



**The Town Of Clayton
Regular Town Council Meeting Agenda
Monday, March 7, 2016 @ 6:30 PM
Council Chambers**

1. CALL TO ORDER

Pledge of Allegiance and Invocation

- a. Boy Scout Troop #24 who are affiliated with the Civitan Club will be present and will serve as Color Guard and lead the Pledge of Allegiance.

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. Customer Service - Hours of Operation Modification
[Cover - Customer Service Modification to Hours](#)
[Customer Service Count Chart](#)
- b. Warranty and Easement Acceptance - Riverwood Haven Off-Site (Senior Living Facility)
[Memo - Riverwood Haven Off-Site](#)
- c. Draft Minutes
[Cover - Draft Minutes](#)
[February 15, 2016 DRAFT Minutes](#)

POTENTIAL ACTION: Approval of Consent Agenda as Presented

4. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Arbor Day Proclamation
[Cover - Arbor Day Proclamation](#)
[Proclamation - Arbor Day 2016](#)

POTENTIAL ACTION: Approval/Disapproval of Proclamation
- b. Delta Sigma Theta Sorority 5K Race - April 2, 2016
[Cover - Delta Sigma Theta - 5K Race](#)
[Application - 2015-21 - 5KWalk-Run - Delta Sigma Theta](#)
[Map - 2015-21 - 5KWalk-Run - Delta Sigma Theta](#)

5. PUBLIC HEARINGS

- a. 2016-4-ANX Clayton Northside 230KV Substation
[Cover - Clayton Northside 230KV Substation Annexation](#)
[Application - Clayton Northside 230KV Substation](#)
[Map - Clayton Northside 230KV Substation](#)
[Plat - Clayton Northside 230KV Substation](#)
[Legal Description - Clayton Northside 230KV Substation](#)
[Public Notice - Clayton Northside 230KV Substation](#)
[Ordinance - Clayton Northside Substation](#)

POTENTIAL ACTION: Approval/Disapproval of Annexation
- b. 2015-79-RZ Carolina Park Rezoning
[Cover - Carolina Park](#)
[Application - Carolina Park](#)
[Staff Report - Carolina Park](#)
[Map - Carolina Park](#)
[Adjacent Property Owner Letter - Carolina Park](#)
[Neighborhood Meeting - Carolina Park](#)
[Consistency & Reasonable Statement - 2015-79-RZ - Carolina Park](#)
[Public Notice - Carolina Park](#)
[Ordinance - 2015-79-RZ - Carolina Park](#)
[Motion Form - 2015-79-RZ - Carolina Park](#)

POTENTIAL ACTION: Approval/Disapproval of Rezoning
- c. 15-60-01-SD Saint John's Woods Phase 3 Major Subdivision
[Cover - Saint John's Woods Phase 3 Major Subdivision](#)
[Application - Saint John's Woods Phase 3 Major Subdivision](#)
[Staff Report - Saint John's Woods Phase 3 Major Subdivision](#)
[Map - Saint John's Woods Phase 3 Major Subdivision](#)
[Site Plan - Saint John's Woods Phase 3 Major Subdivision](#)
[Neighborhood Meeting - Saint John's Woods Phase 3 Major Subdivision](#)
[Planning Board Rec. - Saint John's Woods Phase 3 Major Subdivision](#)
[Public Notice - Saint John's Woods Phase 3 Major Subdivision](#)
[Fire Marshal Approval of Cul-de-Sac Length - Saint John's Woods](#)
[Approval - Saint John's Woods](#)
[Motion - Saint John's Woods](#)

POTENTIAL ACTION: Approval/Disapproval of Subdivision

6. OLD BUSINESS

- a. Clayton/Raleigh Project - Bid Awards
[Cover - Clayton Raleigh Project Bid Awards](#)
[Budget - Clayton Raleigh Project](#)
[Bid Recommendation Letter - Contract 1 - 16 Inch Force Main](#)

[Bid Tabulation - Contract 1 - 16 Inch Force Main](#)
[Bid Recommendation Letter - Contract 2 - Neuse River Pump Station](#)
[Bid Tabulation - Contract 2 - Neuse River Pump Station](#)
[Resolution - Neuse River Pump Station & 16 Force Main Project](#)

POTENTIAL ACTION: Approval/Disapproval of Resolution
Awarding Bids

- b. Clayton/Johnston County/Raleigh - Sewer Capacity Agreement Amendment

[Cover - Clayton/Johnston County/Raleigh](#)
[Amendment Draft - Clayton/Johnston County/Raleigh](#)

POTENTIAL ACTION: Approval/Disapproval

7. NEW BUSINESS

- a. Budget Amendments

[Fund 300 Budget Amendment - Vinson Road](#)
[Fund 612 Budget Amendment](#)
[General Fund & Special Revenue Fund - PED Connector Budget Amendment](#)

POTENTIAL ACTION: Place on March 21, 2016 Consent Agenda

- b. Potential Refinance Opportunities per Analysis by Davenport & Co.

[Cover - Potential Refinance Opportunities](#)
[Report - Potential Refinance Opportunities](#)

POTENTIAL ACTION: None - Discussion Only

8. STAFF REPORTS

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

9. OTHER BUSINESS

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

10. ADJOURNMENT



**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Consent

Meeting Date:

March 7, 2016

ITEM TITLE:

Customer Service Modification to hours of Operation

DESCRIPTION:

Customer Service Department has tracked customers coming in to the department on Wednesday's between the hours of 5:00PM - 6:00PM. Request for modification to hours of operation due to the lack of customers coming into the office during this time.

POTENTIAL ACTION:

Other

DEPARTMENT:

Customer Service Department

PRESENTER:

Ann Game, Customer Service Director

ITEM HISTORY:

Date:

February 15,
2016

Action Taken:

Report provided by Ann Game, Customer Service Director.
Item placed on March 7, 2016 Consent Agenda.

