



Town of Clayton
Regular Town Council Meeting Agenda
Monday, August 20, 2018 @ 6:00 PM
Council Chambers

1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. ADJUSTMENT OF THE AGENDA

3. CONSENT AGENDA

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

- a. NC Governor's Highway Safety Program Grant Resolution

[GHSP Grant Resolution](#)

- b. Draft Minutes:

- August 6, 2018 - Regular Session
- August 6, 2018 - Closed Session

[August 6, 2018 DRAFT Minutes](#)

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

- a. Warranty Acceptance

- Boling Townhomes, Buildings 47-51

[Cover](#)

[Boling Townhomes](#)

POTENTIAL ACTION: Place on September 4, 2018 Consent Agenda

- b. Sanders Family Reconnection Recognition

[Cover](#)

[Letter of Recognition](#)

POTENTIAL ACTION: Letter of Recognition

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. New Employee Introductions:

Presenter: Kimberly Moffett, Town Clerk

- Heidi Holland - Deputy Town Clerk

Presenter: Samantha Wullenwaber, Planning Director

- Damiere Powell - Planner

[Cover](#)

- b. Evolution Track Club Participation in National Championships
Presenters: Rhea Yates, Steve Gunder & Dr. Marilyn Pearson
[Cover](#)
- c. Fire Advisory Board Annual Update
Presenter: Matt Vessie, Board Member
- d. Capacity Study Update
Presenters: Charles Davis & Carl Scharfe, The Wooten Company
[Cover](#)
[Capacity Study Update](#)
- e. Water & Sewer Rate Study Part I - Financial Model
Presenter: Robert Chambers, Black & Veach
[Cover](#)
[Water and Sewer Financial Plan Draft Results](#)

6. PUBLIC HEARINGS

- a. 2018-36-SD - Canady Landing Subdivision
(Quasi-Judicial)
Presenter: Planning Department
[Cover](#)
[Application](#)
[Neighborhood Meeting Materials](#)
[Curb and Gutter Waiver Request](#)
[Stormwater Management Statement](#)
[Newspaper Ad](#)
[Site Plan](#)
[Staff Report](#)
[Staff Report Maps](#)
[Planning Board Recommendation](#)
[Motion Form](#)

POTENTIAL ACTION: Approval/ Denial of 2018-36-SD

7. ITEMS SCHEDULED FOR THE UPCOMING TOWN COUNCIL MEETING

8. OLD BUSINESS

9. NEW BUSINESS

- a. Recommendation of Appointments to DDA
Presenter: David DeYoung, Economic & Community Development Director
[Cover](#)
[Alison Kilpatrick](#)
[Neal Stancil](#)
[Kim Lawter](#)

POTENTIAL ACTION: Appointment of Nominees

- b. 2018-67-OA - Dumpster Amortization Ordinance Amendment
Presenter: Planning Department
[Cover](#)

POTENTIAL ACTION: Set Public Hearing for September 4, 2018

- c. 2018-133-RZ - Tew Court Rezoning

Presenter: Planning Department

[Cover](#)

[Application - 2018-133-RZ - Tew Court Rezoning](#)

POTENTIAL ACTION: Set Public Hearing for September 4, 2018

- d. 2018-156-RZ - Avalon Rezoning

Presenter: Planning Department

[Cover](#)

[Application 2018-156-RZ Avalon Center](#)

POTENTIAL ACTION: Set Public Hearing for September 4, 2018

- e. 2018-59-SD - Camel Street Townhomes Major Subdivision

(Quasi-Judicial)

Presenter: Planning Department

[Cover](#)

POTENTIAL ACTION: Set Public Hearing for September 4, 2018

- f. 2018-61-SUP Camel Street Townhomes Special Use Permit

(Quasi-Judicial)

Presenter: Planning Department

[Cover](#)

POTENTIAL ACTION: Set Public Hearing for September 4, 2018

- g. Comprehensive List of Fees & Charges Amendment - Sewer High Strength Surcharge

Presenter: Ann Game, Utilities & Billing Director

[Cover](#)

POTENTIAL ACTION: Set Public Hearing for September 4, 2018

10. STAFF REPORTS

- a. Town Manager

- b. Town Attorney

- c. Town Clerk

- d. Other Staff

- Updated Format of Comprehensive List of Fees & Charges

Presenter: Nancy Medlin, Deputy Town Manager

[Updated Format Fees & Charges](#)

11. OTHER BUSINESS

- a. Informal Discussion & Public Comment

- b. Council Comments

12. ADJOURNMENT

North Carolina Governor's Highway Safety Program LOCAL GOVERNMENTAL RESOLUTION

WHEREAS, the _____ (herein called the
"Agency")
(The Applicant Agency)

has completed an application contract for traffic safety funding; and that _____
(The Governing Body of the Agency)
_____ (herein called the "Governing Body") has thoroughly considered the problem

identified and has reviewed the project as described in the contract;

THEREFORE, NOW BE IT RESOLVED BY THE _____ IN OPEN
(Governing Body)

MEETING ASSEMBLED IN THE CITY OF _____, NORTH CAROLINA,

THIS _____ DAY OF _____, 20_____, AS FOLLOWS:

1. That the project referenced above is in the best interest of the Governing Body and the general public; and
2. That _____ is authorized to file, on behalf of the Governing
(Name and Title of Representative)
Body, an application contract in the form prescribed by the Governor's Highway Safety Program for federal
funding in the amount of \$ _____ to be made to the Governing Body to assist in defraying
(Federal Dollar Request)
the cost of the project described in the contract application; and
3. That the Governing Body has formally appropriated the cash contribution of \$ _____ as
(Local Cash Appropriation)
required by the project contract; and
4. That the Project Director designated in the application contract shall furnish or make arrangement for other
appropriate persons to furnish such information, data, documents and reports as required by the contract, if
approved, or as may be required by the Governor's Highway Safety Program; and
5. That certified copies of this resolution be included as part of the contract referenced above; and
6. That this resolution shall take effect immediately upon its adoption.

DONE AND ORDERED in open meeting by _____
(Chairperson/Mayor)

ATTESTED BY _____
(Clerk)

SEAL

DATE _____



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

COUNCIL PRESENT:

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

STAFF PRESENT:

Adam Lindsay, Town Manager
Nancy Medlin, Deputy Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
Samantha Wullenwaber, Planning Director
David DeYoung, Economic & Community
Development Director
Tim Simpson, Public Works Director
Haley Hogg, Planner
Lee Barbee, Fire Chief
Dale Medlin, Electric Department Director
Robert McKie, Finance Director
Stacy Beard, Public Information Officer
John Hamlin, A/Public Information Officer
Rich Cappola, Engineering & Inspections Director
Ann Game, Customer Service Director
Richie Herring, Police Captain

COUNCIL ABSENT:

1 CALL TO ORDER

Pledge of Allegiance and Invocation

- a) Mayor McLeod called the meeting to order at 6:01 p.m. He led everyone in the Pledge of Allegiance as well as offering the Invocation.

2 ADJUSTMENT OF THE AGENDA

- a) Mr. Lindsay requested that a Closed Session be added under NCGS 143-318.11(a)(4)

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.)

4 ADMINISTRATIVE ITEMS

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a) New Employee Introductions:
Presenter: Tim Simpson, Public Works & Utility Director
 - Blake Mills, Asst. Public Works & Utility Director

Presenter: Dale Medlin, Electrical System Supervisor

- Tyler Barbee - Electric Line Technician I
- Logan Mohler - Utility Locating Coordinator

Presenter: Stephen Blasko, Public Works Operations Manager

- Terry Williams - Streets Maintenance Worker
- Travis Rose - Property Maintenance Worker
- Brandon Norris - Cemetery Specialist

Recently Promoted Employees:

Presenter: Rich Cappola, Engineering & Inspections Director

- Robert Yarborough - Inspection Supervisor
- Jose Perez - Building Inspector

Mr. Simpson introduced Blake Mills who is the new Assistant Public Works & Utility Director. This is a new position and Blake began last week. Blake brings with him 16 years of municipal experience and 15 years of experience in the private sector. Mr. Mills stated he was very happy to be part of the Town. Council welcomed him.

Mr. Medlin introduced Tyler Barbee and Logan Mohler. Mr. Barbee came to the Electric Department via the Public Works Department. Mr. Barbee stated he was happy to have the opportunity to become part of the Electric Department. Mr. Mohler comes to us from the Town of Apex. Mr. Medlin stated he is very knowledgeable and he is extremely happy to have him as part of the team. Mr. Mohler stated he was thrilled to be here. Council welcomed both Tyler and Logan.

Mr. Blasko introduced Terry Williams, Travis Rose and Brandon Norris. He stated that there were over 300 applications received and stated he felt the three employees here tonight were the cream of the crop. Mr. Rose introduced himself and stated he was happy to be part of the team. Mr. Williams offered his thanks for the opportunity to be part of the town. Mr. Norris offered his thanks and appreciation to be part of the team. Council welcomed all three to the town.

Mr. Cappola announced the promotions of two employees. Robert Yarborough was recently promoted to Inspections Supervisor. He has been with the town since 1994. Mr. Cappola stated Robert is one of the finest Inspectors he has ever worked with. Mr. Yarborough stated he was proud and honored to be part of the town and appreciated the opportunity for the promotion. Mr. Cappola stated that Jose Perez is now a building inspector and is doing a great job. Mr. Perez stated he appreciated the opportunity very much. Council congratulated both on their recent promotions.

b) **Certificate of Financial Reporting Achievement**

Presenter: Jody McLeod, Mayor

Mayor McLeod presented a Certificate of Financial Reporting Achievement to Robert McKie. This is the 17th year the Town of Clayton has received this

award, with Ms. Medlin having received it a total of 8 times and Mr. McKie a total of 9 times.

- c) **Utilities & Billing Customer Satisfaction Survey Results**
Presenter: Ann Game, Customer Service Director

Ms. Game presented the results of a Customer Satisfaction Survey that was recently completed. This survey was to receive feedback from residents and was completed by Great Blue Research via sponsorship of Electricities. Ms. Game stated she was very excited to present the results and provided details about the process. She pointed out that the Town of Clayton fared better than Duke Energy in most categories. Ms. Game spoke about what was next for customer service including smart meters and bill payment improvements.

Mayor Pro Tem Grannis offered his thanks to both the Customer Service and the Electric Departments for the outstanding work they do. He stated they have made quite an impact. Mayor McLeod stated he would like to see this presentation become part of our Economic Development presentations. Mayor McLeod stated this is a very important message, of which he was very proud, and that it needed to be shared.

- d) **State of the Chamber**
Presenter: Dana Wooten, President - Clayton Chamber of Commerce

Ms. Wooten introduced herself and shared a Clayton Chamber of Commerce video that provided details about the Chamber and services they offer. Ms. Wooten shared information about some of the areas the Chamber has been focused on for the two years to include, strategic planning, mission statement and vision of the Chamber. She shared details about various Chamber committees. She stated the current Chamber membership is 432. Also shared was information regarding some of the recent Chamber events such as the Sip & Shop that was recently held downtown. She provided a brief update on the 2018 Harvest Festival and stated that Sheetz would be the sponsor this year. The festival is scheduled for September 12 - 16, 2018. She offered her thanks to the Chamber staff for their hard work and dedication. Mayor McLeod stated the new energy at the Chamber was exciting to see.

6 PUBLIC HEARINGS

- a) ***2018-87-SUP - 330 W. Stallings Street - (Quasi-Judicial)**
**This hearing is continued from July 16, 2018*
Presenter: David DeYoung, Economic & Community Development Director

Attorney Ross provided information about quasi-judicial proceedings. The town clerk administered the Oath via affirmation to those wishing offer testimony.

This was noted as a Public Hearing at 6:34 p.m. Mr. DeYoung presented and stated this item had been continued from previous meeting, as the incorrect site plan was included in the July 16, 2018 agenda. He stated the corrected

site plan had now been provided and entered into the record. He stated he was available to answer any questions regarding the new site plan.

The applicant, Reid Smith, of 114 West Main Street was present and stated he would be offering expert testimony as well. He shared information regarding the item and shared the site plan. He stated he was excited about this product and the redevelopment of this area and felt this was a good use of the property. He stated he felt this project would increase the tax base. He further stated there was six-plex adjacent to this property.

Mr. Smith introduced Josh Crumpler of 2308 Ridge Road, Raleigh NC. Mr. Crumpler stated he was a professional engineer with 14 years' experience.

Mr. Smith introduced Mark Jones of 119 Hood Farm Road, Clayton, NC. Mr. Jones stated he was a certified appraiser and was qualified in both state and federal courts.

Mr. Smith read the Findings of Fact into the record and asked for the opinions of his expert witnesses with regard to the accuracy of the following:

Finding of Fact #1 - This application would not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved. Mr. Crumpler concurred.

Finding of Fact #2 - This application meets all required specifications and confirms to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations. Mr. Crumpler affirmed.

Finding of Fact #3 - This application would not substantially injure the value of adjoining or abutting property and would not be detrimental to the use or development of adjacent properties or other neighborhood uses. Mr. Crumpler confirmed it would not be detrimental to the value or use of adjacent properties. Mr. Jones stated it was his professional opinion that it would not damage adjacent or abutting property values. He stated there is a very eclectic mix in this area and this project would fit it very well.

Finding of Fact #4 - This application would not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties. Mr. Crumpler stated that the plan was designed to meet all town ordinances.

Mr. Smith stated he was available for any questions.

Mayor Pro Tem Grannis asked Mr. Crumpler how he determined this project would not be detrimental to adjacent property or other neighboring uses. Mr. Crumpler stated the project was designed based on town code and it would in full compliance. Mayor Pro Tem confirmed that even with the majority of homes being single-family homes versus this being a duplex it would not be

detrimental. Mr. Reid stated this project is across the street from a six-plex and that the block of the proposed project had a 100% of multiple family use.

Council Member Lawter confirmed his understanding regarding Finding of Fact #3 is that this project would be not be detrimental to any future development. Mr. Reid stated that was correct and it would not prevent any neighbors from development on their properties. Mr. Crumpler offered his professional opinion that this project would not be detrimental to any future development.

With there being no further questions of the applicant, the floor was turned over to anyone wishing to speak in opposition.

Ms. Beddingfield of 217 W. Stallings Street addressed the council. She stated she is a resident and also provided information regarding her professional credentials including being an urban planner, 8 years professional experience in both local government and private sector, as well as neighborhood planning. Ms. Beddingfield questioned if the driveways were to be paved or graveled. She asked they be paved should the project be approved. Her second question was regarding sidewalk along Robertson as recommended by Planning Board. She asked should project be approved that sidewalk be installed as recommended. Ms. Beddingfield had a question regarding the applicant's response to Finding of Fact #3, which states the development would have a very positive impact on adjacent parcels and their valuation. She asked that the applicant speak to that language or if that would be removed from the record. She stated she would like to address Findings of Fact #4 and spoke to the character of the neighborhood. She stated a picture had been painted about this neighborhood and how this project was a good adaptive re-use of this property. She shared other projects she considered good examples of adaptive reuse. She stated when she purchased her home she saw it as a single-family residential neighborhood and had she known it was going to be a mixed residential use, she would not have purchased. She stated there are over 100 homes in neighborhood with majority of them being single homes. She shared information regarding the Comprehensive Plan expressly stated that multi-family is appropriate directly bordering downtown core and this property does not border the downtown core. She also addressed objectives LU1.4 and D1.4 and spoke about protecting historic character and felt a tone was being set by allowing a duplex in this neighborhood. She stated she did not believe this project met the requirements of Findings of Fact #4 as it violates the adopted town policies, the 2040 Comprehensive Plan and Future Land Use.

Mr. Wayne Funk of 312 Kildee Street addressed the council and stated he has lived at this address for one year. He stated his home is 156' away from this property. Spoke about the research he and wife completed prior to moving to this location. They were looking for a residence that was located in a historic area and near a vital downtown with not a lot of transient in the neighborhood. He stated that had he known a duplex would be possible he never would have moved to this location.

Mr. James Baltzer of 218 W. Barnes Street addressed the council and offered his credentials. He is a licensed professional engineer and shared information about numerous projects he had been part of during his career. He provided a copy of a Special Warranty Deed for this site and shared information regarding the normal process of subdividing tracts/parcels. He spoke about the description on the deed and stated he felt the parcel was incorrectly drawn on the application. He addressed his concerns regarding the General Design Guidelines 2006 and parking issues. He shared his concern about the differences noted on the architecture elevation not showing shutters on all sides of the home as it states. He spoke about infill and the surrounding neighborhood. He addressed his concern with setbacks and intersection drawings. He also shared copies of a map of the downtown core as well Johnston County map. He stated he felt this project should not be approved and asked that the land use map, the comprehensive plan and general design guidelines be considered when making a final decision on the project. ,

With there being no one, further to speak in opposition, it was turned over to applicant for rebuttal at 7:25 p.m.

Mr. Smith stated that to answer a few of the questions that were raised that driveways would be paved and that it was his understanding that sidewalks were a condition of approval through the Planning Board and they would also be part of the approval by council. He stated they had gone through the entire process, complied with every layer, offered expert testimony and received staff recommendation of approval for this project. He further stated that with regard to Findings of Fact, he did not believe any specific item had been entered into the record showing this project would create an adverse effect on values. He further stated that folks might not like the project, however, he believed due diligence was done on his part and believed they have met the requirements of all Findings of Fact.

Mr. DeYoung stated and confirmed that installation of sidewalk along Robertson Street is part of the condition for approval.

With there being nothing further, the hearing was closed at turned over to council for their deliberations at 7:28 p.m.

Mayor ProTem stated he had a question for staff.

ACTION: Re-open Public Hearing

Motion: Council Member Lawter

Second: Mayor Pro Tem Grannis

The hearing was re-opened at 7:29 p.m.

Mayor Pro Tem Grannis asked about the elements/questions raised by Ms. Beddingfield. Mr. DeYoung stated they were elements from the Comprehensive Plan and read both LU1.4 and D1.4 into the record.

LU1.4 - "Protect and enhance the historic downtown character while promoting quality redevelopment and infill."

D1.4 - "Ensure design of new development or redevelopment reflects and contributes to the historic character of the Downtown."

Mayor McLeod asked for clarification regarding the use of the word "historic". Mr. DeYoung stated the term "historic" refers to any property greater than 50 years old.

With there being no further questions, the hearing was closed and turned over to council for their deliberation at 7:33 p.m.

Mayor Pro tem Grannis stated that this was a difficult decision and stated he appreciated the developer and all he had done. He further stated his concerns were the items raised by Ms. Beddingfield. He stated he felt he could not approve this project based on Finding of Fact #4.

Council Member Holder stated he felt we needed to be careful and remember than anything built prior to 1968 is considered historic and we not set a precedent that could come back to haunt us.

Mayor McLeod stated with regarding to Downtown Overlay District the wording states "shall" versus should and that is a bit of caution for him.

Council Member Lawter agreed that the wording also gave him some pause. He stated he believed that Findings of Fact# 1-3 are had been met. He stated with regard to Findings of Fact Ms. Beddingfield, however based on evidence, raised #4 questions and testimony provide the project had met the burden and met all the Findings of Fact. Council Member Bunn agreed. He stated this was a difficult decision but felt all Findings of Fact had been met.

Council Member Lawter read all Findings of Facts into the record.

ACTION: Approval of 2018-87-SUP with Condition of Sidewalks Along Robertson

Motion: Council Member Lawter

Second: Council Member Holder

Vote: Opposed: Mayor Pro Tem Grannis & Council Member Thompson

7 OLD BUSINESS

- a) Economic Development Administration Financial Assistance Award Amendment

Presenter: Katherine Ross, Town Attorney

Ms. Ross provided details about the grant and stated this amendment relates to easements. County Commissioners agreed to these amendments as well.

ACTION: Approval of Amendment

Motion: Council Member Holder

Second: Mayor Pro Tem Grannis

Vote: Unanimous

8 NEW BUSINESS

- a) 2018-36-SD - Canady Landing Subdivision
Presenter: Samantha Wullenwaber, Planning Director

Ms. Wullenwaber asked that a Public Hearing be set for August 20, 2018. This item was heard at July 23, 2018 Planning Board meeting.

ACTION: Set Public Hearing for August 20, 2018

- b) NC Governor's Highway Safety Program Grant Resolution
Presenter: Richie Herring, Police Captain

Captain Herring was present and provided information regarding the grant. The Police Department is requesting council into an agreement with the Governor's Highway Safety Program for continued consideration for the 2018 grant, to be awarded on October 1, 2018.

ACTION: Place on August 20, 2018 Consent Agenda

- c) Town of Clayton Sesquicentennial Celebration Advisory Committee
Presenter: Stacy Beard, Public Information Officer

Ms. Beard provided information regarding the 150th celebration. Mayor has assisted in nominating folks to work as the advisory committee. The first meeting of this advisory committee will be held soon and begin the planning process. One of the first steps being taken is the advertisement for a part time event coordinator for the yearlong event. It was stated that the celebration would be included in existing town wide events and perhaps the addition of new events as well.

ACTION: Adoption of Resolution #2018-20

Motion: Mayor Pro Tem Grannis

Second: Council Member Holder

Vote: Unanimous

9 STAFF REPORTS

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

- **Fiber Optic Project Update**
Presenter: Nancy Medlin, Deputy Town Manager

Ms. Medlin provided an update on this project, which is scheduled to begin in the next few days. She stated this project was included in the current budget. This project will not cause any disruption to any citizens, property or service. The project is taking place on existing poles and the only area of possible concern will be traffic control when the project crosses over US 70. The Clayton Police Department will be involved when this occurs.

10 OTHER BUSINESS

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

11 CLOSED SESSION

- a) Closed Session pursuant to NCGS 143-318.11(a)(4)

ACTION: Motion to go into Closed Session

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

12 ADJOURNMENT

- a) Council returned from Closed Session at 8:15 p.m. With there being nothing further, the meeting was adjourned.

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

Duly adopted this 20th day of August 2018 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC

August 6, 2018
Minutes

Town Clerk

**August 6, 2018
Minutes**



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

Administrative

Item Title

Boling Townhomes, Buildings 47-51

Presenter *(Name & Title)*

N/A

Summary/Description

A memorandum has been received from the Construction Project Administrator requesting a warranty acceptance for the subject public sewer utility. All punch list items have been addressed and record drawings have been accepted. Following acceptance, the utilities will be subject to a one-year warranty. Following expiration of the warranty, a final inspection will be done and all deficient items corrected by the developer's contractor prior to final acceptance.

Requested Action

Place on Consent Agenda

Additional Documents To Be Included in Agenda Packet

Memorandum



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

MEMORANDUM

To: Kimberly Moffat, Town Clerk

From: Chris Rowland, Construction Project Administrator 

Copy: Siraj Chohan, Boling Property, LLC.

Date: August 7, 2018

Subject: Boling Townhomes, Buildings 47-51

Please place a warranty acceptance request for the subject public sewer utility on the next available agenda. All punch list items have been addressed and record drawings have been accepted. Following acceptance, the utilities will be subject to a one-year warranty. Following expiration of the warranty, a final inspection will be done and all deficient items corrected by the developer's contractor prior to final acceptance.



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

Administrative

Item Title

Sander Family Letter of Recognition

Presenter *(Name & Title)*

N/A

Summary/Description

A request was received from the Sander's family descendants, who will be holding their first countywide Reconnection Reunion on August 25, 2018 in Johnston County. They have requested recognition of the history and contributions of their descendants.

Requested Action

Approval

Additional Documents To Be Included in Agenda Packet

Letter of Recognition

Meeting Timeline:

Click or tap here to enter text.

Letter of Recognition

Demetrius Hunter
708 Bailey Drive
Raleigh, NC 27610

Dear Mr. Hunter:

Thank you for sharing the story of the Sanders Family descendants.

We appreciate the significant contributions, collectively and individually your descendants have made, to the economic, social, cultural, spiritual, and intellectual life of our county since its creation.

We understand the importance of the Sanders Reconnection Week, August 19-25, 2018, that will allow Sanders descendants to come together, gather information about their ancestors, and reunite on the soil where their ancestors toiled, culminating in a program on Saturday, August 25, 2018, at the Smithfield Recreation and Aquatic Center.

We appreciate the Sanders descendants joining together in Johnston County from near and far, from different walks of life, to attend this momentous occasion and recognize their ancestors, honor their culture, and reconnect families once separated due to enslavement.

The Clayton Town Council shares the importance of restoring families and send along our best wishes for a joyous reunion.

Sincerely,

Jody McLeod
Mayor



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

Introductions & Special Presentations

Item Title

New Employee Introductions

Presenter *(Name & Title)*

Kimberly Moffett, Town Clerk

Samantha Wullenwaber, Planning Director

Summary/Description

Two new Town of Clayton employees will be introduced. Kimberly Moffett will introduce Heidi Holland who began work on August 6, 2018 as the Deputy Town Clerk and Samantha Wullenwaber will introduce Damiere Powell, who began work with the Town as a Planner on August 13, 2018.

Requested Action

Informational Only

Additional Documents To Be Included in Agenda Packet

Cover



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

Introductions & Special Presentations

Item Title

Recognition of Local Athletes from Evolution Track Club upon their Return from National Championships

Presenters

Rhea Yates, Founder and President
Steve Gunter, Head Coach
Dr. Marilyn Pearson, Parent Representative

Summary/Description

EVOLUTION TRACK CLUB

Evolution Track Club was formed in 2010 by the Founder and President Rhea Yates. Rhea had a vision of promoting the sport of track and field in the Johnston County community. Evolution Track Club is not only a summer outdoor track club but has expanded to offer Cross Country and Indoor Track and Field as well. We are the first and only youth track and field organization in Johnston County, has doubled in participation every year, and is known as the leading authority in track and field in the county.

Each year, Evolution produces nationally ranked athletes, the first being Kendra Harrison, a Clayton, NC resident who was a member of Evolution in 2011. She earned a full scholarship at Kentucky University, turned pro in 2015 and is the current U.S. World Record holder in the women's 100m Hurdles. In 2018, Evolution had athletes that qualified to participate in the AAU Indoor National Championship in Maryland and the USATF Outdoor Jr. Olympic Track and Field National Championship in Greensboro, NC.

Requested Action

Informational Only

Additional Documents To Be Included in Agenda Packet

Click or tap here to enter text.



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

Introductions & Special Presentations

Item Title

Wastewater Capacity Study Update

Presenter

Charles Davis, PE and Carl Scharfe, PE - The Wooten Company

Summary/Description

The Wooten Company prepared a Wastewater Capacity Analysis in 2005 and provided an update to that analysis in 2006. This presentation is an update to the 2005 and 2006 efforts.

Requested Action

Informational Only

Additional Documents to be Included in Agenda Packet

PowerPoint Presentation

Meeting Timeline

Click or tap here to enter text.



