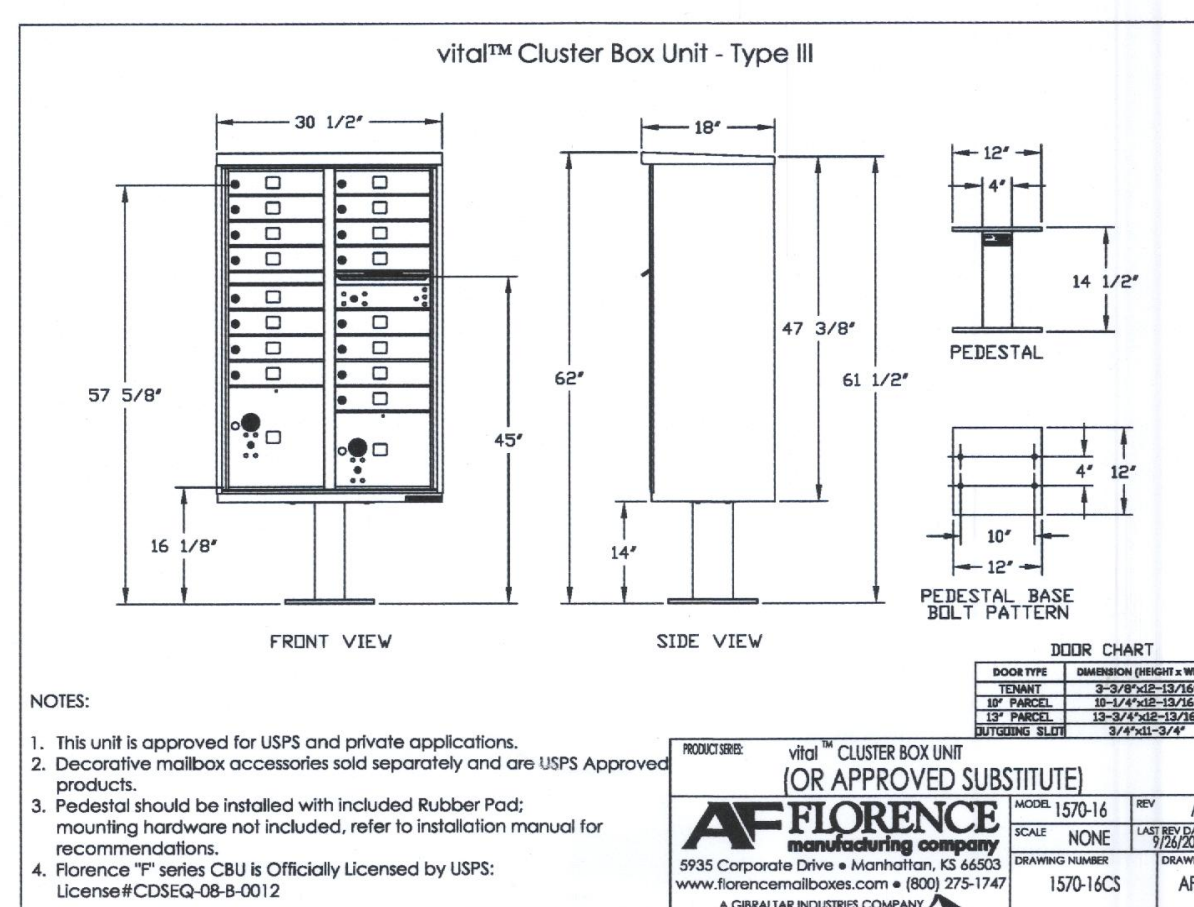
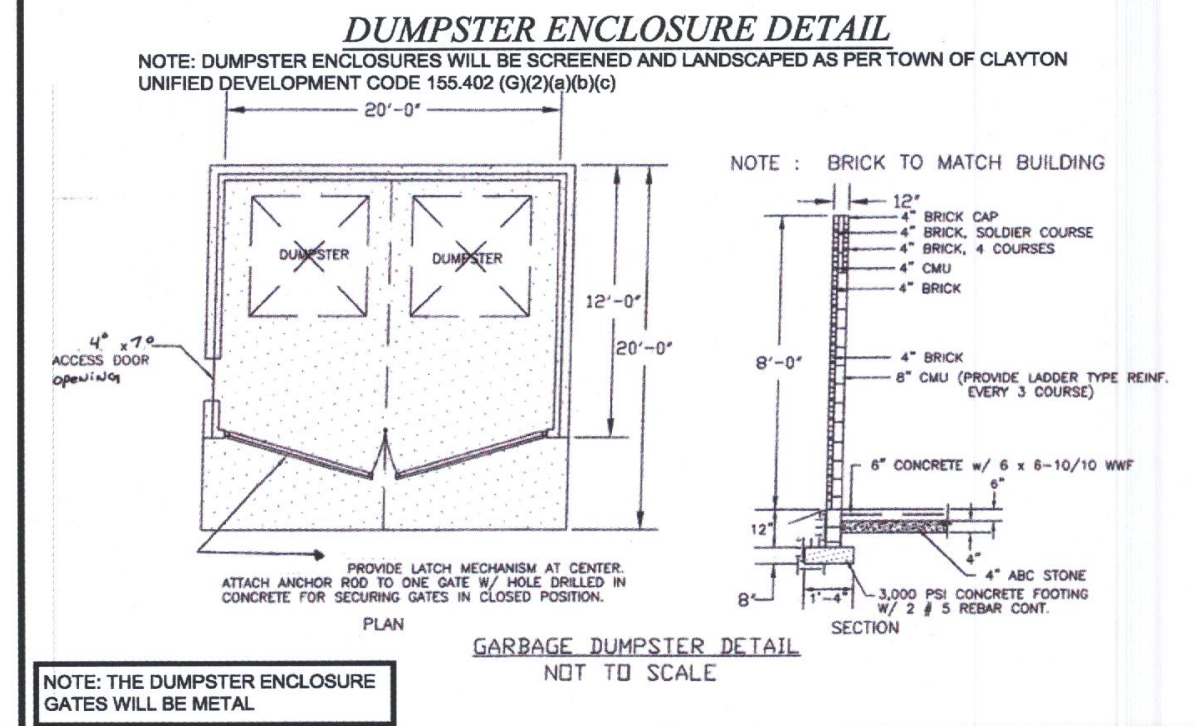
A&H **ADAMS & HODGE**
ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

GRADING PLAN

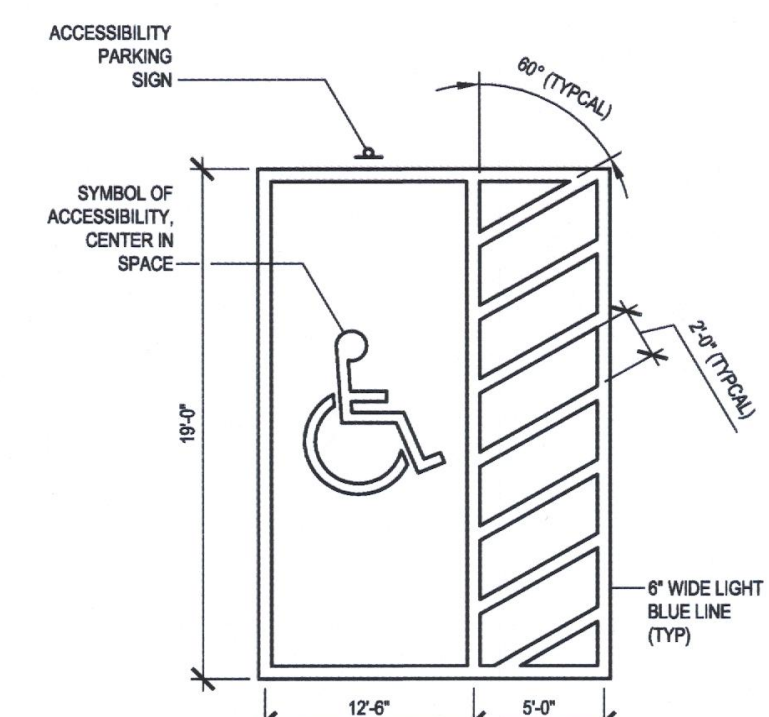
DESIGN: DCA/ADS
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DATE: 09/26/2017
JOB NO.: AH-
SHEET

GR1

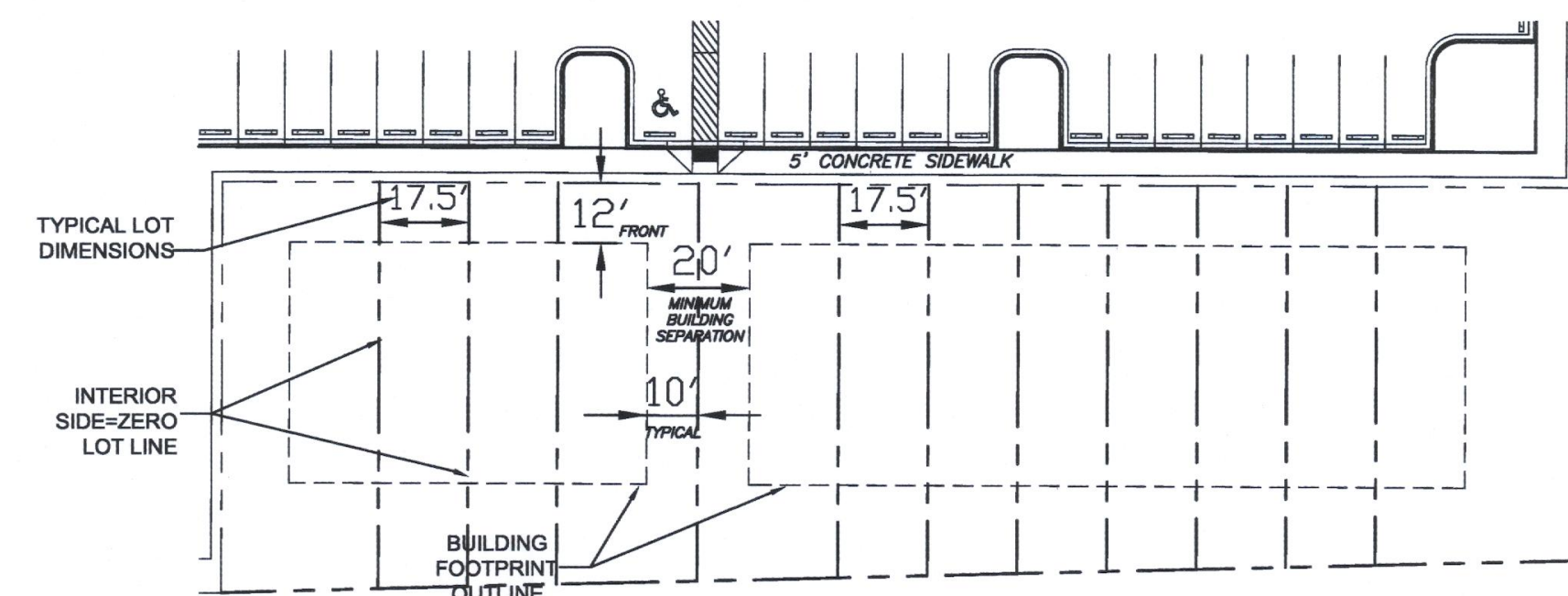


CLUSTER MAILBOX UNIT

NOT TO SCALE



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



FRONT ELEVATION (8 UNITS)
NOT TO SCALE
**ALL UNITS ARE 2 BEDROOMS/ 2 BATHS*

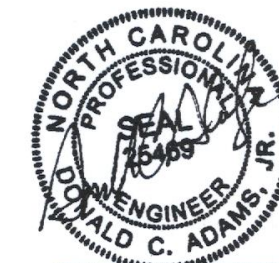
1. SETBACKS AS SHOWN ARE TYPICAL
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS ARE PER LOT = 75%
4. MAXIMUM LOT COVERAGE = 50%
5. MINIMUM LOT SIZE = 1250 SF

DIMENSIONAL INFORMATION

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

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

NOT RELEASED FOR
CONSTRUCTION



REVISED
5:50 pm, Dec 04, 2017

335 ATHLETIC CLUB BLVD CLAYTON, NC 27527 donnie@adamsandhodge.com 919-243-1332 FIRM # C-4187	REVISIONS: 1) 12/04/17 REMISED PER TOC COMMENTS
--	---

ADAMS & HODGE
ENGINEERING, PC

GOODSON TRACT
TOWN OF CLAYTON, NC 27520

REGULATORY
STANDARDS

DESIGN	DCA/ADS
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	10/31/2017
JOB NO.	AH-
SHEET	

RG1



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

January 22, 2018

RE: 2017-171-SD Goodson Tract Townhomes Preliminary Plat (Major Subdivision)
2017-172-SUP Goodson Tract Townhomes Special Use Permit

Dear Clayton Area Property Owner:

The Clayton Town Council will hold an evidentiary hearing on Monday, February 5, 2018, at 6:30 PM at Town Hall, 111 East Second Street, to consider the above referenced applications requesting to create a 64 unit townhome subdivision on 7 acres of land, zoned Residential-10 (R-10). The property is located off City Road, south and adjacent to Legend Park. Parcel Number 166909-06-4838. 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

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
PRELIMINARY SUBDIVISION PLAT:**

**Goodson Townhomes – Major Subdivision
2017-171-SD**

On December 19, 2017 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to

☐ approve the request;

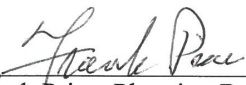
☒ approve the request with the following modified or added conditions:

per staff report.

☐ deny the request.

Recommendation(s) made this 19th day of December 2017 while in regular session.

Signed:



Frank Price, Planning Board Chair

December 12, 2017

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

Subject: **Trip Generation Letter**
Goodson Tract
Clayton, North Carolina

Dear Ms. Hogg:

This letter provides an estimate of the trip generation for the proposed residential development located along City Road in Clayton, North Carolina.

The proposed development is anticipated to consist of 64 townhomes and access will be provided off of the Legend Park driveway (Street "A" on the attached site plan), which aligns with Parkview Drive to the west. It should be noted that both Parkview Drive and the park driveway will have exclusive left-turn lanes along City Road.

According to the ordinance, the Town of Clayton (Town) requires a traffic study if a proposed development is expected to generate one-hundred or more vehicular trips (100) during the weekday AM or PM peak hours.

Trip Generation

Average weekday AM and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 9th Edition. Table 1 provides a summary of the trip generation potential for the site based on the LUC 230 (Residential Condominium/Townhouse) rates.

Table 1: Site Trip Generation Based on LUC 230

Land Use (ITE Code)	Intensity	Daily Trips (veh.)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Residential Condominium/Townhouse (230)	64 units	400	5	23	22	11

As shown in Table 1, based on the ITE *Trip Generation Manual*, 9th Edition, it is estimated the site is expected to generate 400 daily trips; with 28 trips (5 entering and 23 exiting) during the weekday AM peak hour and 33 total trips (22 entering and 11 exiting) are expected to occur during the weekday PM peak hour. It should be noted that the proposed land use is not expected to have peak periods coinciding with the existing baseball field, with which it shares access.

Findings and Summary

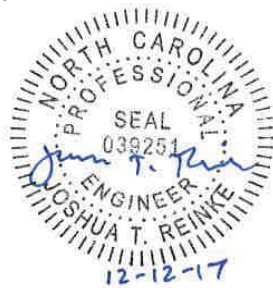
The calculations provided in this letter are estimations of the trip generation potential for the site based on both ITE *Trip Generation Manual*, 9th Edition data and also local data. Based on the trip generation results, it is expected that the proposed Goodson Tract development will have minimal impact on the surrounding roadway network and is expected to be well below the traffic study threshold, as identified in the Town's ordinance.

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

Sincerely,

RAMEY KEMP & ASSOCIATES, INC.

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



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

Attachments: Proposed Site Plan





November 21, 2017

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of a neighborhood meeting that will be held to provide information to adjacent property owners about the proposed Goodson Tract residential project. A representative of the applicant will be present to share details about the project as well as answer questions, and solicit comments.

Meeting Date: **December 5, 2017**

Location: **114 West Main St.
Clayton, NC 27520**

Time: **6:30 PM**

Type of Application: Major Subdivision Plan

General Description: The applicant is requesting a Major Subdivision approval.

A vicinity map of the property is attached.