Information Provided:

Date:

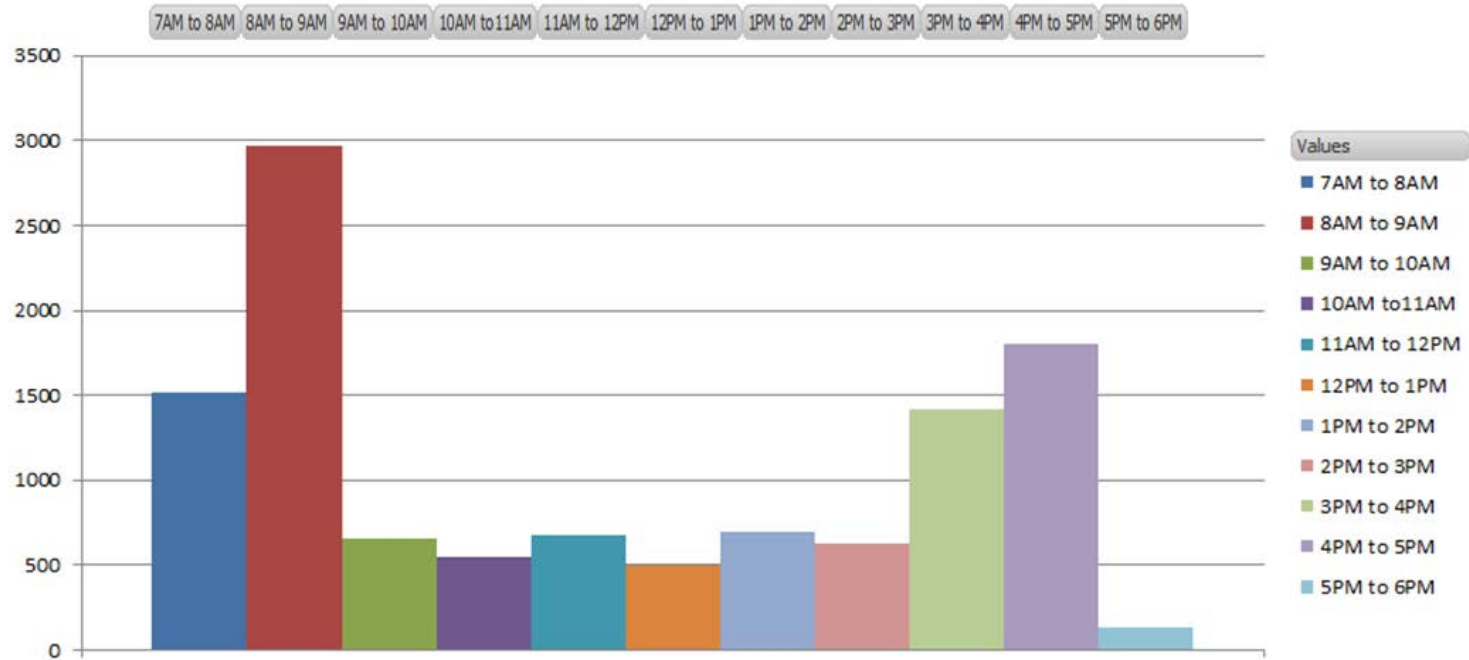
Action Taken:

Information Provided:

CUSTOMER SERVICE COUNTS PER HOUR

[WEDNESDAYS – 2015]

7AM to 8AM	8AM to 9AM	9AM to 10AM	10AM to 11AM	11AM to 12PM	12PM to 1PM	1PM to 2PM	2PM to 3PM	3PM to 4PM	4PM to 5PM	5PM to 6PM
1512	2966	653	548	682	498	699	626	1416	1799	133



TOWN OF CLAYTON OPERATIONS CENTER

"SERVICE"

ELECTRIC SERVICE
(919) 553-1530

VEHICLE MAINTENANCE
(919) 553-1530



"ENVIRONMENT"

PUBLIC WORKS
(919) 553-1530

WATER RECLAMATION
(919) 553-1535

MEMORANDUM

To: Kimberly Moffett, Town Clerk

From: Chris Rowland, Construction Project Administrator 

Copy: Donnie Adams, DC Adams Engineering
David DeYoung, Planning Director

Date: January 8, 2016

Subject: Riverwood Haven Off-Site (Senior Living Facility)

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



**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Consent

Meeting Date:

March 7, 2016

ITEM TITLE:

Draft Minutes

DESCRIPTION:

Draft Minutes from February 15, 2016 Town Council Work Session are presented for your approval.

POTENTIAL ACTION:

DEPARTMENT:

Administration

PRESENTER:

Kimberly A. Moffett

ITEM HISTORY:

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:



**The Town Of Clayton
Town Council Work Session Meeting Minutes
Monday, February 15, 2016 @ 6:30 PM
Council Chambers**

**COUNCIL
PRESENT:**

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

**STAFF
PRESENT:**

Steve Biggs, Town Manager
Nancy Medlin, D/Town Manager
Katherine Ross, Town Attorney
Kimberly Moffett, Town Clerk
Jay McLeod, Planning
Ann Game, Customer Service Director
Dale Medlin, Electric Systems Director
Stacy Beard, Public Information Officer
John Hamlin, A/Public Information Officer

**COUNCIL
ABSENT:**

Council Member Satterfield

1 CALL TO ORDER

- a) Mayor McLeod called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance as well as offering the Invocation.

2 ADJUSTMENT OF THE AGENDA

- a) There was a need to suspend rules as action was requested on Item 7b.

ACTION: Suspend Rules to Take Action

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

3 CONSENT AGENDA

- a) Draft Minutes - January 4, 2016 & February 1, 2016. February 1, 2016 Closed Session.
- b) Certificate of Sufficiency - ANX 2016-4-ANX - Clayton Northside Substation
- c) Resolution Authorizing Closure of Main Street for 2016 DDA Concert Series

ACTION: Approval of Consent Agenda as Presented

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

4 ADMINISTRATIVE ITEMS

- a) Warranty and Easement Acceptance - Riverwood Haven Off-Site (Senior Living Facility)

ACTION: Placed on March 7, 2016 Consent Agenda

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

a) Clayton High School Wrestling Team

Ms. Beard introduced members of the Clayton High School Wrestling Team. All members were presented with a Certificate of Appreciation. Ms. Beard provided background about the team, which had not won a Championship Title in a decade. She further went on to share that for the past two years they have been the Conference Champions and have not lost a conference match in the last two years! There was a large group of support in attendance. The Mayor, Council Members and Town Manager all offered their sincere congratulations as well as their thanks for representing Clayton so well.

b) Introduction of new Town of Clayton Employees

Mr. Medlin introduced two of the newest Electrical Department employees. John Beasley and Rodney Bush are serving as Line Technicians. Both stated they were happy to be part of the town.