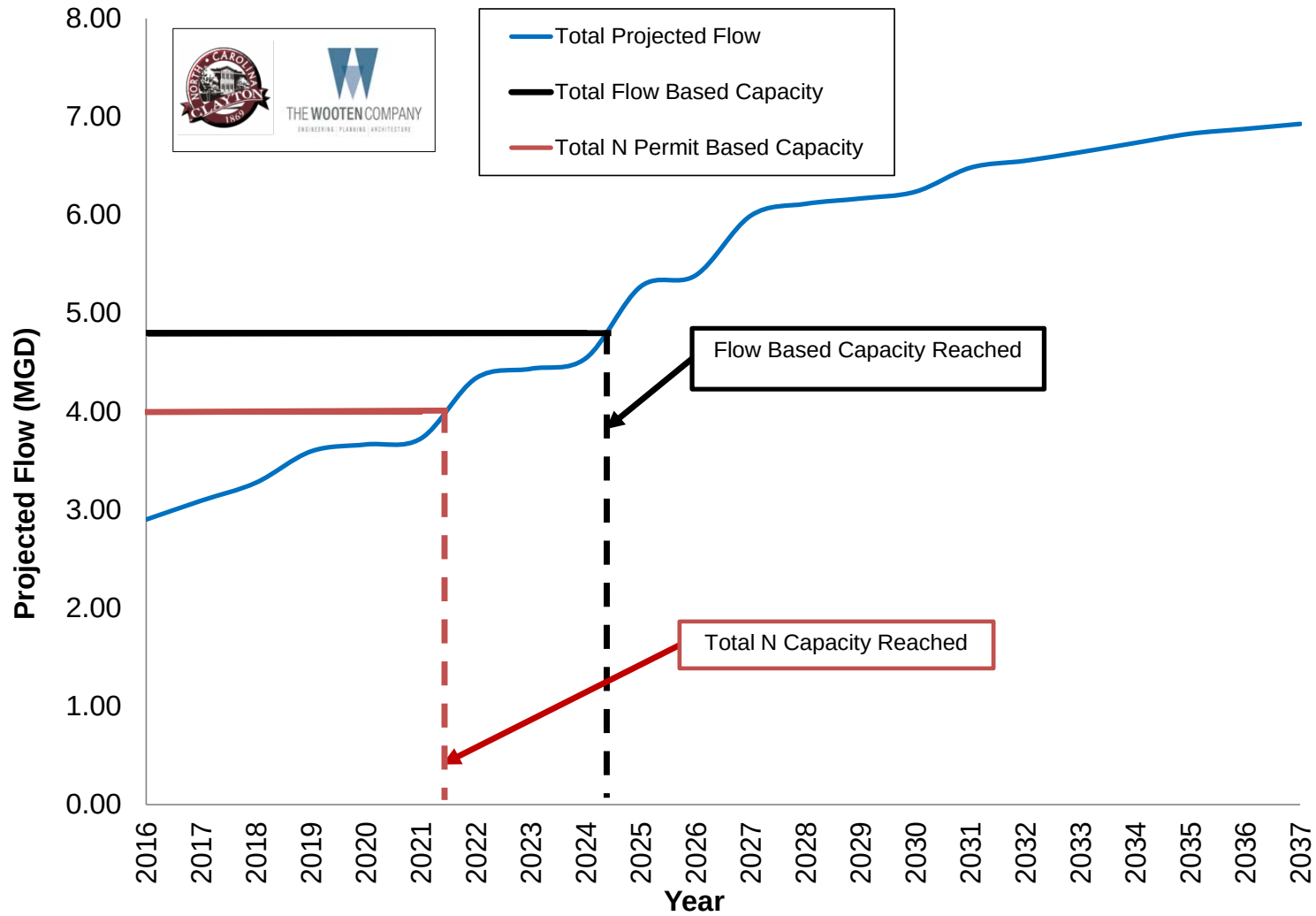
Wastewater Treatment System Capacity Study

August 20, 2018

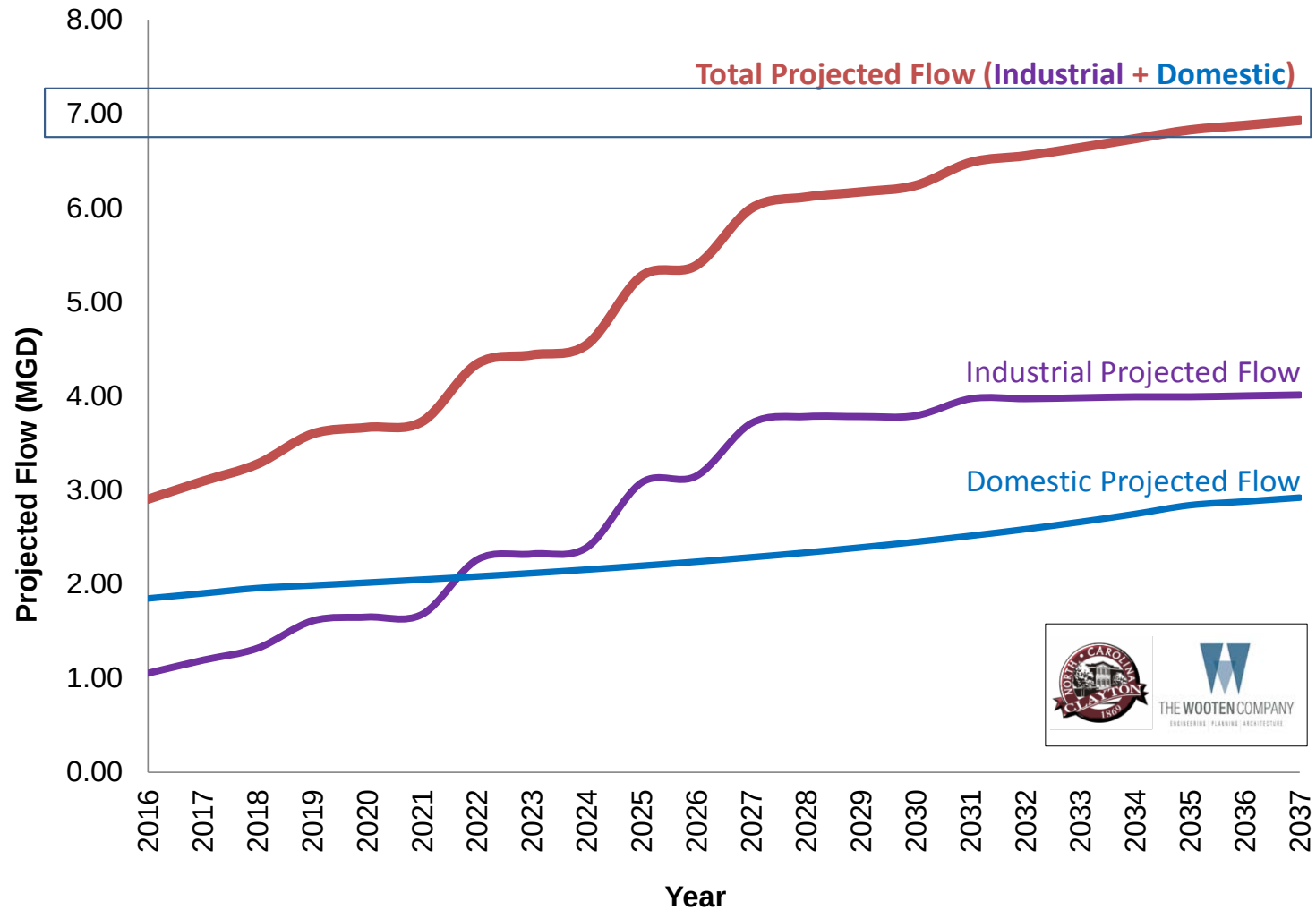
Introduction

- Clayton is running out of capacity for future growth. Raleigh contract 100% allocated. LCWRF and Johnston County above 90% allocated.
- Industrial users are requesting more allocations.
- LCWRF out of capacity in next few years.
- Current wastewater agreement w/Raleigh is limited in duration.
- Due to limited space and future improvement needs at LCWRF, building new facility on north side of Town is attractive.

Town of Clayton Existing LCWRF Capacity Graph

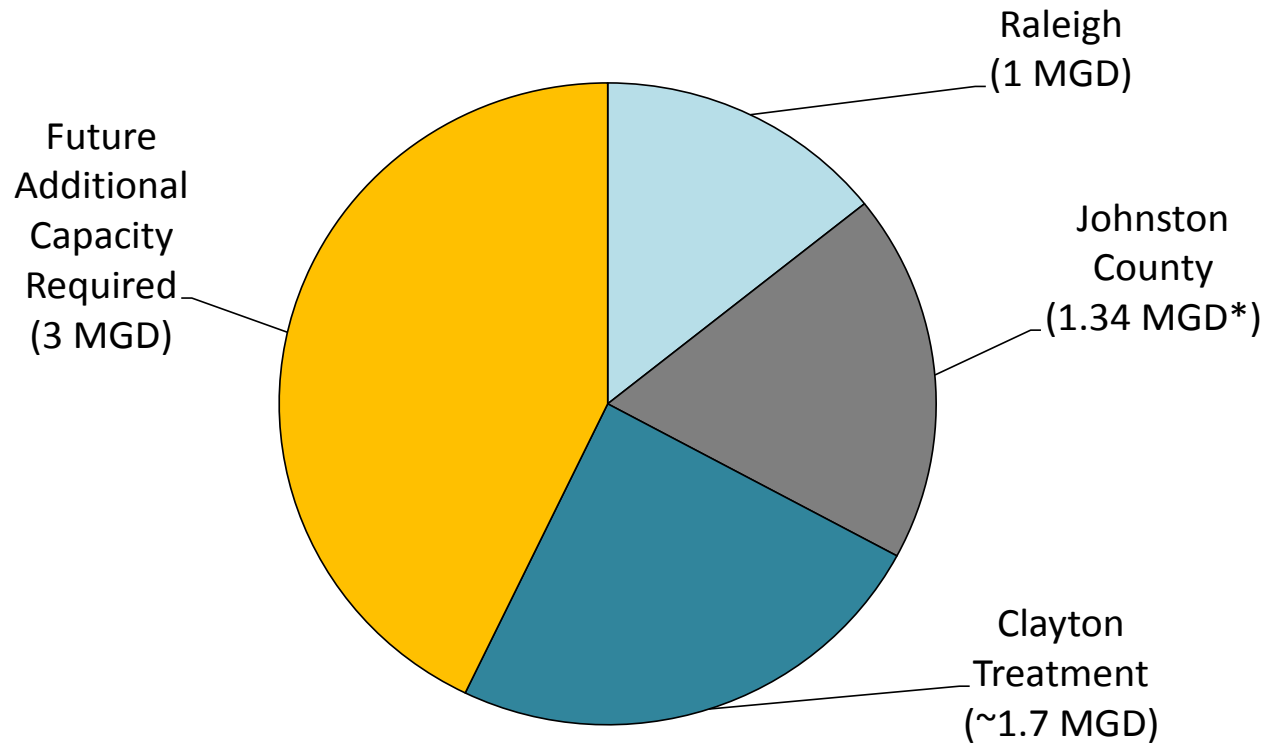


Town of Clayton - 20 Year Projected Wastewater Flow



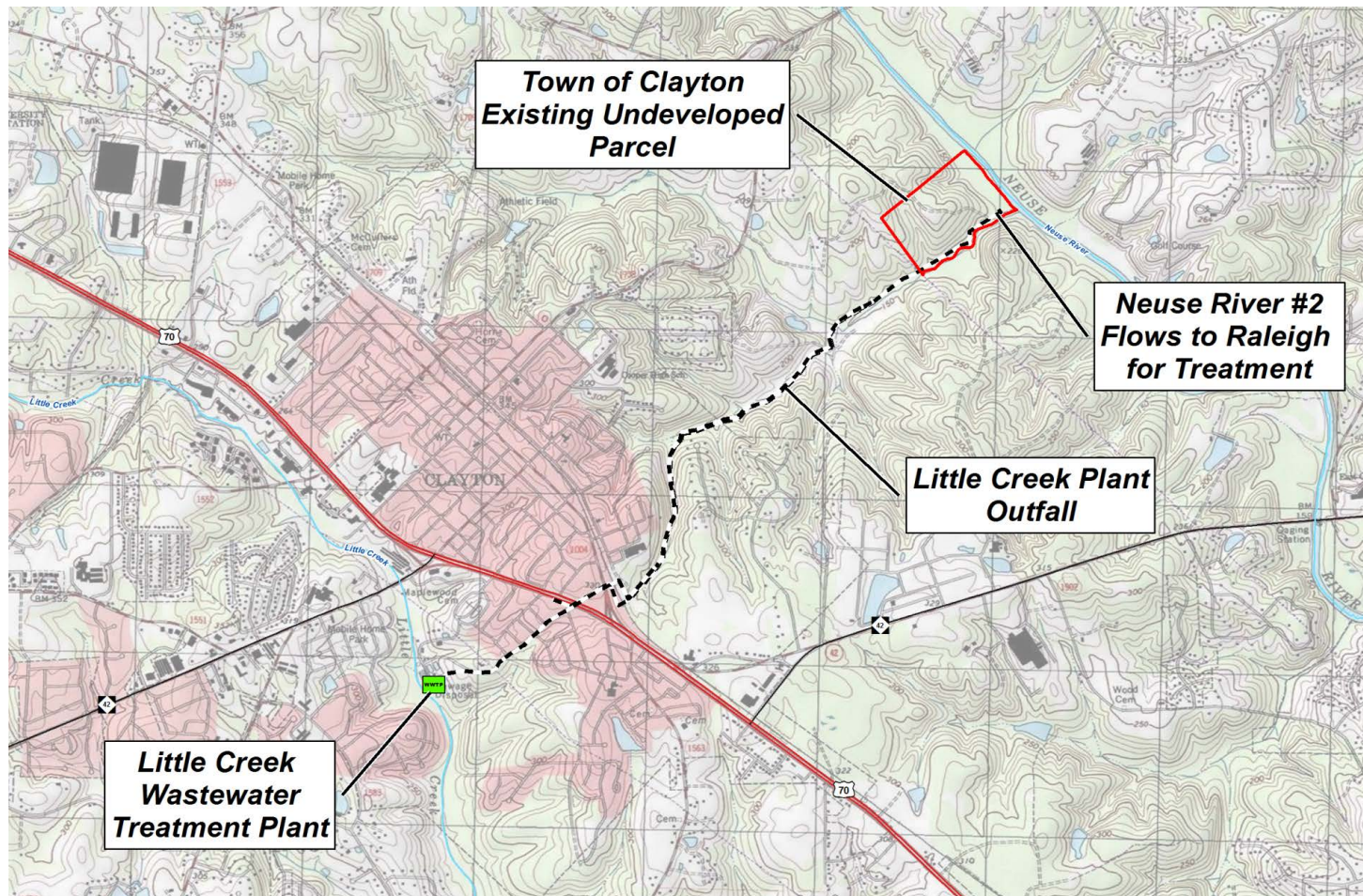
Future Wastewater Capacity Breakdown

Wastewater Allocations
Total Wastewater Flow: 7 MGD



*As of July 2018, contracted flow to Johnston County increased by 40,000 gpd to 1.34 MGD

Increase Town capacity by building new 5 MGD plant



Total Nitrogen (TN) and Credits

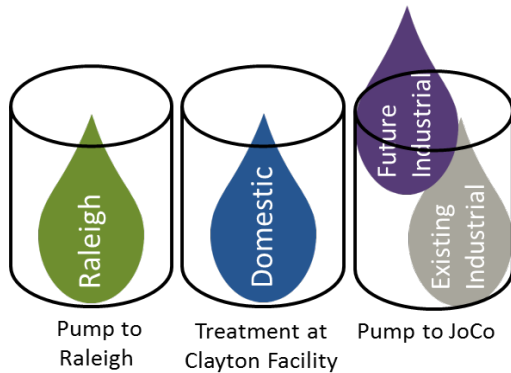
- Clayton can only discharge up to **3.5 MGD with existing/reserve nitrogen allocations. Can only get reserve credits upon addition of nutrient treatment capacity.**
- A facility must obtain (or purchase) enough nitrogen credits to increase discharge
- Solution: Construct a New WWTP at 5 MGD, but permit at 3.5 MGD
Pay nitrogen credit over time “as you go” to plan for >3.5 MGD
- New Clayton WWTP built near Neuse River on undeveloped parcel

Why Not Expand LCWRF?

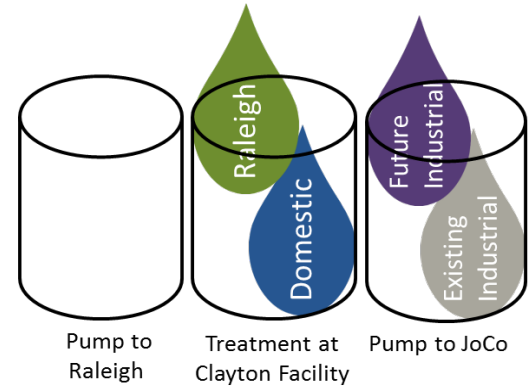
- Expansion at LCWRF is challenging and uses remaining space (cannot expand any more in future).
- Varying process trains not optimal for flow splitting
- LCWRF is not close to growth area in north – more wastewater sewer line changes
- Not a significant difference in capital cost for a new plant versus upgrading to 5 MGD at LCWRF (new plant less than 10% more in capital cost) – so get new plant that can be expanded in the future for not much more money

Options Considered

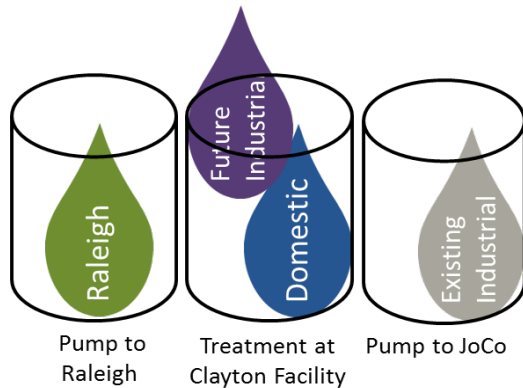
Option 1



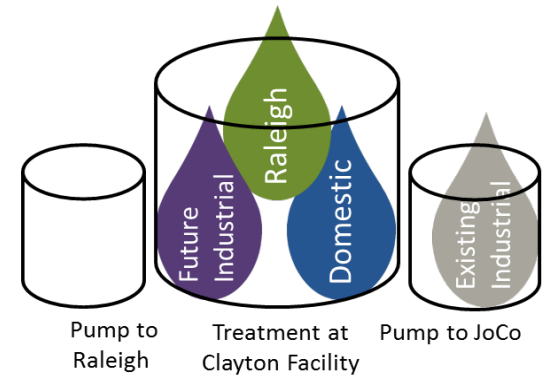
Option 2



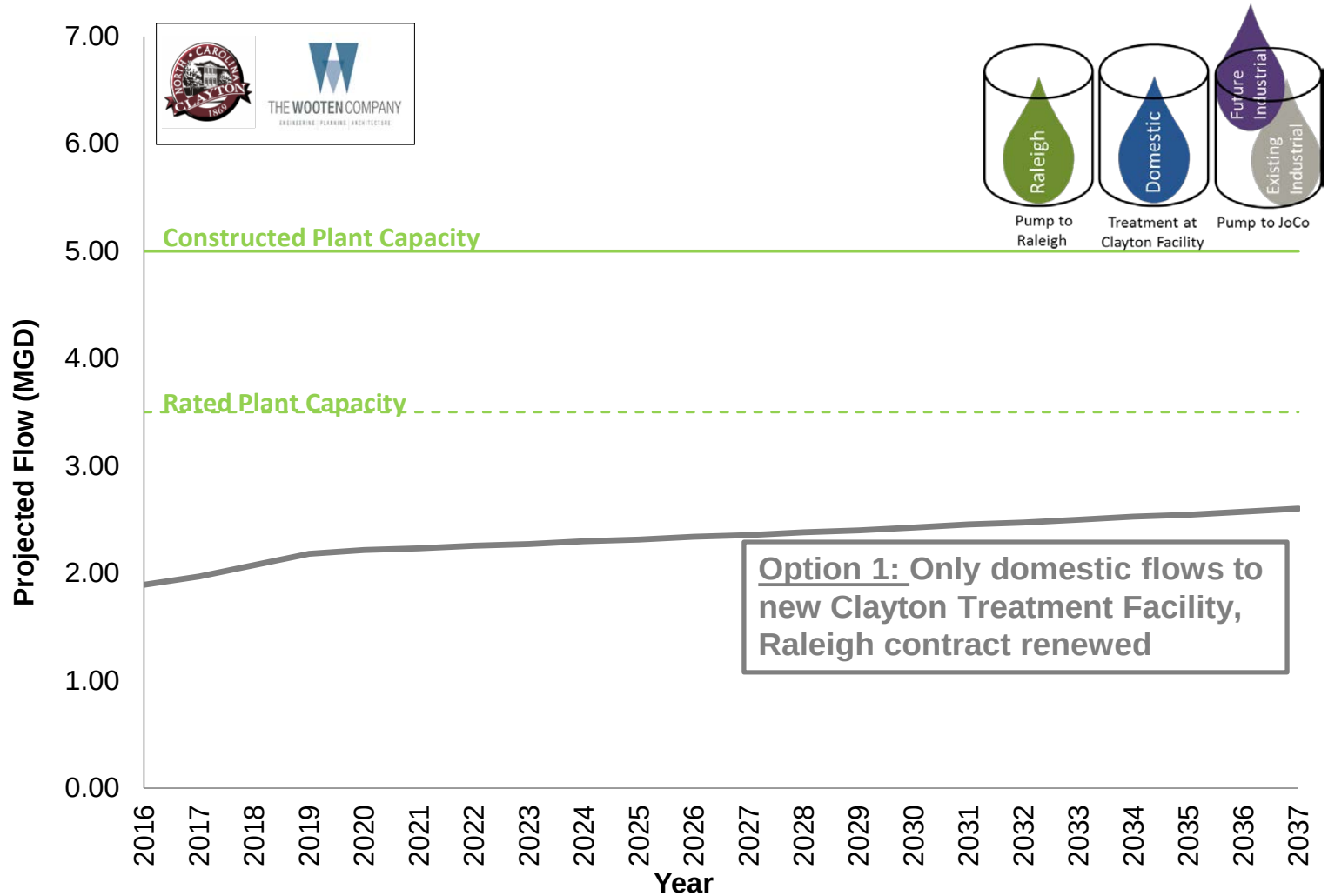
Option 3



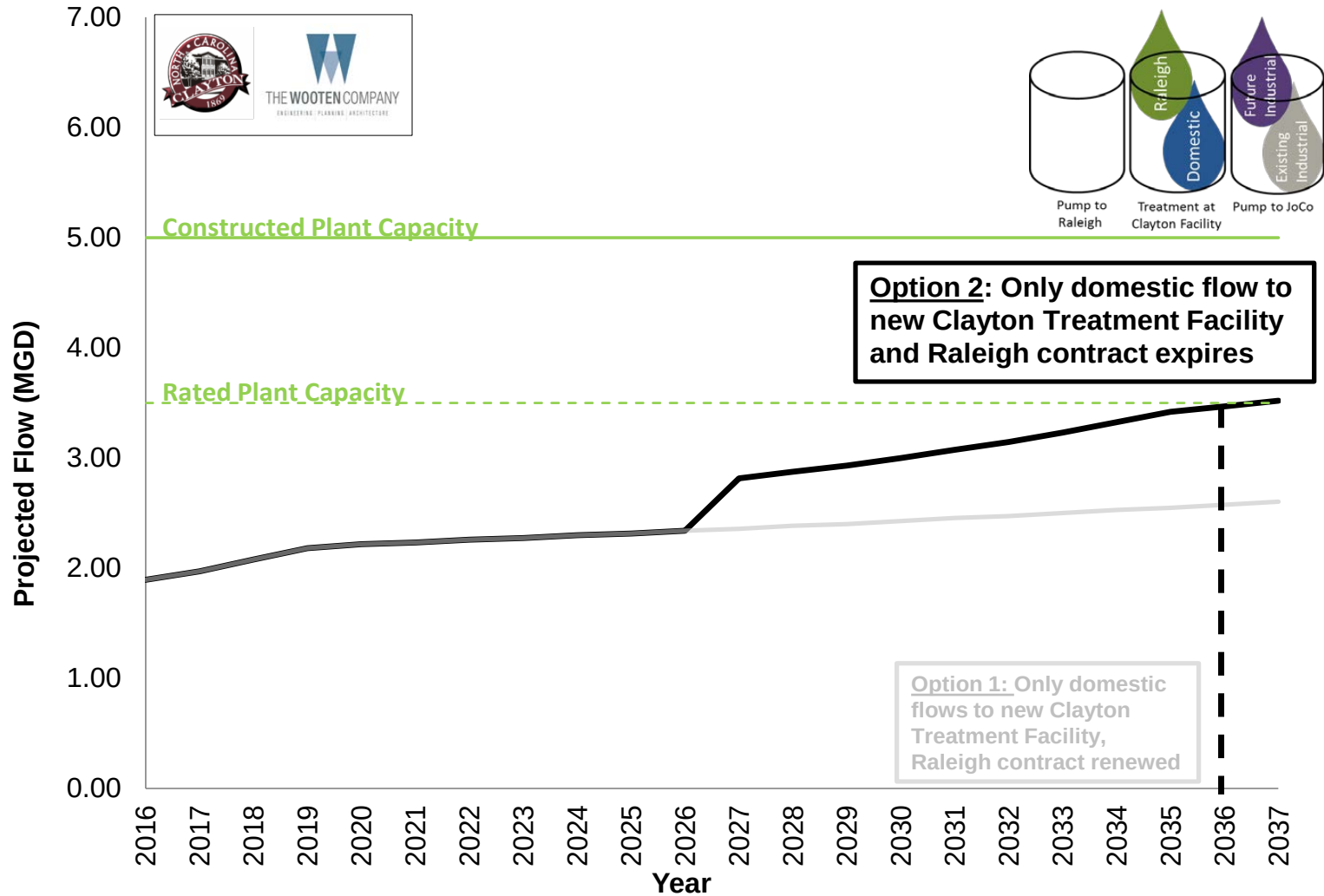
Option 4



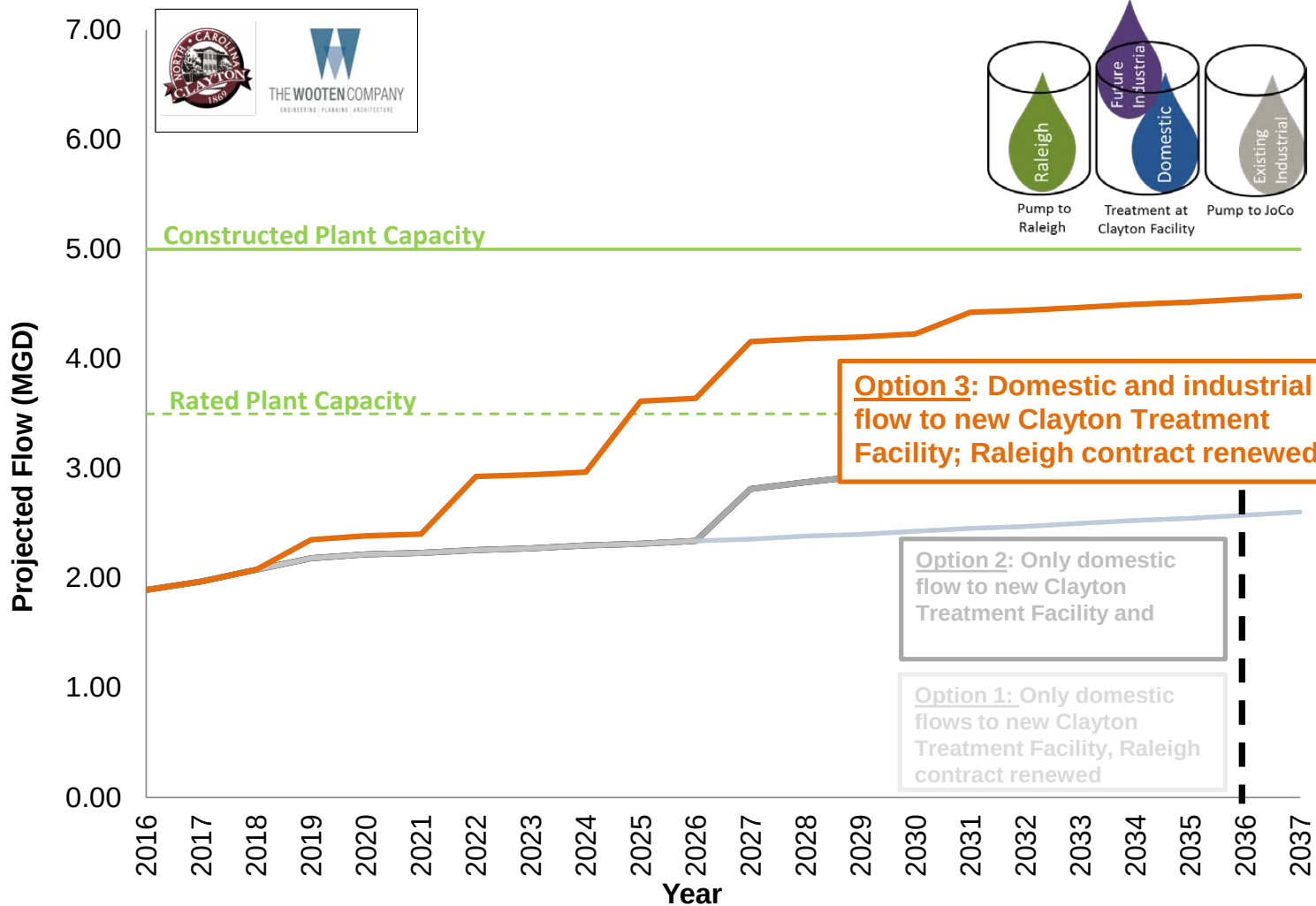
Town of Clayton - New Plant Capacity Graph