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

Sincerely,

Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning



Scale: 1:1932 - 1 in. = 160.99 feet

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

Johnston County GIS
November 21, 2017



Project: Goodson Tract

Date of Meeting: December 5, 2017

Location of Meeting: 114 West Main St. Clayton, NC 27520 (NC PAPER CO)

Time of Meeting: 6:30 pm

In Attendance: Donnie Adams, Holland Adams, Jaclyn Smith

Meeting Summary/Minutes:

Donnie waited until 6:45pm to begin the meeting giving more time for those invited to show up.

Donnie had the Major Subdivision plan displayed on the TV for all to view, ready to discuss the project.

At 6:50 pm we concluded the meeting because no adjacent property owners showed up.

*Donald Macus Johnson who is an adjacent property owner called Donnie to let him know that he had to work and would not be able to attend the meeting, but wanted to talk to someone to discuss his adjacent property. James Lipscomb reached out to Donald Macus Johnson on December 6, 2017 by phone.



November 21, 2017

Dear Clayton Area Property Owner:

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Clayton, NC 27520**

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Sincerely,

Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning





*** DISCLAIMER ***

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

Result 1

id: 05E99027Q
Tag: 05E99027Q
Tax Unique Id: 4710389
NCPin: 166909-07-5206
Mapsheets No: 166909
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 551 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 56830
Assessed Acreage: 3.25
Calc. Acreage: 3.25
Sales Price: 0
Sale Date:

Result 2

id: 05029021
Tag: 05029021
Tax Unique Id: 4680292
NCPin: 166909-06-6358
Mapsheets No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 133 PLANTATION CIR S
Mail Address 2:
Mail Address 3: PONTE VEDRA BEACH, FL
32082-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05H02199C
Tag: 05H02199C
Tax Unique Id: 4713639
NCPin: 166909-06-1495
Mapsheets No: 166909
Owner Name 1: JOHNSON, MACUS DONALD
Owner Name 2:
Mail Address 1: 352 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5903
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 04702
Page: 0956
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 104000
Sale Date: 2015-12-31

Result 4

id: 05030069
Tag: 05030069
Tax Unique Id: 4772351
NCPin: 165908-97-7935
Mapsheets No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 123160
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Adams & Hodge Engineering, PC

Location/Date: 114 W Main St. Clayton, NC Suite 102 / 12-5-17

	NAME	ADDRESS
1	Donnie Adams	335 Athletic Club Blvd. Clayton
2	Holland Adams	" "
3	Jaclyn Smith	Parkview Townhomes Ph. 1
4		
5		
6		
7		
8		
9		
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11		
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13		
14		
15		
16		
17		
18		
19		
20		



*** DISCLAIMER ***

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Result 1

id: 05E99027Q
Tag: 05E99027Q
Tax Unique Id: 4710389
NCPin: 166909-07-5206
Mapsheet No: 166909
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 551 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 56830
Assessed Acreage: 3.25
Calc. Acreage: 3.25
Sales Price: 0
Sale Date:

Result 2

id: 05029021
Tag: 05029021
Tax Unique Id: 4680292
NCPin: 166909-06-6358
Mapsheet No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 133 PLANTATION CIR S
Mail Address 2:
Mail Address 3: PONTE VEDRA BEACH, FL
32082-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 3

id: 05H02199C
Tag: 05H02199C
Tax Unique Id: 4713639
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: JOHNSON, MACUS DONALD
Owner Name 2:
Mail Address 1: 352 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5903
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 04702
Page: 0956
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 104000
Sale Date: 2015-12-31

Result 4

id: 05030069
Tag: 05030069
Tax Unique Id: 4772351
NCPin: 165908-97-7935
Mapsheet No: 165908
Owner Name 1: CITY ROAD LLC
Owner Name 2:
Mail Address 1: 114 W MAIN ST STE 102
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2321
Site Address 1:
Site Address 2:
Book: 04557
Page: 0814
Market Value: 123160
Assessed Acreage: 22.35
Calc. Acreage: 22.4
Sales Price: 425000
Sale Date: 2015-02-13

PUBLIC NOTICE

In accordance with NC GS 160A-364, the Clayton Town Council will hold an evidentiary hearing on Monday, February 5, 2018, at 6:30 PM at Town Hall, 111 East Second Street, to consider the following applications:

- 2017-171-SD Goodson Tract Townhomes Preliminary Plat (Major Subdivision); Request for preliminary plat approval to develop 64 townhome units on 7 acres of land. Parcel Number: 166909-06-4838.
- 2017-172-SUP Goodson Tract Townhomes Special Use Permit; request for special use approval to develop the use of townhomes on 7 acres of land zoned Residential-10. Parcel Number: 166909-06-4838

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:
January 26, 2018
February 2, 2018

Affidavit of publication required.



TOWN OF CLAYTON

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

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: Goodson Tract Acreage of Property: 7.00 acres
County Tag Number: 4710390 NC PIN: 166909-06-4838
Address/Location: Off of City Rd
Zoning District: R-10-SUP
Town Limits / ETJ: ☒ Town Limits ☐ ETJ (Extra-Territorial Jurisdiction)

APPLICANT INFORMATION – Applicant must be a registered engineer unless otherwise approved by Town Engineer

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Blvd, Clayton
Phone Number: 919-763-7278 Fax: _____
Contact Person: Donnie Adams
Email Address: dennie@adamsandhodge.com

PROPERTY OWNER INFORMATION

Name: Sam's Branch, LLC
Mailing Address: 114 W. Main St, Clayton, NC 27520
Phone Number: 919-763-7278 Fax: _____
Email Address: dennie@adamsandhodge.com

FOR OFFICE USE ONLY

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

June 2015

Page 1 of 6

PROJECT INFORMATIONUse: ☒ New ☐ Expanded ☐ ChangeUse Type: ☒ Residential ☐ Non-Residential

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

Invoice shall be mailed to the following:

Developer Name: Sam's Branch, LLC

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

Phone Number: 919-763-7278

Fax Number:

Email Address: donnie@adamsandhodge.com

ALLOCATION REQUEST

- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment.
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: 7.0

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	64	250	16,000
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

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

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

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

Gross Acreage: _____

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

TOTAL REQUESTED GALLONS PER DAY: 16,000

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

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

Approval:

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

APPLICANT AFFIDAVIT

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

Donnie Adams, PE

Print Name



Signature of Applicant

11/1/2017

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
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 **2017-171-SD Goodson Tract Townhomes**

This motion is based on the following findings:

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

OR

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

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

OR

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

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

OR

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).

**Preliminary Subdivision Plat Motion Form
Page 1 of 2**

PPAB 2683271v1

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:

1. Following board approvals, three copies of the final preliminary subdivision plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.
2. All off-site roadway improvements shall be installed prior to the issuance of the first certificate of occupancy.
3. The required stub-out connecting to the south (including sidewalks) shall be constructed and maintained to the property line, prior to issuance of the 30th Certificate of Occupancy.
4. All dead underbrush and debris within designated open space shall be removed and these areas maintained by the Homeowner's Association.
5. The Class "A" landscape buffer along City Road shall be installed prior to issuance of the first Certificate of Occupancy.
6. All interior landscape islands shall contain a minimum of one tree with a minimum caliper of 2.5", as required within 155.402(D)(2)(b)(1).
7. The final plat and subsequent development of the site shall be consistent with the specifications of the approved preliminary subdivision plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.

Preliminary Subdivision Plat Motion Form
Page 2 of 2

PPAB 2683271v1

TOWN OF CLAYTON
SUBDIVISION APPROVAL 2017-171-SD
GOODSON TRACT TOWNHOMES
GRANTED

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

Applicant:	Adams & Hodge Engineering
Property Location:	Off City Road, South of Legend Park
Tax Parcel Number:	166909-06-4838 / 05H02020
Proposed Use of Property:	64 Townhomes Lots
Meeting Date:	February 5, 2018

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

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

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

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

1. Following board approvals, three copies of the final preliminary subdivision plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.
2. All off-site roadway improvements shall be installed prior to the issuance of the first certificate of occupancy.
3. The required stub-out connecting to the south (including sidewalks) shall be constructed and maintained to the property line, prior to issuance of the 30th Certificate of Occupancy.
4. All dead underbrush and debris within designated open space shall be removed and these areas maintained by the Homeowner's Association.
5. The Class "A" landscape buffer along City Road shall be installed prior to issuance of the first Certificate of Occupancy.
6. All interior landscape islands shall contain a minimum of one tree with a minimum caliper of 2.5", as required within 155.402(D)(2)(b)(1).
7. The final plat and subsequent development of the site shall be consistent with the specifications of the approved preliminary subdivision plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.

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

TOWN OF CLAYTON

BY: _____
Jody L. McLeod
Mayor

ATTEST:

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

TOWN OF CLAYTON
RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY
FOR 2017-171-SD GOODSON TRACT TOWNHOMES

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

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

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

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

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

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

1. The Town of Clayton has, according to the most recent accounting, sufficient excess and unallocated treatment capacity to approve additional allocation.
2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.
3. An allocation for wastewater treatment capacity is granted in the amount of 16,000 GPD to Goodson Tract Townhomes as outlined in allocation request from Adams & Hodge Engineering, PC.; **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 February, 2018 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Nancy Medlin
Deputy Town Manager



Town Council Agenda Cover Sheet

Meeting Date

February 5 2018

Agenda Location

Public Hearings

Item Title

2017-177-SD Coopers Meadow residential subdivision

Presenter *(Name & Title)*

Jay McLeod, Senior Planner

Summary/Description

Request to subdivide into 17 residential lots, with public water and private septic.

Requested Action

Approval

Additional Documents Included in Agenda Packet

Staff Report (updated 01/12/2018)

Application

Staff Report Maps

Neighborhood Meeting Materials

Preliminary Plat

Waiver Request

Adjacent Property Owner Notification Letter

Certification of Mailing

Newspaper Ad

Planning Board Recommendation



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

Name of Project: Coopers Meadow Subdivision Acreage of Property: 11.91 ac

Tag #: 05105056 NC PIN: 166704-94-8640

Location: On the East side of Cooper Branch Road, at the intersection of Cooper Branch Road and Summerbrooke Court.

Number of Lots (existing): 0 (Proposed) 17 Min Lot Size: 25,000 s.f.

Zoning District: R - E Electric Provider: Duke Energy - Progress

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: Amount Paid: File Number: 2017-177-510

01/06/2016 01/01/2017

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PROPERTY OWNER INFORMATION

Name: Vast Real Estate and Development, Inc.

Mailing Address: Post Office Box 189 Clayton, North Carolina 27528

Phone Number: (919) 201 - 2626

Fax: (919) 359 - 0386

Email Address: jrcox14@live.com

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, North Carolina 27528

Phone Number: (919) 550 - 4740

Fax: (919) 550 - 4741

Contact Person: Jerry Dalton

Email Address: jdalton@daltonengineering.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: <u>10/23/17</u>	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☒	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(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

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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.

The Owner is requesting approval to develop subject property as a conventional residential subdivision. The subdivision consists of a 11.91 acre parcel which would be subdivided into 17 residential lots with a minimum size of 25,000 square feet per lot. Access to the development would be provided by Cooper Branch Road (SR 1571). Improvements within the project include subdivision streets designed to N.C.D.O.T. standards, a water system extension designed to Johnston County Public Utilities standards, and conventional on-site septic tanks.

Due to the location of the project and the N.C.D.O.T. design criteria for subdivision streets, Waivers for the following two items are part of the Coopers Meadow Subdivision Application :

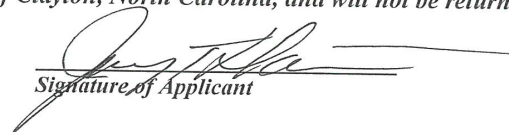
1. The elimination of curb and gutter from the subdivision street standard detail.
2. The elimination of sidewalk from the subdivision street standard detail.

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.

Jerry Dalton
Print Name

01/06/2016


Signature of Applicant

11/1/17
Date

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 subject property is currently zoned R - E. The proposed use of the property, lot size, minimum building setbacks and landscape / buffer requirements shown in the Town of Clayton's Unified Development Code are met with the attached Preliminary Subdivision Plans. Due to the location of the project and the Owner requesting to use N.C.D.O.T.'s design standards for the subdivision streets, Waivers for two items (elimination of the curb and gutter and elimination of the sidewalk adjacent to the proposed subdivision streets) are considered part of the Coopers Meadow Subdivision Application.

- (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 subject project will compliment the surrounding properties and is consistent with the surrounding development. Single-family residential development is currently located directly adjacent to the proposed subdivision, on the West side of Cooper Branch Road. The location of the subject parcel in relation to downtown Clayton will encourage continued residential growth and development of the surrounding properties.

- (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 subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project meets the Town's requirements for the number of ingress / egress points, and the parcel for the proposed project is located at the end of a dead-end road (Cooper Branch Road). The project will utilize the extension of Johnston County's existing water system infrastructure to provide service to the public that is desired and would not be an endangerment to the environment or the public.

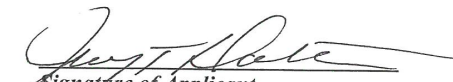
- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

The proposed development of the subject property is consistent with the overall development plan of the Town of Clayton. The requirements set by the Town of Clayton regarding lot size, housing / unit density, etc. are met with the attached Preliminary Subdivision Plans. The proposed use for the parcel is consistent with the current zoning of the parcel (R - E). A Special Use Application is not required for the use being proposed for the development.

Project Name: Coopers Meadow Subdivision

Jerry Dalton

Print Name


Signature of Applicant

11/1/17

Date

01/06/2016

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MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application.

To be completed by the applicant:			Staff:
	Yes	N/A	
GENERAL (ALL SHEETS):			
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = 100 feet (scale of 1" = 20' to 60' preferred).	☒	☐	
2. Separate sheets for each: Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☒	☐	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).			
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☒	☐	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☒	☐	
6. Revision Date	☐	☒	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	☒	☐	
8. Vicinity sketch/map.	☒	☐	
9. Surveyor or professional engineer's name and seal.	☒	☐	
10. Date of survey and plat preparation.	☐	☒	
11. Provide the following project data in <u>Tabular</u> form:			
- Area of tract in square feet and acres	☒	☐	
- Parcel Identification # (and/or Tag #)	☒	☐	
- Owner's name and address	☒	☐	
- Within Town limits or ETJ	☒	☐	
- Zoning District	☒	☐	
- Overlay District (if applicable)	☒	☐	
- Indicate if the site is within a Watershed Protection Overlay	☒	☐	
- Total Number of Lots	☒	☐	
- Number of lots per acre (density)	☒	☐	
- Acreage in Resource Conservation Areas (UDC §155.500)	☐	☒	
- Annexation # (if applicable)	☐	☒	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	☒	☐	
- Electric Provider	☒	☐	
- Water Provider (or indicate if well)	☒	☐	

01/06/2016

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To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic)	☒	☐	
- Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot	☒	☐	
- Maximum allowed impervious	☒	☐	
- Existing Use	☒	☐	
- Proposed Use	☒	☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☒	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☒	☐	
14. Accurate location and description of all monuments, markers and control points.	☐	☒	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☐	☒	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot ___".	☒	☐	
17. Phase lines. Phases are clearly labeled.	☐	☒	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☒	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☒	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☒	☐	
21. Minimum building setbacks /envelope are noted.	☒	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☒	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☒	☐	
24. Width and type of any buffers and easements.	☒	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☐	☒	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☒	☐	

01/06/2016

Page 11 of 17

To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). If streets are private:			
- All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat.	☐	☒	
- Streets are labeled "Private Streets – No Town Maintenance."	☐	☒	
Street names must be approved by Town of Clayton via a Road Name Application.			
27. Lengths of all cul-de-sacs.	☒	☐	
28. Identify proposed traffic control signs and striping.	☐	☒	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.)	☐	☒	
- All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.			
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"	☐	☒	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☐	☒	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☐	☒	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☐	☒	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☒	☐	
35. Location of clustered mailboxes.	☒	☐	
36. Location and orientation of freestanding signs (signage is permitted separately).	☒	☐	
LANDSCAPING PLAN SHEET (See §155.402 for Landscaping Requirements)			
37. Show location, width, and type of all landscape buffers.	☒	☐	
38. Provide a plant list summary table which includes:			
- A planting key identifying the various planting elements			
- The quantity of each type of plant material proposed	☒	☐	
- The size, height, caliper and spacing of plant material proposed			
- The Botanical and common names of plant material proposed			
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	☐	☒	

01/06/2016

Page 12 of 17

To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☐	☒	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☒	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☒	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☒	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☒	☐	
45. Label subject parcel property owner, acreage, and zoning.	☒	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☒	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☒	☐	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☒	☐	
49. Location of all existing and proposed drainage structures.	☒	☐	
50. Location of all existing and proposed fire hydrants.	☒	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☒	☐	
52. Show street cross-sections.	☒	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☐	☒	
54. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.	☐	☒	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☐	☒	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☐	☒	

Signed by Applicant:



Date:

11/1/17

01/06/2016

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**TOWN OF CLAYTON
Planning Department**

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

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: Coopers Meadow Subdivision **Address or PIN #:** 166704-94-8640

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.