Mr. Poelman introduced Adam Powell, who is the newest employee with the Sewer Department. He has been with the Town since January and stated he was very happy to be here. Mayor and Council welcomed all to the Town.

c) Zaxby's Polar Plunge for Special Olympics of North Carolina

Two representatives from Zaxby's were present and shared information regarding this annual event, which is held as fundraiser for the North Carolina Special Olympics. They urged support and attendance of this event which will be held on Saturday, March 5, 2016 at Zaxby's starting at 11:00 a.m. "Freezin for a Reason" is in its 4th year. This is the only event of its kind held in Johnston County. Goal is to raise over \$8,000 and a challenge was made to Clayton Law Enforcement, Fire Department and Council Members. The Mayor offered his thanks to Zaxby's for all their support to the community.

6 PUBLIC HEARINGS

7 ITEMS SCHEDULED FOR THE REGULAR MEETING

a) Customer Service - Modification to Hours of Operation

Ms. Games presented information regarding the hours for the Customer Service Department. Currently the Customer Service Department window remains open until 6:00 p.m. on Wednesdays. Ms. Game provided information regarding hours and customer usage. Figures show very few customers take advantage of this extended hour of service. Based on history and customer usage, it is being requested that this additional time be discontinued and the hours of Customer Service be Monday- Friday 8:00 to 5:00 p.m.

ACTION: Placed on March 7, 2016 Consent Agenda

b) **Downtown Development Advisory Board Recommendations for Appointment**

Mr. McLeod provided names/recommendations for appointment to current vacancies on the Downtown Development Association Advisory Board. Those under consideration are: Betsy Grannis (Term Expiration 12/31/2018) , Kim Lawter (Term Expiration 12/31/2017), Temple Phipps (Term Expiration 12/31/2017), Linda Edwards (Term Expiration 12/31/2018) and Heidi Peach (Term Expiration 12/31/2018).

Mayor Pro Tem Grannis recused himself during vote for Betsy Grannis
Council Member Lawter recused himself during vote for Kim Lawter

ACTION: Approval of Appointment of Betsy Grannis

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

ACTION: Approval of Appointment of Kim Lawter

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

ACTION: Approval of Appointment of Temple Phipps

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

ACTION: Approval of Appointment Linda Edwards

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

ACTION: Approval of Appointment of Heidi Peach

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

c) **Mitchiner Property Lease-Purchase Agreement**

Mr. Biggs provided information regarding this item. This property is located east of Lombard Street and north of Main Street. This is the first of several leases the Town will attempt to obtain and put properties into productive use, to include potential parking opportunities which is crucial to the downtown area. No action was requested. Additional information will be provided to Council when item is ready for final action.

- d) **Annexation Petition 2016-4-ANX - Clayton Northside 230KV Substation - 7.56 acres**

Mr. McLeod presented this item. This property is 7.56 acres and was recently purchased by the Town. All properties purchased by the town will be annexed. This property will be used as the site of the Clayton Northside Substation

ACTION: Set Public Hearing for March 7, 2016

- e) **2015-79-RZ - Carolina Park LLC - Rezoning**

Mr. McLeod presented this item. Applicant is request rezoning at 12965 US 70 Highway. Current zoning is B-3 SUD and request is for B-3. Applicant requests rezoning to help in recruitment of new tenants.

Mr. McLeod stated that the applicant had addressed the Approval Criteria and held the required Neighborhood Meeting.

Both staff and Planning Board recommend approval of the rezoning.

There was discussion regarding clarification of request and reasons for such request. Mr. McLeod stated the SUD can be a hindrance when recruiting new tenants, as it requires them to go through the Special Use Permit process, which can be time consuming. Discussion continued regarding other areas they may be experiencing the same issue. Mr. McLeod stated there were a few and some were already in the application process to remove the SUD.

ACTION: Set Public Hearing for March 7, 2016

- f) **15-60-01-SD - Saint John's Woods Phase 3 - Major Subdivision**

Mr. McLeod presented this item which is Phase III of an existing subdivision. Saint John's Wood is located on Knight's Bridge Drive, which is off Ranch Road south the US 70 Bypass.

The proposed development is on 14.58 acres with proposed construction of 16 lots of which 15 are single family residential units. These properties will mimic Phase II of Saint John's Wood.

Developer will pay fee-in-lieu for recreation fees. Requesting waiver of maximum cul-de-sac length to allow 1900' long cul-de-sac, waiver from requirement for street connectivity, waiver from curb and gutter and wavier from sidewalks.

It was noted that developer is requesting waiver regard street connectivity as a provision of stub out at end of neighborhood is being reserved which would provide future connectivity if adjacent parcel intensifies in use.

Applicant has addressed the Findings of Fact. The proposal is consistent with the Comprehensive Plan and UDC.

Both Staff and Planning Board recommend approval with conditions and waivers as listed in Staff Report.

Mayor Pro Tem Grannis requested confirmation in writing from the Fire Department with regard to approval of requested waiver and length of cul-de-sac.

ACTION: Set Public Hearing for March 7, 2016

8 ITEMS CONTINGENT FOR THE REGULAR MEETING

9 ITEMS FOR DISCUSSION

10 OLD BUSINESS

11 STAFF REPORTS

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

12 OTHER BUSINESS

- a) Informal Discussion & Public Comment

James Lipscomb addressed the Council and stated he was present representing several business on Main Street, t include Wine on Main, Deep River Brewery and a proposed new Martini Bar. He requested Town Council appoint a Task Force to research the ABC rules and how they are administered. Concern is that Clayton may be more restrictive than neighboring municipalities.

There was discussion regarding restrictions currently in place that include the inability to purchase and consume a malt beverage on premise in businesses such as Wine on Main. There is concern about this being prohibitive to current and prospective new businesses.

Mr. Lipscomb requested that this task force include representation from one of the Main Street businesses currently being affected. He also requested that this task force report back with specific information and that this item be included on the upcoming ballot. Mayor McLeod stated he would like task force to include Town Attorney, Planning Department representative, Law Enforcement representative, Mayor Pro Tem Grannis as well as a representative citizen.

- b) Council Comments

13 ADJOURNMENT

- a) With there being nothing further, the meeting was adjourned at 7:20 p.m.