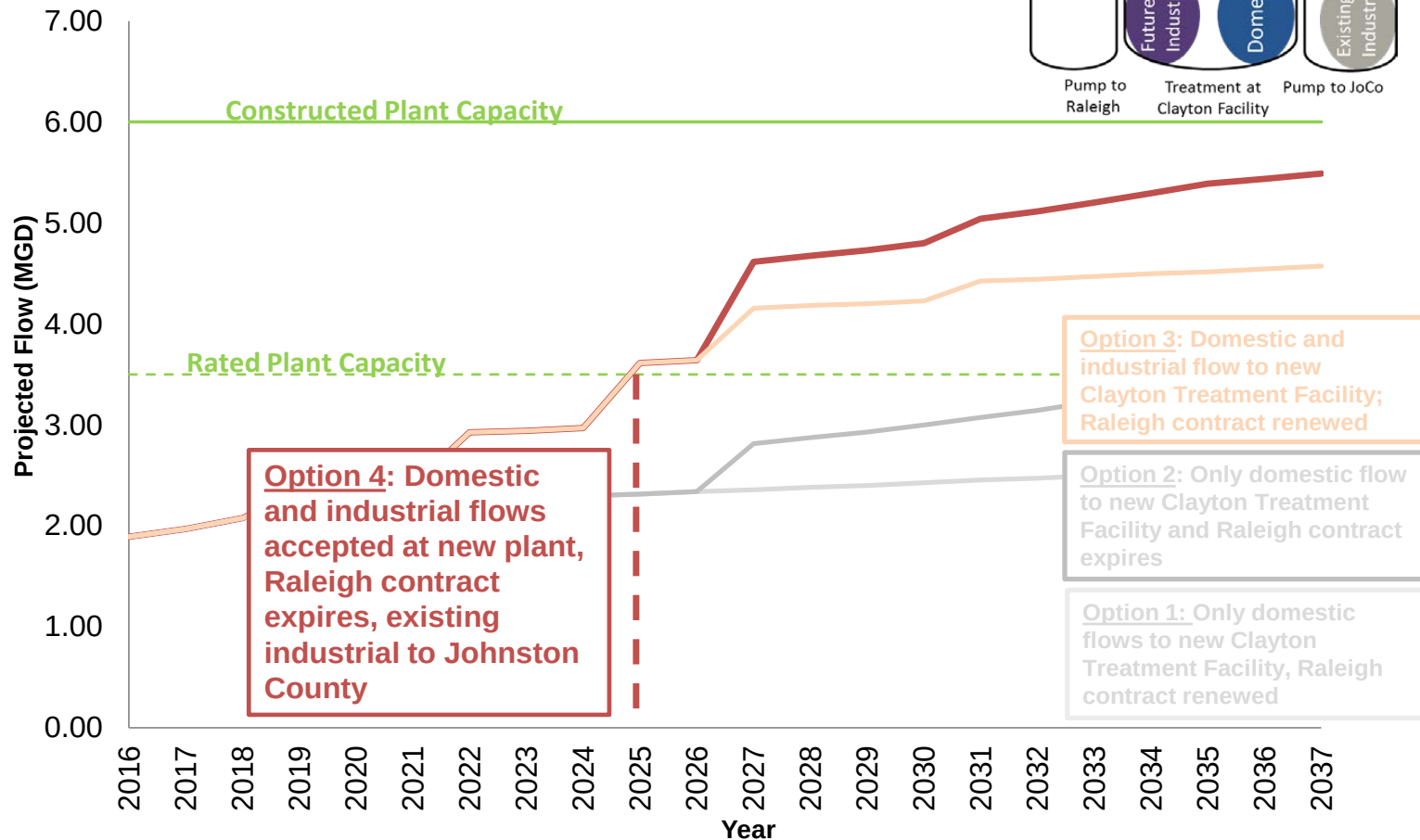
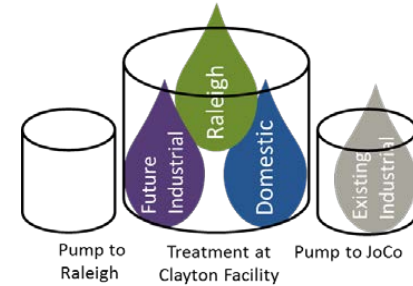
Town of Clayton - New Plant Capacity Graph



Town of Clayton - New Plant Capacity Graph

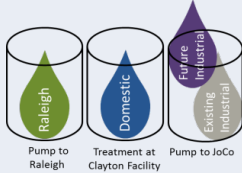
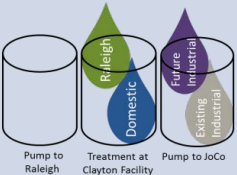
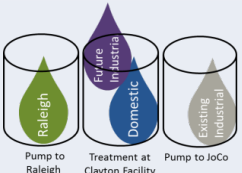
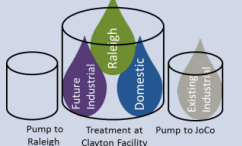


Town of Clayton - New Plant Capacity Graph



Option Cost Comparison

- What are cost components – transmission, WWTP, Johnston County Reserve Fee, Nitrogen Credit ,O&M, Present Worth

Cost Comparison								
Option		Industrial Flow Transmission Cost (2018)	Treatment Plant Cost (2018)	Additional Reserve Fee Johnston County (\$11.5/gal)	Nitrogen Credit Cost (\$21.34/lb TN)	Capital Cost (2018)	Annual O&M Cost	Total Present Worth
1. Treat Domestic Only		\$0	\$54,200,000	\$29,100,000	**Included in JoCo charge	\$83,300,000	\$7,700,000	\$181,000,000
2. Treat Domestic and Raleigh Flow		\$0	\$54,200,000	\$29,100,000	**Included in JoCo charge	\$83,300,000	\$6,760,000	\$168,500,000
3. Treat Domestic and Industrial Flow		\$10,000,000	\$54,200,000	\$6,500,000 (0.56 MGD industrial)	\$11,700,000	\$82,400,000	\$8,000,000	\$183,100,000
4. Treat Domestic, Industrial and Raleigh Flow		\$10,000,000	\$59,600,000 (6 MGD)	\$6,500,000 (0.56 MGD industrial)	\$23,400,000	\$99,500,000	\$5,200,000	\$164,400,000

Next Steps

- Clayton choose which option best meets the needs of the community
- Evaluate options to begin implementation
 - Select Engineering Firm
 - Funding
 - Permitting process (NPDES, environmental)
- Move forward with design of new WWTP
- Develop Nitrogen credit strategy
- Clayton negotiate future wastewater capacity with Johnston County

End



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

Introductions & Special Presentations

Item Title

Water & Sewer Rate Study Part I – Financial Model

Presenter

Robert Chambers, Black & Veatch

Summary/Description

The Town contracted with Black & Veatch to perform a Water and Sewer Rate Study. The purpose of the rate study is to evaluate the overall fiscal health of the Water and Sewer Fund and to develop a rate model that will support the ongoing maintenance and operating costs of the fund as well as the capital expenditures over a five to ten year planning horizon. The presentation on August 20, 2018 will discuss the financial model developed as a foundation for the rate model that will follow. Black & Veatch will return to the Council on September 17, 2018 for a second presentation (Part II), which will cover the recommended rate model for the Water & Sewer Fund.

Requested Action

Choose an item.

Additional Documents To Be Included in Agenda Packet

Click or tap here to enter text.



Water and Sewer Rate Study – Financial Plan Results

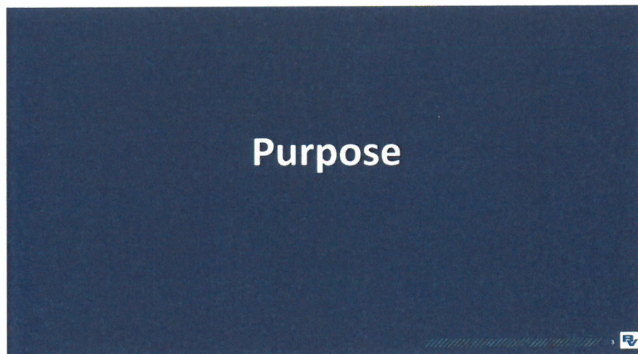
BUILDING A WORLD OF DIFFERENCE™

Town of Clayton, NC
August 20, 2018



Agenda

- Purpose
- Study Approach
- Financial Plan
 - Summary Results
- Considerations
- Next Steps



Purpose



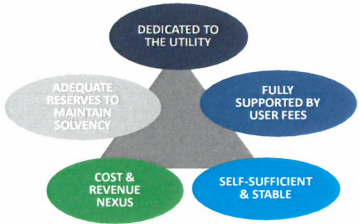
Purpose

Review the initial results of the Water and Sewer Rate Study in order to retain feedback and direction from Council.



Project Approach

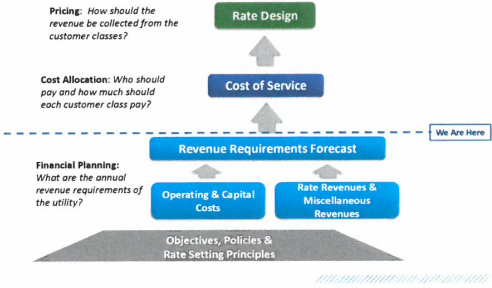
What is an Enterprise Fund?



Should account for all costs, revenues, and reserves

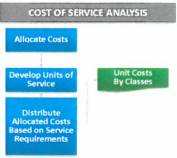
No co-mingling of Funds

Study Approach



Cost of Service Analysis

- Step 1 - Determine Cost by Operational Cost Center
- Step 2 - Allocate Cost by Operational Cost Center to Functional Cost Components
- Step 3 - Distribute Functional Cost Components by Customer Class
 - Units of Service



Rate Design Analysis

Purpose of Rate Design:

Fundamental principle in rate making is to establish a rational nexus between costs incurred in providing service (cost of service) and charges assessed to rate payers.



Study Approach

1

What are the annual requirements?

2

Who should pay and how much?

3

How should we collect revenues from existing customer?

Revenue Increase

Rate Increase

Self Sufficient System

Uniform Implementation

Bill Impacts

Study Approach

Revenue Increase

- Revenues Needed by Utility System

Rate Increase

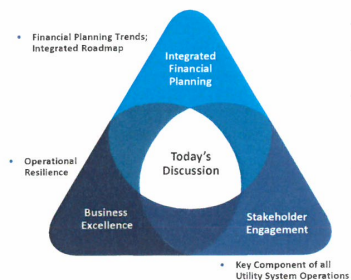
- Actual Increase on the Water and Sewer Rate Schedule

Utility Bill Impact

- Actual Increase in a Customer's Monthly Utility Bill

Financial Plan

Drivers



- Increased Demand for Utility Services
- Diverse, Informed, & Focused Customer Base
- Sustainable Implementation of Capital & Operating Programs
 - People, Processes, & Technology
- Maintain Revenue Stability & Financial Policy
 - Retain feedback and direction
- Enhanced Stakeholder Engagement

Revenue Increases

Line	Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
1	Combined System Revenue Increases	25.37%	13.88%	13.38%	12.93%	12.30%
2	Water System Revenue Increase	18.00%	6.00%	6.00%	4.00%	4.00%
3	Sewer System Revenue Increases	34.00%	22.00%	20.00%	20.00%	18.00%

Note:

- Achieve financial sufficiency for each system
- Maintain existing operating metrics and financial policy
- Achieve the sustainable implementation of the capital and operating program

Financial Plan – What are the Plan Requirements?

- Maintenance of current Operating Expenses and Debt Service Obligations
- Sustainable Implementation of the Capital Program
 - New Wastewater Treatment Plant
 - AMI Meter System
 - Walnut Creek Lift Station Abandonment
 - Elevated Storage Tank
- Water and Sewer System Capacity Purchases
- Establishment of Risk Mitigating Fund
 - Operating Capital
 - Rate Stabilization

Financial Plan – What are the Plan Requirements? (cont'd)

Debt Service Coverage Ratio

Key Measure:

- Debt Service Coverage Ratio
 - Less than 1.0 = Insufficient
 - Between 1.0 to 1.25 = Adequate
 - Between 1.26 to 1.50 = Good
 - Greater than 1.50 = Strong

Note:
1. Standard & Poor's RatingDirect

Ability to service existing Debt Obligations

Town's Policy: At Least 1.50

Liquidity Ratio

Key Measure:

- Liquidity Ratio
 - Less than 30 Days = Low
 - Between 30 to 60 Days = Adequate
 - Between 60 to 120 Days = Good
 - Greater than 120 Days = Strong

Note:
1. Standard & Poor's RatingDirect

Unrestricted cash on hand

Town's Policy: 200.75 Days

Financial Plan – Summary Results (Combined System)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
FINANCIAL PLAN - COMBINED SYSTEM						
Revenues						
1	Existing Service Revenues	\$ 11,672,477	\$ 11,784,860	\$ 11,898,367	\$ 12,013,009	\$ 12,128,797
2	Cumulative Revenue Increase (Percent)	25.4%	13.9%	13.4%	12.9%	12.3%
3	Cumulative Revenue Increase (Amount)	1,480,831	5,040,111	7,360,740	9,943,251	12,762,339
4	Wholesale Water Revenues					
5	Other Sources	4,562,254	4,539,169	4,534,232	4,534,740	4,536,408
6	Total System Revenues	\$ 17,715,562	\$ 21,364,139	\$ 23,793,338	\$ 26,491,000	\$ 29,427,544
Expenses						
7	Operating & Maintenance Expense	\$ 8,128,236	\$ 8,376,899	\$ 8,633,287	\$ 8,897,647	\$ 9,170,231
8	Existing Debt Service	808,144	850,917	788,019	779,555	769,958
9	Proposed Debt Service		539,647	3,386,931	5,874,451	7,058,030
10	Other Expenditures	6,724,001	6,802,171	6,924,331	6,479,547	6,384,887
11	Risk Mitigating Funds	1,702,632	1,702,632	1,702,632	1,702,632	1,702,632
12	Total System Expenses	\$ 17,363,013	\$ 18,272,265	\$ 21,435,201	\$ 23,733,832	\$ 25,085,737
13	Operating Balance	\$ 352,549	\$ 3,091,874	\$ 2,358,137	\$ 2,757,168	\$ 4,341,807
14	Debt Service Coverage	6.80	11.86	9.34	3.61	2.64
15	Days Cash on Hand	171	159	169	177	228

Financial Plan – Summary Results (Water System)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
FINANCIAL PLAN - WATER SYSTEM						
Revenues						
1	Existing Service Revenues	\$ 6,293,621	\$ 6,356,557	\$ 6,420,123	\$ 6,484,324	\$ 6,549,167
2	Cumulative Revenue Increase (Percent)	18.0%	6.0%	6.0%	4.0%	4.0%
3	Cumulative Revenue Increase (Amount)	566,426	1,594,225	2,091,984	2,456,793	2,842,582
4	Wholesale Water Revenues					
5	Other Sources	1,319,822	1,315,951	1,313,292	1,313,570	1,314,475
6	Total System Revenues	\$ 8,179,869	\$ 9,266,733	\$ 9,825,399	\$ 10,254,688	\$ 10,706,224
Expenses						
7	Operating & Maintenance Expense	\$ 3,913,609	\$ 4,035,531	\$ 4,161,336	\$ 4,291,152	\$ 4,425,111
8	Existing Debt Service	70,956	71,186	70,381	70,576	70,736
9	Proposed Debt Service		233,251	634,171	882,923	1,000,478
10	Other Expenditures	3,581,759	2,951,477	2,991,726	2,624,353	2,555,383
11	Risk Mitigating Funds	430,107	430,107	430,107	430,107	430,107
12	Total System Expenses	\$ 7,996,252	\$ 7,719,552	\$ 8,287,721	\$ 8,299,111	\$ 8,481,816
13	Operating Balance	\$ 183,617	\$ 1,547,180	\$ 1,537,678	\$ 1,955,577	\$ 2,224,408
14	Debt Service Coverage	60.13	17.30	8.04	6.25	5.86
15	Days Cash on Hand	212	181	200	229	254

Financial Plan – Summary Results (Sewer System)

Line	Description	Fiscal Years:				
		2019	2020	2021	2022	2023
FINANCIAL PLAN - SEWER SYSTEM						
Revenues						
1	Existing Service Revenues	\$ 5,378,855	\$ 5,428,302	\$ 5,478,244	\$ 5,528,684	\$ 5,579,630
2	Cumulative Revenue Increase (Percent)	34.0%	22.0%	20.0%	20.0%	18.0%
3	Cumulative Revenue Increase (Amount)	914,405	3,445,886	5,268,756	7,486,458	9,919,757
4	Wholesale Water Revenues	3,242,432	3,223,218	3,220,939	3,221,170	3,221,934
5	Other Sources					
6	Total System Revenues	\$ 9,535,693	\$ 12,097,407	\$ 13,967,939	\$ 16,236,312	\$ 18,721,320
Expenses						
7	Operating & Maintenance Expense	\$ 4,214,626	\$ 4,341,368	\$ 4,471,951	\$ 4,606,495	\$ 4,745,120
8	Existing Debt Service	737,188	779,731	717,638	708,978	699,222
9	Proposed Debt Service		308,395	2,752,760	4,991,528	6,657,551
10	Other Expenditures	3,142,422	3,850,695	3,932,605	3,855,195	3,829,504
11	Risk Mitigating Funds	1,272,524	1,272,524	1,272,524	1,272,524	1,272,524
12	Total System Expenses	\$ 9,366,761	\$ 10,552,713	\$ 13,147,479	\$ 15,434,721	\$ 16,603,921
13	Operating Balance	\$ 168,932	\$ 1,544,694	\$ 820,459	\$ 801,591	\$ 2,117,399
14	Debt Service Coverage	7.22	7.13	2.74	2.04	2.07
15	Days Cash on Hand	114	188	141	128	203

Risk Mitigating Funds

- Operating Capital
 - A risk mitigating fund established to support future capital obligations
 - Basis of Establishment:
 - Current System Depreciation – 3.0% annually
 - Annual deposit of 3.0% of the previous year's audited System Net Book Value
- Rate Stabilization
 - A risk mitigating fund established to protect the utility system against revenue shortfalls
 - Target Fund Amount of \$2.5 million
 - Annual deposit of \$500,000 over 5 years
 - Monies can only be used to support Revenue Shortfalls

Considerations

Considerations

- Consider the Implementation of the 5-Year Financial Plan
- Consider the Implementation of the Risk Mitigating Funds
 - Operating Capital
 - Rate Stabilization
- Perform the internal due diligence associated with implementing the 5-Year Financial Plan
 - Operations and Legal Reviews

Next Steps

Next Steps

- Complete the Cost of Service Analysis
- Complete the Rate Design Analysis
- Return to present the complete Study Results and Findings and seek direction from *Council*
 - Date: September 17, 2018

Questions

BUILDING A WORLD OF DIFFERENCE

Robert Chambers, MBA

Principal Consultant
Black & Veatch Management Consulting, LLC
+1 407-419-3574
chambersr@bv.com

BUILDING A WORLD OF DIFFERENCE™

20 August, 2018





Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

Public Hearings

Item Title

2018-36-SD Canady Landing Preliminary Plat (Major Subdivision)

Presenter *(Name & Title)*

Planning Department

Summary/Description

Preliminary Plat (major subdivision) request to develop 12 single-family residential lots on 8.48 acres of an overall 19.27 acre tract of land. The subject property is located off Jack Road, west of the intersection with Barber Mill Road. The property is zoned Residential-Estate. The applicant is proposing a density of 1.4 units per acre, in accordance with the requirements of an R-E subdivision utilizing public water and septic.

Requested Action

Approval/Denial

Additional Documents To Be Included in Agenda Packet

Application
Staff Report
Staff Report Maps
Neighborhood Meeting Materials
Stormwater Statement
Waiver Request
Planning Board Motion Sheet



TOWN OF CLAYTON

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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

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

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

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

SITE INFORMATION

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

Name of Project: Canady Landing Acreage of Property: 19.263
Tag #: 05G040511 NC PIN: 165703-14-7846
Location: Jack Rd.

Number of Lots (existing): 0 (Proposed) 12 Min Lot Size: 0.550 AC
Zoning District: R-E Electric Provider: _____
Wastewater: ☒ Septic ☐ Sewer (check one) Water: ☐ Well ☒ Public/Private Water (check one)
Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: MAR 01 2018 Amount Paid: \$ 560 File Number: 2018-36-5D

TOWN OF CLAYTON
PLANNING DEPARTMENT

PROPERTY OWNER INFORMATION

Name: James Canady N. Life Estate

Mailing Address: 3737 Colonial Cove, Hope Mills, NC 28348

Phone Number: _____

Fax: _____

Email Address: _____

APPLICANT INFORMATION

Applicant: True Line Surveying

Mailing Address: 205 W. Main St. Clayton, NC 2750

Phone Number: 919-359-0427

Fax: 919-359-0428

Contact Person: Curk Lane

Email Address: curk@truelinesurveying.com

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

To be completed by the applicant:	Yes	N/A	To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff			Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: 2/2018 with James Lipscomb	☒				
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

01 06 2016

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.

Requesting a major subdivision approval for Canady Landing on Jack Rd. consisting of 12 lots. Also, requesting a waiver to the regulation for curb and gutter storm water control system.

APPLICANT AFFIDAVIT

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

Curk Lane

Print Name

Signature of Applicant

3/1/18

Date

01/05/2018

01/05/18

FINDINGS OF FACT

Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

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

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

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

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

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

The subdivision design connects to Jack Rd. at a location that meets or exceeds DOT site distance requirements and will provide the Unified ordinary use of the public infrastructure.

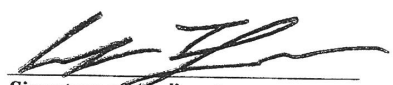
- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

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

Project Name: Canady Landing

Curk T. Lane

Print Name


Signature of Applicant

3/1/18

Date

01 06 2018

Printed Date

262



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: Canady Tract Address or PIN #: JACK Road 7- 19.26 acres
056040511

AGENT/APPLICANT INFORMATION:

James Lipscomb
(Name - type, print clearly)

328 E. main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (list applicable requests):

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

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

OWNER AUTHORIZATION:

James N. Canady
(Name - type, print clearly)

James N. Canady
(Owner's Signature)

3737 Colonial Cove
(Address)

Hape Mills, NC 28348-2810
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Hoke

Sworn and subscribed before me Tina Marie Cooper a Notary Public for the above State and County, this
the 8th day of February, 2018.

SEAL

Tina Marie Cooper
Notary Public

My Commission Expires: 2/26/22

ADJACENT PROPERTY OWNERS LIST

Project Name: Canady Landing

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

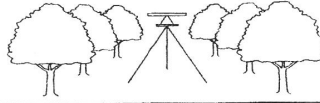
It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
165701-25-2151	Linwood Brent McLeod, Julie W. McLeod	2718 Jack Rd. Clayton, NC 27520
165701-25-3220	Mary Watkins and Roger Watkins	2692 Jack Rd. Clayton, NC 27520
165701-25-4233	Marilyn Jennings and Evan Jennings	2678 Jack Rd. Clayton, NC 27520
165701-15-7887	Linda McAdams	427 Barbour St. Clayton, NC 27520
165701-05-9270	William Irwin and Judith Irwin	2914 Jack Rd. Clayton, NC 27520
165701-05-1474	William Irwin and Judith Irwin	2914 Jack Rd. Clayton, NC 27520
05G04051J	William Irwin and Judith Irwin	2914 Jack Rd. Clayton, NC 27520
165703-14-5064	George Vanhoy and Louise P. Vanhoy	2901 Jack Rd. Clayton, NC 27520
165703-13-6761	Mary Rose Colavito	2881 Jack Rd. Clayton, NC 27520
165703-24-3506	Don McLeod	2737 Jack Rd. Clayton, NC 27520

01/06/2016

Doc 7-117

TRUE LINE SURVEYING, P.C.



March 1, 2018

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Tuesday, April 10, 2018

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

Time: 6:00pm

Type of Application: Major Subdivision

General Description: Purpose of this application is to develop a single family residential subdivision.

If you have any questions prior to or after this meeting, you may contact us at (919)359-0427.

Sincerely,

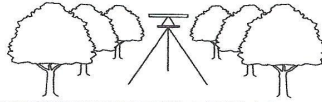
A handwritten signature in black ink, appearing to read 'Curk T. Lane'. The signature is fluid and cursive.