(Name - type, print clearly)

446 East Main Street

(Address)

Clayton, North Carolina 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*):

Major Subdivision Application

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:

Vast Real Estate and Development, Inc.

(Name - type, print clearly)

Post Office Box 189

(Address)

Clayton, North Carolina 27528

(City, State, Zip)

STATE OF

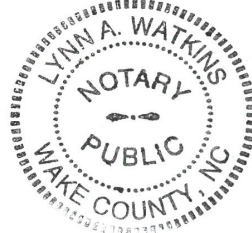
North Carolina

COUNTY OF

Wake

Sworn and subscribed before me Lynn A. Watkins, a Notary Public for the above State and County, this the 1 day of November, 2017.

SEAL



01/06/2016

Lynn A. Watkins
Notary Public

**My Commission
Expires:**

12-7-2021

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

Jan. 12, 2018

STAFF REPORT

Application Number: 2017-177-SD
Project Name: Coopers Meadow, Preliminary Plat

NC PIN / Tag #: 166704-94-8640 / 05i05056
Town Limits/ETJ: ETJ
Overlay: Scenic Highway Overlay District
Applicant: Dalton Engineering, c/o Jerry Dalton
Owner: Cooper Branch LLC; represented by Vast Real Estate and Development, Inc.
Location: Northeast of the intersection of Cooper Branch Road and Wildberry Court, bounded by US 70 Bypass on the north.

Public Noticing:

- Neighborhood meeting December 5, 2017
- Sign posted December 8, 2017
- Letters mailed prior to January 25, 2018
- Newspaper ad posted prior to January 26, 2018

REQUEST: Preliminary plat for 17-lot residential subdivision on public water and private septic.



SITE DATA:

Acreage: 11.91 acres
Existing Use: Agriculture

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	US 70 Bypass, Agricultural, Large lot single family residential
South	County Agricultural Residential (AR)	Residential subdivision (Edinburgh)
West	County Agricultural Residential (AR)	Large lot single family residential
East	Residential-Estate (R-E)	Agricultural, vacant, large lot single family residential

DEVELOPMENT DATA:

Proposed Uses: Single family residential
Lots: 17
Number of Stories: Maximum height of 35 feet
Impervious Surface: 50%
Required Parking: 2 spaces per unit
Proposed Parking: 2 spaces per unit
Fire Protection: The Town of Clayton Fire Department will provide fire protection.
Access/Streets: One access point will be provided via a new driveway off of Cooper Branch Road, with stub out to the east. Two lots will front on Cooper Branch Road.
Water/Sewer Provider: Johnston County water; private septic systems
Electric Provider: Duke Energy

STAFF ANALYSIS:

Overview

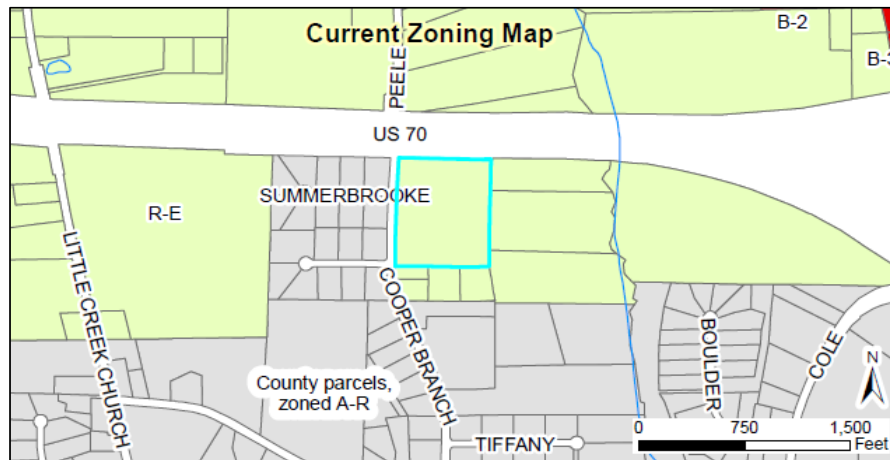
The applicant is requesting preliminary subdivision plat approval for a 17-lot single family residential subdivision, using County water and private septic systems.

Consistency with Adopted Plans:

- **Comprehensive Plan**
The request is consistent with the Comprehensive Plan.

- Unified Development Code**

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC), pending granting of the waiver for relief from constructing curb-and-gutter and sidewalks on the new roads.



Compatibility with Surrounding Land Uses

The proposed development is consistent with neighboring parcels, which are single family residential on either public water or private wells.

Scenic Highway Overlay District, Landscaping and Buffering

The 50' setback from US 70 Bypass is provided to comply with the Scenic Highway Overlay District. A Class "A" Landscape Buffer is provided along Us 70 Bypass, since it is a thoroughfare. Street trees are provided at the rate specified in the UDC.

Recreation and Open Space

None required.

Environmental

None identified.

Access/Streets

Access from Cooper Branch Road, with two lots fronting on Cooper Branch Road. Technically speaking, the entirety of Cooper Branch Road north of Wilson Jones Road is a cul-de-sac. This is a relic of the County's subdivision standards as well as the 70-Bypass construction, which eliminated the connection to Peele Road to the north. In the future, if a connection is ever made to the east over to Cole Road, there would be two access points to this subdivision.

Multi-Modal Access

No sidewalks or other pedestrian infrastructure is proposed.

Traffic Impact Analysis

None required.

Garbage / Recycling

Roll-outs.

Architecture/Design

The Town cannot regulate single family residential architecture.

Waivers/Deviations/Variances from Code Requirements

Waiver requested from curb-and-gutter and from sidewalks. These roads are intended for dedication to NCDOT. NCDOT does not maintain sidewalks. No Town infrastructure is proposed.

CONSIDERATIONS:

- A waiver from curb-and-gutter and sidewalks is requested.
 - The cemetery must meet the dimensional standards of a stand-alone lot, or be part of another lot.
-

FINDINGS:

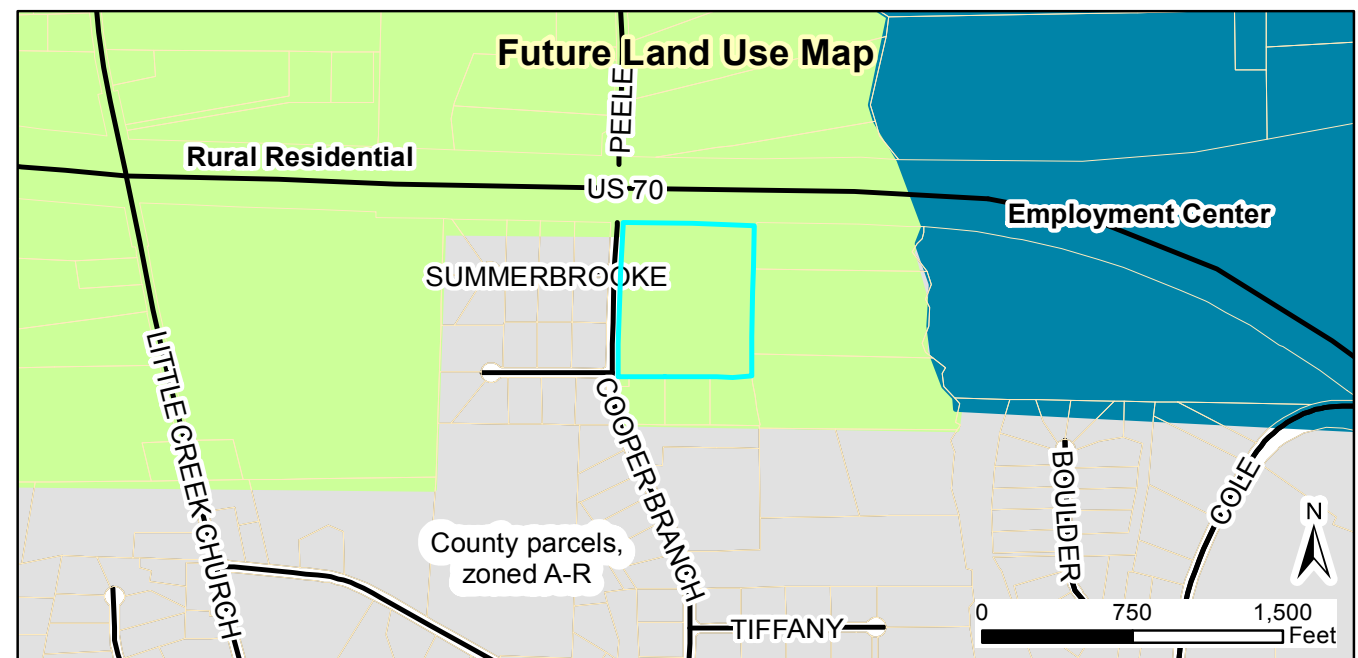
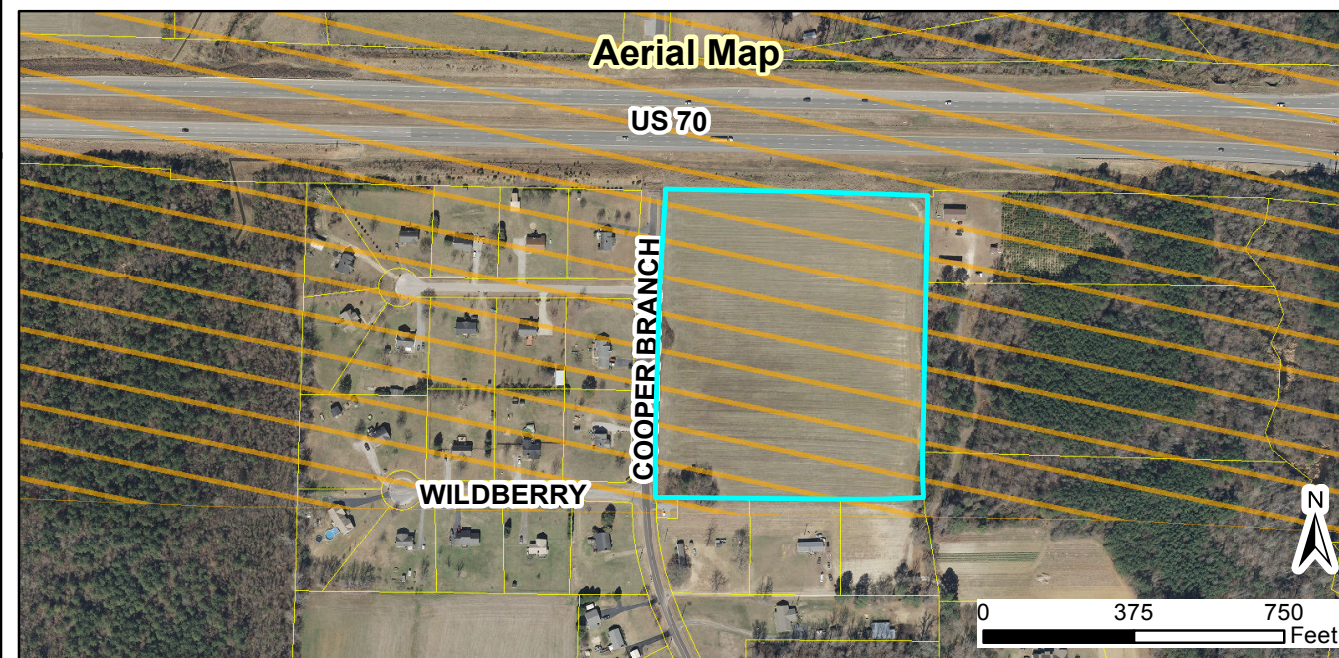
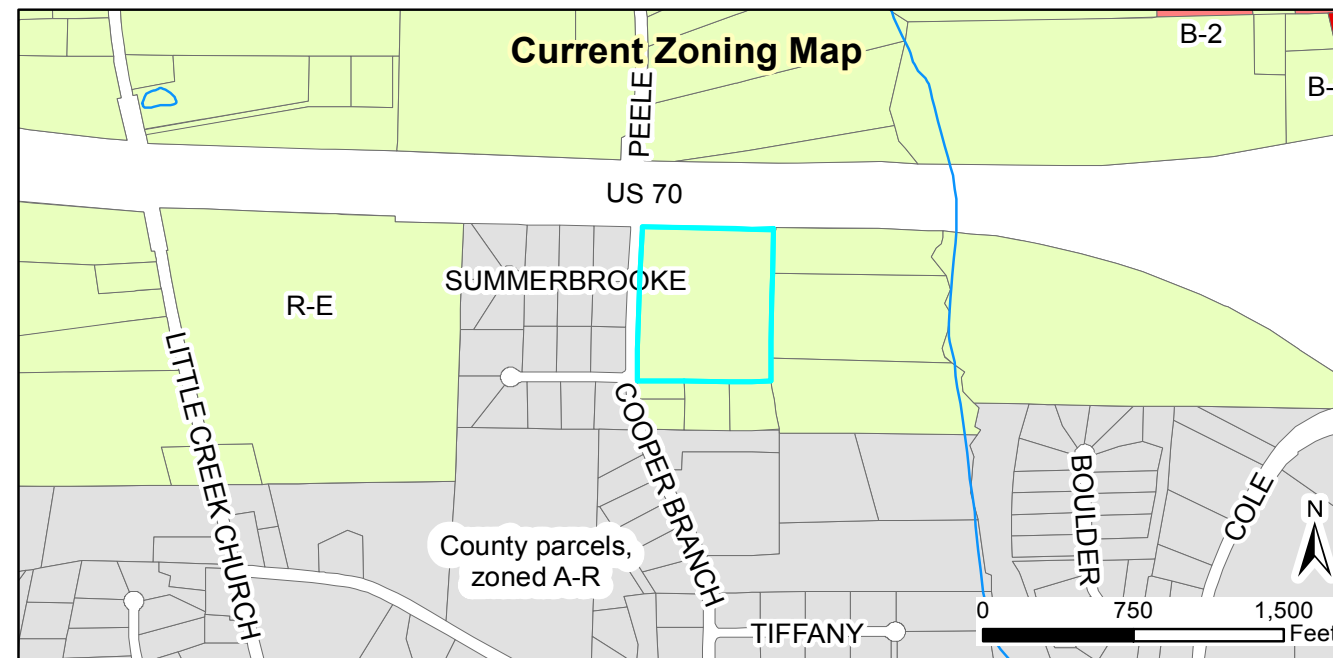
The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS:

If approved, the following conditions are recommended: *No conditions recommended.*

ATTACHMENTS:

- 1) Staff report map
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Justification of waiver from curb-and-gutter
- 5) Preliminary plat plan sheets



Request:
2017-177-SD, Cooper Meadows residential subdivision,
17 septic lots in the R-E zoning district.