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



**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Introductions & Special Presentations

Meeting Date:

March 7, 2016

ITEM TITLE:

Arbor Day Proclamation

DESCRIPTION:

A ceremony recognizing Arbor Day will be held on Friday, March 18, 2016. This will be a special year since this is the 10th year that Clayton has been named a Tree City USA. Additional details regarding this event will be provided.

POTENTIAL ACTION:

DEPARTMENT:

Planning + Zoning

PRESENTER:

Jay McLeod - Planner

ITEM HISTORY:

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

**TOWN OF CLAYTON
PROCLAMATION
ARBOR DAY**

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for planting trees; and

WHEREAS, the holiday – Arbor Day – was first observed with the planting of more than one million trees; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, when properly selected and tended appropriately, trees increase property values, enhance economic vitality of business districts, provide buffers from traffic and provide a natural playground for people of all ages; and

WHEREAS, the Town of Clayton has been named Tree City, USA for the 10th year in a row and continues to maintain and improve our urban forest by the planting of additional trees to enhance our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

NOW, THEREFORE, LET IT BE PROCLAIMED by the Honorable Mayor and Town Council of the Town of Clayton, North Carolina, that Friday, March 18, 2016, be recognized as “**Arbor Day**” and we urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands. We encourage all citizens to plant trees to promote the well-being of this and future generations.

Duly proclaimed by the Clayton Town Council this 7th day of March 2016, while in regular session.

Jody L. McLeod, Mayor



**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Introductions & Special Presentations

Meeting Date:

March 7, 2016

ITEM TITLE:

Delta Sigma Theta Sorority 5K Race

DESCRIPTION:

Mr. DeYoung will provide additional details regarding this race.

POTENTIAL ACTION:

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:



**Town of Clayton
Planning Department**

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

SPECIAL EVENT PERMIT APPLICATION

Pursuant to Article 7, Section 155.712 of the Unified Development Code, a property owner/business owner within the jurisdiction of the Town (or a duly authorized agent) may apply for a Special Event Permit from the Planning Department. Special Event Permits are valid for a maximum 30 days within a one year time period.

Applications must be accompanied by one (1) copy of a site plan depicting the special event location, an Owner's Consent Form and the \$100.00 application fee (if applicable). All fees are due when the application is submitted.

NOTE: If the event is to be held on public property, approval to use the property must be obtained from Town Council; therefore the application must be submitted 90 days prior to the event.

A special event is a non-routine happening or social activity such as a festival, concert, sporting event, parade, walk or run bringing people together in a defined area on Town property, right of way, or private property. Special events generally require Town services to ensure safety and coordination.

Applications and events are prioritized based on a first come-first served basis and the Town may approve or disapprove an event's requested date based on availability of resources. Events that occur on an annual basis will receive priority the following year.

APPLICANT INFORMATION

Name of Event: 5K Walk/Run

Applicant Name and Title: Evelyn Lane Sanders

Organization: Johnston County Alumnae Chapter, Delta Sigma Theta Sorority, Inc.

Mailing (Billing) Address: PO Box 2216

City: Smithfield

State: NC

Zip Code: 27577

Daytime Phone: 919-279-8076

Cell: 919-279-8076

Email: jcacpresident

Description of Event: 5K Walk/Run to educate the community about family violence and to raise money to support domestic violence and to support domestic violence and family violence organizations in Johnston County.

EVENT INFORMATION

Event Location: Downtown Clayton

Event Address: _____

Date(s) of Event: April 2, 2016

Event Start Time: 9 a.m.

Event End Time: 2:00 p.m.

Will roads need to be closed: ☒ Yes ☐ No

Set Up Begins: 8: a.m.

Clean Up Ends: 3:00 p.m.

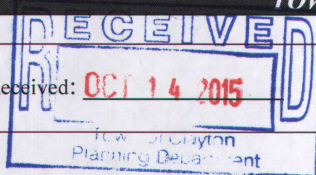
Estimated Attendance: 250

TOWN OF CLAYTON STAFF USE ONLY

Date Received: OCT 14 2015

Amount Paid: 100.00

Permit Number: 2015-21



TENTS & MEMBRANE STRUCTURES

** A **TENT** is a structure, enclosure, or shelter, with or without sidewalls or drops**

To be completed by the applicant:			To be completed by staff: Permit/Inspections Required?	
	Yes	No	Yes	No
1. Will tents be used at the event?	☒	☐		
2. How many tents will be used?	5			
3. What is the size of the tents being used? <i>Please note that tents greater than 240 square feet in size require a building permit and associated inspections.</i>	less than 240 square feet			
4. Are there multiple tents without sidewalls being placed side by side? <i>Please note that 12 feet of separation is required between all tents larger than 700 square feet.</i>	☒	☐		

** A **MEMBRANE** structure is an air-inflated or air supported structure **

To be completed by the applicant:			To be completed by staff: Permit/Inspections Required?	
	Yes	No	Yes	No
1. Will a membrane structure(s) be used at the event?	☐	☒		
2. How many membrane structures will be used?				

POWER SOURCES

To be completed by the applicant:	Yes	No	Staff Notes
1. Will you use electric generators?	☒	☐	
2. Will you use electric power from an existing source?	☒	☐	

PLEASE NOTE: *NO direct wiring to any power source is permitted.*

VOICE/MUSIC AMPLIFICATION

	Yes	No	Staff Notes
1. Are there any musical entertainment features related to your event? (If no, proceed to next section)	☒	☐	
If yes, state the number of bands:	1		
2. Will a temporary stage be utilized?	☐	☒	
If yes, please state the number of stages			
3. Will the event use amplified sound?	☒	☐	
If yes, please list start time and finish time.	Start Time	Finish Time	
	9 a.m. - 2 p.m.		