Curk T. Lane
True Line Surveying

Cc: Clayton Planning Dept.

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

TRUE LINE SURVEYING, P.C.



Minutes for Canady Farms 4/10/18

Neighborhood meeting was held April 10, 2018, 6pm at True Line Surveying. A list of attendees is included as part of these minutes. James Lipscomb conducted the meeting along with Danny DiMaggio. James explained the proposed subdivision layout, lot numbers, acreages, proposed DOT right of ways, etc. to the attendees of the meeting. Julie McLeod expressed her requests for a buffer/berm on her adjoining lot line and her husband, Brent McLeod requested that additional flags be staked on the adjoining property line. Further discussion took place on the requirements of a berm in the Town of Clayton UDO and the lack of a required berm in this scenario. Adjoining property owners were unaware that the proposed subdivision will require a mail kiosk that will be placed in the cul-de-sac instead of individual mailboxes at each building site. The meeting ended at 6:30 pm.

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 3/1/18
I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached):
Printed Name: Molly Herring Signature: Molly Herring

Date of Meeting: 4/10/18 Time of Meeting: 6:00pm
Location of Meeting: True Line Surveying

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.

See attachment

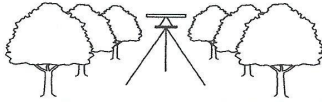
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: True Line Surveying

Location/Date: 4/10/18 True Line Surveying

	NAME	ADDRESS
1	Brent McLeod	2718 Jack Rd. Clayton, NC 27520
2	Julie McLeod	2718 Jack Rd. Clayton, NC 27520
3	Judy Irwin	2914 Jack Rd. Clayton, NC 27520
4	William Irwin	2914 Jack Rd. Clayton, NC 27520
5	Jessica Schwab	2946 Jack Rd., Clayton, NC 27520
6	James Lipscomb	
7	Paul Parker	
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

TRUE LINE SURVEYING, P.C.



Para Smith

Development Services Coordinator

Town of Clayton

April 30, 2018

Please accept this letter as a request for a waiver to the requirement for Storm water controlled streets and sidewalk (curb and gutter) (per 155.602(A)(2)(I)) for the proposed development of Canady Landing subdivision and to state that this development is not requesting to be annexed into the Town of Clayton. This development is of rural character like the surrounding developments in that area. Those developments are in Johnston County Planning jurisdiction. Granting this waive will not be detrimental to the Public safety, health or welfare as it will be in the same manner and style of existing neighborhoods. Due to the use of onsite septic and the topo of the site it is best to keep the grading to a minimum and allow the grass lined swales to filter the storm water and to keep the impervious surface areas to a minimum. This request is not based primarily on financial consideration. This request is based on surrounding development styles, onsite septic suitability, storm water infiltration in the grass lined swales, and keeping the rural character of the land with the larger lots with less density that comes with onsite septic. This development will use a street profile that was supplied by the Town Engineer and will have 50' right of way with grass swales and sidewalks much like Riverwood Athletic , Warrick Park and Avery Farm. Thank you for your consideration.

Curk T. Lane, PLS



True Line Surveying

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



June 26, 2018

Jessica Batten, EI
Development Engineer/Stormwater Manager
Johnston County Department of Public Utilities
PO Box 2263
Smithfield, NC 27577

Subject: Stormwater Statement
Canady Landing
Clayton ETJ, Johnston County

Dear Ms. Batten,

Please find enclosed the Stormwater Statement and one copy of the preliminary subdivision plat for the above referenced Subdivision.
This project is in the ETJ of Claton.

If you have any questions or comments, please give me a call at 919-369-1938 or email andrew@adamsandhodge.com

Sincerely,

Andrew Hodge, PE



STORMWATER MANAGEMENT STATEMENT

For

CANADY LANDING

Location: The property is located on the north side of Jack Rd (SR 1557) approximately 1,200lf east of Barber Mill Rd (SR 1555). This site is not in a 100yr flood zone as per FEMA map 3720165700J. There is not a riparian buffer on site. This project is in the ETJ of Clayton.

Developer: James Lipscomb Developer
3407 Barber Mill Rd
Clayton, NC 27520
919-422-4704

Consultant: Adams & Hodge Engineering, PC
335 Athletic Club Blvd
Clayton, NC 27527
Phone # 919-369-1938

Stormwater Statement - Canady Landing

The proposed development is a single family residential subdivision consisting of **8.48** total acres. There are **12** lots in this phase. This property is mostly open field with some woods along the existing roadway. This project is not in the 100yr flood plain. There is NOT a Neuse Buffer Subject feature on site.

Impervious Area, Peak Runoff Reduction (Attenuation), and Land Dedication

MAX impervious area as per Clayton's UDO 155.203(G) 8.48 AC X 50% = 184,694 SF
 Table 2-2

DESIGN Impervious Area Estimate

Roadway:		12,902 SF	<i>(delineated in CADD)</i>
Additional Impervious:		1,000 SF	<i>(mail center lot)</i>
Lots:	Per lot 5,000 SF	60,000 SF	
Total Design Impervious Area =		73,902 SF	20%

Design Impervious is less than Allowable Impervious

Total Nitrogen Export Estimate

TN Export 3.2 lb/ac/yr (from table below)

Type of Land Cover	Area (acs)	TN Export Coeff (lb/ac/yr)	TN Export (lbs/yr)	
Permanently protected, undisturbed open space (forest, unmown meadow, etc)	0.000	0.6	0.0	
Permanently protected, managed open space (lawn, grass, landscaping, etc)	0.000	1.2	0.0	
Right-of-way (read TN export from Graph 1)	0.680	6.6	4.5	<i>(delineated in CADD)</i>
Lots (read TN export from Graph 2)	7.800	2.9	22.6	<i>(Remaining area in Lots)</i>
Totals	8.480		27.1	

TOTAL NITROGEN EXPORT 3.2 lbs/year/acre

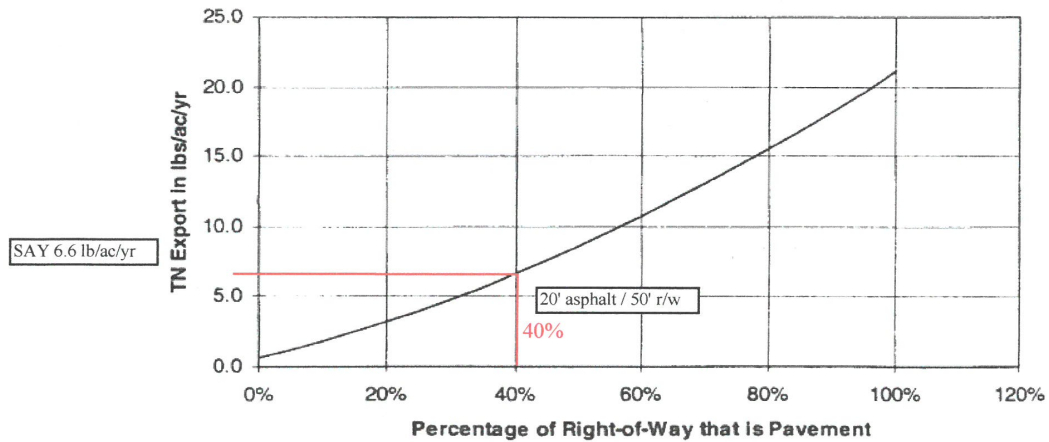
The proposed N-Export is LESS THAN 3.6 lb/ac/yr
 Therefore, a Nitrogen Fee WILL NOT BE required.

Downstream analyze

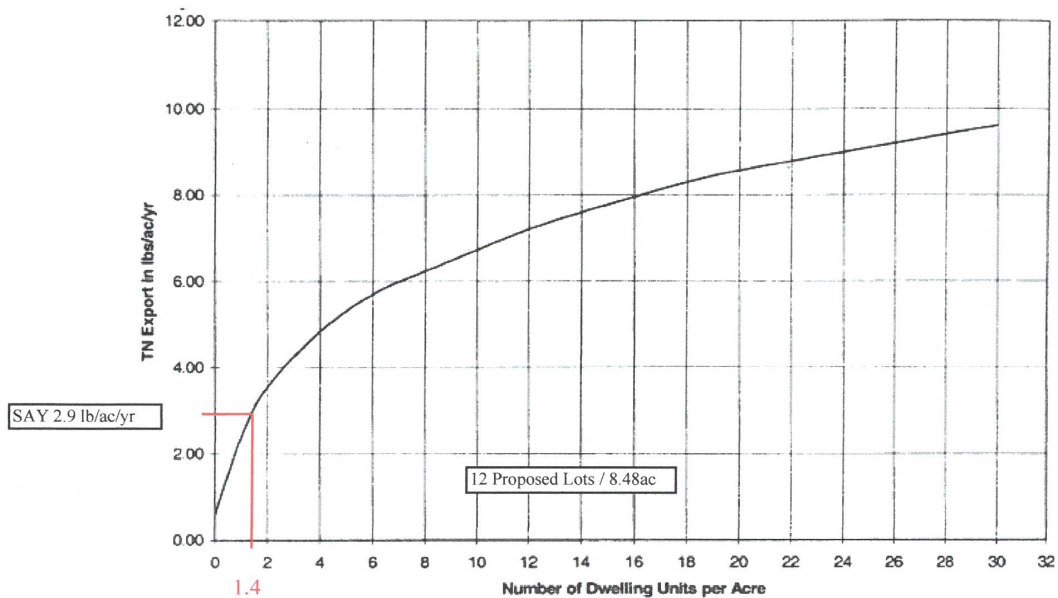
Stormwater will be routed thru a drainage easement and released into an existing low before entering the riparian buffer. At which point this site contributes 8.48 ac of the +/-86 acre watershed at the point of interest,

CANADY LANDING

Graph 1: Total Nitrogen Export from Right-of-Way¹

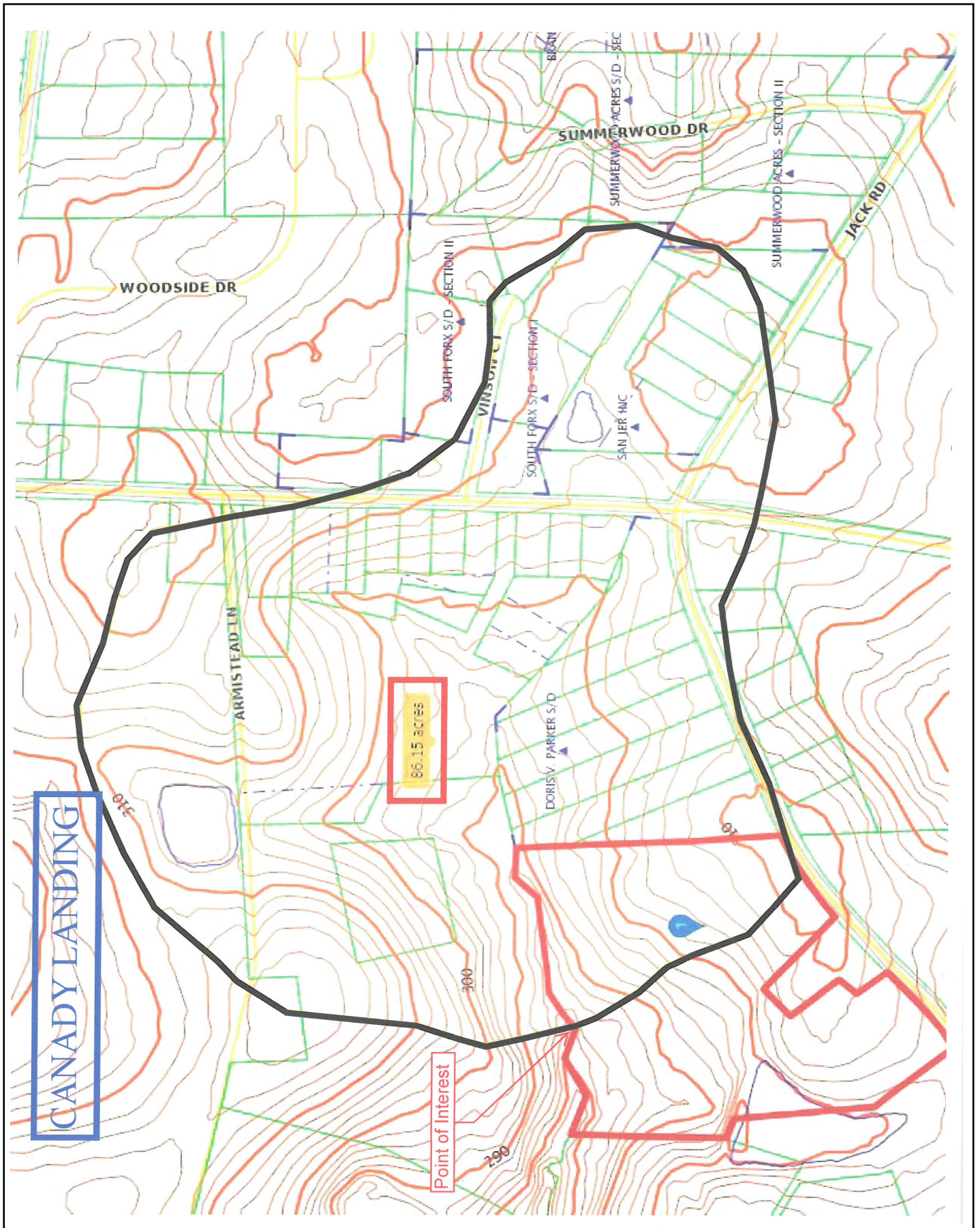


Graph 2: Total Nitrogen Export from Lots²



¹ "Graph 1: Total Nitrogen Export from Right-of-Way" was taken from the Neuse River Basin: Model Stormwater Program for Nitrogen Control.

² "Graph 2: Total Nitrogen Export from Lots" was taken from the Neuse River Basin: Model Stormwater Program for Nitrogen Control.



PUBLIC NOTICE

In accordance with NC GS 160A-364 the Clayton Town Council will hold an evidentiary hearing on August 20, 2018, at 6:00 PM at Town Hall, 111 East Second Street, to consider preliminary plat request 2018-36-SD Canady Landing Preliminary Plat; requesting to develop 12 single-family residential lots. The property is located off Jack Road; Parcel number 165703-14-7846.

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.

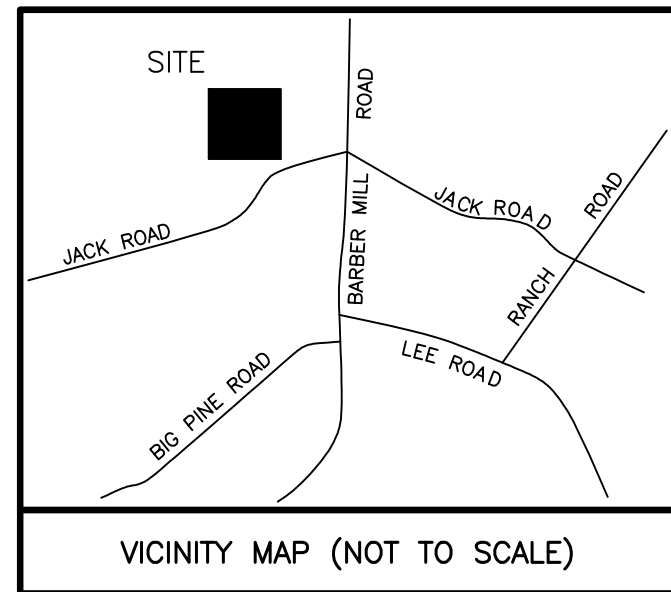
This is an open meeting and the public is invited to attend.

Haley Hogg, Planner
919-553-5002

News & Observer – Clayton Area

Please advertise on the following dates:
August 10, 2018
August 17, 2018

Affidavit of publication required.



PRELIMINARY SUBDIVISION PLAN

FOR

CANADY LANDING

CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2018-36-SD

SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	2
BOUNDARY SURVEY.....	3
SUBDIVISION PLAN.....	4
CBU SITE PLAN & DETAILS.....	5
LANDSCAPING PLAN.....	6
ENGINEERING PLAN.....	7

Received by Town of Clayton
7/18/2018

DEVELOPER/APPLICANT:

JAMES LIPSCOMB DEVELOPER
3407 BARBER MILL ROAD
CLAYTON, NORTH CAROLINA, 27520

LAND SURVEYOR

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-359-0427
FAX: 919-359-0428
FIRM # C-1859

ENGINEER

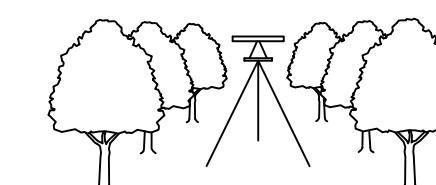
ADAMS & HODGE ENGINEERING, P.C.
314 EAST MAIN STREET
CLAYTON, NORTH CAROLINA, 27520
TELEPHONE: 919-243-1332
FIRM # C-4187

SHEET 1: COVER SHEET

SHEET 1 of 7

SURVEYED BY:
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: COVER SHEET
SURVEY DATE:
JOB NO. 522.028

TRUE LINE SURVEYING, P.C.

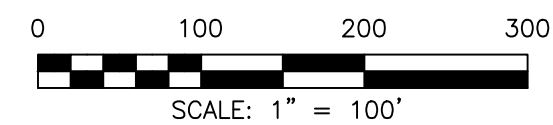


205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



JAMES LIPSCOMB DEVELOPER
3407 BARBER MILL ROAD
CLAYTON, NORTH CAROLINA, 27520



CLAYTON, NORTH CAROLINA

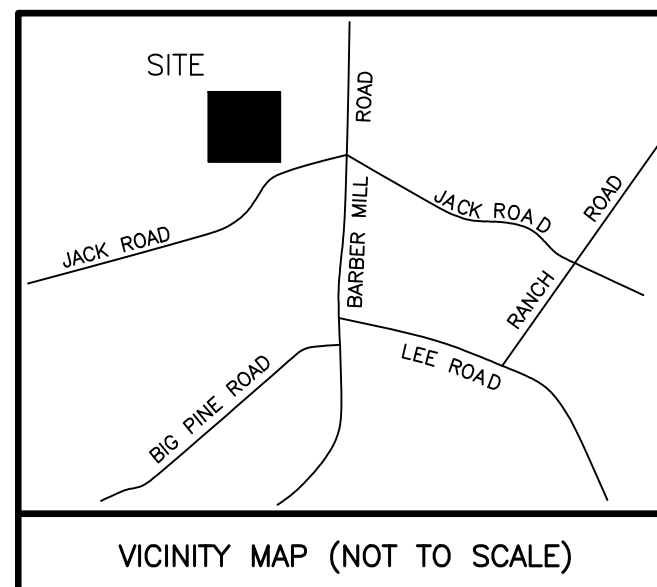
SITE INFORMATION

STATE: NC
COUNTY: JOHNSTON
TOWNSHIP: CLAYTON
ETJ: CLAYTON
TOWN ZONING: R-E
CURRENT USE: VACANT
TOTAL ACREAGE: 19.263

[illegible]

SURVEYED BY:	TYSON
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	EXISTING.DW
SURVEY DATE:	04-30
JOB NO.	522.028

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



PROPERTY SHOWN HEREON _____ IS XXXX IS NOT
LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720165700 J
EFFECTIVE DATE: DECEMBER 2, 2005

THIS SURVEY:

IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

07-17-18
DATE

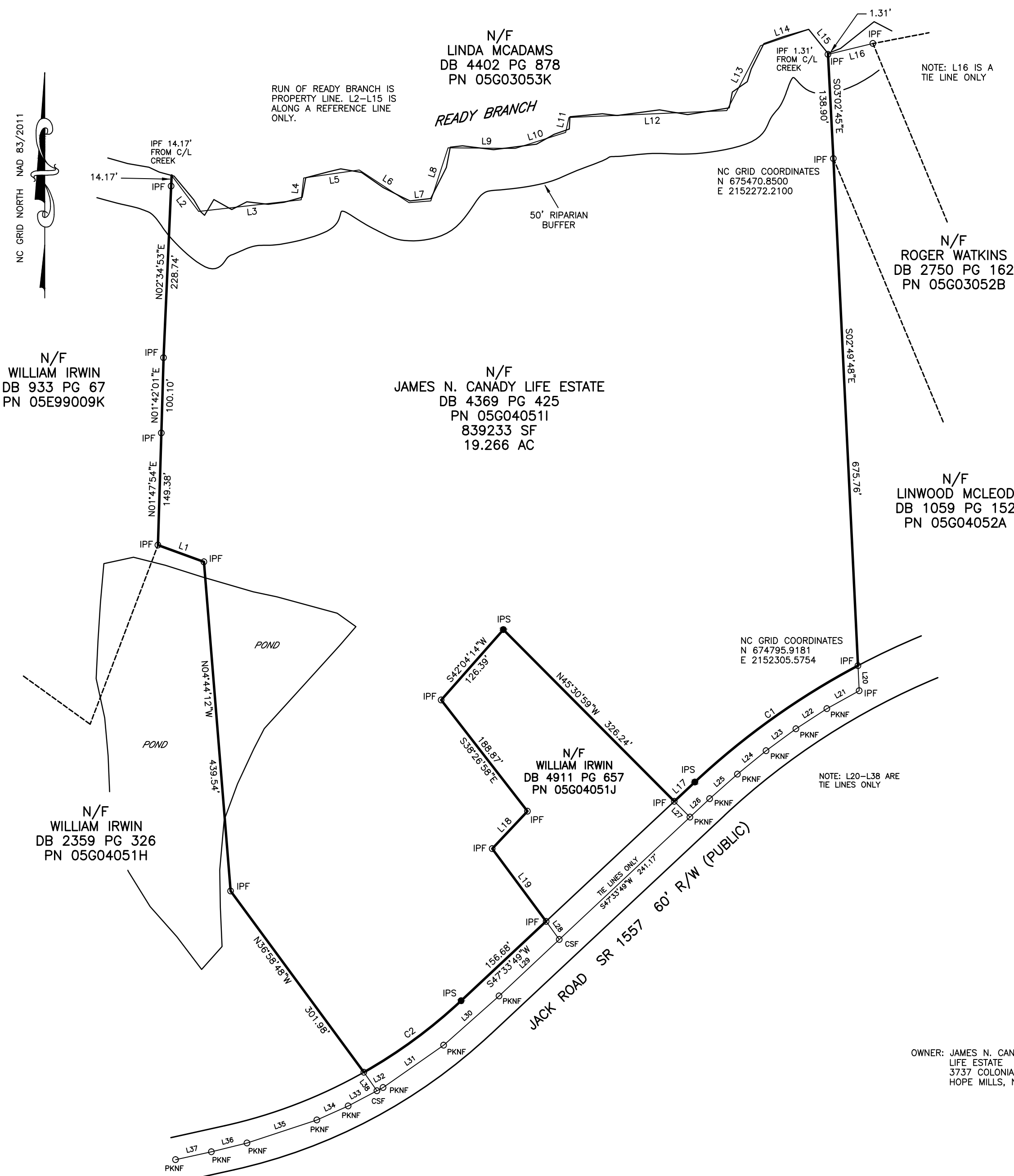
SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

07-17-18
DATE

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

CURK T. LANE, DO HEREBY CERTIFY THAT THIS
 PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN
 ACTUAL SURVEY OF THE AREA. THE SURVEYED
 DESCRIPTION RECORDED IN BOOK 4369, PAGE 425
 ETC.; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
 INDICATED AS DRAWN FROM INFORMATION OBTAINED IN
 BOOK 4369, PAGE 426 ETC.; THAT THE RATIO OF
 PRECISION AS CALCULATED IS 1:30,000; THAT THE
 GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE
 PERFORMED IN ACCORDANCE WITH THE NATIONAL
 STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS
 AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE)
 USING THE FOLLOWING INSTRUMENTS AND SOFTWARE
 IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THIS
 PLAN MEETS THE REQUIREMENT OF G.S. 47-30 SECTION
 F-1111 WITH MY ORIGINAL SEAL AND SIGNATURE
 THIS 17TH DAY OF JULY, A.D. 2018

	SURVEYOR
	L - 3990
	LICENSE NUMBER



OWNER: JAMES N. CANADY
LIFE ESTATE
3737 COLONIAL COVE
HOPE MILLS, N.C. 28348

BOUNDARY SURVEY
FOR

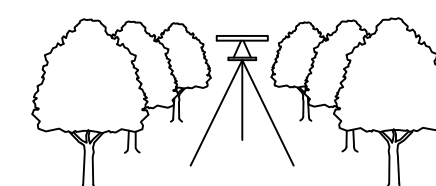
JAMES N. CANADY
LIFE ESTATE

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MARCH 30, 2018

SHEET 3: BOUNDARY SURVEY SHEET 3 of 7

SURVEYED BY:	TYSON
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	04-30-18
JOB NO.	522.028

TRUE LINE SURVEYING, P.C.