Applicant: Dalton Engineering and Assoc., PA
 Property Owners: Vast Real Estate and Development, Inc.
 Parcel ID: 166704-94-8640
 Tag #: 05i05056

Staff Report Map



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-177-SD Cooper Meadows\Map\Map - Cooper Meadows subdiv - 2017-177-SD.mxd

Legend

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

12/11/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

PRELIMINARY SUBDIVISION PLANS
FOR
COOPERS MEADOW SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

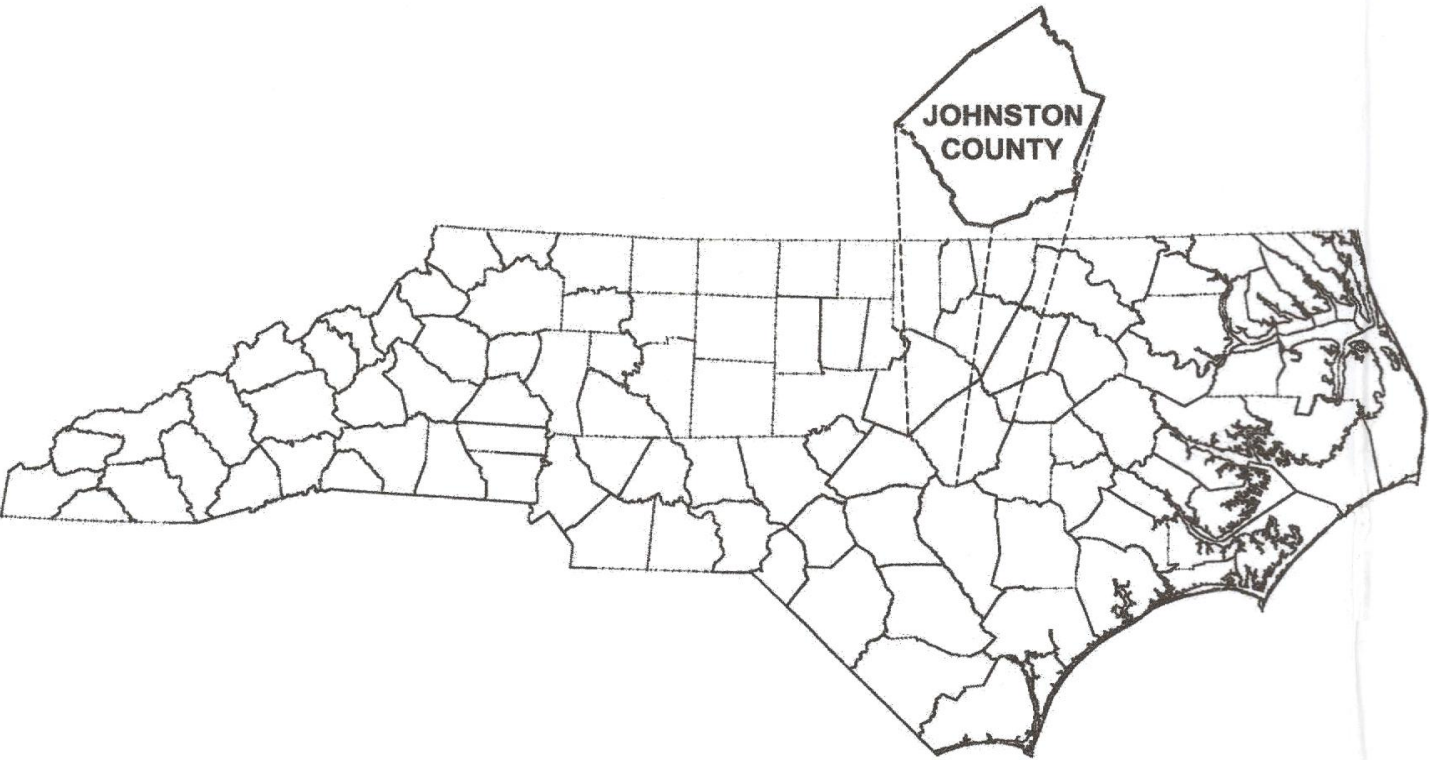
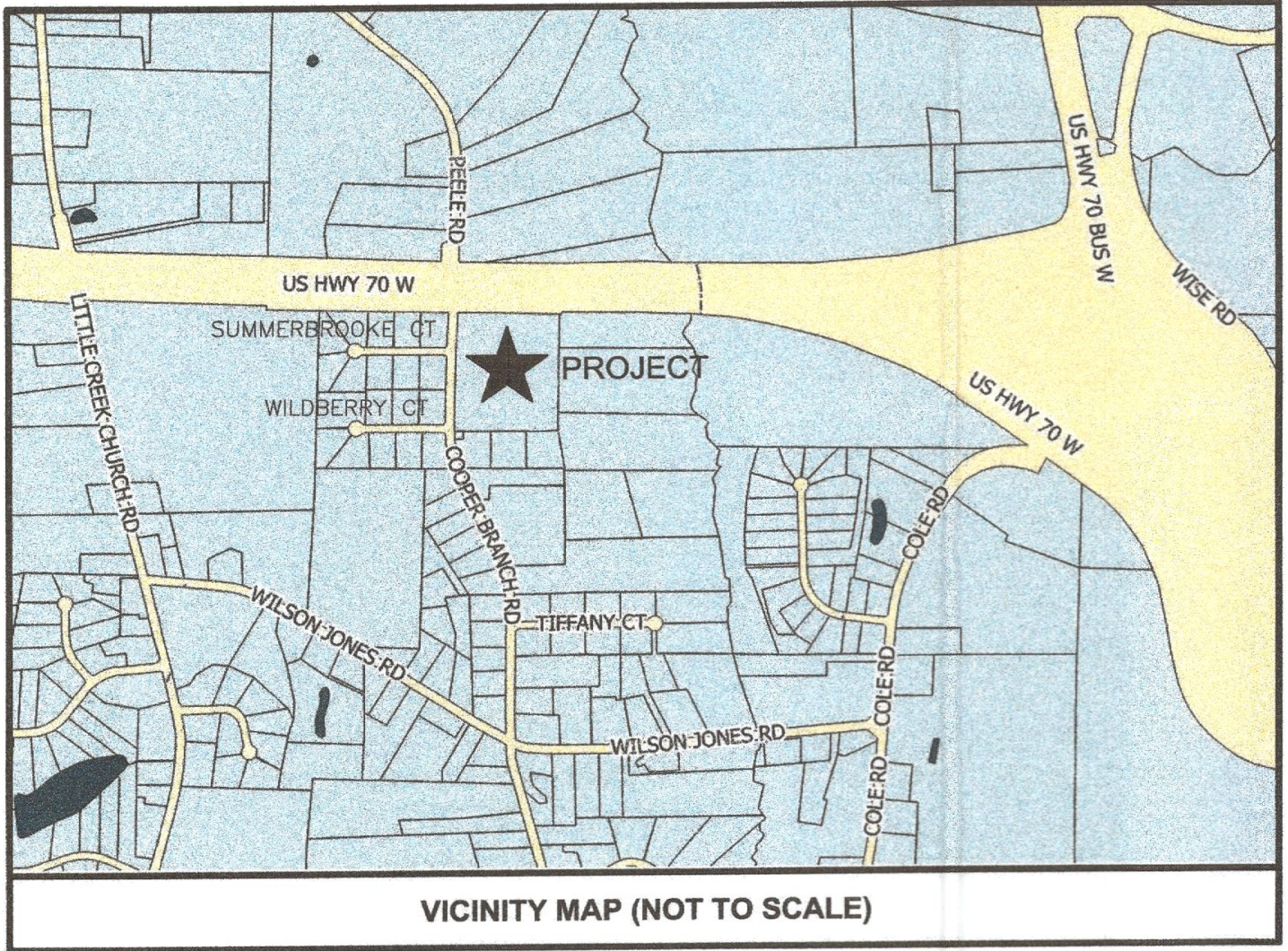
- SHEET 1..... COVER SHEET
SHEET 2..... EXISTING CONDITIONS SHEET
SHEET 3..... PRELIMINARY SITE PLAN
SHEET 4..... PRELIMINARY UTILITY PLAN

ENGINEER

DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

OWNER

VAST REAL ESTATE AND DEVELOPMENT, INC.
P. O. BOX 189
CLAYTON, NC 27528
(919) 201-2626



REVIEW ONLY
NOT FOR CONSTRUCTION

- NOTES:
1. ALL OPEN END CROSS PIPES IN NON C.A.M.A. COUNTIES WILL BE 20% OF THEIR DIAMETER UP TO A MAXIMUM OF ONE FOOT AS TO CONDITIONS ALLOW.
 2. HEADWALLS ARE USED ON PIPES ABOVE OR EQUAL TO 36" IN DIAMETER USUALLY ON BOTH ENDS BUT ALWAYS ON THE INLET. FLARED END SECTIONS ARE USED ON SMALLER PIPES.
 3. ALL DRAINAGE STRUCTURES INCLUDING OUTFALL DITCHES OUTSIDE PROPOSED RIGHT OF WAY ARE TO BE ENCLOSED WITHIN A PERMANENT PUBLIC DRAINAGE EASEMENT.
 4. ALL ROADWAY DITCHES MUST BE STABLE BEFORE ACCEPTANCE UNDER THE STATE SYSTEM FOR MAINTENANCE.
 5. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, IN THESE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIONAL SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
 6. AERIAL PHOTO FROM NC ONEMAP
 7. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE ENERGY, CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.

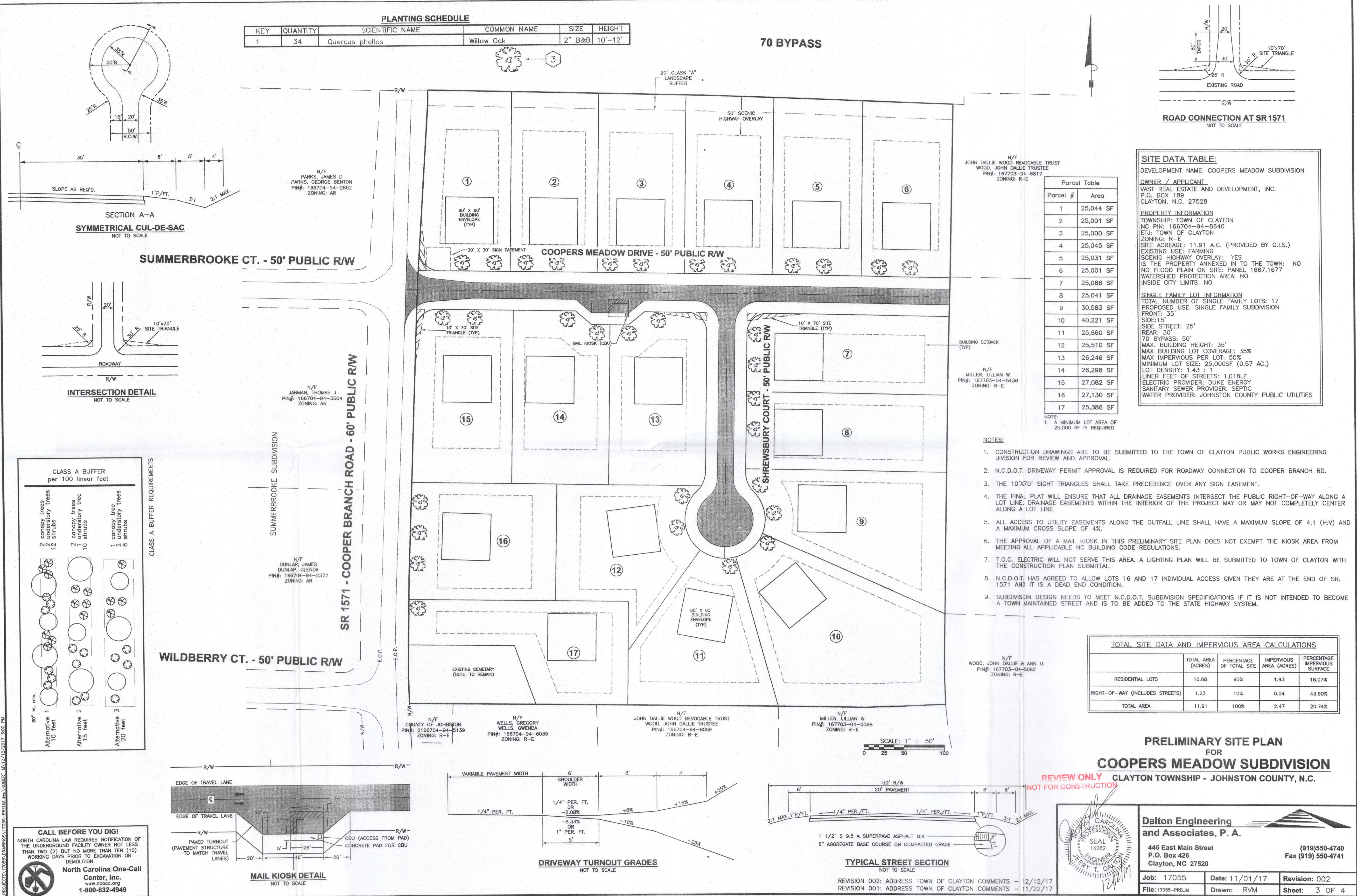
NOTES:

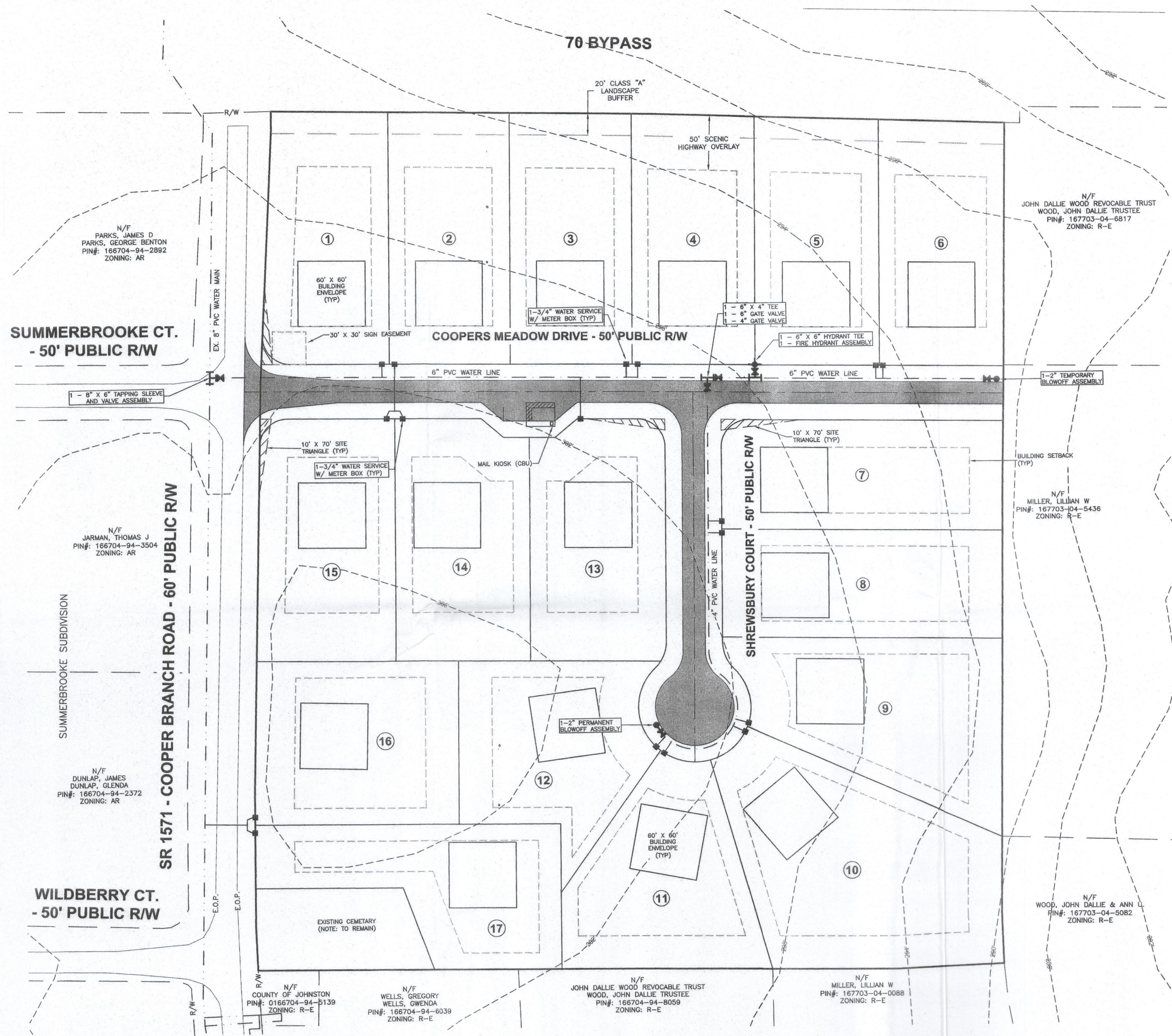
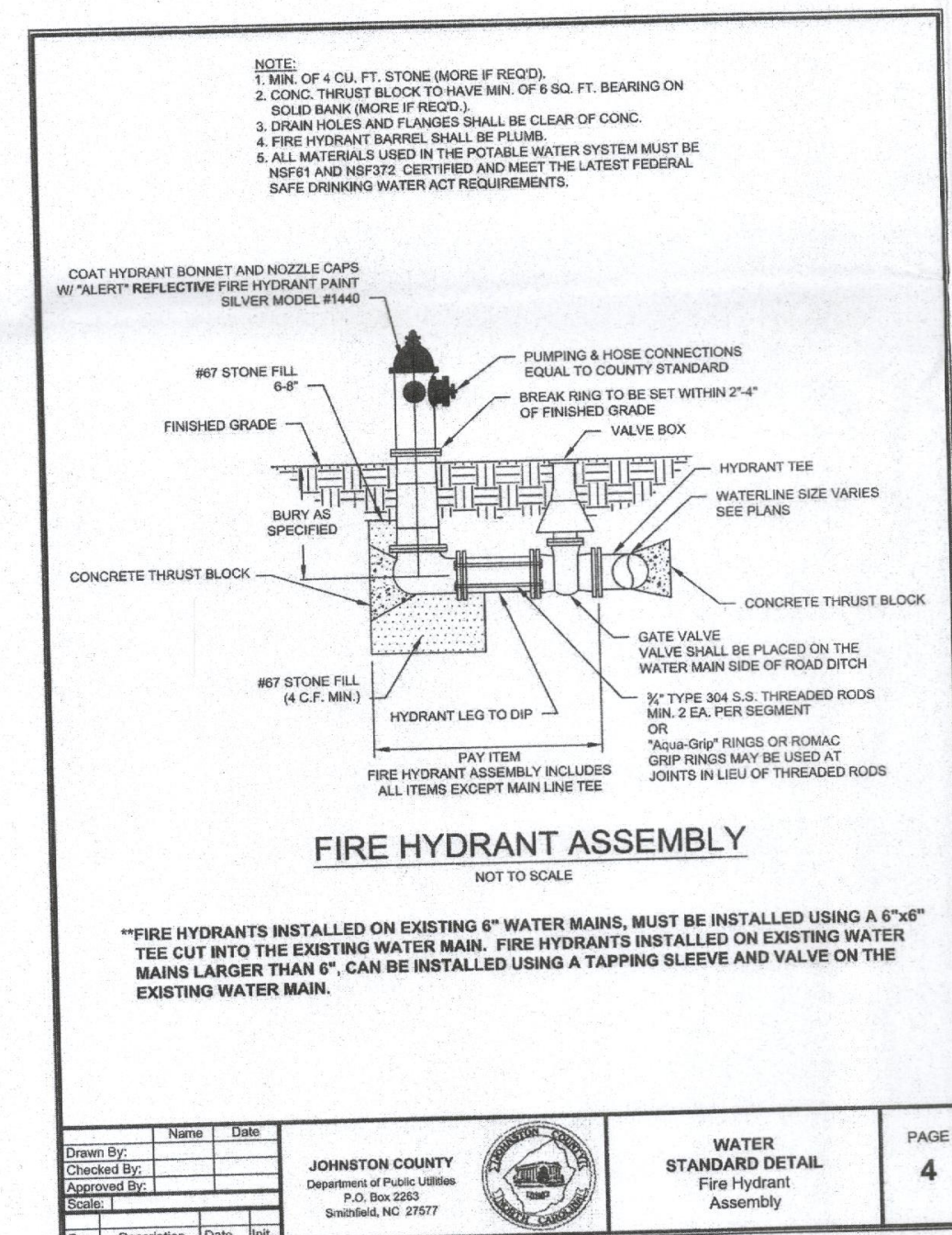
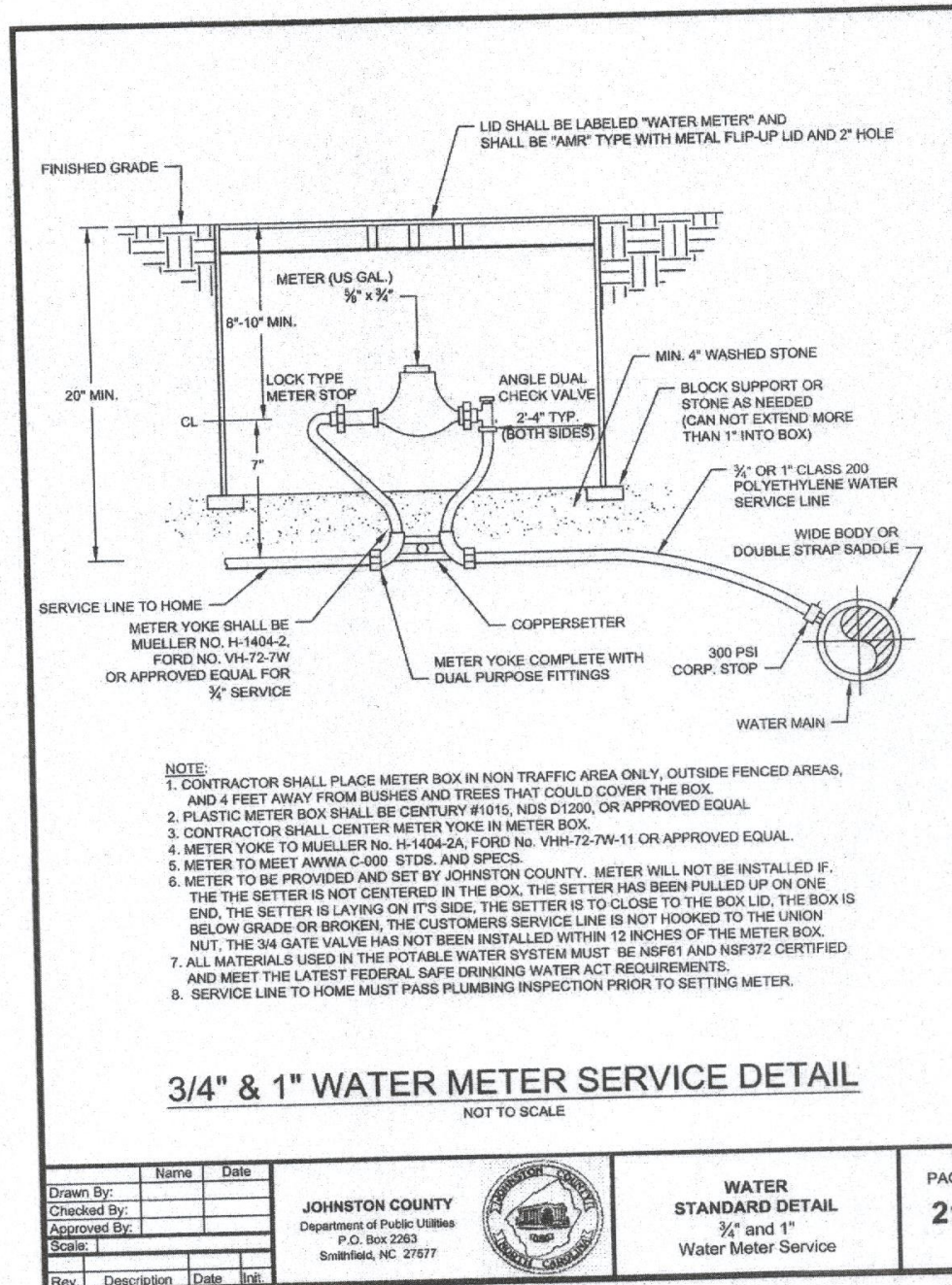
DALTON ENGINEERING AND ASSOCIATES, P.A. OWNS, AND HAS THE RIGHT TO USE THE DIGITAL INFORMATION (DWG) CONTAINED IN THESE CONSTRUCTION DRAWINGS. NO INFORMATION MAY BE SHARED WITH THE OWNER, SURVEYOR, CONTRACTOR, OR OTHER DIRECTLY INVOLVED WITH THIS PROJECT, FOR THE PURPOSE OF WORK RELATED TO ONLY THIS PROJECT. THAT INFORMATION SHALL NOT BE SHARED WITH ANY OTHER PERSON AND/OR FIRM, WITHOUT THE WRITTEN CONSENT OF DALTON ENGINEERING AND ASSOCIATES, P.A.

Dalton Engineering
and Associates, P. A.

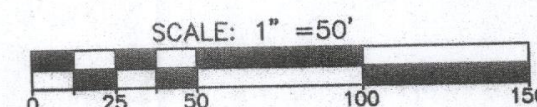
REVISION 002: ADDRESS TOWN OF CLAYTON COMMENTS - 12/12/17
REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 11/22/17

Job: 17055	Date: 11/01/17	Revision: 0
File: 17055-PRELU	Drawn: RVM	Sheet: 0





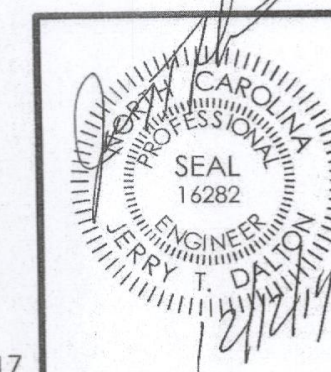
- NOTES:
1. N.C.D.O.T. WILL REVIEW AND APPROVE ROADWAY IMPROVEMENTS.
 2. CONSTRUCTION/UTILITY PLANS TO BE REVIEWED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
 3. INFRASTRUCTURE RELATED CONSTRUCTION WILL BE REVIEWED BY THE ENGINEERING DIVISION OF PUBLIC WORKS.
 4. STRUCTURE RELATED DRAWINGS WILL BE PERMITTED, REVIEWED AND INSPECTED IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE BY THE TOWN OF CLAYTON BUILDING INSPECTIONS.



PRELIMINARY UTILITY PLAN
FOR
COOPERS MEADOW SUBDIVISION
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

REVISION 001: ADDRESS TOWN OF CLAYTON COMMENTS - 12/12/17

REVIEW ONLY
NOT FOR CONSTRUCTION



Dalton Engineering and Associates, P. A.		(919)550-4740	
446 East Main Street		Fax (919) 550-4741	
P.O. Box 426			
Clayton, NC 27520			
Job: 17055	Date: 11/01/17	Revision: 001	
File: 17055-PRELIM	Drawn: RVM	Sheet: 4 OF 4	

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



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

January 19, 2018

RE: Project # 2017-177-SD, Cooper's Meadow residential subdivision

Dear Clayton Area Property Owner:

The Clayton Town Council will hold an evidentiary hearing on Monday, February 5, 2018, at 6:30 PM at Town Hall, 111 East Second Street, to consider a request to develop 11.9 acres into a 17-lot single family residential subdivision. The property is located off of Cooper Branch Road, just south of US Hwy 70 Bypass. Please see the map on the back of this letter. The present zoning is Residential-Estate (R-E) and the property is located within the Town's extraterritorial jurisdiction. Parcel number 166704-94-8640.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this request. You are invited to attend this meeting and express your opinions on this request to Council. During an evidentiary hearing, the Clayton Town Council must decide findings of fact based solely 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 jwmcleod@townofclaytonnc.org.

Sincerely,


Jay McLeod, AICP
Senior Planner

cc: File folder: 2017-177-SD, Cooper's Meadow residential subdivision



**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
PRELIMINARY SUBDIVISION PLAT:**

**Cooper Meadows – Major Subdivision
2017-177-SD**

On December 19, 2017 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to

☐ approve the request;

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

with condition to be modified.

☐ deny the request.

Recommendation(s) made this 19th day of December 2017 while in regular session.

Signed:



Frank Price, Planning Board Chair

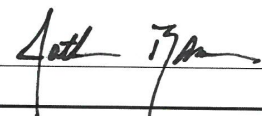
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: November 16, 2017

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached):

Printed Name: Jonathan Barnes

Signature: 

Date of Meeting: Tuesday, December 5, 2017 Time of Meeting: 6:30 p.m.

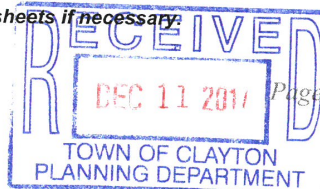
Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC 27520

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.*

There were a total of six Participants that attended the Neighborhood Meeting held for subject project, including one Representative of the Applicant. A general overview of the project was provided to the Participants, as well as the meeting dates and location of the upcoming public hearings. Issues that were raised during the Neighborhood Meeting included the location of a graveyard located on the parcel proposed to be developed, the concern of stormwater runoff onto adjacent properties, and the concern of traffic movement during Contractor mobilization and the site construction efforts. At the conclusion of the Neighborhood Meeting, each family that attended was provided a blank Summary Form in order to write down their comments and concerns. As of the end of the business day on 12/11/17, our office has not received any of the family's Summary Forms. Two other adjacent Property Owners (Dallie and Ann Wood) stopped by our office during the early afternoon of 12/5/17 to view the subdivision lot layout and street alignment. At the conclusion of their office visit, they did not voice any concerns or comments. One change that has been made to the Preliminary Lot Layout Sheet has been the addition of the area which contains the graveyard, as well as the configuration of some of the lot lines adjacent to the graveyard area. Jonathan Barnes - Dalton Engineering and Associates, P.A. (Applicant)

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

01/06/2016



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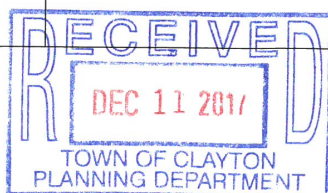
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering & Associates, P.A.

Location/Date: Dalton Engineering & Associates, P.A. 446 East Main Street Clayton, NC 27520 12/5/17

	NAME	ADDRESS
1	JONATHAN BARNES	446 EAST MAIN ST. CLAYTON, NC
2	Lucretia Wells	2270 Cooper Branch Rd Clayton NC
3	Collette P...	2252 Cooper Branch Rd Clayton NC
4	Melanie Rice	2252 Cooper Branch Rd., Clayton NC.
5	Thomas Jarman	2377 Cooper Branch Rd Clayton NC
6	<u>NOTE: MRS. THOMAS JARMAN WAS ALSO PRESENT</u>	
7	<u>DURING THE NEIGHBORHOOD MEETING.</u> JWB 12/5/17	
8		
9		
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20		

01/06/2016



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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: November 16, 2017

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached):

Printed Name: Jonathan Barnes

Signature: *Turna Wills*

Date of Meeting: Tuesday December 5, 2017 Time of Meeting: 6:30

Location of Meeting: Dalton Engineering & Associates, P.A. 446 East Main St Clayton, NC 27520

Meeting Summary/Minutes: *provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.*

*Graveyard - headstones, and graves without headstones
if they will have Homeowner Association
of Ft. of Homes*

Please write clearly (or submit a typed summary), and use additional sheets if necessary.

01/06/2016

Page 6 of 17

Dalton Engineering

and Associates, P.A.



12/08/17

To: Town of Clayton
Planning Department
111 East Second Street
Clayton, North Carolina 27570

Sub: Coopers Meadow Subdivision
Waivers : Curb-and-Gutter and Sidewalk
Statement of Justification

Attn: Jay McLeod

The Developer of Coopers Meadow Subdivision is requesting two Waivers be granted by the Town of Clayton for the proposed development. The Waivers being requested are in regards to the following items :

1. Curb-and-gutter installation adjacent to the subdivision streets.
2. Sidewalk installation adjacent to the subdivision streets.

The Waivers that are being requested are due to the N.C.D.O.T. subdivision roadway section that is being proposed to be utilized for the design of the project's subdivision streets. The N.C.D.O.T. subdivision roadway section is comprised of a 20' wide asphalt street with graded and grassed roadside shoulders and ditches. The roadway section does not utilize curb-and-gutter or sidewalks.

The N.C.D.O.T. roadway section is widely used within subdivisions throughout Johnston County, including Summerbrooke Subdivision and Tiffanys Way Subdivision. Summerbrooke Subdivision is located directly adjacent to the Coopers Meadow site, on the West side of Cooper Branch Road (SR 1571). Tiffanys Way Subdivision is also located on Cooper Branch Road, South of the project site.

The N.C.D.O.T. subdivision roadway section being proposed for Coopers Meadow is consistent with the existing residential developments in the immediate area.

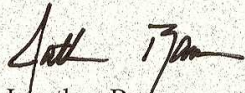
Existing service providers for the subdivision's parcel include Johnston County and Duke Energy - Progress. Water service for the proposed development would be provided by Johnston County Public Utilities and electrical service would be provided by Duke Energy - Progress. Sanitary sewer service would be provided by a conventional on-site septic tank located on each residential lot.

The Town of Clayton does not currently provide the services listed above to the project site. There are currently no plans for Town of Clayton infrastructure to be installed within the subdivision or the subdivision streets' rights-of-way.