HAZARDOUS MATERIALS

	Yes	No	Staff Notes
1. Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks? <i>If yes, note that all tanks must be secured in a manner to prevent accidentally being knocked over. All helium tanks not being used shall have their caps in place.</i>	☒	☐	
2. Will there be any portable heaters?	☐	☒	
3. Will there be any deep fat fryers?	☒	☐	
4. Will there be any fireworks, lasers, torches, candles or pyrotechnics? <i>If yes, please contact the Fire Marshall for more 919-553-1520 information.</i>	☐	☒	

ALCOHOL

	Yes	No	Staff Notes								
1. Will alcoholic beverages be served? <i>If yes, an ABC permit is required.</i>	☐	☒									
2. Will alcoholic beverages be sold? <i>If yes, an ABC permit is required.</i>	☐	☒									
3. What type of alcohol will be served?											
<table border="1" style="width: 100%;"> <tr> <td style="width: 25%;">Draft Beer</td> <td style="width: 25%;">Can/Bottle Beer</td> <td style="width: 25%;">Wine</td> <td style="width: 25%;">Liquor</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> </table>	Draft Beer	Can/Bottle Beer	Wine	Liquor	☐	☐	☐	☐			
Draft Beer	Can/Bottle Beer	Wine	Liquor								
☐	☐	☐	☐								
4. Who will be serving the alcohol? <i>Please identify on the site plan the locations within event site where alcohol will be served.</i>											
5. List times that alcohol will be served	Start Time	Finish Time									
6. Copies of the ABC permit should be submitted upon receipt to the Planning Department.											

VENDORS

	Yes	No	Staff Notes												
1. Will the event include mechanical rides, or other similar attractions? <i>Applicants contracting with amusement ride companies are required to provide the Town of Clayton with a certificate of insurance, naming applicant and the Town of Clayton (if applicable) as additional insured on general liability.</i>	☐	☒													
2. Please list/describe rides and attractions:															
3. Does the event have food vendors?	☒	☐													
If yes, check all that apply:															
<table border="1" style="width: 100%;"> <tr> <td style="width: 16.6%;">Served</td> <td style="width: 16.6%;">Sold</td> <td style="width: 16.6%;">Free</td> <td style="width: 16.6%;">Catered</td> <td style="width: 16.6%;">Served Outdoors</td> <td style="width: 16.6%;">Other</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	Served	Sold	Free	Catered	Served Outdoors	Other	☐	☒	☒	☐	☒	☐			
Served	Sold	Free	Catered	Served Outdoors	Other										
☐	☒	☒	☐	☒	☐										
4. If the event includes food concessions and/or cooking areas: <i>Event organizers are required to submit a Temporary Food Event Sponsor form with Johnston County Environmental Health (919-989-5180) at least 14 days prior to the event. A copy of the application must be submitted to the Planning Department at the same time. Fire Code requires a fire extinguisher at each cooking location.</i>	☒	☐													

TOWN SERVICES

The Town of Clayton does not provide amenities such as portable washrooms, sound systems, tables, chairs, tents, canopies or other equipment. The applicant is responsible for arranging and providing services such as solid waste, wastewater, event clean up, traffic control, etc.

TRASH RECEPTICLES/ROLL-OUT CARTS						Yes	No	Staff Notes
1. Does the event require roll-out carts?						☒	☐	
2. What types of trash will be discarded?								
Aluminum Cans	Glass Bottles / Jars	Plastic Bottles / Cups	Paper Cups / Plates	Styrofoam Cups / Plates	Other			
☒	☒	☒	☒	☒	☐			
3. How many trash roll-out carts are needed?						Number		
4. How many recycle roll-out carts are needed?						3		
5. Delivery location?						On site		
6. Date rollout carts are to be delivered/picked up?						Delivered	Picked-up	
PUBLIC PROPERTY CLEAN-UP						Yes	No	Staff Notes
7. Will portable toilets be used during the event?						☒	☐	
8. Date portable toilets will be delivered/and removed?						Delivered	Picked-up	
7 am delivered 3pm picked-up								
9. What is the clean-up plan for the event?								
Chapter Members (50 people will maintain cleanliness throughout the event. Members & Volunteers								
will ensure that the location is in the same condition received.								
Applicants are responsible for cleaning and restoring the site after the event. Please pick up all trash including paper, plastic, bottles, cans and event marketing signs. Any cost incurred by the Town due to the failure of an applicant to clean and/or restore the site following the event will be borne by the applicant. If you believe that no litter will be generated during your event, please state this in your plan.								
SAFETY AND SECURITY						Yes	No	Staff Notes
10. Will security be used during the event?						☒	☐	
11. How many security officers will be used?						2		
12. Please check the type(s) of security that will be used:								
Alcohol Security	Stage Security	Event Area Security	Gate Security	Money Handling Security	Other			
☐	☐	☒	☐	☐	☐			
13. Will overnight security be used?						☐	☒	
14. Date(s) and time(s) security will be on site:						4/2/16 8 am - 2 pm		
Applicant may be required to hire off-duty Town of Clayton police officers to provide security to insure public safety. The Town of Clayton Police Department will determine the number of security personnel required on site.								

SITE PLAN

Provide a detailed Site-Plan sketch of the event. Include maps, outline or diagram of the entire event venue including the names of all streets or areas that are part of the venue and the surrounding area. The plan should include the following information (if applicable):

- Location of the event/activity on the property. Showing adjacent streets/roads and boundaries.
- Location of temporary structures that will be used during the event. Must indicate size of temporary structures, distances between temporary structures and existing buildings.
- Identify how each temporary structure will be used. Example: type of vendor, food preparation, alcohol sales, etc.

- Identify location of all cooking devices and open flames. (Grills only)
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.
- Identify location of any generators and fuel storage.

SITE PLAN SKETCH

(Note: you may sketch site plan here or attach a drawing to the application.)

EVENT BOUNDARY AND ROAD TRAFFIC PLAN

EVENT TYPE					Yes	No	Staff Notes
15. Will the event include use of public streets?					☒	☐	
16. How will the route be utilized?							
Parade	March or Walk	Vehicles Only	Vendors	Foot/Bicycle Race	Other		
☐	☒	☐	☐	☐	☐		
17. How many participants are expected?					Number		
					250		
18. How many floats will participate?					0		
19. How many vehicles will participate?					0		
					Yes	No	
20. Will animals participate in the event?					☐	☒	
21. If yes, please list the types of animals:							
EVENT BOUNDARIES							
<i>Please describe the event boundaries. If event is a road event then include route below. If there is more than one segment to the event, include start and finish times for each segment. (Example: The "GENERIC AWARENESS RUN" may include a 5K, a 10K, and a Fun Run).</i>							

ROAD CLOSURE REQUEST

All road closure requests are reviewed by the Town of Clayton. Approval, denial, or modification of road closure requests is at sole discretion of the Town, including but not limited to the route, placement and number of all barricades, signs and police/volunteer locations. If your event involves road closures, please attach a Route and Traffic Plan. Include the required information (listed below) and any additional information that you believe applies to your event.