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

C-1859

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 6) GRID TIE BY GPS
- 7) ZONING: AR
- 8) PARENT TRACT DEED DB 4369 PG 425
- 9) PARCEL NO. 050640511

REFERENCES:

DB 4369	PG 425	PB 52	PG 398
DB 2750	PG 162	PB 25	PG 155
DB 1059	PG 152		
DB 4911	PG 657		
DB 2359	PG 326		
DB 933	PG 067		
DB 4402	PG 878		

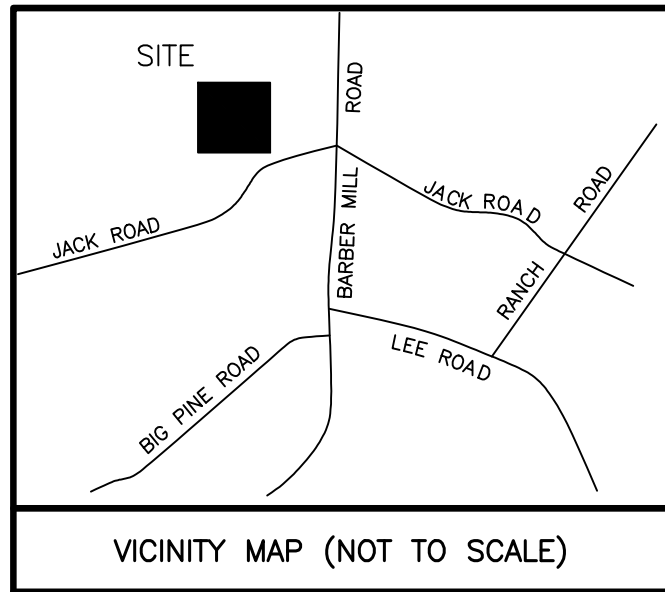
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1030.00'	271.61'	270.82'	S55°07'05"W
C2	695.00'	163.50'	163.12'	S54°18'12"W

LINE	BEARING	DISTANCE
L1	N70°27'32"W	66.41'
L2	S23°01'49"E	60.42'
L3	S23°01'36"E	46.03'
L4	N06°29'05"E	29.15'
L5	N82°01'17"E	76.56'
L6	S57°25'07"E	80.67'
L7	S23°01'36"E	29.15'
L8	N18°24'43"E	71.43'
L9	S89°33'36"E	94.58'
L10	N12°32'10"E	71.00'
L11	N12°32'10"E	20.26'
L12	N87°33'50"E	215.26'
L13	N27°01'13"E	97.80'
L14	S11°14'31"E	68.91'
L15	S39°20'05"E	41.39'
L16	N78°45'53"E	62.81'
L17	S47°01'31"E	69.12'
L18	S45°06'04"W	68.17'
L19	S71°30'59"E	121.39'
L20	S71°30'59"E	121.39'
L21	S61°33'11"E	50.02'
L22	S57°32'12"W	49.01'
L23	S54°18'06"W	50.96'
L24	S54°18'06"W	50.96'
L25	S49°04'09"W	49.32'
L26	S47°03'46"W	36.96'
L27	S47°03'46"W	36.96'
L28	N34°28'38"E	30.15'
L29	S47°32'29"W	111.30'
L30	S45°04'36"W	99.97'
L31	S45°04'36"W	99.97'
L32	S62°25'32"E	9.22'
L33	S65°20'22"E	44.19'
L34	S65°20'22"E	44.19'
L35	S72°12'24"E	99.92'
L36	S75°29'09"W	50.00'
L37	S75°29'09"W	49.99'
L38	N59°56'53"W	30.37'

7-17-18: REVISED: TOWN OF CLAYTON TRC COMMENTS
5-14-18: REVISED: TOWN OF CLAYTON TRC COMMENTS
3-19-18: REVISED: TOWN OF CLAYTON TRC COMMENTS
2-20-18: PLAN ORIGINALLY DRAWN

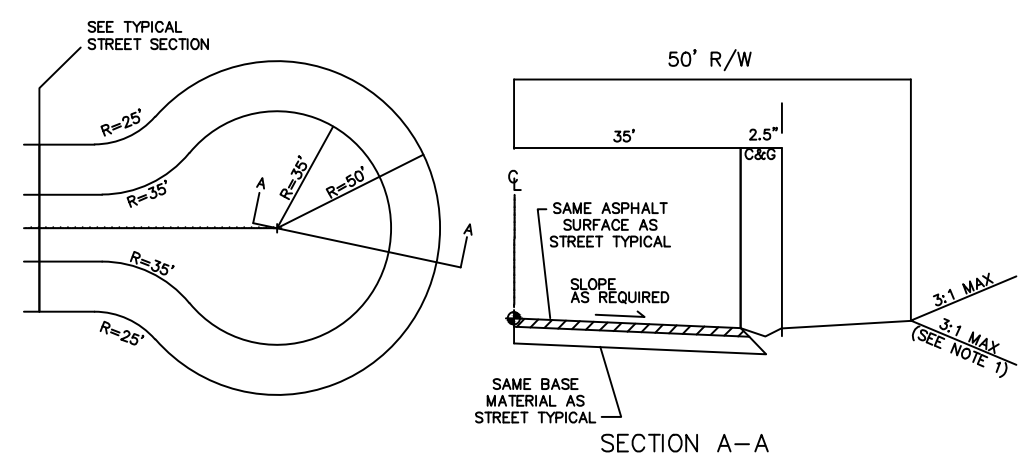
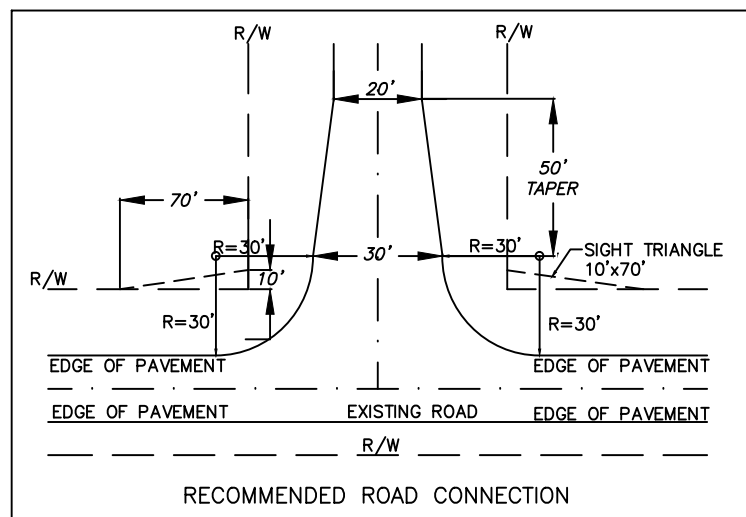
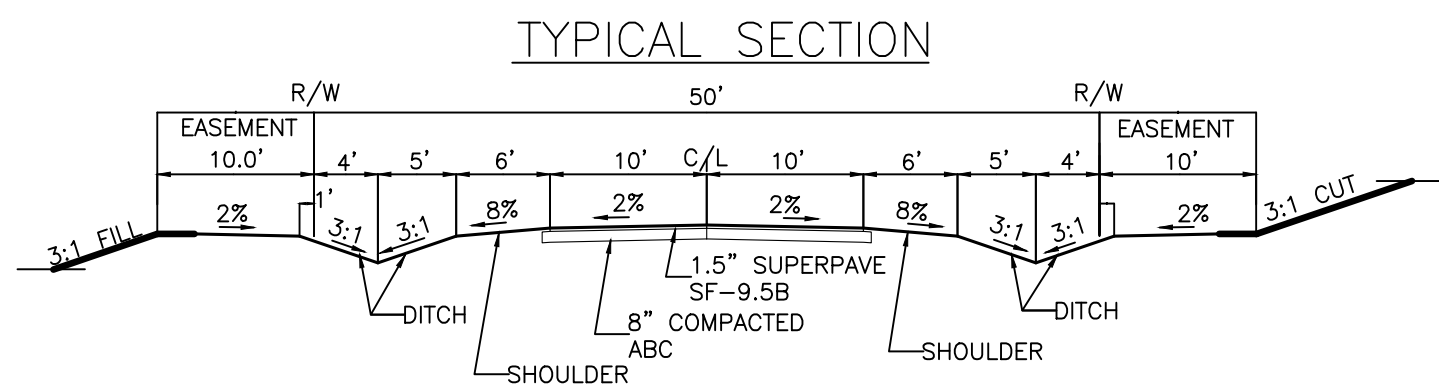
LEGEND

- | | |
|---|-------------------------|
| ○ | IRON PIPE FOUND |
| ● | IRON PIPE SET |
| ○ | CONCRETE MONUMENT FOUND |
| ○ | PARKER-KALON LAUL SET |
| ○ | PARKER-KALON NAIL SET |
| ○ | RAILROAD SPIKE |
| ○ | COTTON SPIKE FOUND |
| ○ | COTTON SPIKE |
| ○ | CONTROL CORNER |
| ○ | COMPUTED POINT |
| ○ | POWER POLE |
| ○ | OVERHEAD POWER LINE |
| ○ | RIGHT OF WAY |
| ○ | SQUARE FEET |
| ○ | ACRES |
| ○ | DEED BOOK |
| ○ | PLAT BOOK |
| ○ | BOOK OF MAPS |
| ○ | PAGE |
| ○ | LINEAR FEET |
| ○ | LOT HAS OFFSITE SEWER |
| ○ | OFFSITE SEWER LOT |
| ○ | RECOMBINATION LOT |
| ○ | STREET ADDRESS |
| ○ | LINE NOT SURVEYED |



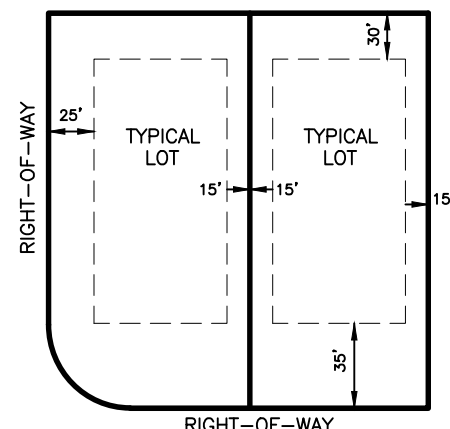
DEVELOPER/APPLICANT:

JAMES LIPSCOMB DEVELOPER
3407 BARBER MILL ROAD
CLAYTON, NORTH CAROLINA, 27520



NC DOT TYPICAL SYMMETRICAL CULDESAC

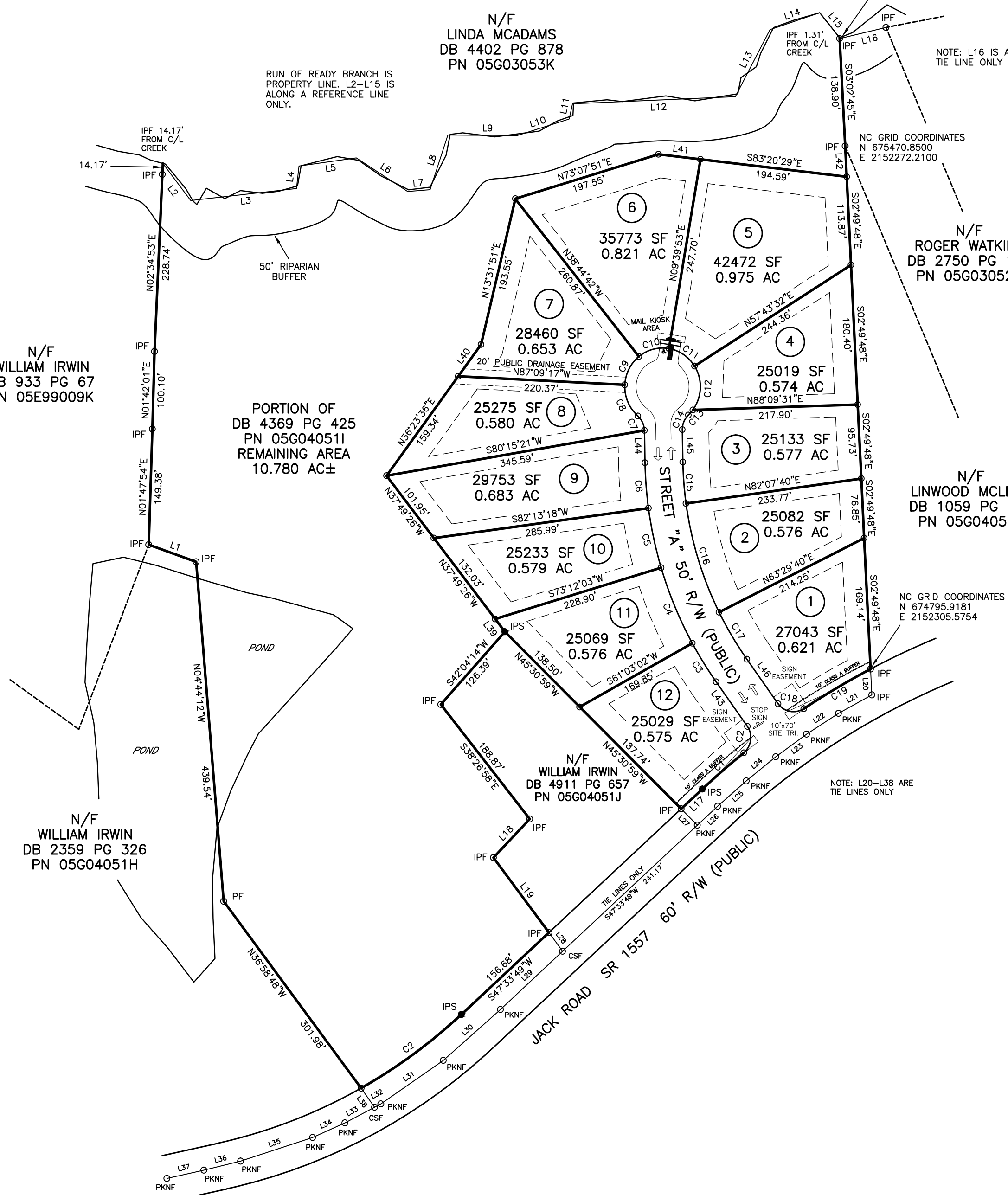
- NO SCALE
- NOTES: 1. STEEPER SIDESLOPES OF 1.5:1 MAY BE USED IN STEEP OR HILLY TERRAIN.
2. USE ROADSIDE FILL DITCH (SEE SEPARATE DETAIL) WHEN NECESSARY TO CONTINUE DRAINAGE AROUND CUL-DE-SAC IN FILL SECTIONS.
3. CONTRACTOR SHALL PROVIDE SUBGRADE, BASE, AND PAVEMENT TESTING ON ALL STREETS IN ACCORDANCE WITH NC DOT STANDARDS.
4. THIS DETAIL IS INTENDED TO MEET OR EXCEED THE TYPICAL NC DOT CUL-DE-SAC CRITERIA (REF: NC DOT SUBDIVISION ROADS MIN. CONSTRUCTION STANDARDS 2000 VERSION).



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

R-E ZONING STANDARDS

- SETBACKS AS SHOWN ARE TYPICAL
 - MAXIMUM BUILDING HEIGHT = 35'
 - MAXIMUM IMPERVIOUS COVERAGE PER LOT = 50%
 - MAXIMUM LOT COVERAGE = 35%
 - MINIMUM LOT SIZE = 25,000 SF
 - MINIMUM DWELLING UNIT SIZE = 1,400 SF
 - MINIMUM LOT WIDTH = 80 FT
- MINIMUM BUILDING SETBACKS
FRONT = 35'
SIDE = 15'
REAR = 30'
STREET SIDE = 25'



LINE	BEARING	DISTANCE
L1	N70°27'32"E	68.41'
L2	S37°31'49"E	60.42'
L3	N8°39'49"E	140.57'
L4	N06°29'03"E	29.15'
L5	N82°01'17"E	76.47'
L6	S57°25'07"E	80.56'
L7	N85°32'08"E	29.64'
L8	N18°26'43"E	74.43'
L9	S89°33'36"E	91.56'
L10	N72°47'25"E	71.88'
L11	N12°32'10"E	20.28'
L12	N87°33'46"E	215.26'
L13	N27°55'22"E	97.80'
L14	N71°37'23"E	69.28'
L15	S39°20'50"E	41.39'
L16	N76°45'53"E	62.81'
L17	S47°33'49"W	37.94'
L18	S43°56'04"W	69.12'
L19	S37°10'39"E	121.39'
L20	S02°53'55"E	33.39'
L21	S51°33'11"W	50.02'
L22	S57°32'12"W	49.96'
L23	S54°19'06"W	50.01'
L24	S51°25'56"W	50.01'
L25	S49°04'00"W	49.92'
L26	S47°37'46"W	36.36'
L27	N45°27'17"W	30.04'
L28	N36°42'38"W	30.15'
L29	S47°32'29"W	111.30'
L30	S48°59'31"W	99.99'
L31	S55°42'06"W	99.90'
L32	S62°28'52"W	9.27'
L33	S62°50'22"W	44.19'
L34	S66°11'44"W	46.52'
L35	S72°12'24"W	99.92'
L36	S76°25'09"W	50.00'
L37	S77°48'44"W	49.97'
L38	N35°56'53"W	30.37'
L39	N37°49'26"W	20.92'
L40	N36°23'36"E	50.96'
L41	S83°20'29"E	55.83'
L42	S02°49'48"E	39.76'
L43	N35°42'55"W	70.75'
L44	N01°02'41"W	41.77'
L45	S01°02'41"E	41.77'
L46	S35°42'55"E	70.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1030.00'	71.99'	71.98'	N49°35'58"E
C2	25.00'	38.08'	34.51'	N07°55'35"E
C3	500.00'	59.04'	59.01'	N32°19'57"W
C4	500.00'	106.03'	105.83'	N22°52'27"W
C5	500.00'	78.72'	78.64'	N12°17'19"W
C6	500.00'	58.76'	58.73'	N04°24'42"W
C7	25.00'	21.03'	20.41'	N25°08'23"W
C8	50.00'	45.45'	43.90'	N23°11'40"W
C9	50.00'	42.25'	41.00'	N27°03'01"E
C10	50.00'	42.25'	41.00'	N75°27'36"E
C11	50.00'	41.94'	40.72'	S56°18'17"E
C12	50.00'	60.34'	56.74'	S02°17'46"W
C13	50.00'	8.97'	8.96'	S42°00'20"W
C14	25.00'	21.03'	20.41'	S23°03'00"W
C15	450.00'	53.62'	53.59'	S04°22'51"E
C16	450.00'	147.64'	146.98'	S17°16'17"E
C17	450.00'	71.04'	70.96'	S31°11'35"E
C18	28.00'	38.08'	34.51'	S79°21'29"E
C19	1030.00'	101.95'	101.91'	N59°50'12"E

SITE DATA TABLE

PROPERTY SIZE	19.27 AC
DEVELOPMENT SIZE	8.48 AC
AREA RESERVED	10.79 AC
NC PIN NO.	165703-14-7846
PARCEL NO.	05G040511
OWNER	JAMES LIPSCOMB LIFE ESTATE
PROPERTY LOCATION	TOWN OF CLAYTON ETU
PROPERTY ZONING	R-E
OVERLAY DISTRICTS	NONE
PROPOSED NO. OF LOTS	12
PROPOSED DENSITY	14 UNITS PER ACRE
FEMA FLOOD PLAN	NONE PER 3720165700 J
ELECTRIC PROVIDER	DUKE ENERGY
WATER PROVIDER	JOHNSON COUNTY
SEWER PROVIDER	ON SITE SEPTIC
IMPERVIOUS SURFACE EXISTING	0.0 SF
IMPERVIOUS SURFACE PROPOSED	73,802 SF 0.20%
EXISTING USE	VACANT/AGRICULTURE
PROPOSED USE	SINGLE FAMILY DEVELOPMENT
WETLANDS	NO WETLANDS PRESENT
LENGTH OF CUL-DE-SAC	509.50'

PRELIMINARY SUBDIVISION PLAN FOR CANADY LANDING CLAYTON, NORTH CAROLINA TOWN OF CLAYTON PROJECT NO. 2018-36-SD

SHEET 4: SUBDIVISION

SHEET 4 OF 7

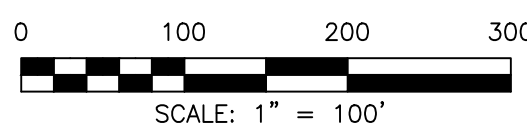
SURVEYED BY:	TYSON
DRAWN BY:	MIKE
CHECKED BY:	CLURK
DRAWING NAME:	SUBDIVISION
SURVEY DATE:	04-30-18
JOB NO.	522.028

TRUE LINE SURVEYING, P.C.

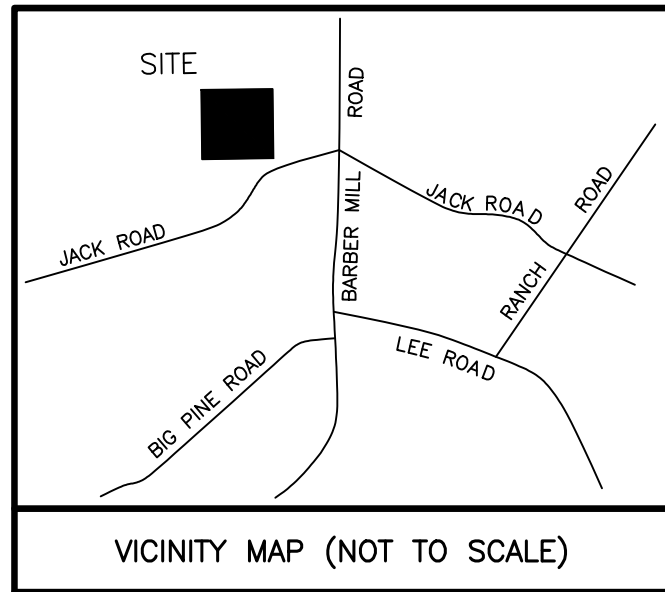
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

LEGEND

- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- PKNF PARKER-KALON NAIL FOUND
- PKNF PARKER-KALON NAIL SET
- RBS RAILROAD SPIKE
- CSF COTTON SPIKE FOUND
- CSF COTTON SPIKE SET
- CSF CONTROL CORNER
- CSF COMPILED POINT
- P/P POWER POLE
- P/W OVERHEAD POWER LINE
| R/W | RIGHT OF WAY |
| S/T | SQUARE FEET |
| AC | ACRE |
| DB | DEED BOOK |
| PL | PLAT BOOK |
| BM | BOOK OF MAPS |
| PL | PLAT |
| LS | LINEAR FEET |
| LSL | LOT AND OPPOSITE SEWER |
| LSL | RECONSTRUCTION LOT |
| LSL | STREET ADDRESS |
| --- | LINE NOT SURVEYED |



7-17-18: REVISED: TOWN OF CLAYTON TRC COMMENTS
5-14-18: REVISED: TOWN OF CLAYTON TRC COMMENTS
3-19-18: REVISED: TOWN OF CLAYTON TRC COMMENTS
2-20-18: PLAN ORIGINALLY DRAWN



DEVELOPER/APPLICANT:

JAMES LIPSCOMB DEVELOPER
3407 BARBER MILL ROAD
CLAYTON, NORTH CAROLINA, 27520

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

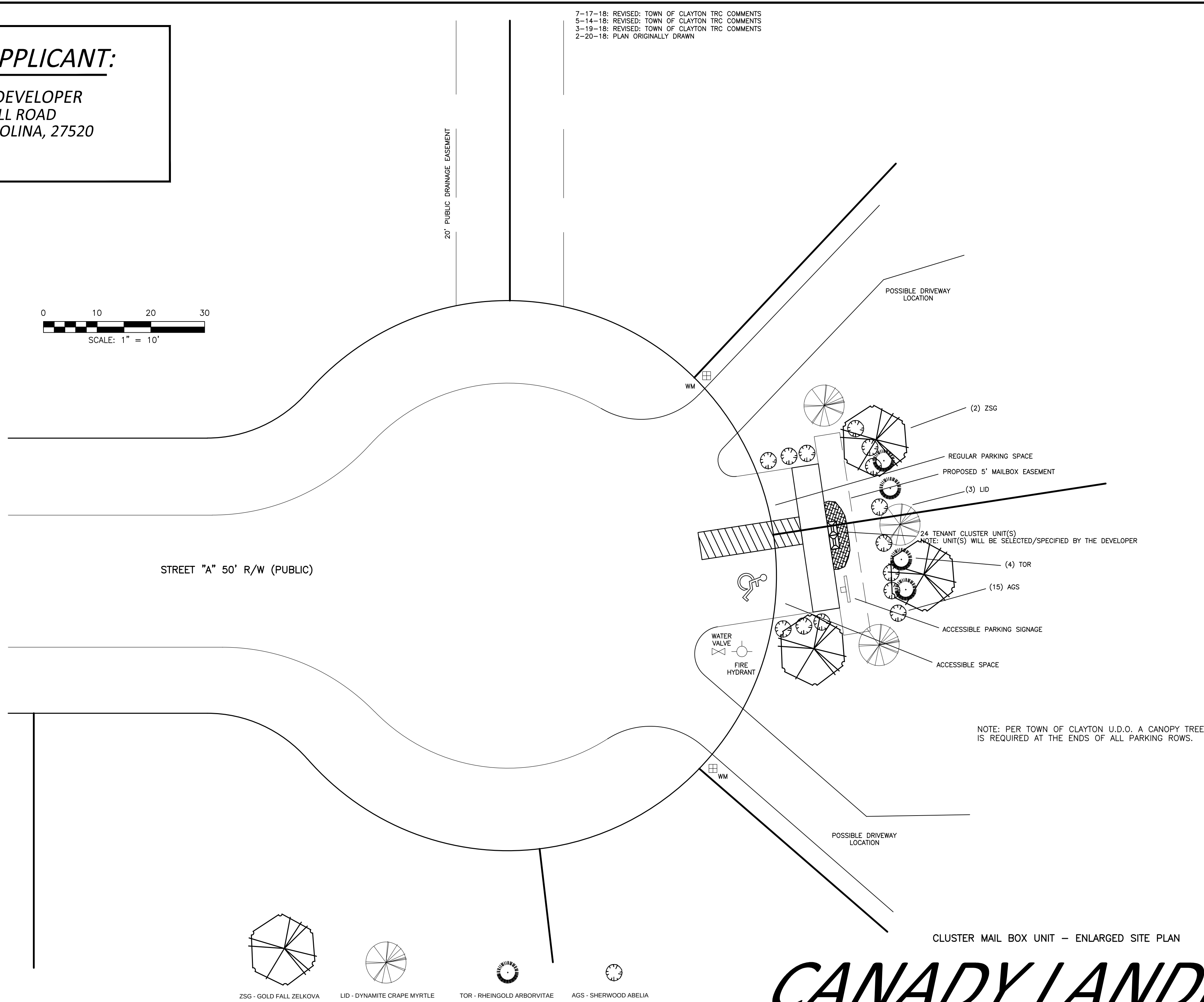
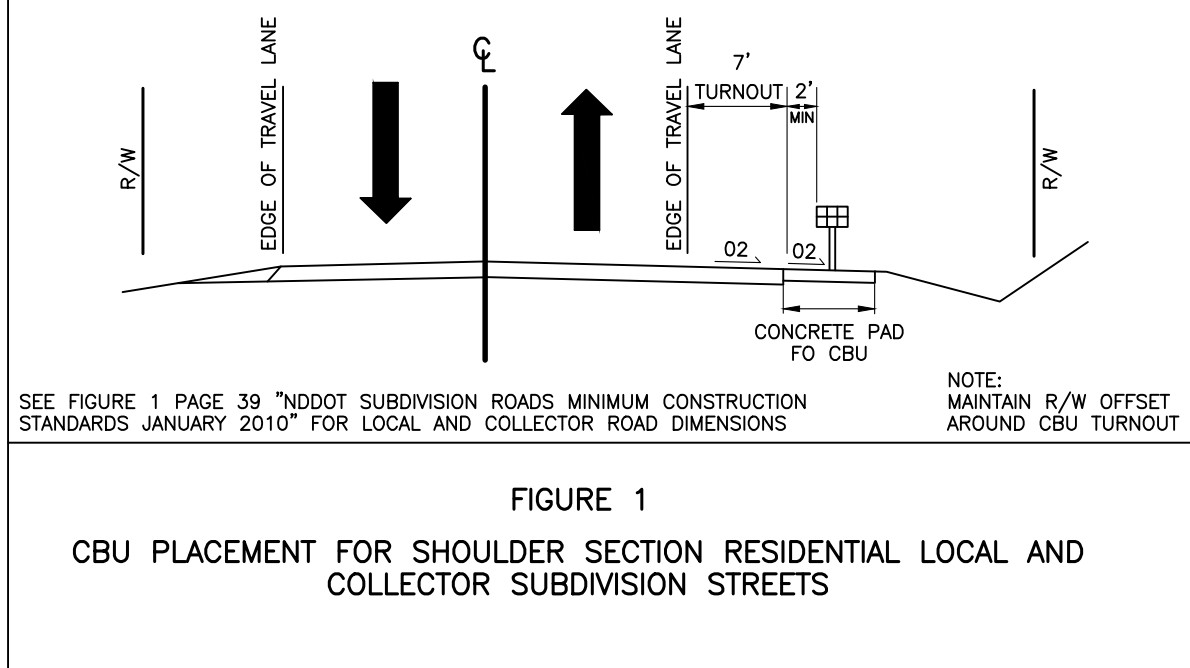
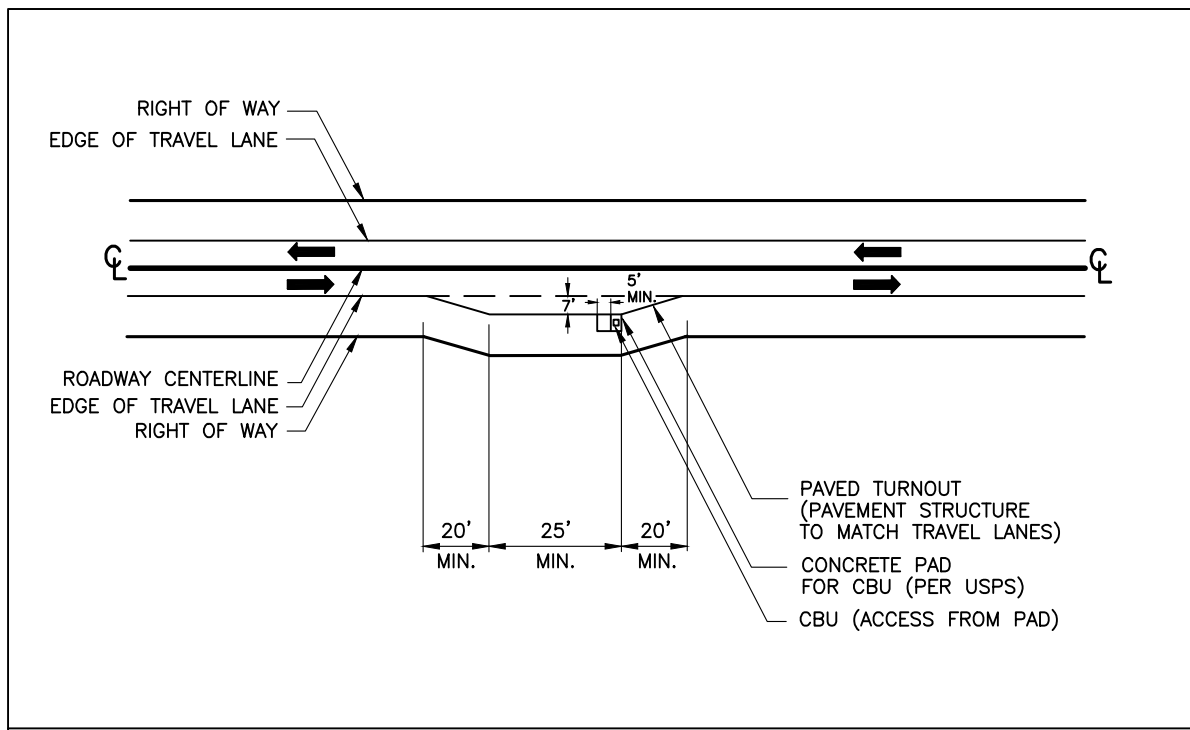
MANUFACTURER NOTES:

- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS.
- DECORATIVE MAILBOX ACCESSORIES SOLD SEPARATELY AND ARE USPS APPROVED PRODUCTS.
- PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD. MOUNTING HARDWARE NOT INCLUDED. REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
- FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS. LICENSE #C05EQ-08-B-0012.