It is the Developer's intention to submit construction plans, designed to N.C.D.O.T. standards, to N.C.D.O.T. for review and approval. Following plan approval, a copy of the N.C.D.O.T. subdivision design letter of approval would be submitted to the Town of Clayton Planning and Engineering Departments for their use. At the appropriate time of occupancy, it is the Developer's intention to petition N.C.D.O.T. to take over maintenance of the subdivision streets.

N.C.D.O.T. District Engineer, Jiles P. Harrell, P.E., has been informed of the proposed development and is aware that the project is located within the Town of Clayton E.T.J. Based on the feedback provided by Mr. Harrell, our office is unaware of any issues with submitting the subdivision to N.C.D.O.T. for review and approval.

If you have additional questions, please call.



Jonathan Barnes

PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold an evidentiary hearing on February 5, 2018, at 6:30 PM at Town Hall, 111 East Second Street, to consider preliminary plat (major subdivision) request 2017-177-SD, Cooper's Meadow requesting to develop a 17-lot residential subdivision. The property is bounded by Cooper Branch Road to the west and US Hwy 70 Bypass to the north; parcel tag number 05i05056.

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.

Jay McLeod, Planner
919-553-5002

The Clayton News Star

Please advertise on the following dates:
Jan. 26 & Feb. 2, 2018

Affidavit of publication required.

CERTIFICATION OF MAILING NOTICE
TOWN OF CLAYTON

In accordance with the requirements of Section 105.702(D)(2)(c) of the Unified Development Code of the Town of Clayton, I hereby certify that the undersigned has this date mailed a notice of the proposed request to the owners of all parcels of land within 100 feet and immediately abutting that (those) parcel(s) of land¹, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, in an envelope addressed to the property owners whose names and address are as follows:

(see attached addresses and copy of letter)

This the 19 day of January, 2018

Name (print): JAY MCLEOD

Signed: 

PROJECT #/Name: Coopers Meadow subdivision, 2017-177-SD

Notes:

1. 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.

**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__2017-177-SD, Coopers Meadow__

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).

**Preliminary Subdivision Plat Motion Form
Page 1 of 2**

PPAB 2683271v1

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:

<no conditions recommended by staff>

**TOWN OF CLAYTON
SUBDIVISION APPROVAL 2017-177-SD
COOPER'S MEADOW RESIDENTIAL SUBDIVISION
GRANTED**

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

Applicant:	Dalton Engineering & Associates
Property Location:	Northeast of the intersection of Cooper Branch Road and Wildberry Court, bounded by US 70 Bypass on the north.
Tax Parcel Number:	166704-94-8640 / 05i05056
Proposed Use of Property:	17 single family detached residential lots private septic systems.
Meeting Date:	February 5, 2018

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

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

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

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

<No additional conditions.>

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

TOWN OF CLAYTON

BY: _____
Jody L. McLeod
Mayor

ATTEST:

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



Town Council Agenda Cover Sheet

Meeting Date

February 5 2018

Agenda Location

Public Hearings

Item Title

2017-207-RZ TOC WWPTF Rezoning

Presenter *(Name & Title)*

Planning Department

Summary/Description

Request to rezone a portion of the subject property from Residential-Estate (R-E) to Industrial-Light (I-1), in order to create zoning consistency with the remainder of the property and surrounding zoning districts.

Requested Action

Approval

Additional Documents To Be Included in Agenda Packet

Staff Report Maps
Application
Public Notice- Newspaper Ad
Public Notice- Adjacent Property Letters
Neighborhood Meeting Materials
Consistency and Reasonableness Statement
Blackmon Letter



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

REZONING APPLICATION

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

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

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

SITE INFORMATION

Name of Project: TOC WWPTF Rezoning Acreage of Property: 22
County Tag Number: 05I05019E NC PIN: 167800-40-6031
Address/Location: 3798 Powhatan Road
Existing Zoning District: Industrial-light (I-1) and Residential-Estate (R-E)
Proposed Zoning District: Industrial-Light (I-1)

APPLICANT INFORMATION

Applicant: Town of Clayton
Mailing Address: 111 E Second Street Clayton, NC 27528
Phone Number: 919-553-5002 Fax: _____
Contact Person: Haley Hogg (Planner)
Email Address: hhogg@townofclaytonnc.org

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: N/A File Number: _____

October 2017

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Town of Clayton

Mailing Address: PO Box 879 Clayton, NC 27528

Phone Number: 919-553-5002

Fax:

Email Address: hhogg@townofclaytonnc.org

EXPLANATION OF PROJECT

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

Request to rezone a portion of the subject property from R-E to I-1, in order to become consistent with the remainder of the site which is zoned I-1, and to be consistent with the existing use (major utility) and surrounding zoning districts.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
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 <u>OR</u> \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)		•			
3. Completed application	•				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>		•			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).		•			
6. 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:

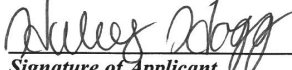
1. Consistency with the adopted plans of the Town.
The request is consistent with the adopted plans of the Town. The request is consistent with the future land use map, which designates this land as "Employment Center". This designation typically consists of Industrial-light and Industrial-heavy zoning designations.
2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The current use of the subject property is "major utility". The existing zoning is not compatible with the existing use on the subject property. Rezoning this portion of the property to I-1 would make it compatible with the remainder of the site's zoning district, and the existing use.
3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The requested zoning will unify the subject property as I-1, which permits the existing use of the property and improves the balance of potential uses of the subject property.
4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
There is adequate public facilities to serve this site. This site serves as a major utility for the Town, and therefore does not require the services of schools, recreation facilities, etc.
5. It has been determined that the legal purposes for which zoning exists are not violated.
This request does not violate the legal purposes for which zoning exists.
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. The exiting use of the site is already a major utility, and all adjacent properties are zoned Industrial-Light as well.
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 requested zoning change.

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.

Haley Hogg

Print Name


Signature of Applicant

12-18-17

Date



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

*Town Council
January 16, 2018*

STAFF REPORT

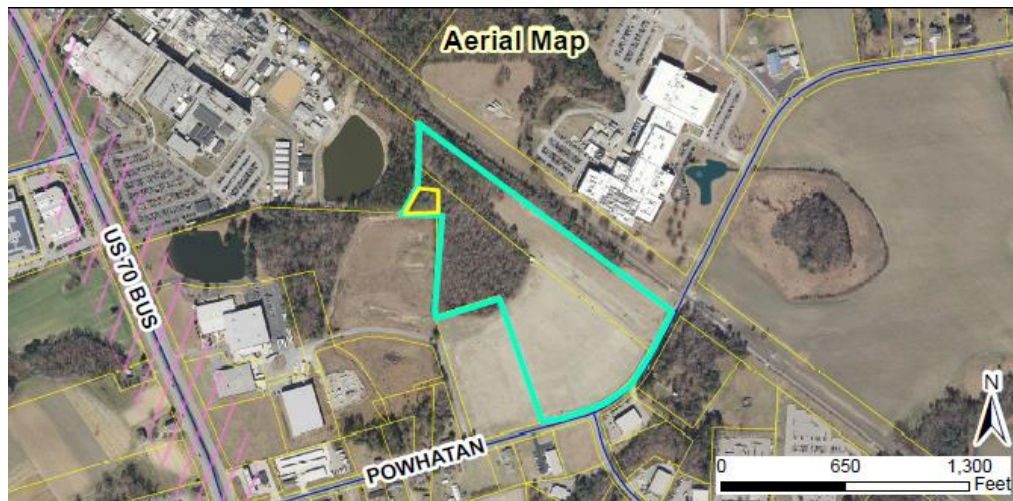
Application Number: 2017-207-RZ
Project Name: TOC WWPTF Rezoning

NC PIN / Tag #: 167800-40-6031 / 05I05019E
Town Limits/ETJ: ETJ
Applicant: Town of Clayton
Owner: Town of Clayton
Location: 3798 Powhatan Road

Public Noticing:

- Neighborhood meeting held on January 11, 2018
- Signs Posted prior to January 12, 2018
- Letters mailed prior to January 26, 2018
- Newspaper ad published January 26, 2018 and February 2, 2018

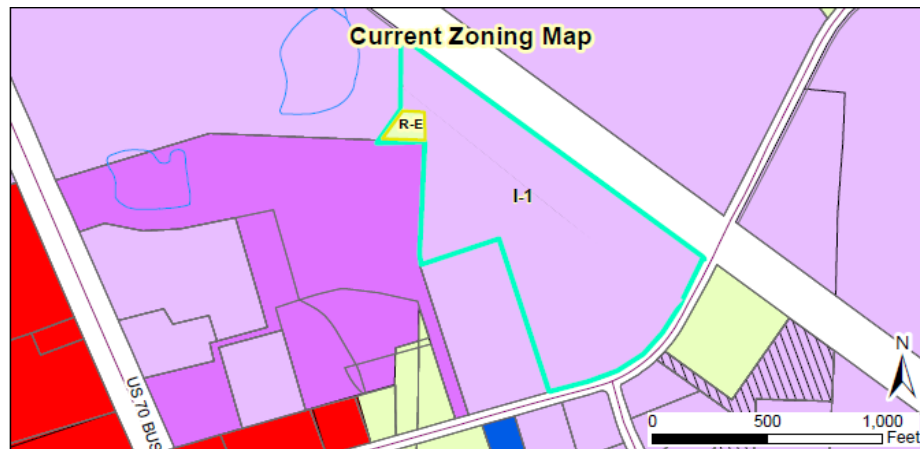
REQUEST: Request to rezone a portion of the subject property from Residential-Estate (R-E) to Industrial-Light (I-1). The portion to be rezoned is outlined in yellow in the aerial map below.



SITE DATA:**Acreage:** .45 acres of 22 total acres**Existing Uses:** Vacant (portion of property approved for EICA Pump Station)

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Light (I-1)	Grifols Pharmaceutical & Novo Nordisk Pharmaceutical
South	Industrial-Light (I-1) and Residential-Estate (R-E)	Single-Family Residence & Indoor Entertainment
East	Industrial-Light (I-1)	Novo Nordisk Pharmaceutical
West	Industrial-Heavy (I-2) and Industrial-Light (I-1)	Outdoor Entertainment & Grifols Pharmaceutical



STAFF ANALYSIS AND COMMENTARY:**Overview**

The Town of Clayton is requesting to rezone a portion of the subject property from Residential-Estate (R-E) to Industrial-Light (I-1). The remainder of the property is already zoned Industrial-Light (I-1). In 2017, the Town purchased three separate parcels of land that were ultimately recombined to create the subject property. One of these parcels was zoned R-E, and led to the new parcel being split-zoned once recombined. The Town is now requesting to rezone this portion in order to create consistency with the remainder of the property and the zoning of the surrounding adjacent properties.

In 2017, a major site plan application (2017-05-SP) was approved to develop a new ECIA pump station on a portion of the property. A major site plan application (2017-190-SP) has also been submitted to develop a Wastewater Pre-treatment Facility on the subject property. This major site plan application will proceed to Planning Board on January 22, 2018.

Compatibility with Surrounding Land Uses

The proposed rezoning is compatible with surrounding land uses, which are Industrial uses.

Consistency with the 2040 Comprehensive Plan

The proposed rezoning is compatible with the 2040 Comprehensive Plan and Future Land Use Map, which designates this land as “Employment Center”. This designation encourages industrial uses, as well as industrial zoning categories.



CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
- If approved, this rezoning will result in a modification to amend the official zoning map for The Town of Clayton.

APPROVAL CRITERIA:

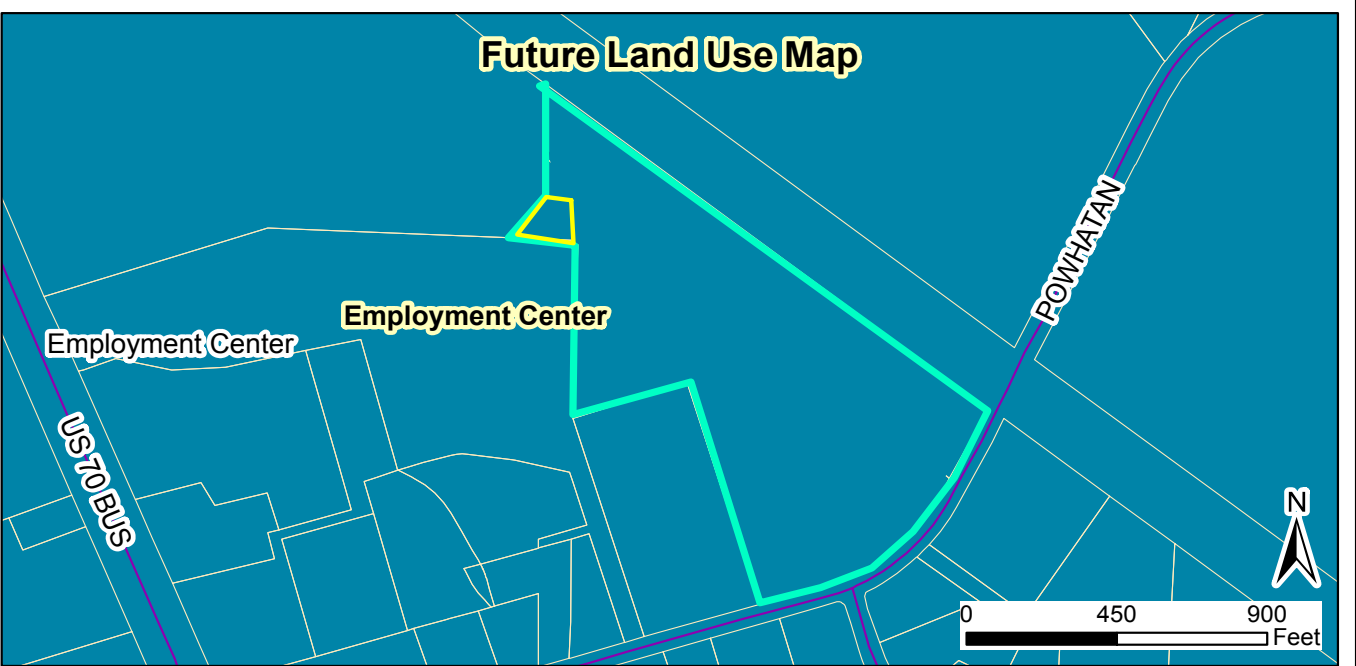
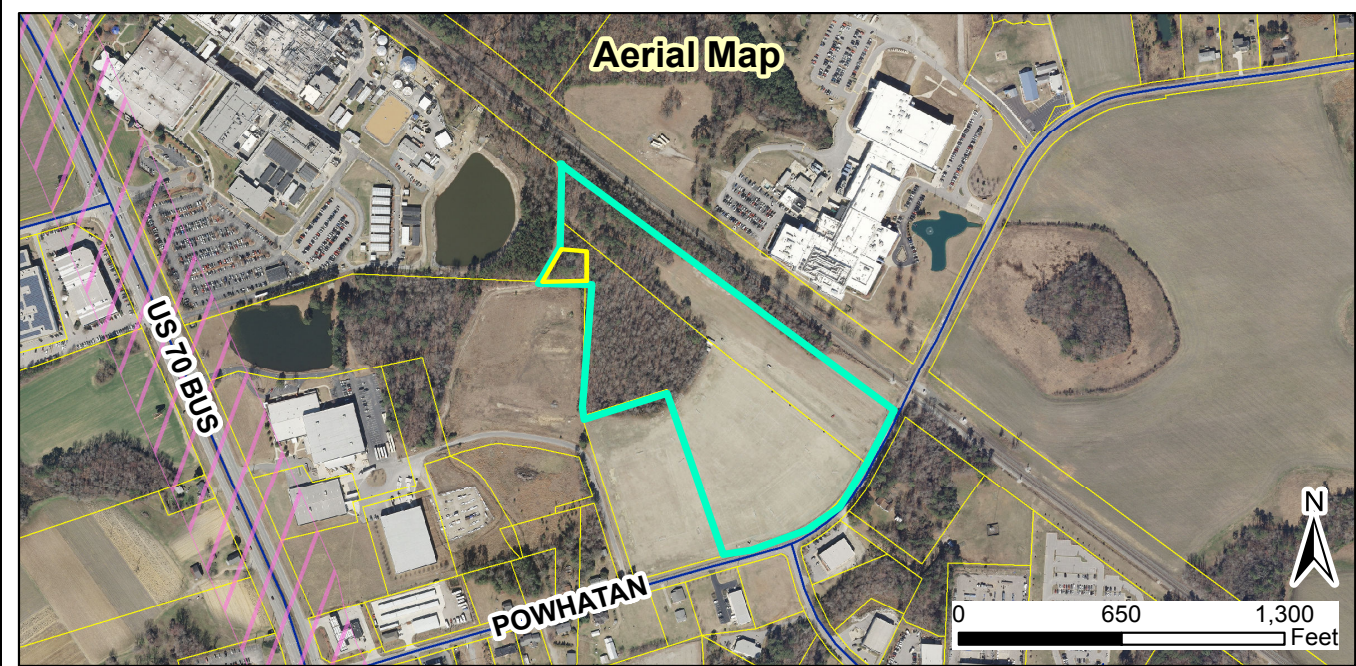
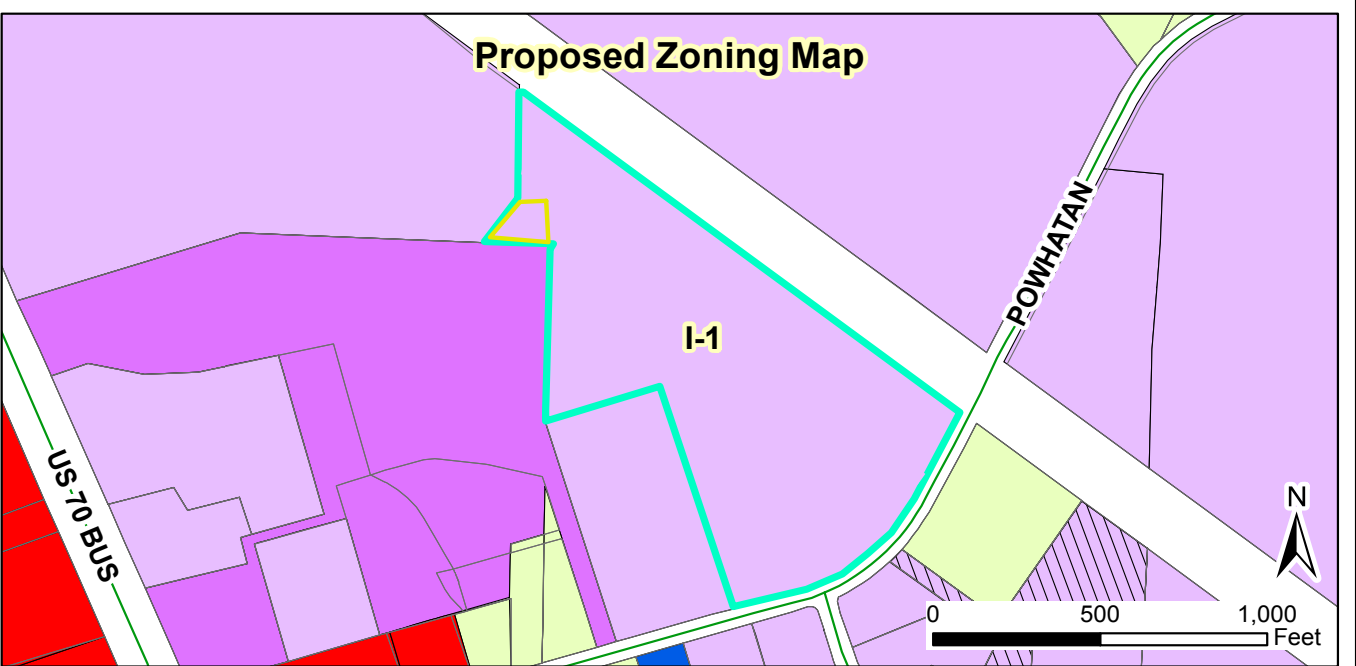
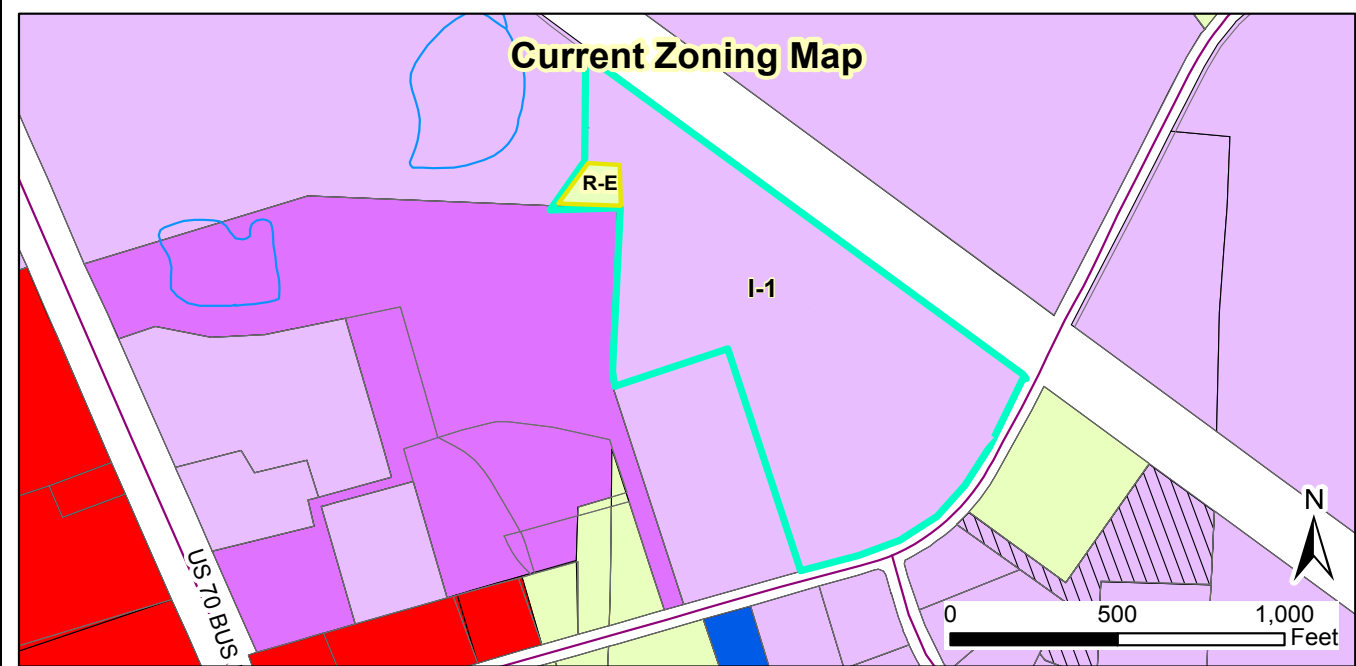
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcel.

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Public Notice- Newspaper Ad
- 4) Public Notice- Adjacent Property Letter
- 5) Neighborhood Meeting Letter
- 6) Consistency & Reasonableness Statement



2017-207-RZ TOC WWPTF Rezoning
Request: Request to rezone a portion of the property from R-E to I-1
 Applicant: Town of Clayton
 Property Owners: Town of Clayton
 Parcel ID: 167800-40-6031
 Tag #: 05105019E



01/02/2018
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Site

Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-207-RZ TOC WWPTF Rezoning\Maps\2017-207-RZ Staff Report Map.mxd



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
January 22, 2018*

STAFF REPORT

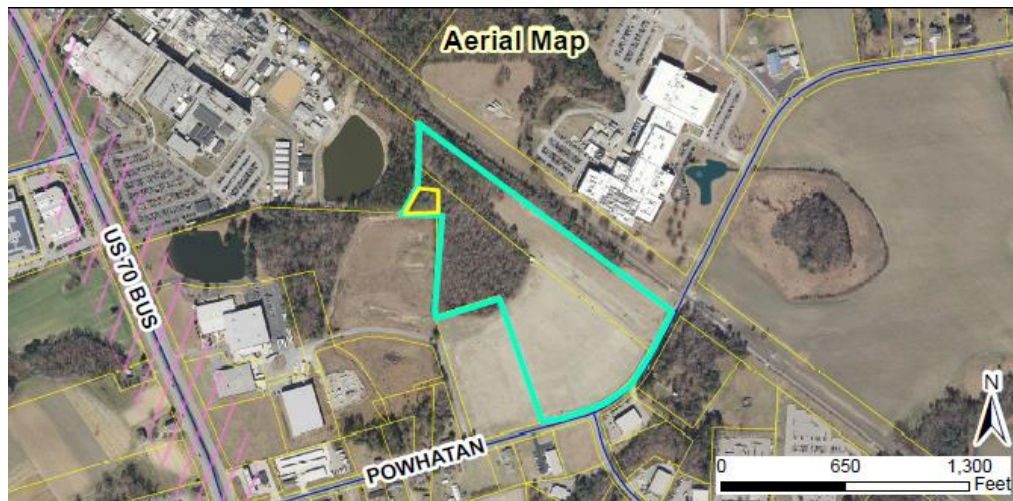
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Applicant: Town of Clayton
Owner: Town of Clayton
Location: 3798 Powhatan Road

Public Noticing:

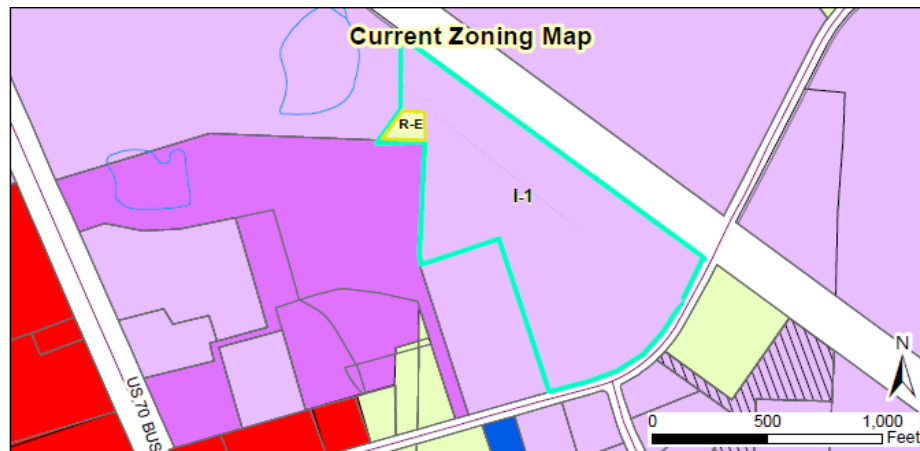
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**STAFF ANALYSIS AND COMMENTARY:****Overview**

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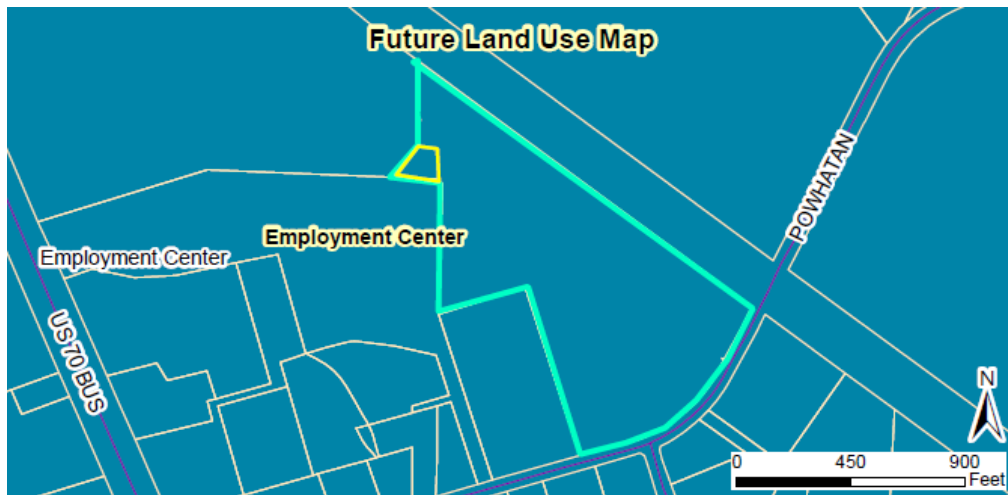
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CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
- If approved, this rezoning will result in a modification to amend the official zoning map for The Town of Clayton.

APPROVAL CRITERIA:

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

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcel.

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Public Notice- Newspaper Ad
- 4) Public Notice- Adjacent Property Letter
- 5) Neighborhood Meeting Materials
- 6) Consistency & Reasonableness Statement



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

January 23, 2018

NOTICE

SUBJECT: **Project #:** 2017-207-RZ TOC WWPTF Rezoning
 PIN #: 167800-40-6031
 TAG #: 05I05019E
 Applicant: Town of Clayton

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold a public hearing on Monday, February 5, 2018 at 6:30 PM at Town Hall, 111 E Second Street, to consider 2017-207-RZ, requesting to rezone a portion of the above referenced subject property from Residential-Estate (R-E) to Industrial-Light (I-1). The remainder of the property is already zoned Industrial-Light (I-1). The property is located off Powhatan Road. Please see the map on the back of this letter.

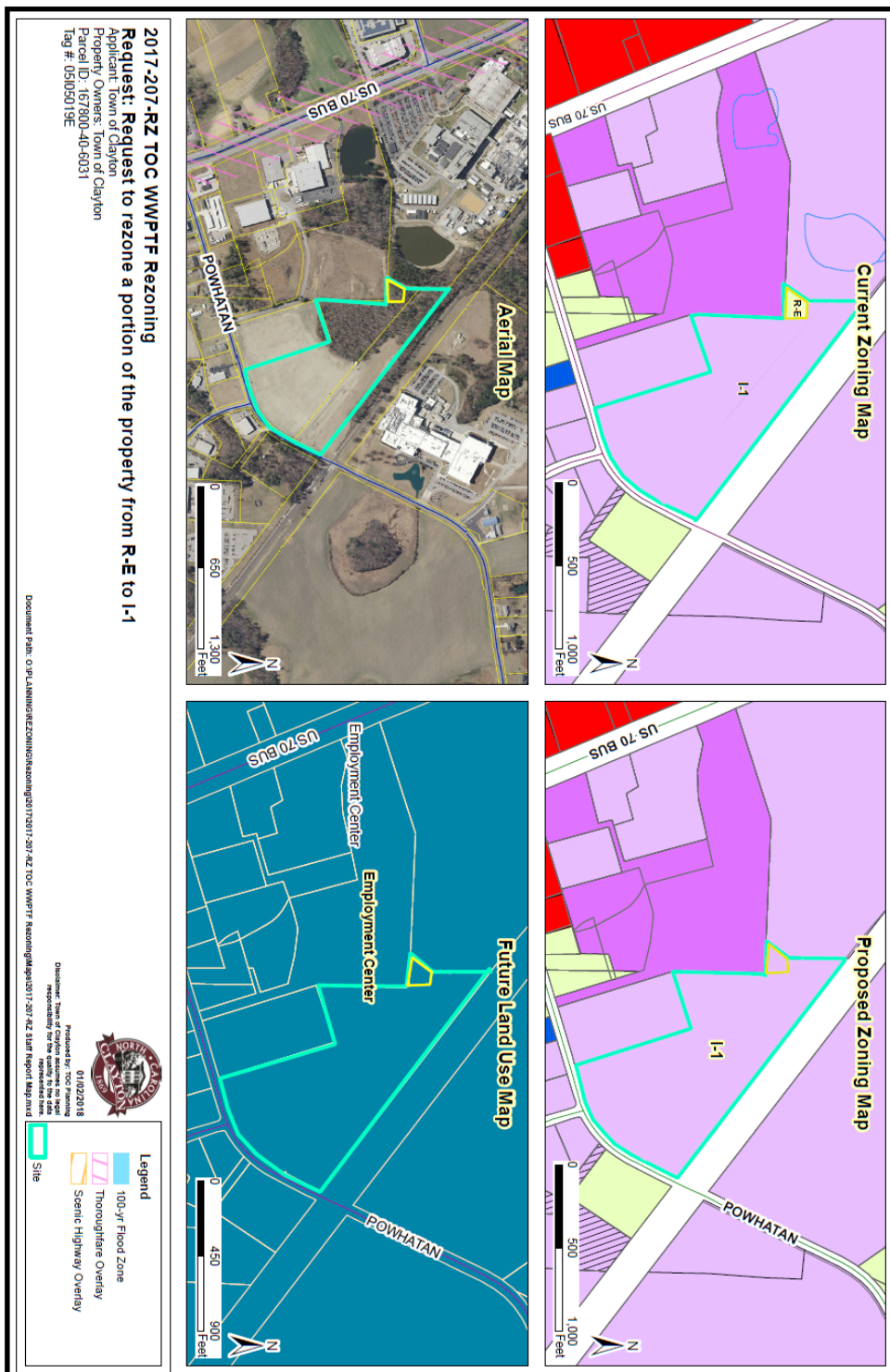
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend this meeting and express your opinions on this request to Council.