ROAD CLOSURE			Staff Notes
1. List the street(s) and times in which street(s) will need to be closed (<i>Please note that NC and US roadways require approval from the North Carolina Department of Transportation</i>):			
Street(s):	Begins	Ends	
2. How many participants are expected?			
Number			
EVENT ROUTE			Staff Notes
<i>DESCRIBE BELOW THE EVENT ROUTE. IF THERE IS MORE THAN ONE SEGMENT TO AN EVENT, INCLUDE START AND FINISH TIMES FOR EACH SEGMENT. (Example: The "GENERIC AWARENESS RUN" may include a 5K, a 10K, and a Fun Run).</i>			

Please note that white temporary water-base paint can be used to mark the route on the street pavement (May be purchased at common hardware stores such as Lowes Home, Home Depot, etc.).

ROAD CLOSURE/DETOUR PLAN

Illustrate a plan to include roads that you are requesting to be closed to vehicular or other traffic for your event. Include all proposed locations for barricades, signs and police/volunteers. Identify the proposed locations for emergency access lanes (Minimum 20' width) throughout the event site. Describe planned arrangements to resolve conflicts with people trying to reach businesses, their own residences, places of worship and public facilities including public transportation.

(Note: you may sketch site plan here or attach a drawing to the application.)

SPECIAL EVENT PROCESSING

The applicant must follow the steps below in chronological order to ensure successful processing of the Special Event request:

1. Request a pre-application meeting with the Planning Department to discuss the scope of the Special Event. If the event is downtown, the meeting must include the Downtown Development Coordinator.
2. Submit a completed application with any important supplemental information.
3. Provide proof of \$1,000,000 General Liability Insurance. Certificate naming Town of Clayton as Additional Insured may be required.

4. Meet with the Special Events Committee to review the request, receive comments and a recommendation of approval for the event.
5. If Special Events Committee approves, a staff request will be made to the Town Clerk in order to be placed on a Town Council agenda if Town services or road closures are necessary.
6. Upon agenda scheduling, applicant will present the Special Event request to Town Council to receive authorization.
7. If the event will utilize Horne Square, a \$250.00 deposit is required following approval.
8. Prior to the Event, a meeting to review the incident action plan (IAP) is required

Upon completion of the steps above, the Planning Department will issue a Special Event Permit approval (with or without Conditions), or notify the applicant in writing that the request is denied.

DO NOT ASSUME, ADVERTISE, OR PROMOTE YOUR EVENT UNTIL YOU HAVE A SIGNED PARADE PERMIT FROM THE TOWN OF CLAYTON POLICE DEPARTMENT. CONFLICTS DO ARISE AND CHANGES TO THE REQUEST MAY BE NECESSARY.

DENIAL OR REVOCATION OF PERMIT

Denial

A Special Event Permit application may be denied if it is found that its granting would not be in the Town of Clayton's or the public's interest. Any applicant denied a permit to utilize Town-owned property for a special event shall receive a written statement outlining the grounds on which the denial is based. The applicant may appeal the denial of the application to the Town Council within fifteen working days of the written denial and the Town Council may take such corrective action as it shall find necessary. The findings and the determination of the Town Council shall be final.

Permit Revocation

The Town may revoke a permit issued pursuant to this section if the applicant or operator of the special event has:

1. Misrepresented or provided false information in the permit application;
2. Violated any provision of the Town of Clayton Unified Development Code or Johnston County Health Department regulations;
3. Violated any law, regulation or ordinance regarding the possession, sale, transportation or consumption of intoxicating beverages or controlled substances; or
4. Operated the special event in such a manner as to create a public nuisance or to constitute a hazard to the public health, safety or welfare, specifically including failure to keep the Town of Clayton owned property clean and free of refuse.

ORGANIZATION INFORMATION

Please complete the following information if the Special event is benefitting an organization or check the box if not applicable: ☐ N/A

Is the Organization a 501(c) 3?

☐ Yes

☐ No

	Yes	No
1. Is the Special Event being held by or for the benefit of an organization?	☒	☐
2. Is the organization a 501(C)3	☒	☐

Briefly describe the purpose of the organization: Harbor provides shelter and support for individual of domestic violence.

Name of Organization: Harbor

Organization Address: PO Box 1903

Smithfield, NC 27577

Organization Contact Name: Cynthia Searle-Rivera

Phone Number: 919-989-9359

Organization Email: www.harbor.org

Federal Identification Number:

USE OF TOWN OWNED PROPERTY

	Yes	No
1. Use policies and procedures obtained and submitted for use of any Town owned property or streets.	☐	☐

APPLICANT'S AFFIDAVIT

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

The undersigned does understand and agree to the rules and regulations that apply to a Special Event Permit.

Applicant's Signature:

Evelyn L Sanders

Date:

10/14/15

NORTH CAROLINA
JOHNSTON COUNTY



INDEMNIFICATION AGREEMENT

I, Evelyn L. Sanders have submitted an application for a Special Event Permit for 5K Walk/Run April 2, 2016 on property owned by the Town of Clayton. As the authorized applicant/authorized representative for the Special Event, I hereby agree to indemnify and hold the Town of Clayton, its officers, agents and employees, harmless from all claims, liabilities, demands, expenses, of any nature or kind, expresses or implied, whether sounding in tort or in contract that may be asserted against the Town, its officials, agents and employees by any person, firm, or corporation, that may arise out of any acts or omissions, active or passive, related to operating an event on the Town's property.

Evelyn L. Sanders
Signature of Applicant & Authorized Representative of Event

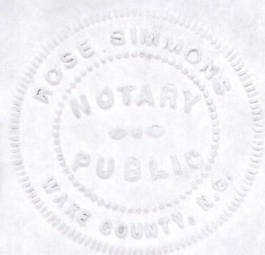
Sworn to (or affirmed) and subscribed before me this the 13th day of October, 2015.