NOTES:

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

VITAL™ 1570 CLUSTER BOX UNIT
MODEL 1570-13



CBU - Plant List

PLANT LIST - CBU SITE ONLY							
ALIAS	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT
AGS	32	ABELIA GRANDIFLORA 'SHERWOODII'	SHERWOOD ABELIA	-	-	-	5 GAL.
LID	3	LAGERSTROEMIA INDICA 'WHIT II'	DYNAMITE CRAPE MYRTLE (MULTI-STEM)	-	8' MIN.	-	8 & B
LM	19	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATE LIRIOPE	-	-	-	1 GAL.
TOR	6	THUJA OCCIDENTALIS 'RHEINGOLD'	RHEINGOLD ARBORVITAE	-	-	-	7 GAL.
ZSG	2	ZELKOVA SERRATA 'GOLD FALL'	GOLD FALL ZELKOVA	2.5"	8' MIN.	-	CONT/B&B

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

CANADYLANDING

CLAYTON, NORTH CAROLINA

TOWN OF CLAYTON PROJECT NO. 2018-36-SD

SHEET 5: CBU

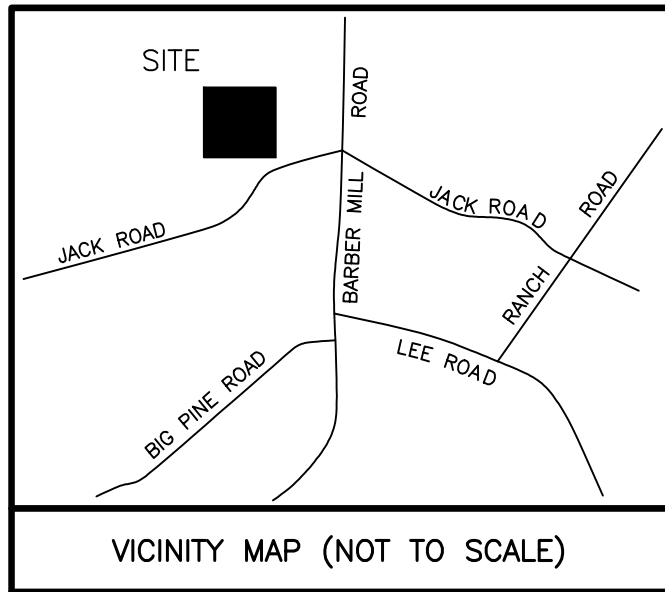
SHEET 5 OF 7

SURVEYED BY: TYSON
DRAWN BY: MIKE
CHECKED BY: CURK
DRAWING NAME: MAILBOX PLAN
SURVEY DATE: 04-30-18
JOB NO: 522.028

TRUE LINE SURVEYING, P.C.

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

C-1859



DEVELOPER/APPLICANT:
JAMES LIPSCOMB DEVELOPER
3407 BARBER MILL ROAD
CLAYTON, NORTH CAROLINA, 27520

7-17-18: REVISED: TOWN OF CLAYTON TRC COMMENTS
5-14-18: REVISED: TOWN OF CLAYTON TRC COMMENTS
3-19-18: REVISED: TOWN OF CLAYTON TRC COMMENTS
2-20-18: PLAN ORIGINALLY DRAWN

NOTES

1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.

2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS, ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SIGHT.

3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.

5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.

DISTANCE STANDARDS.

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

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

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

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

EXTEND STAKES INTO UNDISTURBED SOIL

SET BALL ON UNDISTURBED SOIL TO PREVENT SETTLING

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

MACHINE OR SPADE EDGING, PROVIDE CRISP TRANSITION AT LAWN

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

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

EXISTING GRADE

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

EXTEND STAKES INTO UNDISTURBED SOIL

SET BALL ON UNDISTURBED SOIL TO PREVENT SETTLING

***FOR BOTH CANOPY OR UNDERSTORY STREES**

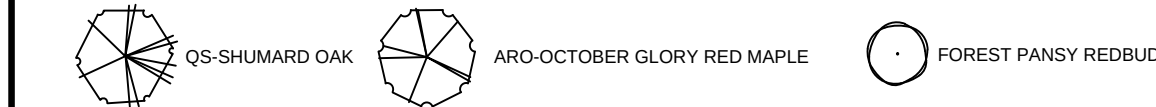
*** TYPICAL TREE INSTALLATION**

SCALE: NTS

1

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

CLASS "A" BUFFER - Plant List								
PLANT LIST - CLASS "A" BUFFER ONLY								
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
CANOPY TREES (CANOPY TREES = 93, INCLUDES TREES USED FOR SCREENING/BUFFERS)								
ARO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	8' MIN.	-	B & B	BUFFER PLANTINGS
QS	4	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	8' MIN.	-	B & B	BUFFER PLANTINGS
UNDERSTORY TREES (UNDERSTORY TREES = 77, INCLUDES TREES USED FOR SCREENING/BUFFERS)								
CCF	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2"	6' MIN.	-	CONTF&B	BUFFER PLANTINGS
1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.								
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.								
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.								



N/F
WILLIAM IRWIN
DB 933 PG 67
PN 05E99009K

N/F
WILLIAM IRWIN
DB 2359 PG 326
PN 05G04051H

RUN OF READY BRANCH IS
PROPERTY LINE. L2-L15 IS
ALONG A REFERENCE LINE
ONLY.

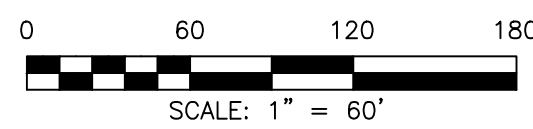
N/F
LINDA MCADAMS
DB 4402 PG 878
PN 05G03053K

PORTION OF
DB 4369 PG 425
PN 05G04051I
REMAINING AREA
10.780 AC±

N/F
ROGER WATKINS
DB 2750 PG 162
PN 05G03052B

N/F
LINWOOD MCLEOD
DB 1059 PG 152
PN 05G04052A

N/F
WILLIAM IRWIN
DB 4911 PG 657
PN 05G04051J



Landscape Notes

GENERAL LANDSCAPE NOTES

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

LANDSCAPING PLAN FOR *CANADY LANDING* CLAYTON, NORTH CAROLINA TOWN OF CLAYTON PROJECT NO. 2018-36-SD

SHEET 6: LANDSCAPING PLAN SHEET 6 OF 7

SURVEYED BY:
TYSON

DRAWN BY:
MIKE

CHECKED BY:
CURK

DRAWING NAME:
BUFFER.DWG

SURVEY DATE:
04-30-18

JOB NO.
522.028

TRUE LINE SURVEYING, P.C.

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

C-1859

NC GRID NORTH NAD 83/2011



NOTE: L16 IS A
TIE LINE ONLY

NC GRID COORDINATES
N 675470.8500
E 2152272.2100

NC GRID COORDINATES
N 674795.9181
E 2152305.5754

DEVELOPER/APPLICANT:

JAMES LIPSCOMB
3407 BARBER MILL ROAD
CLAYTON, NC 27520

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, EROSION
CONTROL, GRADING AND STREET
EXTENSION TO BE SUBMITTED TO
AND APPROVED BY NCDOT AND
JOHNSTON COUNTY UTILITIES OR
TOWN'S ENGINEERING DEPARTMENT
PRIOR TO CONSTRUCTION.

LEGEND	
EXISTING	PROPOSED

50' RIPARIAN
BUFFER

STORMWATER WILL
DISCHARGE INTO
EXISTING LOW

PORTION OF
DB 4369 PG 425
PN 05G04051I
REMAINING AREA
10.780 AC±

EXISTING
CONTOURS

CBU LOCATION

PROPOSED
CONTOURS

(1)-FH
ASSEMBLY

6" WATERLINE

PROPOSED
EOP

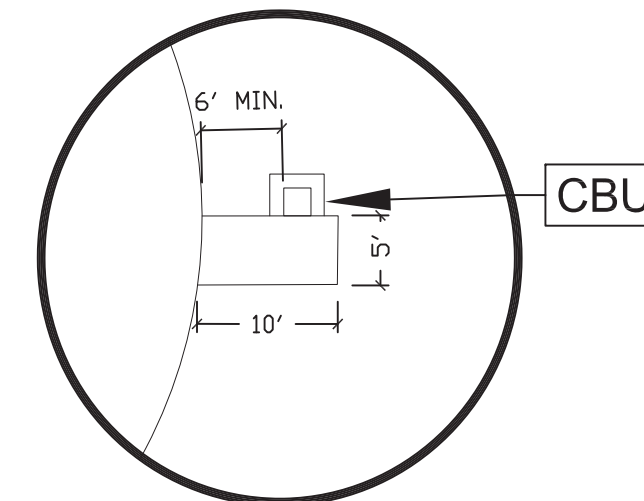
12" EXISTING
WATERLINE

6"x12"
TAPPING
SLEEVE
& VALVE

PRELIMINARY



REVISED
2:06 pm, Jul 17, 2018



CBU PLACEMENT FOR
RESIDENTIAL SUBDIVISION
NOT TO SCALE

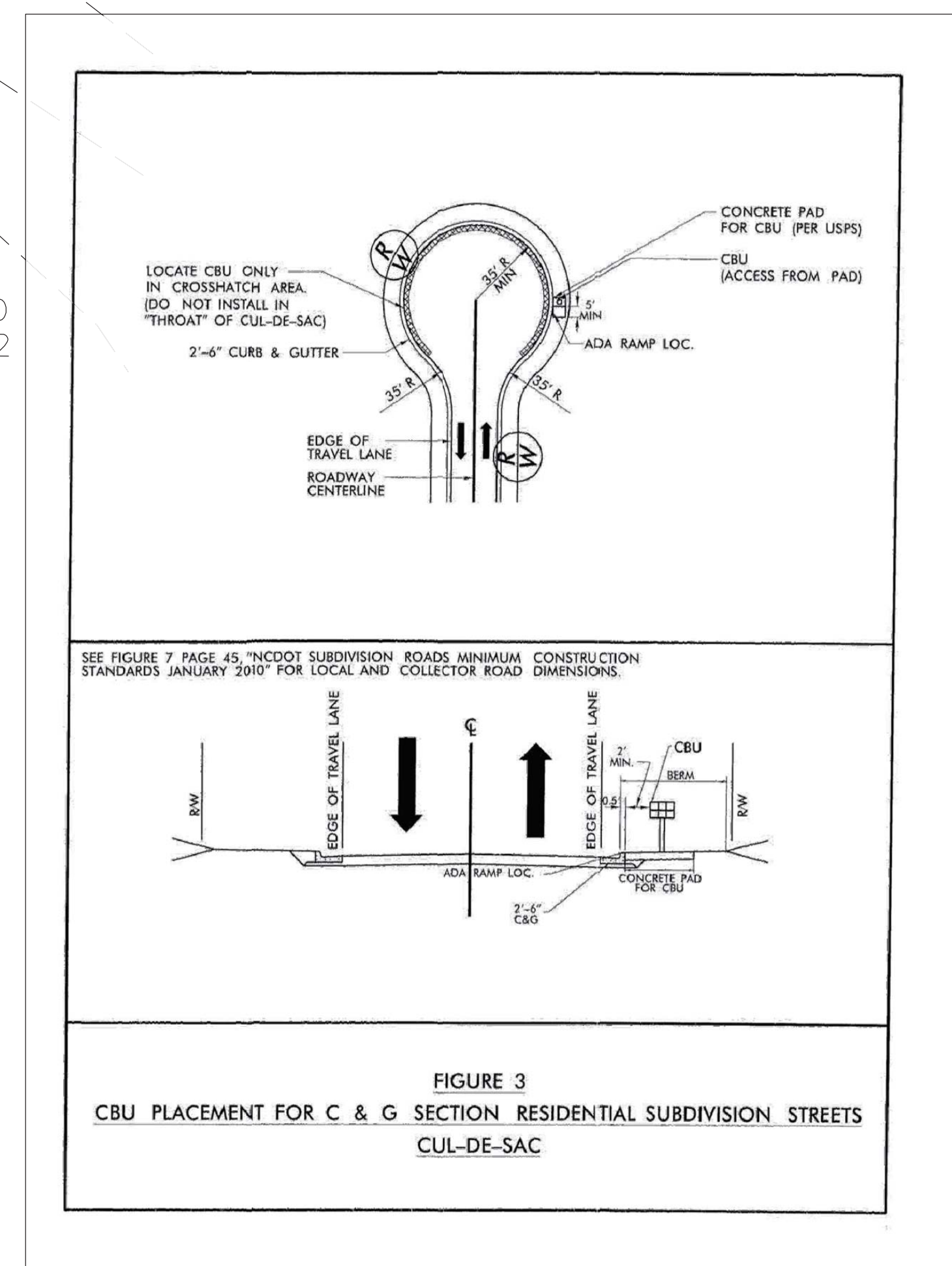
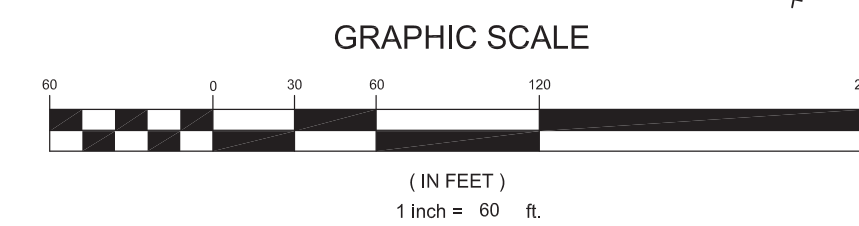


FIGURE 3
CBU PLACEMENT FOR C & G SECTION RESIDENTIAL SUBDIVISION STREETS
CUL-DE-SAC





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
July 23, 2018*

STAFF REPORT

Application Number: 2018-36-SD
Project Name: Canady Landing Major Subdivision

NC PIN / Tag #: 165703-14-7846 / 05G040511
Town Limits/ETJ: ETJ
Overlay: None
Applicant: True Line Surveying
Owner: James Canady Life Estate
Location: Jack Road, west of the intersection of Jack Road and Barber Mill Road

Public Noticing:

- Neighborhood meeting April 10, 2018
- Sign posted July 10, 2018
- Letters mailed August 7, 2018
- Newspaper ad posted August 10, 2018 and August 17, 2018

REQUEST: To develop 12 single-family residential lots on 19.27 acres.

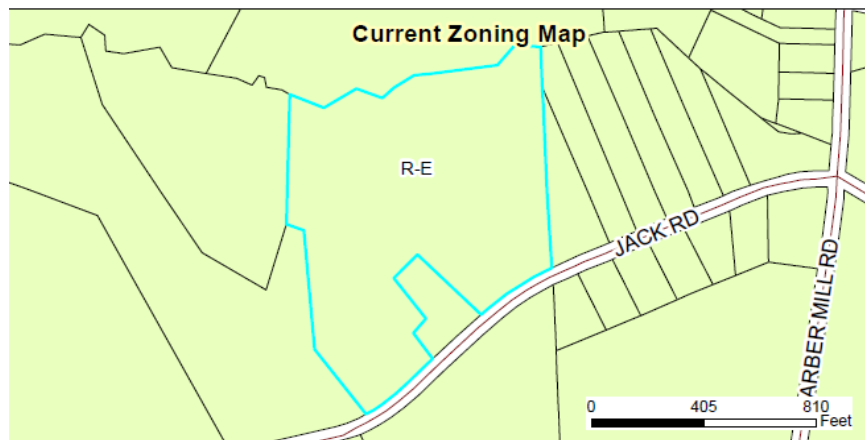


SITE DATA:

Acreage: 19.27 acres (only 8.48 acres to be developed)
Zoning: Residential-Estate (R-E)
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

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

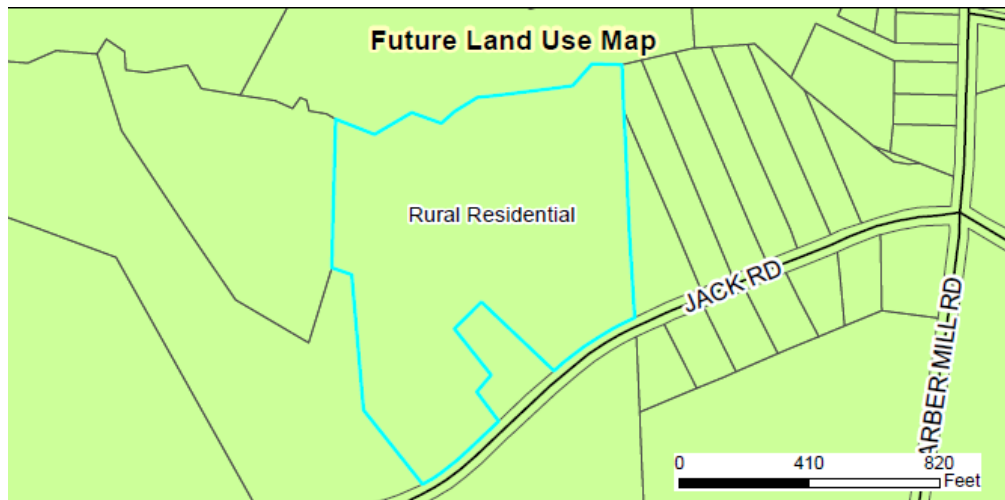
**DEVELOPMENT DATA:**

Proposed Uses: Single-Family Homes (12 lots)
Density/Intensity: 1.4 units per acre
Required Parking: 2 spaces per single family home
Access/Streets: One new access point off Jack Road
Water Provider: Johnston County
Sewer Provider: Private septic
Electric Provider: Duke Energy

STAFF ANALYSIS:

Overview

The applicant is requesting to develop a 12 lot conventional single-family residential subdivision, with a minimum lot size of 25,000 square feet. The total parcel is 19.27 acres in size, but only 8.48 acres of the parcel are proposed to be developed upon. The applicant is proposing a density of 1.4 units per acre, in accordance with the requirements of an R-E subdivision utilizing public water and septic. The development will be accessed off Jack Road, and will end in a cul-de-sac. The applicant is proposing to build the proposed road to NCDOT standards and is not requesting to be annexed into the Town of Clayton.



Consistency with Adopted Plans

- **2040 Comprehensive Plan**
The Future Land Use for this area is designated as Low Density Residential, which accommodates R-E zoned residential developments.
- **Unified Development Code**
The proposed development is generally consistent with the requirements of the Unified Development Code (UDC). The applicant is requesting a waiver from curb & gutter and sidewalks as required within the Unified Development Code.

Compatibility with Surrounding Land Uses

Surrounding uses are single family residential (R-E zoned) or vacant / agricultural land.

Landscaping and Buffering

The applicant is proposing to provide one street tree per lot, as required by Town of Clayton's Unified Development Code. A Class "A" landscape buffer is also required (and provided) along Jack Road. No other landscaping or buffers are required.

Mail Kiosk

A mail kiosk is proposed at the end of Street "A" cul-de-sac. The kiosk will have two parking spaces; one will be handicap in order to meet ADA requirements. The mail kiosk location and design will be further reviewed by Inspections during the review of building permits to ensure it meets NC State Building Code.

Access/Streets

Access to the subdivision is proposed to be off Jack Road. The subdivision will have one internal street (Street "A"), which will be built to NCDOT standards.

Multi-Modal Access

Sidewalks are not proposed as part of the street cross section. The applicant is requesting a waiver from this requirement.

Waivers/Deviations/Variances from Code Requirements

The applicant is requesting the following waivers:

1. Waiver from providing a curb-and-gutter street - §155.601(B)(1).
2. Waiver from providing sidewalks - §155.602(H)(1).

Each of these requested waivers must meet the standards of §155.706(I)(7), which is reproduced below:

(7) Waivers

- a) The Town Council may authorize, in specific situations, waivers to certain requirements of §§ 155.600 through 155.607 if it is clear that adequate provisions for the type and intensity of the proposed use has been or will be provided, and there are special circumstances, such as unique characteristics of the lot and area, or strict interpretation of the requirements render the subdivision of the property not feasible or desirable.
 1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
 2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not generally applicable to other property;
 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this chapter are enforced; and
 4. The purpose of the waiver is not based primarily upon financial consideration.
- b) In granting a waiver, the Town Council may require certain conditions that in its judgment, substantially secure the objectives, standards or requirements of this chapter.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for a 12-lot single-family residential subdivision.
- The applicant is requesting waivers from:
 1. Providing curb-and-gutter streets - §155.601(B)(1)

2. Providing sidewalks - §155.602(H)(1)
 - This preliminary plat is subject to final approval by Town Council.
-

FINDINGS:

The applicant has addressed the Major Subdivision Findings of Fact outlined in UDC Section 155.706.