If you should need additional assistance or information, please contact Haley Hogg, Planner with the Town Planning Department at (919) 359-2102 or email at hhogg@townofclaytonnc.org.

Sincerely,

Haley Hogg, CZO
Planner

cc: 2017-207-RZ TOC WWPTF Rezoning File
 Kimberly Moffett, CMC, Town Clerk



TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT

[2017-207-RZ TOC WWPTF Rezoning]

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS APPROVED.

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

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

- Objective U2.2 Plan for adequate future water and wastewater needs

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

The requested rezoning is consistent with the above referenced objective within the Comprehensive Plan 2040. The subject property was originally made up of three separate parcels, and once recombined, the property became split-zoned. Rezoning the subject property will create consistency with the remainder of the property and surrounding land uses, and prepare the property to serve as a future Wastewater Pre-treatment Facility for the Town.

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

that the rezoning will create consistency with the remainder of the property and surrounding land uses, and prepare the property to serve as a future Wastewater Pre-treatment Facility to serve the Town,

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

WILSON E. BLACKMON

Post Office Box 2318, Smithfield, North Carolina 27577
(919)934-5176

January 15, 2018

Town of Clayton
ATTN: Town Council
111 E. 2nd Street
Clayton, North Carolina 27520

RE: New Wastewater Treatment Facility for
Novo Nordisk, Powhatan Road, Clayton, NC

To Whom it May Concern:

In 1999, I purchased a 20 acre tract on Powhatan Road (Parcel ID#05 I 05 019 E) and it was my intent to develop the property at a future date. In 2001, Berry Oliver, with the YMCA, approached my office with regards to buying the tract and we told him that we did not want to sell. He then asked Sammie Jackson, who at the time was my banker at First Citizens and a local board member of the YMCA, to discuss selling the property. According to Berry, there was a feasibility study done for the YMCA and the tract I owned was the ideal location for the YMCA and the only property the Y would be interested in purchasing for their future facility site in Johnston County.

At the time, I was in talks with Bayer Pharmaceutical to build a day care facility on this tract. Since the day care facility would only take approximately 6 acres and Novo Nordisk had agreed to gift 7 acres next to our property to the YMCA, we agreed to sell 14 acres to the YMCA. It was further discussed that if the Y decided not to develop the property, we would be given the opportunity to repurchase the property.

Fast forward nearly 20 years later and I only recently found out that the Town of Clayton had purchased the property I sold to the YMCA.. Over the years, I have asked why Novo never gifted the 7+/- acres to the YMCA and now learn they have gifted to the Town of Clayton. I say gifted as the deed shows zero in revenue stamps. Needless to say, this all seems suspect to me and the only reason I know about the sale now is because by law, the Town is required to notify adjacent property owners of their desire to allow Novo to construct a waste water treatment.

Page 2
Town of Clayton Town Council

I am also perplexed as to what happened to the feasibility study and why NOW this property is no longer the goal location. The County lines have certainly not changed so why is this no longer the desired location? Further, last Summer my property manager spoke with Haley Hogg at the Town about possibly rezoning our 6 acres to accommodate a Hotel or Daycare; she was clear that the Planning office would not recommend rezoning for either. She also did not share that they were in talks with Novo to build a wastewater treatment facility either. There has been a lot of planning and design work that has been done prior to either tract being conveyed to the Town of Clayton. I would think that would be extremely important information to share with an adjacent land owner, especially in light of our inquiry.

I am vehemently opposed to the construction of this facility. I have had my property manager attend both the Novo invitation and the Town of Clayton's meeting regarding the project. With the exception of executives from Grifols, there has not been a single resident attend any of these meeting and do you know why? Like myself, they are small fish in this large pond and whether we like it or not, the facility will be built, regardless of what we want. As a tax payer in this county, I do not understand why Novo is not installing this facility across the road where they have over 100 acres. It would be more sensible to place on that site instead of Powhatan Road, in clear view of the public and next to my property. There will be an odor and it will affect our property values.

If you have any questions, please feel free to contact me or my property manager, Ardie Lupton at 919/934-5176. Thank you in advance for your consideration in this matter.

Sincerely,

WILSON E. BLACKMON



Wilson E. Blackmon
Owner/ Parcel ID#05 I 05 020 U

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
ZONING AMENDMENT
(REZONING AMENDMENT)**

**TOC Regional WWPTF
2017-207-RZ**

On January 22, 2018 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to

☒ approve the request;

☐ deny the request;

☐ other

Recommendation(s) made this 22 day of January 2018 while in regular session.

Signed:



Bob Ahlert, Planning Board Chair

ROBERT J.

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Monday, February 5, 2018, at 6:30 PM at Town Hall, 111 East Second Street, to consider rezoning request 2017-207-RZ TOC WWPTF Rezoning for parcel number(s) 167800-40-6031. The requested change is to rezone a portion of the property from Residential-Estate (R-E) to Industrial-Light (I-1).

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

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

Haley Hogg, Planner
919-553-5002

The Clayton News Star

Please advertise on the following dates:

January 26, 2018
February 2, 2018

Affidavit of publication required.

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

After considering the recommendations of the Planning Board and Planning Director, I move to **[approve OR deny] #2017-207-RZ – Regional Wastewater PreTreatment Facility – 3798 Powhatan Road**

[IF APPROVING]

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

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

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include in the Industrial-Light (I-1) zone the property described below, said property formerly being zoned Residential-Estate (R-E) and Industrial-Light (I-1); and

WHEREAS said property is owned by The Town of Clayton; and

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

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

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

WHEREAS the said public hearing was actually conducted at 6:30 p.m. on February 5, 2018, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

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

SECTION 1. That the Unified Development Code of the Town of Clayton is hereby amended to include in the Industrial-Light (I-1) zone the following described property:

General Description:
3798 Powhatan Road, south of the railroad tracks

Specific Description:

NC Parcel Identification Numbers: 167800-40-6031

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Industrial-Light (I-1) zone the above-described property and will be so marked.

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

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

DULY ADOPTED by the Clayton Town Council this 5th day of February, 2018, while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



PUBLIC NOTICE

The Clayton Town Council will hold a Public Hearing on Monday, February 5, 2018 at 6:30 p.m. at Town Hall, 111 East Second Street, to receive public input on the upcoming 2018-2019 fiscal year budget for the Town of Clayton.

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

Kimberly A. Moffett, CMC, NCCMC – Town Clerk

919-553-5002

Please Advertise: January 26, 2018

Affidavit of Publication Required



Town Council Agenda Cover Sheet

Meeting Date

February 5 2018

Agenda Location

New Business

Item Title

Highgate Subdivision Wastewater Allocation Request

Presenter *(Name & Title)*

Rich Cappola, PE – Dir. Of Engineering & Inspections

Summary/Description

A request to allocate an additional 24,095 Gallons per Day (GPD) wastewater allocation to the Highgate Subdivision PDD.

Requested Action

Place on Consent Agenda

Additional Documents To Be Included in Agenda Packet

Memo to the Town Manager

Engineering & Inspections

111 East Second Street
Clayton, North Carolina 27520



The Premier Community

For Active Families

MEMORANDUM

TO: Adam Lindsay – Town Manager

CC: Kimberly Moffat – Town Clerk

FROM: Rich Cappola, P.E. – Director of Engineering & Inspections

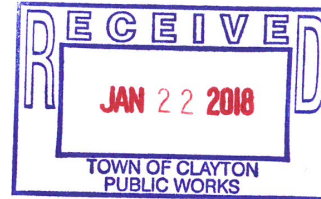
DATE: January 29, 2018

SUBJECT: Highgate Subdivision Wastewater Allocation Request

Highgate Subdivision was previously approved by the Town Council on December 4, 2017. At that time a wastewater allocation reservation was not granted because the applicant was confirming the status of an allocation previously granted to the property owner as part of an Infrastructure Development agreement. The applicant has now provided a request from the seller of the property, Everland – Lee, L.L.C., the recipient of the 63,107 Gallons per Day (GPD) per the December 12, 2015 Developers Agreement, to transfer that allocation reservation to the Highgate Subdivision. The total wastewater generation for the Highgate Subdivision exceeds that amount by 24,095 Gallons per Day therefore an additional approval from Town Council is required. Staff has reviewed the wastewater estimates submitted by the applicant's Engineer and agree with the request, and have confirmed capacity is available. Attached to this memorandum is the formal request and supporting documentation.

Recommendation:

Staff is recommending approval of the additional 24,095 GPD wastewater allocation to the Highgate Subdivision and transfer of the previously granted allocation of 63,107 GPD, for a total allocation of 87,202 GPD.



LETTER OF TRANSMITTAL

TO: Town of Clayton ATTENTION: TIM SIMPSON, P.E.
DATE: 1/21/18 REFERENCE: HIGHGATE SUBDIVISION

We are sending You:

☐ PLANS	☐ CHECK
☐ SPECIFICATIONS	☐ COPY OF LETTER
☐ REVISED PLANS	☐ APPLICATIONS
☐ PERMITS	☒ OTHER

Copies	Date	Dwg. #	Description
1			AUTHORIZATION TO TRANSFER WASTEWATER ALLOCATION
1			WASTEWATER ALLOCATION REQUEST

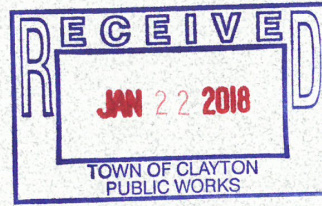
These are transmitted as checked below:

☒ For Approval	☐ Revisions As Requested
☐ As Requested	☐ Return Corrected Copies
☐ Review & Comment	☐ Make Corrections Needed
☐ For Your Use	☐ Other

COMMENTS

THANK YOU

Jonathon Barries



January 22, 2018

To: Town of Clayton
Department of Public Works
653 NC Highway 42 West
Clayton, North Carolina 27520

Sub: Infrastructure Development Agreement
Town of Clayton and Everland – Lee, L.L.C.
Authorization to Transfer Wastewater Allocation

Attn.: Tim Simpson, P.E.

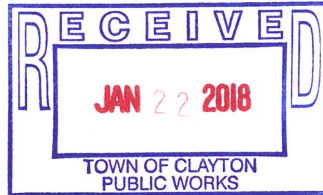
Please accept this transmittal as authorization to transfer the total amount of wastewater allocation denoted in the signed Infrastructure Development Agreement, dated August 21, 2015, from Everland – Lee, L.L.C. to Creech NC, L.L.C. The wastewater allocation volume of 63,107 gallons per day should be applied to Highgate Subdivision.

Any other development(s) that are a portion of the remaining Creech Tract shall provide a separate Wastewater Allocation Request to the Town of Clayton for review and approval.

If you have additional questions, please call.

A handwritten signature in blue ink, appearing to read "Lanny Clifton", written over a horizontal line.

Lanny Clifton
Member, Manager
Everland – Lee, L.L.C.
(919) 971 – 5353 mobile



TOWN OF CLAYTON

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

Wastewater Allocation Request

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

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

SITE INFORMATION

Name of Project: Highgate Subdivision Acreage of Property: 99.38 acres

County Tag Number: 05G01012Q / 05G01012R NC PIN: 165907-79-3983 / 175000-50-8319

Address/Location: The project is located in the Southeast quadrant of the intersection of Shotwell Road and Covered Bridge Road.

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 Town Engineer

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, North Carolina 27528

Phone Number: (919) 550 - 4740 Fax: (919) 550 - 4741

Contact Person: Jerry T. Dalton

Email Address: jdalton@daltonengineering.com

PROPERTY OWNER INFORMATION

Name: Creech NC, L.L.C. / Everland - Lee, L.L.C.

Mailing Address: 448 Viking Drive Suite 220 Virginia Beach, Virginia 23452 / 104 State Avenue Suite 103 Clayton, North Carolina 27520

Phone Number: (757) 463 - 5000 x305 / (919) 971 - 5353 Fax: (757) 463 - 3358 / (919) 934 - 3100

Email Address: anthony@lmssi.com / lannycliftonbuilder@gmail.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): Single-family residential subdivision Existing Use(s): Single-family residential subdivision

Invoice shall be mailed to the following:

Developer Name: Creech NC, L.L.C.

Mailing Address: 448 Viking Drive Suite 220 Virginia Beach, Virginia 23452

Phone Number: (757) 463 - 5000 x305 Fax Number: (757) 463 - 3358

Email Address: anthony@lmssi.com

ALLOCATION REQUEST

- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment.
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: 97.32 acres

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	0	N/A	0
3 Bedroom Units	0	N/A	0
>3 Bedroom Units	229	370	84,730
Total	229	-----	84,730

Multi-Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	0	N/A	0
3 Bedroom Units	0	N/A	0
>3 Bedroom Units	0	N/A	0
Total	0	-----	0

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: 2.06 acres

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Clubhouse / Recreation	acre	2.06	1,200	2,472
N/A	N/A	0	N/A	0
N/A	N/A	0	N/A	0
Total	-----	-----	-----	2,472

TOTAL REQUESTED GALLONS PER DAY: 24,095 GPD

NOTES: A. $84,730 \text{ GPD} + 2,472 \text{ GPD} - 63,107 \text{ GPD} = 24,095 \text{ GPD}$

(TOTAL LOTS + CLUBHOUSE - AGREEMENT = ADDITIONAL ALLOCATION REQUEST)

B. 63,107 GPD is the amount of allocation denoted within the T.O.C. Infrastructure Development Agreement dated August 21, 2015.

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.

Jerry T. Dalton

Print Name


Signature of Applicant

1/19/18

Date

Engineer Seal:



June 2015

Page 3 of 6

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 HIGHGATE SUBDIVISION**

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 approval for an additional 24,095 GPD and transfer of the previously granted allocation of 63,107 GPD, for a total allocation of 87,202 GPD, as outlined in the staff memo for the Highgate subdivision; **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 February, 2018 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Nancy Medlin
Deputy Town Manager



Town Council Agenda Cover Sheet

Meeting Date

February 5 2018

Agenda Location

New Business

Item Title

Town Council Meeting Procedure

Presenter

Adam Lindsay, Town Manager

Summary/Description

As the Town of Clayton continues to grow, the pace of development demands more conversations between staff, the public and elected officials about that growth and all that comes with it. The current format of holding one regular meeting a month, followed by a work session is now serving to slow down the decision-making process.

Therefore, the Town Manager is recommending moving to a commonly used format of holding two regular meetings a month. All agenda requirements, including submittals, notices, and public hearing requirements will remain the same, but this new procedure offers more opportunity for the public and businesses to request and advance items on the agenda. In some cases, an applicant may only have to wait two weeks instead of a full month or longer for their proposal to be heard.

This change does not necessarily mean that items presented will always be acted on in the same meeting. The public will still have several weeks to share thoughts or input with their elected officials prior to any vote.

This proposal also includes a request to adjust the start time of the meetings from 6:30 p.m. to 6 p.m. which falls into consistency with other Town of Clayton public meetings.

Requested Action

Place on the February 19, 2018 Consent Agenda

Additional Documents to be Included in Agenda Packet

Town Council Meeting Procedure

TOWN OF CLAYTON RULES OF PROCEDURE

Rule 1. Regular Meetings

(a) Meeting **Dates and Time.** The Council shall hold regular meetings on the first and third Monday of each month, except that if a regular meeting day is a legal holiday, the meeting shall be held on the next business day. Regular meetings shall be held at The Town Council Chambers, 111 E. Second Street and shall begin at **6:00 p.m.** A copy of the Council's current meeting schedule shall be filed with the Town Clerk.

(b) **Both Monthly Meetings.** Both meetings of the Town Council shall be organized to allow for the presentation of preliminary background information of items as well as allowing for the holding of public hearings, adoption and amendment of ordinances, setting of policy, appointments to boards and committees and similar official and final actions by the Town Council.

Duly adopted this 19th day of February 2018 while in regular session.

BY: _____
Jody L. McLeod
Mayor

ATTEST:

Nancy Medlin
Deputy Town Manager