(Official Seal)

Rose Simmons
Official Signature of Notary

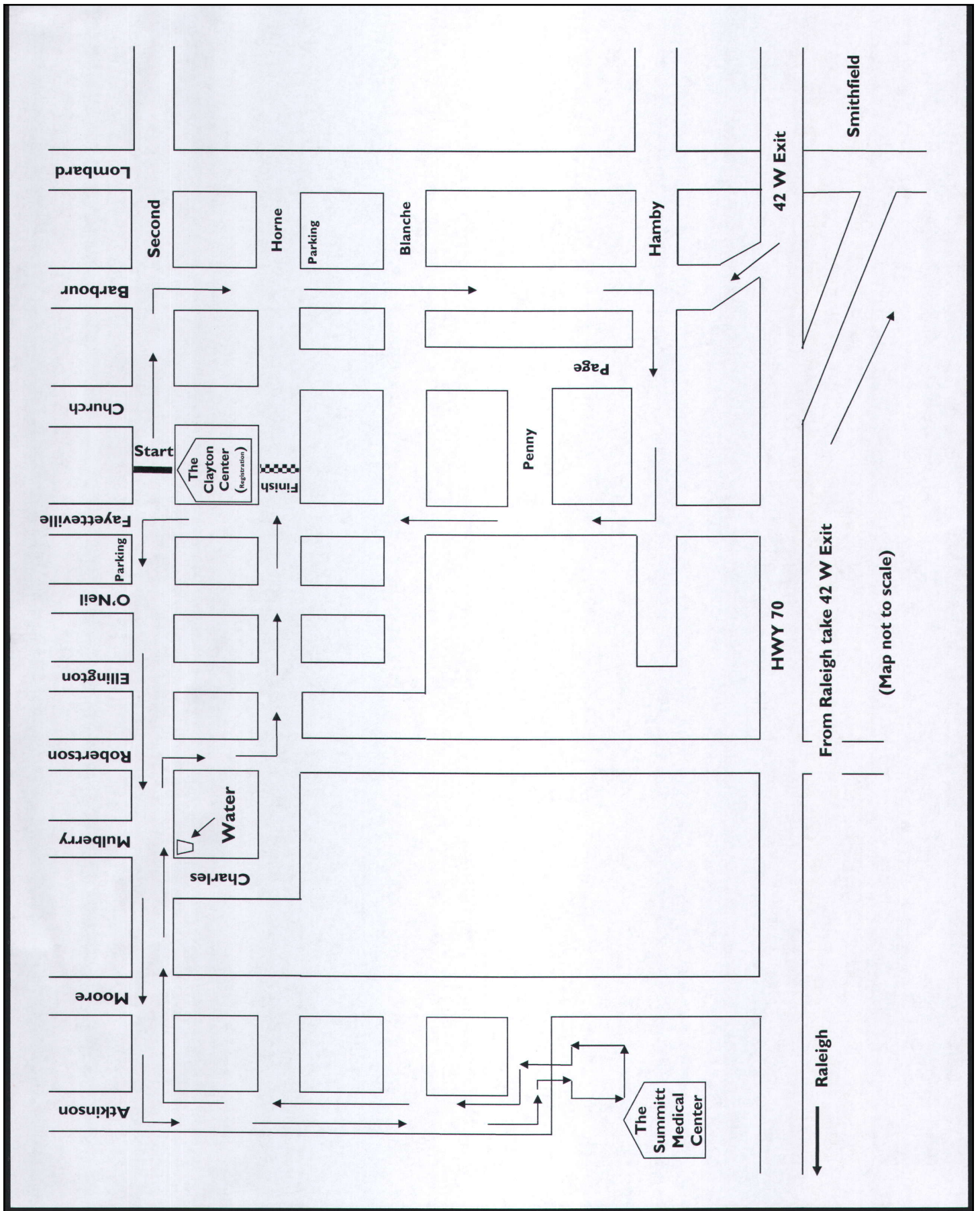
Rose Simmons, Notary Public
Notary's printed or typed name