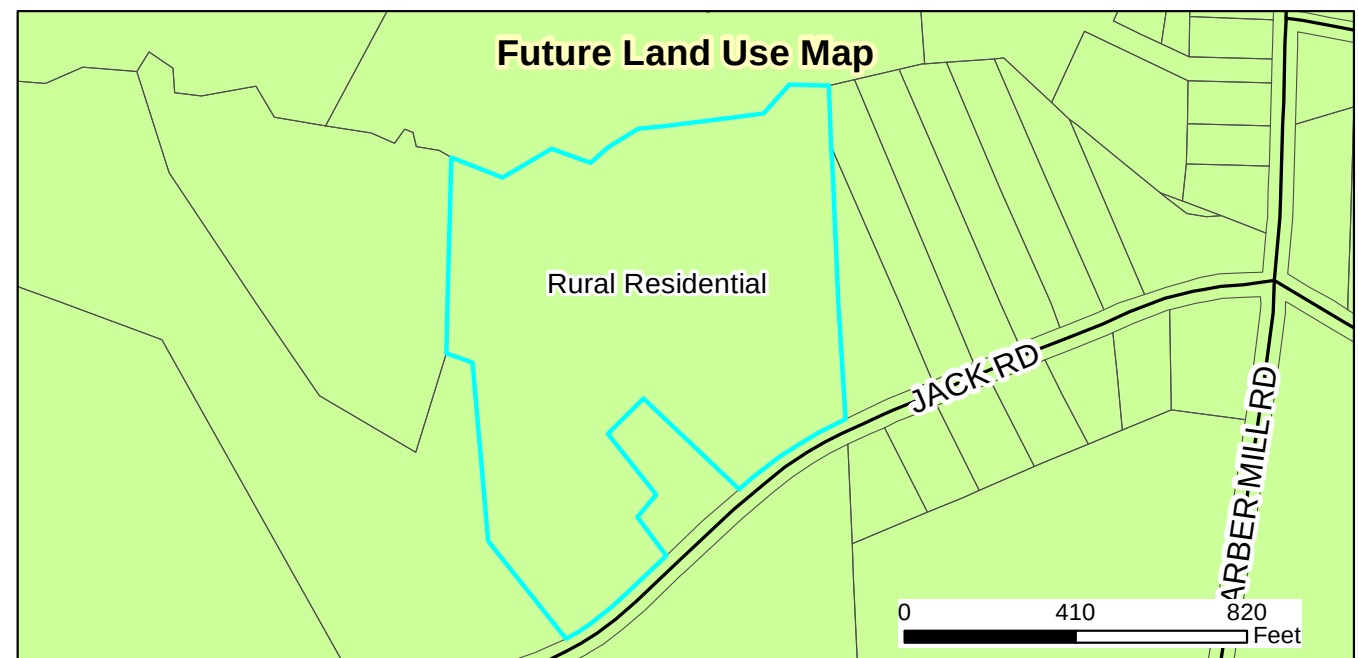
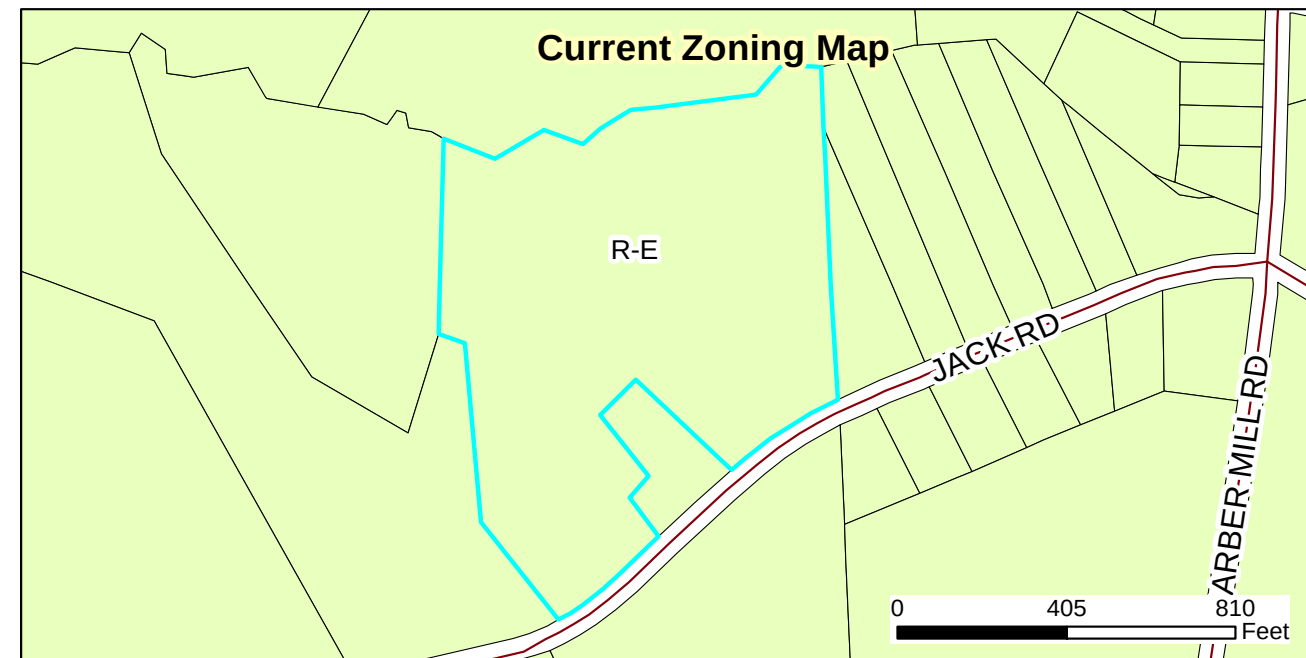
CONDITIONS:

If approved, staff recommends the following Conditions of Approval be applied:

1. Following Board approvals, three copies of the final Preliminary Subdivision Plan (Preliminary Plat) meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval.
 2. 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 §155.706 of the Unified Development Code.
 3. If a waiver from curb and gutter is not granted by Town Council, the street sections shall be developed in accordance with design approval from NCDOT, and the Town's Engineering and Planning departments.
 4. If a waiver from sidewalks is granted by Town Council, fee-in-lieu shall be paid for all sidewalks on both sides of the street prior to plat recordation.
-

ATTACHMENTS:

- 1.) Application
- 2.) Map
- 3.) Neighborhood Meeting Materials
- 4.) Preliminary Subdivision Plan
- 5.) Waiver Request

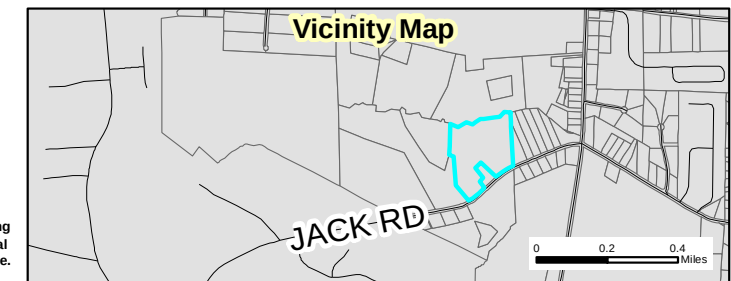


2018-36-SD Canady Landing Major Subdivision
Request: To develop 12 residential lots

Applicant: True Line Surveying
 Property Owners: James Canady N. Life Estate
 Parcel ID: 165703-14-7846



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2018\2018-36-SD Canady Landing Subdivision\Maps\2018-36-SD.mxd



06/27/18
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal
 responsibility for the information represented here.

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
MAJOR SUBDIVISION
2018-36-SD, CANANDY LANDING SUBDIVISION**

On July 23, 2018 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to:

☒ approve the request with the conditions as noted within the staff report.

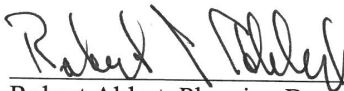
☒ approve the request with the following modified or added conditions:

~~no~~ - Approval of waivers of curb - and - gutter
and sidewalk

☐ deny the request.

Recommendation(s) made this 23rd day of July, 2018 while in regular session.

Signed:


Robert Ahlert, Planning Board Chair

**Town of Clayton
Town Council
Preliminary Subdivision Plat Motion Sheet**

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

- ☐ Approve
- ☐ Deny
- ☐ Approve with Conditions

Preliminary Subdivision Plat Application Number **#2018-36-SD – Canady
Landing Subdivision**

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:



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

New Business

Item Title

Clayton Downtown Development Association – Board Appointments

Presenter

David DeYoung, Economic and Community Development Director

Summary/Description

The Clayton Downtown Development Association (CDDA) is filling three vacancies on the Board. Two of the vacancies were created by non-renewals, and one is a current board member seeking to renew for an additional term. Each of the new members will serve a three-year term ending on June 30, 2021. Staff is recommending that Town Council appoint the following three candidates.

- Alison Kilpatrick (New)
- Neil Stancil (New)
- Kim Lawter (Renewal)

Requested Action

Approval

Additional Documents To Be Included in Agenda Packet

- CDDA Board Applications



ADVISORY BOARD CANDIDATE APPLICATION

The Town of Clayton welcomes and appreciates your interest in serving the Town. This application is designed to gather information to evaluate your qualifications. Candidates may be interviewed prior to appointment.

If requesting consideration for more than one, please submit a separate application for each board.

CHOOSE ONE:

☒ Planning & Zoning Board

☒ Board of Adjustment

☒ Downtown Development Assoc.

☒ Clayton Library Board

☒ Recreation Advisory Committee

☒ Fire Dept. Advisory Board

☒ Public Arts Advisory Board

PLEASE NOTE: In accordance with North Carolina law, this application is a public record and will be disclosed upon request and without notice. If there is any information you do not want released to the public, please do not include it.

Please type or use dark ink.

Name: Alison Mitchiner Kilpatrick

Mailing Address: PO Box 1426 Clayton, NC 27528

Physical HOME Address: 3199-C Barber Mill Rd. Clayton, NC 27520

Phone Number (HOME): — (WORK) (919) 550-0694

FAX Number: — Mobile Number: (919) 561-1153

Email Address: alisonkilpatrick@yahoo.com

*Female ☒ *Male ☐

*Race W

Employer: Clayton Civitan Club

Occupation: Administrative

*This information is voluntary and is requested for the sole purpose of assuring that a cross section of the community is appointed; NC GS 143-157.1.

Residency within the Town limits or ETJ (extra territorial jurisdiction) is required for membership on most Council advisory boards.

Length of residence in Clayton: 40 years

Do you live in the Clayton town limits: Yes ☐ No ☒ ETJ: Yes ☒ No ☐

How did you find out about this board or committee? Facebook ☐ Website ☒ TV ☐

Newspaper ☐ Email ☐ Twitter ☐ Mail ☐ Other _____

Outline your qualifications and why you wish to serve the board/committee you indicated.

I improved success on several boards and committees in the past. I am community oriented, hard working and dedicated to civic service.

State why you would be an asset to this board or committee. I am proactive, confident and communicate well with others. I have the necessary skills to perform adeptly and exceed expectation.

Do you anticipate a conflict of interest if asked to serve as a member on the requested board or committee? No ☒ Yes ☐ If Yes, explain:

PLEASE LIST CURRENT AND PREVIOUS SERVICE TO THE COMMUNITY, CIVIC CLUBS, ETC., ACTIVITY AND ANY SPECIAL TALENTS.

Boards/Committees/Civic	From	To
<u>Kiwanis Club of Clayton</u>	<u>2003</u>	<u>2009</u>
<u>(President 2 terms)</u>		
<u>Archway Foundation</u>	<u>2012</u>	<u>2014</u>
<u>Johnston County Special Olympics</u>	<u>2016</u>	<u>Present</u>
<u>Director of Fundraising - Civitan Club</u>		
<u>Alison Mitchell Kipatrick</u>		<u>May 9, 2018</u>
Signature		Date

- Please do not submit resumes or attachments.
- This application is a **public record**.
- Information in the application will be considered in making appointments.
- Candidates may be interviewed prior to appointment.
- If not initially appointed to serve, this application will remain active until August 1 of the following year.

Applications are to be turned in to the Town Clerk in person (111 East Second Street), by mail (Town of Clayton, PO BOX 879, Clayton, NC 27528) or by email (kmoffett@townofclaytonnc.org)



received 11/4/17
Town Limits

ADVISORY BOARD CANDIDATE APPLICATION

The Town of Clayton welcomes and appreciates your interest in serving the Town. This application is designed to gather information to evaluate your qualifications. Candidates may be interviewed prior to appointment.

If requesting consideration for more than one, please submit a separate application for each board.

CHOOSE ONE:

- | | |
|---|--|
| ☐ Planning & Zoning Board | ☐ Board of Adjustment |
| ☒ Downtown Development Assoc. | ☐ Clayton Library Board |
| ☐ Recreation Advisory Committee | ☐ Fire Dept. Advisory Board |
| ☐ Public Arts Advisory Board | |

PLEASE NOTE: In accordance with North Carolina law, this application is a public record and will be disclosed upon request and without notice. If there is any information you do not want released to the public, please do not include it.

Please type or use dark ink.

Name: NEAL STANCIL

Mailing Address: 219 W BARNES ST. CLAYTON NC 27520

Physical HOME Address: SAME

Phone Number (HOME): _____ (WORK) _____

FAX Number: _____ Mobile Number: 919-819-0543

Email Address: nealstancil@gmail.com

*Female ☐ *Male ☒ *Race WHITE

Employer: PEPSI

Occupation: Sales Manager

*This information is voluntary and is requested for the sole purpose of assuring that a cross section of the community is appointed; NC GS 143-157.1.

Residency within the Town limits or ETJ (extra territorial jurisdiction) is required for membership on most Council advisory boards.

Length of residence in Clayton: 12 YEARS

Do you live in the Clayton town limits: Yes ☒ No ☐ ETJ: Yes ☐ No ☐

How did you find out about this board or committee? Facebook ☐ Website ☐ TV ☐

Newspaper ☐ Email ☐ Twitter ☐ Mail ☐ Other

Outline your qualifications and why you wish to serve the board/committee you indicated.

I HAVE 26 YEARS OF SALES EXPERIENCE DEALING DIRECTLY
WITH THE PUBLIC. I WAS A MEMBER OF THE ORIGINAL DDA
WITH BRUCE NAEGELEN AND LYN AUSTIN DURING THE
FIRST COUPLE OF YEARS.

State why you would be an asset to this board or committee. I ENJOYED
BEING A PART OF THE COMMITTEE AND I NOW HAVE THE TIME
TO INVEST ONCE AGAIN.

Do you anticipate a conflict of interest if asked to serve as a member on the requested board or committee? No ☒ Yes ☐ If Yes, explain:

PLEASE LIST CURRENT AND PREVIOUS SERVICE TO THE COMMUNITY, CIVIC CLUBS, ETC., ACTIVITY AND ANY SPECIAL TALENTS.

Boards/Committees/Civic	From	To
DDA - CLAYTON	2006	2008
_____	_____	_____
_____	_____	_____
_____	_____	_____



Signature

1/4/17

Date

- Please do not submit resumes or attachments.
- This application is a **public record**.
- Information in the application will be considered in making appointments.
- Candidates may be interviewed prior to appointment.
- If not initially appointed to serve, this application will remain active until August 1 of the following year.

Applications are to be turned in to the Town Clerk in person (111 East Second Street), by mail (Town of Clayton, PO BOX 879, Clayton, NC 27528) or by email (knoffett@townofclaytonnc.org)



ADVISORY BOARD CANDIDATE APPLICATION

The Town of Clayton welcomes and appreciates your interest in serving the Town. This application is designed to gather information to evaluate your qualifications. Candidates may be interviewed prior to appointment.

If requesting consideration for more than one, please submit a separate application for each board.

CHOOSE ONE:

- | | |
|---|--|
| ☐ Planning & Zoning Board | ☐ Board of Adjustment |
| ☒ Downtown Development Assoc. | ☐ Clayton Library Board |
| ☐ Recreation Advisory Committee | ☐ Fire Dept. Advisory Board |
| ☐ Public Arts Advisory Board | |

PLEASE NOTE: In accordance with North Carolina law, this application is a public record and will be disclosed upon request and without notice. If there is any information you do not want released to the public, please do not include it.

Please type or use dark ink.

Name: Kim Lawter

Mailing Address: 467 E Second St Clayton NC 27520

Physical HOME Address: _____

Phone Number (HOME): _____ (WORK) _____

FAX Number: _____ Mobile Number: 919-369-2388

Email Address: Kim.Lawter@gmail.com

*Female ☒ *Male ☐

Employer: Greater Cleveland Chamber of Commerce

Occupation: President

*This information is voluntary and is requested for the sole purpose of assuring that a cross section of the community is appointed; NC GS 143-157.1.

Residency within the Town limits or ETJ (extra territorial jurisdiction) is required for membership on most Council advisory boards.

Length of residence in Clayton: forever 😊

Do you live in the Clayton? Corporate Limits: Yes ☒ No ☐ ETJ: Yes ☐ No ☐

How did you find out about this board or committee? Facebook ☒ Website ☒ TV ☐

Newspaper ☒ Email ☒ Twitter ☒ Mail ☒ Other ☐ 😊

Outline your qualifications and why you wish to serve the board/committee you indicated.

I Love Clayton

State why you would be an asset to this board or committee.

Because I Love Clayton 😊

Do you anticipate a conflict of interest if asked to serve as a member on the requested board or committee? No ☒ Yes ☐ If Yes, explain:

PLEASE LIST CURRENT AND PREVIOUS SERVICE TO THE COMMUNITY, CIVIC CLUBS, ETC., ACTIVITY AND ANY SPECIAL TALENTS.

Boards/Committees/Civic

From

To

CLDDA

2014

2018

Kir Lauter

Signature

6/30/18

Date

- Please do not submit resumes or attachments.
- This application is a **public record**.
- Information in the application will be considered in making appointments.
- Candidates may be interviewed prior to appointment.
- If not initially appointed to serve, this application will remain active for one year from date of receipt.

Applications are to be turned in to the Town Clerk in person (111 East Second Street), by mail (Town of Clayton, PO BOX 879, Clayton, NC 27528) or by email (kmoftett@townofclaytonnc.org)



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

New Business

Item Title

2018-167-OA Dumpster Amortization Ordinance Amendment

Presenter *(Name & Title)*

Planning Department

Summary/Description

The Planning Department is proposing a dumpster amortization ordinance amendment, in order to require non-conforming service areas to come into compliance with the screening requirements of 155.402(G)(2) of the Unified Development Code by September 4, 2020. An amortization such as this is a process by which nonconforming service areas, as defined the Unified Development Code, must be eliminated or made to conform with the requirements of the current Unified Development Code within a specific period of time.

This amendment would ultimately require all service areas to be fully enclosed by opaque walls, gates, and/or fences at least eight feet in height, and constructed of the same materials as the primary building on site. Additionally, service areas would be required to meet specific location and landscaping requirements as outlined in the Unified Development Code.

Requested Action

Set Public Hearing

Additional Documents To Be Included in Agenda Packet

Meeting Timeline

Set Public Hearing: August 20, 2018

Planning Board Meeting: August 27, 2018

Town Council Hearing: September 4, 2018



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

New Business

Item Title

2018-133-RZ Tew Court Rezoning

Presenter (Name & Title)

Planning Department

Summary/Description

Request to rezone the subject property from Highway Business Special Use District (B-3 SUD) to Highway Business (B-3), in order to remove the Special Use District overlay. The property is located off Tew Court, just west of Gateway Drive and between Kids 'R' Kids Learning Academy and Chiropractic Partners of Clayton. When a property is located within a Special Use District, any proposed use must go through the special use permit process in order to be permitted, even if the use is permitted outright in the underlying zoning district.



Requested Action

Set Public Hearing

Additional Documents To Be Included in Agenda Packet

Application

Meeting Timeline

Set Public Hearing: August 20, 2018

Planning Board Meeting: August 27, 2018

Town Council Hearing: September 4, 2018



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~~ 20.00
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: JERRY W. POUND Acreage of Property: 1.546 Ac
County Tag Number: 05G020022 NC PIN: 165909-16-2635
Address/Location: TEW CT. JUST WEST OF GATEWAY DR NO ADDRESS ASSIGNED
Existing Zoning District: B-3 SUD
Proposed Zoning District: B-3

APPLICANT INFORMATION

Applicant: Aisley J. Gilbert PLS
Mailing Address: 442 1/2 E. MAIN ST. CLAYTON NC 27520
Phone Number: 919-553-5104 Fax: 919-553-3663
Contact Person: Aisley Gilbert
Email Address: aisleygilbert@ymail.com

FOR OFFICE USE ONLY

Date Received: 7/3/18 Amount Paid: \$700 File Number: 2018-133-R2

October 2017

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Jerry Pounds
 Mailing Address: P.O. Box 250
 Phone Number: 919-422-1175 Fax: _____
 Email Address: jerry.pounds@hotmail.com

EXPLANATION OF PROJECT

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

To remove SUD (Special Use District) from zoning

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: <u>6/20/18</u>	✓				
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	✓				
3. Completed application					
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>					
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).					
6. If property to be rezoned is a portion 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.

Same Zoning along To Business
Highway District B-3

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

Allows for flex BUILDING : MAKES Property
more suitable to today's Market

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

Commercial facilities badly needed in Town, hopeful future
USE or USE will benefit town.

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.

Capacity ^{infrastructure} for water : sewer is in place.
Stormwater use to be determined by USE

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

No legal issues by dropping sud

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.

Like Zoning ~~at~~ on all parcels only dropping sud
Same requirement on zoning for all parcels

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.

More facilities to serve public - All access points
have been determined so no traffic changes. Same zoning
as adjacent so no change to values

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.

Alsey Gilhr
Print Name


Signature of Applicant

2/2/18
Date



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

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: Jerry POUNDS Address or PIN #: 16 5909-16-2635
TP. NO. 056020022

AGENT/APPLICANT INFORMATION:

Alsey J. Gilbert PLS 442 1/2 E. Main St.
(Name - type, print clearly) (Address)
Clayton NC 27520
(City, State, Zip)

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests below*):

Alsey J. GILBERT

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:

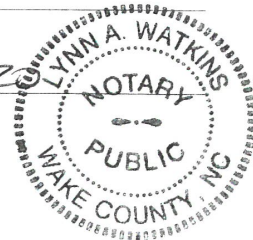
Jerry Pounds P.O. Box 250
(Name - type, print clearly) (Address)
W. Jerry Pounds Clayton NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Lynn A Watkins, a Notary Public for the above State and County, this
the 2 day of July, 20 18.

SEAL

Notary Public
My Commission
Expires: 12-7-2021





Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

New Business

Item Title

2018-156-RZ Avalon Center Rezoning

Presenter (Name & Title)

Planning Department

Summary/Description

Request to rezone the subject property from Highway Business (B-3) to Industrial-Light (I-1). The property is the site of the Nick's Flippin Kids (formerly the Ashley Furniture Building), and is located off US HWY 70 BUS W, just north of Hardee Lane.



Requested Action

Set Public Hearing

Additional Documents To Be Included in Agenda Packet

Application

Meeting Timeline

Set Public Hearing: August 20, 2018

Planning Board Meeting: August 27, 2018

Town Council Hearing: September 4, 2018



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: Avalon Center Rezoning Acreage of Property: 8.07
County Tag Number: 05104017 NC PIN: 166800-84-0769
Address/Location: 9257 US HWY 70 W BUS, CLAYTON, NC 27520
Existing Zoning District: B3
Proposed Zoning District: I-1

APPLICANT INFORMATION

Applicant: Michael DeMaria / Teddy Hobbs
Mailing Address: 2500 MEADOWBROOK PKWY STE D, DULUTH, GA 30096
Phone Number: 770-310-3220 / 919-395-1495 Fax: _____
Contact Person: Michael DeMaria Teddy Hobbs
Email Address: michaeld@primetimeleasing.com Teddy @ Phoenixcommercialnc.com

FOR OFFICE USE ONLY

Date Received: October 31 2018 Amount Paid: \$700 File Number: 2018-156-R2
October 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Michael DeMaria

Mailing Address: 2500 MEADOWBROOK PKWY STE D, DULUTH, GA 30096

Phone Number: 770-310-3220

Fax:

Email Address: michaelde@primetimeleasing.com

EXPLANATION OF PROJECT

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

Rezoning this property from B-3 to I-1 would make the building more suitable to tenants who typically lease warehouse

space in this area of the market. Current zoning is restrictive to industrial type uses which are more active in today's market.

This building is an industrial facility and I-1 is the most suitable zoning to allow for a wider variety of users.

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: _____		N/A			
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 portion of a parcel: - Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.) - Plat showing property to be rezoned, matching legal description.		✓			
7. Adjacent property owners list	✓				
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	✓				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	✓				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

This consistent the Town's adopted plans as this building will help meet the demands of the town's rise in the Town's demand for industrial space.

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

Currently the property is zoned B-3. The rezoning to I-1 would make it more suitable to meet the demands of light industrial users looking for space to lease. The building is a tilt up concrete industrial facility with 29 ft clear height, which is suitable for I-1 uses.

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

I-1 zoning will certainly improve the balance of uses and absolutely meet the demands currently in the Town.

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.

The property is located in Town of Clayton and there is adequate public water and sewer on site to sustain I-1 uses. There is also adequate storm water retention pond in rear for proposed uses that lie in I-1.

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

Yes, zoning is not going to be changed for situational purposes. This is not spot zoning as this is an industrial facility that was built to service and house industrial type uses.

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.

Correct. The neighborhood and overall public will benefit as this will allow the building to serve warehouse and light industrial users so the building may serve its purpose of housing warehouse and industrial uses.

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.

Correct. This will benefit the Town of Clayton as a whole, as I-1 zoning will bring in high paying jobs and provide an opportunity for light industrial businesses who would like to plant their business in Clayton, NC.

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.

Edward (Teddy) Hobbs
Print Name

Teddy Hobbs
Signature of Applicant

7/31/18
Date



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

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed.

Project Name: Avalon Address or PIN #: 9257 US HWY 70 BUS W CLAYTON

AGENT/APPLICANT INFORMATION:

Teddy Hobbs 309 W Millbrook RD #141
(Name - type, print clearly) (Address)
Raleigh, NC 27607
(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):

Rezone Building

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.

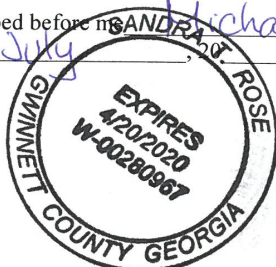
OWNER AUTHORIZATION:

Michael DeMaria 2500 Meadowbrook pkwy ste B
(Name - type, print clearly) (Address)
Duluth, GA 30096
(Owner's Signature) (City, State, Zip)

STATE OF Georgia
COUNTY OF Gwinnett

Sworn and subscribed before me Michael DeMaria, a Notary Public for the above State and County, this the 5 day of July.

SEAL



Sandra J. Rose
Notary Public

My Commission Expires: 4.20.20

January 2018

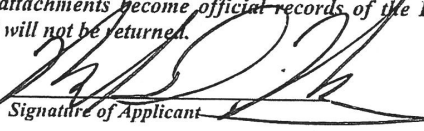
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I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to amend the Zoning Ordinance and change the Official Zoning Map of the Town of Clayton as requested. I hereby certify that I have full legal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

Print Name

Michael DeMars

Signature of Applicant



Date

7/27/18



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

New Business

Item Title

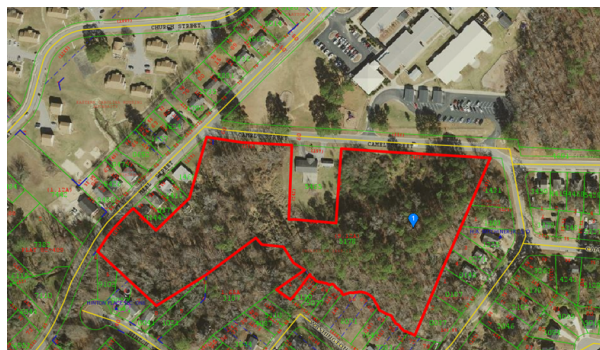
2018-59-SD Camel Street Townhomes Preliminary Plat (Major Subdivision)

Presenter *(Name & Title)*

Planning Department

Summary/Description

Preliminary Plat (major subdivision) request to develop 66 townhome lots on a 7.48 acres of the subject property, which is 8.98 acres in total size. The property is zoned Residential-8 (R-8) and is located off Camel Street, directly across the street from Cooper Elementary School and just west of Mitchiner Hills Subdivision. Sidewalk is proposed along Camel Street and a total of 132 shared parking spaces are proposed to serve the townhome units. This request is running concurrently with Special Use Permit application 2018-61-SUP to allow the use of townhomes on the subject property.



Requested Action

Set Public Hearing

Additional Documents To Be Included in Agenda Packet



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

New Business

Item Title

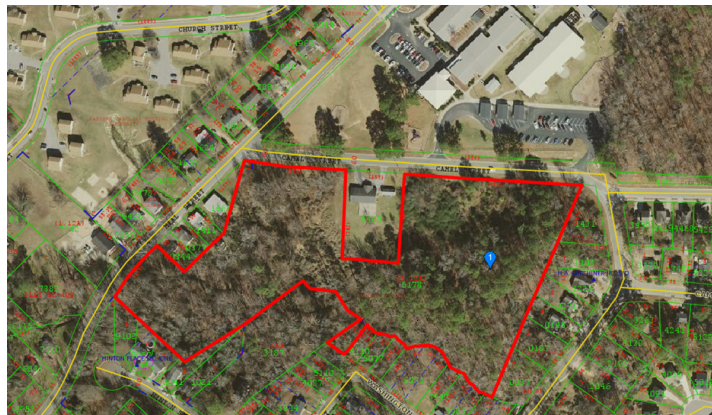
2018-61-SUP Camel Street Townhomes Special Use Permit

Presenter *(Name & Title)*

Planning Department

Summary/Description

Request for issuance of a Special Use Permit to allow the use of townhomes on 7.48 acres of the subject property. Per UDC requirements, the use of townhomes requires issuance of a Special Use Permit by Town Council in order to be permitted in this zoning district. The property is zoned Residential-8 (R-8). Preliminary Plat (major subdivision) application 2018-59-SD is running concurrently with this request to develop 66 townhome units on the property.



Requested Action

Set Public Hearing

Additional Documents To Be Included in Agenda Packet

Click or tap here to enter text.



Town Council Agenda Cover Sheet

Meeting Date

August 20 2018

Agenda Location

New Business

Item Title

Amendment to the Comprehensive List of Fees & Charges

Presenter

Ann Game – Utilities & Billing Director

Summary/Description

Effective October 1, 2018 Johnston County will be increasing the sewer high strength surcharge. I am requesting that this be passed along thru a rate increase; which only impacts commercial & industrial accounts.

Requested Action

Set a Public Hearing for Sept. 4, 2018

Additional Documents To Be Included in Agenda Packet

Click or tap here to enter text.

TAXES & FEES				
Town of Clayton Tax Rate	\$0.58 / \$100 valuation of property	Vehicle Fee (pursuant to NCGS 20-97 (b1)		\$30 / vehicle
Claytex Fire District Tax Rate	\$0.1175 / \$100 valuation of property			
DOCUMENT / COPY / ADMINISTRATIVE FEES				
Copying up to 11"x17" (black & white)	\$0.10 / sheet	Paper Copy of Agenda	\$10 (annually)	Email free.
Town meeting(s) audio or documents	\$1.50 / storage device provided	Filing Fee for Office of Council Member	\$5	
Certified copy of Town records	In accordance with NCGS 161-10(9)	Filing Fee for Office of Mayor	\$10	
CEMETERY FEES				
Lot Purchase - including footstone	\$1,000	Cremains Interment - Monday through Saturday	\$450	
Interment - Monday through Saturday	\$900	Cremains Interment - Sundays and Holidays*	\$900	
Interment - Sundays and Holidays*	\$1,200	* Excludes Christmas Day, Thanksgiving Day, New Year's Day		
Footstone Marker and Installation	\$100	and Good Friday		
CUSTOMER DEPOSITS				
Residential Electric	\$250 / \$800 (high risk)	Non-residential Electric	2.5 times average bill for location or comparable use.	
Residential Water	\$50 / \$120 (high risk)	Non-residential Water	2.5 times average bill for location or comparable use.	
Residential Sewer	\$50 / \$120 (high risk)	Non-residential Sewer	2.5 times average bill for location or comparable use.	
Residential Irrigation	\$50 / \$120 (high risk)	Non-residential Irrigation	2.5 times average bill for location or comparable use.	
CUSTOMER FEES				
Connection Fee	\$25	Late fee for charges unpaid by due date	5%	
Returned Check/Draft Fee	\$25	Meter Tampering Fee	\$300	
Non-Payment Penalty	\$25	Bucket Truck Mobilization Fee	\$500	
SOLID WASTE FEES				
Solid Waste Collection	\$18.07 per month	Extra Garbage Cart	\$3.98 / month	Extra Recycling Cart \$3.01 / month
WATER & SEWER UTILITY RATES				
WATER - Residential - Excluding Riverwood			WATER - Riverwood Only	
Monthly Base Charges:	In Town	Out of Town	Monthly Base Charges:	
0 - 15,000 gallons	\$15.00	\$30.00	3/4 to 1 inch meter	\$15.00
15,001 - 100,000 gallons	\$15.43	\$30.89	1 1/2 inch meter	\$30.70
100,001 - 250,000 gallons	\$20.71	\$61.43	2 inch meter	\$40.70
> 250,000 gallons	\$41.07	\$122.51	3 inch meter	\$60.70
Monthly AMI Charge (per water meter):	\$2.00	\$2.00	4 inch meter	\$100.70
Monthly Commodity Charges (per 1,000 gallons):			Monthly AMI Charge (per water meter):	\$2.00
0 - 100,000 gallons	\$4.62	\$6.61	Monthly Commodity Charge (per 1,000 gallons):	
> 100,000 gallons	\$3.66	\$5.58	All gallons of consumption	\$4.77
WATER - Irrigation - Residential			WATER - Irrigation - Non-Residential	
Monthly Base Charges:	In Town	Out of Town	Monthly Base Charges	In Town Out of Town
Monthly AMI Charge (per water meter):	\$2.00	\$2.00	Monthly AMI Charge (per water meter):	\$15.00 \$30.00
Monthly Commodity Charges (per 1,000 gallons):			Monthly AMI Charge (per water meter):	\$2.00 \$2.00
0 - 8,999 gallons	\$4.60	\$4.60	Monthly Commodity Charges (per 1,000 gallons):	
9,000 19,999 gallons	\$5.74	\$5.74	0 - 11,000 gallons	\$4.60 \$4.60
> 20,000 gallons	\$7.06	\$7.06	12,000 - 23,999 gallons	\$6.35 \$6.35
			> 24,000 gallons	\$7.59 \$7.59
SEWER - In Town			SEWER - Out of Town	
Monthly Base Charges:			Monthly Base Charges:	
0 - 15,000 gallons		\$5.20	0 - 15,000 gallons	\$20.80
15,001 - 100,000 gallons		\$10.40	15,001 - 100,000 gallons	\$41.60
100,001 - 250,000 gallons		\$20.80	100,001 - 250,000 gallons	\$83.20
> 250,000 gallons		\$41.60	> 250,000 gallons	\$166.40
Monthly AMI Charge (per sewer meter):		\$2.00	Monthly AMI Charge (per sewer meter):	\$2.00
Monthly Commodity Charges (per 1,000 gallons):			Monthly Commodity Charges (per 1,000 gallons):	
0 - 100,000 gallons		\$5.71	0 - 100,000 gallons	\$7.66
> 100,000 gallons		\$4.77	> 100,000 gallons	\$6.45
Flat Rate Sewer (No Meter):		\$29.61	Flat Rate Sewer (No Meter):	\$29.61
WATER & SEWER - Bulk				
Monthly Commodity Charges (Water):	\$4.93 / 1,000 gallons			
High Strength Surcharge (Sewer):				
Biochemical Oxygen Demand (BOD)	\$0.305 / pound for concentration in excess of 250 mg/liter			
Total Suspended Solids (TSS)	\$0.125 / pound for concentration in excess of 250 mg/liter			
Ammonia Nitrogen (NH3-N)	\$1.562 / pound for concentration in excess of 20 mg/liter			

ELECTRIC UTILITY RATES					
RESIDENTIAL			INSTITUTIONAL		
Monthly Base Charges:			Monthly Base Charge:		
Single Phase Service			\$12.75		
Three Phase Service			\$16.00		
Monthly Energy Charge:			\$0.11967 / kWh		
Monthly AMI Charge (per electric meter):			\$2.00		
SMALL GENERAL SERVICE			MEDIUM GENERAL SERVICE		
Monthly Base Charges:			\$17.50		
Monthly Energy Charges:			\$30.00		
			\$0.13818 per kWh for the first 750 kWh*		
			\$0.09248 per kWh for the next 2,000 kWh		
			\$0.08100 per kWh for the additional kWh		
Monthly AMI Charge (per electric meter):			\$2.00		
<i>*When the kW of billing demand exceeds 5kW, add into the first block 150 kWh for each additional kW of excess.</i>			Monthly Base Charges:		
			\$30.00		
			Monthly Demand Charges:		
			\$8.41 / kW		
			Monthly Energy Charge:		
			\$0.07827 / kWh		
			Monthly AMI Charge (per electric meter):		
			\$2.00		
LARGE GENERAL SERVICE			COINCIDENT PEAK (CP)		
Monthly Base Charge:			\$100.00		
Monthly Demand Charge:			\$175.00		
CP Demand			\$17.50 / CP kW		
Excess Demand			\$1.50 / kW		
Monthly Energy Charge:			\$18.00 / CP kW		
Monthly AMI Charge (per electric meter):			\$3.50 / kW		
			Monthly Energy Charge:		
			\$0.05472 / kWh		
			Monthly AMI Charge (per electric meter):		
			\$2.00		
TOWN FACILITIES			TIME OF USE		
Monthly Base Charge:			\$10.25		
Monthly Energy Charge:			\$175.00		
Monthly AMI Charge (per electric meter):			\$0.08362 / kWh		
			\$17.27 / kW		
			Monthly Energy Charge:		
			\$0.05778 / kWh		
			Monthly AMI Charge (per electric meter):		
			\$2.00		
AREA LIGHTING					
Monthly Rate Per Lighting Unit:			Monthly Rate Per Pole Type:		
Residential Unit			Wooden		
Small Commercial Unit			Decorative		
Large Commercial Unit			Monthly Energy Charge:		
Underground Charge			\$0.08362 / kWh		
			Monthly AMI Charge (per electric meter):		
			\$2.00		

ELECTRIC DEPARTMENT			
Residential Electric Meter		\$100	Area Light Replacement Fee (per light)
Small Commercial Meter		\$350	Bulb M400/U
Large Commercial Meter		\$500	Bulb M1000/U/BT37
Underground Electric Fee		\$375	Bulb LU400

PUBLIC WORKS					
WATER AND SEWER TAPS AND WATER AND SEWER / ELECTRIC METER FEES					
Meter Size	Base Cost	Street Cut	Concrete Cut	Meter Only	Permit Fee
5/8 Inch Water	\$1,425	\$500	\$500	\$200	N/A
1 Inch Water	\$1,575	\$500	\$500	\$250	N/A
2 Inch Water	\$2,050	\$500	\$500	\$1,050	N/A
4 Inch Sewer	\$1,625	\$500	\$500	N/A	N/A
Irrigation	\$225	\$500	\$500	\$200	\$50
Irrigation Split	\$425	N/A	N/A	N/A	N/A
Relocate Service Line	\$425	N/A	N/A	N/A	N/A
Residential Electric	N/A	N/A	N/A	\$100	N/A
Small Commercial Electric	N/A	N/A	N/A	\$350	N/A
Large Commercial Electric	N/A	N/A	N/A	\$500	N/A
SYSTEM DEVELOPMENT FEES					
Meter Size	Water	Sewer	Total		
5/8 Inch	\$1,793	\$3,260	\$5,053		
3/4 Inch	\$2,690	\$4,890	\$7,580		
1 Inch	\$4,483	\$8,150	\$12,633		
1.5 Inch	\$8,965	\$16,300	\$25,265		
2 Inch	\$14,344	\$26,080	\$40,424		
NUTRIENT OFFSET FEES					
4 Inch Tap	\$400	> 4 Inch Tap	\$0.004 / gallon of annual wastewater capacity		

PLANNING DEPARTMENT			
DEVELOPMENT SUBMITTAL FEES			
Advertising - Newspaper	\$200	Plat, Exempt	\$100
Appeal / Interpretation	\$250	Plat, Final	\$250 + \$5 / lot
Annexation (See Town Clerk)	\$0	Plat, Recombination	\$100
Urban Archery Hunting Permit	\$10	Re-Inspection	\$100
Major Subdivision	\$400 + \$5 / lot	Rezoning	\$500
Minor Subdivision (<5 lots)	\$200 + \$5 / lot	Sign, Master Plan	\$100
Master (Open Space) Subdivision Plan	\$700 + \$5 / acre	Sign, Permanent	\$50 + \$5 / additional sign
Planned Development	\$1,000 + \$5 / acre	Sign, Temporary	\$30
Small Cell Wireless	\$100 ea for first 5 facilities, \$50 ea additional	Site Plan, Administrative Amendment	\$100
Zoning Site Inspection	\$50 first acre, \$20 ea additional	Site Plan, Major	\$500 + \$5 / acre
Zoning Landscape Inspection	\$50 first acre, \$20 ea additional	Site Plan, Minor	\$250 + \$5 / acre
Resubmittal Fee	3rd Submittal 1/2 of Original	Special Use Permit	\$400
Landscape/site plan violation/enforcement	Same as initial inspection	Temporary Use / Special Event	\$100
	type	Tree Removal / Clearing Permit	\$50
Partial release landscape/site improvement bond	Same as initial inspection	Variance Application	\$250 (\$500 after the fact)
	type	Zoning Compliance Permit	\$50
Conditional Use	\$400	Zoning Verification Letter	\$50
COPIES AND MAPS			
Copy < 11" x 17" (Black & White)	\$0.10	Map 24" x 36"	\$20
Copy > 11" x 17" (Black & White)	\$1	Map 36" x 48"	\$30
Copy < 11" x 17" (Color)	\$0.40	General Design Guidelines	\$10
Copy > 11" x 17" (Color)	\$5	Strategic Growth Plan	\$20
Map 18" x 24"	\$10	Unified Development Plan	\$40
CONSULTANT REVIEW FEES			
Tower Review, New Structure, One Related Meeting	\$5,000	Tower Review, Co-Location/Mod/Upgrade	\$1,000
Tower Review, New Structure, Two Related Meetings	\$6,500	Traffic Review	Negotiated
RECREATION AND OPEN SPACE FEES			
Residential Fee (no open space provided)	\$750 / lot	Residential Fee (private open space provided)	\$375 / lot
Multi - Family Fee (no open space provided)	\$700 / unit	Multi - Family (private open space provided)	\$350 / unit

INSPECTIONS DEPARTMENT			
Plan Review Fee - Initial Review	No Charge	Re-Inspection Fees	
Plan Review Fee - Subsequent Reviews (ea)	\$150	First Re-Inspection	\$50
New Dwelling (Single):		Additional Re-Inspection of Same Item	\$100
Up to 1,200 sq. ft.	\$550 / dwelling	Day Care Re-Certification	\$100
> 1,200 sq. ft.	\$550 + \$0.25 / sq. ft.	ABC Permit Form	\$150
Residential - Additions/Remodel:		Expired Permit Reissue	
0 - 400 sq. ft.	\$200	Work Started / Code Changes	Original fee x 50%
> 400 sq. ft.	\$200 + \$0.25/sq. ft.	No Work Started / No Code Changes	\$150
Additional per trade	\$50	Re-Review, Lost Plans / Update	\$150
Multi-Family Dwelling		Service Pole Inspections	
First Unit	\$475	Electrical (\$1 Building if no permit exists)	\$40
Each additional unit	\$175	Update for Permits	
Mobile Homes		Contractor Change (Ord. 2017-09-01)	\$50
Single-Wide (Building Only)	\$175	Service Change Inspections	
Double - Wide (Building Only)	\$200	Conditional Service (Ord. 2017-09-01)	\$75
Triple - Wide (Building Only)	\$225	Building	\$1
Quad - Wide (Building Only)	\$250	Electrical	\$50
Travel Trailers / Campers	\$50	Sign	
Poured Footing Inspection	\$50	Building	\$50
Mechanical Permit Fee	\$50	Electrical	\$50
Electrical Permit Fee	\$50	Swimming Pools	
Plumbing Permit Fee	\$50	Building	\$50
Dwelling Moved On		Electrical	\$50
Fee	\$250	Pedestals	
Trade Fee	\$50	Building	\$1
Residential Accessory Building (12'x12' and over)		Electrical	\$30
Storage Building	\$75	LP Gas Tanks	
Garage / Carport	\$75	Building	\$40
Deck / Porch/ Gazebo	\$50	Electrical	\$35
Additional trade	\$50	Replace Roof of Existing House or Mobile Home	
Trade Inspections		Per Building	\$50
Building, Electrical, Plumbing and Mechanical	\$50	Tents (Per Building over 240 sq. ft.)	\$50
Farm Storage Buildings		ATM	Commercial Rate
Livestock Production Buildings	\$40	Reconnect Power	
Bulk Tobacco Barns		Building	\$1
Building, Electrical, Plumbing and Mechanical	\$1	Electrical	\$50
Electrical Permit Fee	\$25	Connect County Water / Sewer	
Permit Fee for Commercial Buildings (Based on cost per trade)		Building	\$1
\$0 - \$2,500	Trade fee (Minimum \$50)	Electrical	\$30
\$2,501 - \$25,000	\$225	Demolition - Residential	\$50 + asbestos report
\$25,001 - \$50,000	\$550	Demolition - Commercial	\$150
\$50,001 - \$100,000	\$1,000	Sprinkler System	Commercial Rate
\$100,001 - \$200,000	\$1,650	Penalty	
\$200,001 - \$350,000	\$2,850	For work started before proper permitting is obtained, a penalty of one-half the cost of the permit(s) that should have been obtained shall apply. GS 153A-354.	
\$350,001 - \$500,000	\$3,900	Irrigation of New Landscape	\$50
\$500,001 - \$750,000	\$5,250	One Time Extension - Irrigation New Landscape	\$50
\$750,001 - \$1,000,000	\$6,500		
>\$1,000,000	\$6,500 + 0.2% for every dollar over \$1,000,000		

ENGINEERING DEPARTMENT		
REVIEW FEES		
Residential Subdivision (Initial & 2nd submittal)	\$250 + \$10 per lot	Record Drawing / As-Built Review \$200
Residential Re-Review (Per review)	\$100	Record Drawing / As-Built Review Re-Review \$50
Non-Residential (Initial & 2nd submittal)	\$250 + \$25 per acre	Infrastructure Performance Guarantee (non-cash) \$100
Non-Residential Re-Review (Per review)	\$100	Infrastructure Performance Guarantee (cash) No charge
Infrastructure Only (Road/Sewer/Water extension)	\$250 + \$0.25 per linear foot	Infrastructure Performance Guarantee Renew/Change \$50
Alternative Standard Request	\$500 per standard	Landscaping Performance Guarantee \$100
Construction Plan Amendment/revision to approved plans	\$50 + \$5 per sheet	Encroachment Agreement \$50
Pump Station Review - CDs	\$500	Encroachment Agreement (work started/completed) \$75
Pump Station Review - Re-Review	\$250	Water Extension Permit Forms \$100 each
Special Study (Flood, Traffic Calming, etc.)	\$250	Sewer Extension Permit Forms (ETZ, FTSE, etc.) \$100 each
Floodplain MGMT Document Review (LOMR, CLOMR, etc.)	\$100 per form	Wastewater Allocation Requests \$50
INSPECTION FEES		
Public Streets Construction (curb & gutter)	\$1.50 per linear foot	Public Greenways & Sidewalks \$0.50 per linear foot
Public Streets Construction (roadside swales)	\$2.00 per linear foot	Driveways \$50 per driveway
Public Streets Acceptance (punch list + follow up)	\$0.25 per linear foot	Fire Lanes \$100 + \$0.25 per linear foot
Public Streets Acceptance (punch list re-inspection)	\$100 per street	Sanitary Sewer Taps (not performed by Town) \$50 per tap
Water System Extensions	\$0.75 per linear foot	Water Taps (not performed by Town) \$50 per tap
Sanitary Sewer System Extensions	\$0.75 per linear foot	Fee-in-lieu (Infrastructure, etc.) 12.5% of Engineer's Estimate
Public Storm Drainage (outside right-of-way)	\$0.50 per linear foot	
POLICE DEPARTMENT		
Accident Report		\$2
FIRE DEPARTMENT		
Fire Inspection Fees		Miscellaneous
Up to 3,000 sq. ft.	\$40	Hydrant Flow Test \$50
3,001 - 5,000 sq. ft.	\$75	Special Standby Operations
5,001 - 10,000 sq. ft.	\$125	Engine \$100 / hour (one hour minimum)
10,001 - 25,000 sq. ft.	\$375	Personnel \$22.50 / hour (one hour minimum)
25,001 - 50,000 sq. ft.	\$500	Hazmat Emergency Response Charges
50,001 - 100,000 sq. ft.	\$625	Engine, Tanker or Ladder Truck \$250 / hour
100,001 - 500,000 sq. ft.	\$750	Support Vehicles \$50 / hour
Re-Inspection Fees		All Responding Personnel 1.5 x hourly rate of pay
First Re-Inspection	\$45	Materials Used Replacement cost + 10%
Second Reinspection	\$45 + \$20	Materials Damager Replacement cost + 10%
Third Reinspection	\$45 + \$20 + \$20	First False Alarm in Month \$0
Fourth Reinspection, etc.	\$45 + \$20 + \$20 + \$20	Subsequent False Alarms in Month \$100 each
RECREATION DEPARTMENT		
ATHLETICS		
Youth Sports	Resident Fee	Non-Resident Fee
Winter Basketball	\$35	\$70
Spring Baseball	\$35	\$70
Spring Softball	\$35	\$70
Fall Volleyball	\$35	\$70
Fall Softball	\$35	\$70
Spring T-Ball	\$25	\$60
Fall Soccer	\$25	\$60
Adult Sports	Resident Fee	Non-Resident Fee
Adult Softball	\$500/team + \$0/resident	\$500/team + \$25/non-resident
Adult Soccer	\$400/team + \$0/resident	\$400/team + \$25/non-resident
Adult Basketball	\$450/team + \$0/resident	\$450/team + \$25/non-resident
Adult Volleyball	\$300 team + \$0/resident	\$300 team + \$25/non-resident
Adult Flag Football	\$500/team + \$0/resident	\$500/team + \$25/non-resident
PROGRAMS		
Classes	Resident Fee	Non-Resident Fee
Class fees vary according to the type of class, cost of the facility, instructor and number of participants.	Base	Base + \$15
SUMMER PLAYGROUND CAMP		
Registration Fee	Resident Fee	Non-Resident Fee
\$25 / attendee	\$60	\$120
FACILITY RENTALS		
Community Center Gym	Resident Fee	Non-Resident Fee
Full Court	\$65 / hour	\$80 / hour
Half Court	\$35 / hour	\$50 / hour
Scoreboard	\$20 / hour	\$20 / hour
Ballfields	Resident Fee	Non-Resident Fee
Community Park Field #1	\$15 / hour	\$30 / hour
Community Park Field #2	\$15 / hour	\$30 / hour
Community Park Field #3	\$15 / hour	\$30 / hour
Legend Park	\$15 / hour	\$30 / hour
Municipal Park	\$15 / hour	\$30 / hour
East Clayton Community Park Baseball Field	\$25 / hour	\$40 / hour
East Clayton Community Park Soccer Field	\$50 / hour (2 hour minimum)	\$65 / hour (2 hour minimum)
East Clayton Community Park Multipurpose - Full Field	\$30 / hour	\$45 / hour
East Clayton Community Park Multipurpose - Half Field	\$15 / hour	\$30 / hour
Field Rental Add Ons	Resident Fee	Non-Resident Fee
Lights (Community, Municipal and Legend)	\$15 / hour	\$15 / hour
Lights (East Clayton Soccer & Baseball)	\$20 / hour	\$20 / hour
Baseball / Softball Field Prep (All Fields)	\$30 / application	\$30 / application
East Clayton Soccer Field Paint	Included in field rental	Included in field rental

Tournament Field Rentals and Add Ons		
Community Park - Full Day	Resident Fee \$200 / field / day	Non-Resident Fee \$250 / field / day
Community Park - Half Day	\$100 / field / day	\$125 / field / day
East Clayton - Baseball	\$300 / day	\$350 / day
Additional Field Prep	\$30 / field	\$30 / field
Scoreboard	\$25 / field / day	\$25 / field / day
Drying Agents	\$10 / bag	\$10 / bag
Admission Fee to Town	\$50 / day	\$50 / day
Concessions	Only CPRD Allowed	Only CPRD Allowed
Other Vendors (Non-Food)	\$50 / vendor / weekend	\$50 / vendor / weekend
Picnic Shelters		
All Star Park	Resident Fee	Non-Resident Fee
Up to 2 hours	\$15	\$30
Up to 4 hours	\$25	\$50
More than 4 hours	\$75	\$125
Community Park & East Clayton Community Park		
Up to 2 hours	\$20	\$40
Up to 4 hours	\$30	\$60
More than 4 hours	\$100	\$150
Community Center Memberships		
Annual Memberships	Resident Fee	Non-Resident Fee
Individual	\$5	\$100
Middle School Student	\$5	\$65
High School Student	\$5	\$65
Family with Dependents	\$5	\$160
Family with No Dependents	\$5	\$140
Senior Individual	\$5	\$50
Senior Family with No Dependents	\$5	\$75
Monthly Memberships (Non-Resident Only)		
Individual	N/A	\$12
Middle School Student	N/A	\$10
High School Student	N/A	\$10
Family with Dependents	N/A	\$20
Family with No Dependents	N/A	\$15
Senior Individual	N/A	\$10
Senior Family with No Dependents	N/A	\$12
Daily Memberships (Non-Resident Only)		
Individual	N/A	\$6
Middle School Student	N/A	\$6
High School Student	N/A	\$6
Family with Dependents	N/A	\$10
Family with No Dependents	N/A	\$10
Senior Individual	N/A	\$10
Senior Family with No Dependents	N/A	\$6
Lost Cards	\$5	\$5
HOCUTT ELLINGTON MEMORIAL LIBRARY		
Library Cards		
Individual - Annual	Resident Fee \$0	Non-Resident Fee \$25
Individual - Semi-Annual	\$0	\$15
Individual - Quarterly	\$0	\$10
Family - Annual	\$0	\$50
Education Employee (All Johnston County - with ID)	\$0	\$0
Internet Usage		
With Valid Library Card	\$0	\$0
Without Valid Library Card	\$0	\$5 per hour
Library Fees		
Copy Machine or Computer Printouts	\$0.20 per copy	\$0.20 per copy
Lost Book	Replacement Cost	Replacement Cost
Overdue Fines	\$0.25 per day	\$0.25 per day
Library Card Replacement (Unexpired)	\$5	\$5
SPECIAL EVENTS		
Special Event Fees		
Application Review	Resident Fee \$100	Non-Resident Fee \$200
Sanitation Deposit	\$250	\$250
Town Square/Horne Square Rental	\$25 / day	\$50 / day
Street Closure	\$50 / day	\$100 / day
Type III Barricade Rental	\$5 / barricade / day	\$25 + \$5 / barricade / day
Police Detail Fee (3 hour minimum)	\$35 / officer / hour	\$35 / officer / hour + \$100 Admin Fee
Garbage/Recycling Container Rental (minimum of 4)	\$13 / container / day	\$13 / container / day + \$50 Admin Fee
Generating Notice Addresses (one hour minimum)	\$25 / hour	\$50 / hour
Emergency Notification Call / Mass Phone	\$50	\$100
Utility Fees (Water and Electricity)		
Events longer than one day	\$10 / utility	\$20 / utility
NON-DEPARTMENTAL EQUIPMENT USAGE RATES		
Sewer Jetter	\$65 / hour	Dump Truck \$40 / hour
Leaf Machine	\$65 / hour	Ditch Witch Trencher \$40 / hour
Backhoe	\$55 / hour	Asphalt Roller \$40 / hour
Line Truck	\$50 / hour	Riding Mower \$35 / hour
Bucket Truck	\$50 / hour	1/2 Ton Pickup Truck \$25 / hour
Sewer Rodding Machine	\$40 / hour	Air Hammer \$25 / hour
Tractor & Bush Hog	\$40 / hour	Soil Tamp \$25 / hour
Mowing Machine	\$40 / hour	Push Mower \$20 / hour
* Rates for usage of equipment not listed above shall be based on the rates published by FEMA plus 15% for billing, management, and overhead.		