My commission expires: 6-15-17

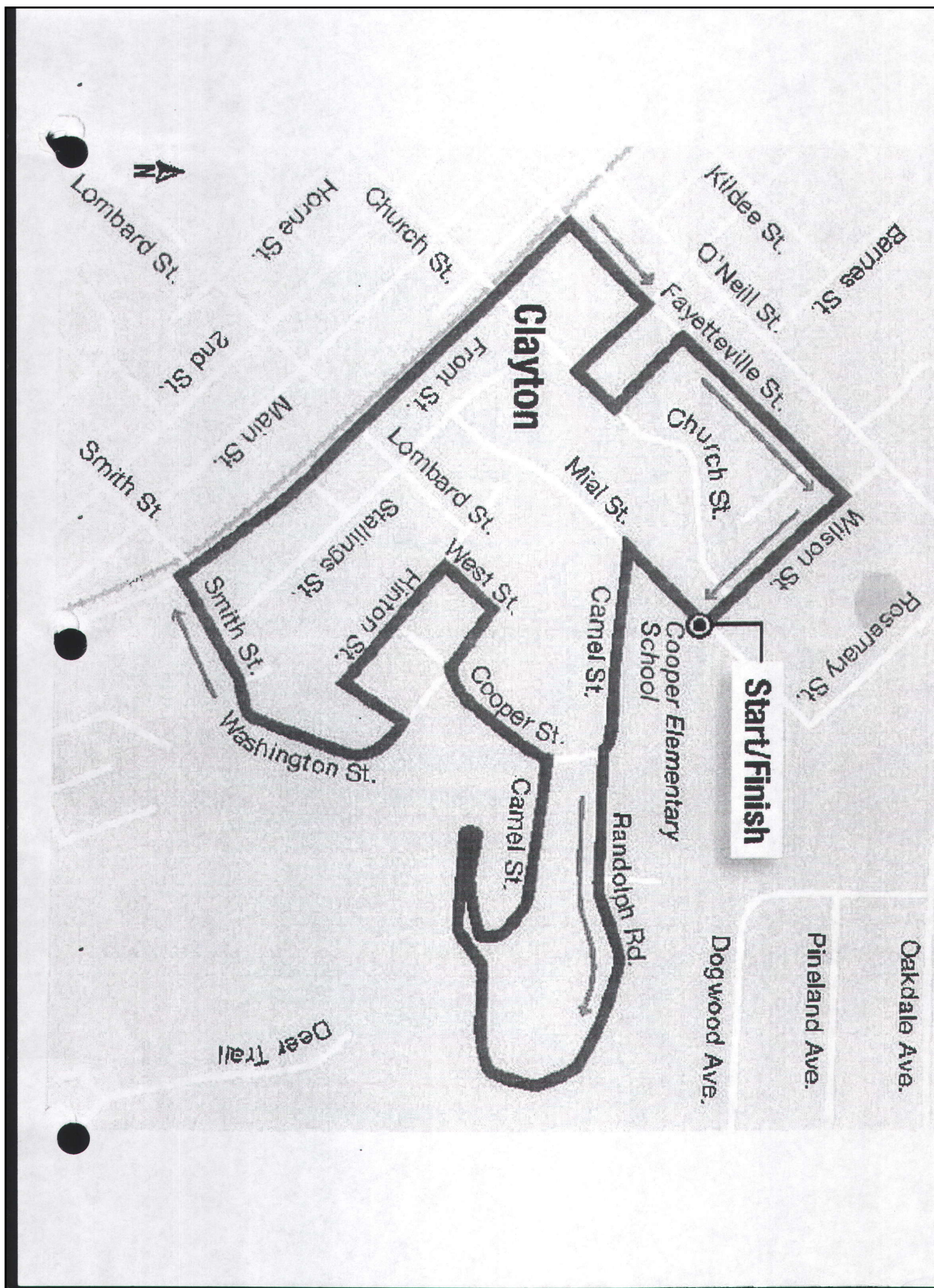


8/26/2013

Page 6 of 6



Run for the Rockets course





**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Public Hearings

Meeting Date:

March 7, 2016

ITEM TITLE:

2016-4-ANX Clayton Northside 230KV Substation

DESCRIPTION:

Consideration for 7.56 acres for Voluntary Contiguous Annexation.

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

February 15,
2016

Action Taken:

Set Public Hearing for March 7, 2016

Information Provided:

Application/Map/Plat/Public Notice

Date:

Action Taken:

Information Provided:



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

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are due by 5pm on the first working day of each month.

Request Information



Contiguous Annexation



Non-Contiguous Annexation

The following items must accompany an annexation petition:

To be completed by the applicant:	Included?	
	Yes	No
1. Petition for Annexation with original signatures	☒	☐
2. A boundary plat of the area to be annexed meeting requirements of the Plat Checklist (included in this application packet).	☒	☐
3. Legal Description (metes and bounds)	☒	☐

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant.

Annexation Plat Submission: After the map and legal description are deemed sufficient by the Town, the applicant is required to submit two (2) Mylar annexation plats to the Planning Department.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton.

Recordation: If the annexation is approved by the Town Council, the Annexation Plats shall be recorded at the appropriate county Register of Deeds.

Petition for Voluntary Annexation Application – Property Information
COMPLETE IF PROPERTY IS OWNED BY INDIVIDUAL (S)

Submittal Date: 1/5/2016

Petition No.: 2016-4 Anx

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

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

*If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign with the petition.

2. The area to be annexed is X contiguous, non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

Total acreage to be annexed:

Existing housing units:

Population of acreage to be annexed:

Existing Zoning District*:

Proposed Town Zoning District*:

Reason for petitioner to annex:

7.56 acres

NA

NA

R-E Residential-Estate

P-F Public Facility

 Receive Town Services

X Other (please specify):

5. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Please Print

Steve Eggo
Signature

Please Print

Signature

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

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

Notary Public

SEAL

My Commission Expires: _____

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 of NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	The following certification must be placed on the map near a border to allow the map to be sealed: Annexation # _____ I, David DeYoung, AICP, Planning Director, Clayton, North Carolina certify this is a true and exact map of annexation adopted the _____ day of _____, _____, by the Town Council. I set my hand and seal to the Town of Clayton, _____. Day/Month/Year _____ David DeYoung AICP
14.	Leave 2 inch by 2 inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.

The property referenced herein does not include the primary residence of Grantor.

EXCISE TAX: \$318.00

Parcel Identifier No.: p/o 05H02200B

Prepared by and mail after recording to: Parker Poe (DTD), 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Brief Description for Index: Plat Book 82, Page 140

NORTH CAROLINA SPECIAL WARRANTY DEED
Without the benefit of title search

THIS DEED made this 18th day of December 2015, by and between

GRANTOR	GRANTEE
W. GATTIS LEE, single P.O. Box 72 Clayton, NC 27520	THE TOWN OF CLAYTON, NORTH CAROLINA , a North Carolina municipality Attn: Steve Biggs, Town Manager P.O. Box 879 Clayton, NC 27528

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple all those certain tracts, lots or parcels of land situated in the Clayton Township, Johnston County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 4381, Page 338, Johnston County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to Grantee in fee simple forever.

Submitted electronically by "Parker Poe Adams & Bernstein LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Johnston County Register of Deeds.

EXHIBIT A**Legal Description**

BEING all of that 7.56-acre tract of land as shown on that plat recorded in Plat Book 82, Page 140, Johnston County Registry;

TOGETHER WITH all other rights, titles, privileges, easements, hereditaments, and appurtenances belonging or appurtenant to the above-described property and any reversions and remainders thereto, including all rights of way, rights of ingress and egress, leases, licenses, development rights, land entitlements and rights in all permits and approvals appurtenant to or benefiting the above-described property; and

TOGETHER WITH all gaps, gores, or strips or parcels of land, if any, lying between the boundary line of the 7.56-acre tract of land described above, and the adjoining tract of land now or formerly owned by Grantee and described in that deed recorded in Book 714, Page 278, Johnston County Registry.

The intent of this instrument is to merge the above-described 7.56-acre tract of land with the adjoining tract of land currently owned by Grantee and described in that deed recorded in Book 714, Page 278, Johnston County Registry, for tax purposes.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

[SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed this Deed as of the day and year first above written with the intention of signing this instrument under seal.

GRANTOR:

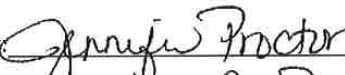
By:  (SEAL)
W. GATTIS LEE

STATE OF NORTH CAROLINA

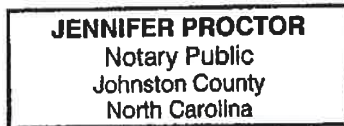
COUNTY OF Johnston

I, a Notary Public, certify that W. GATTIS LEE personally appeared before me this day and acknowledged the signing of the foregoing instrument under seal.

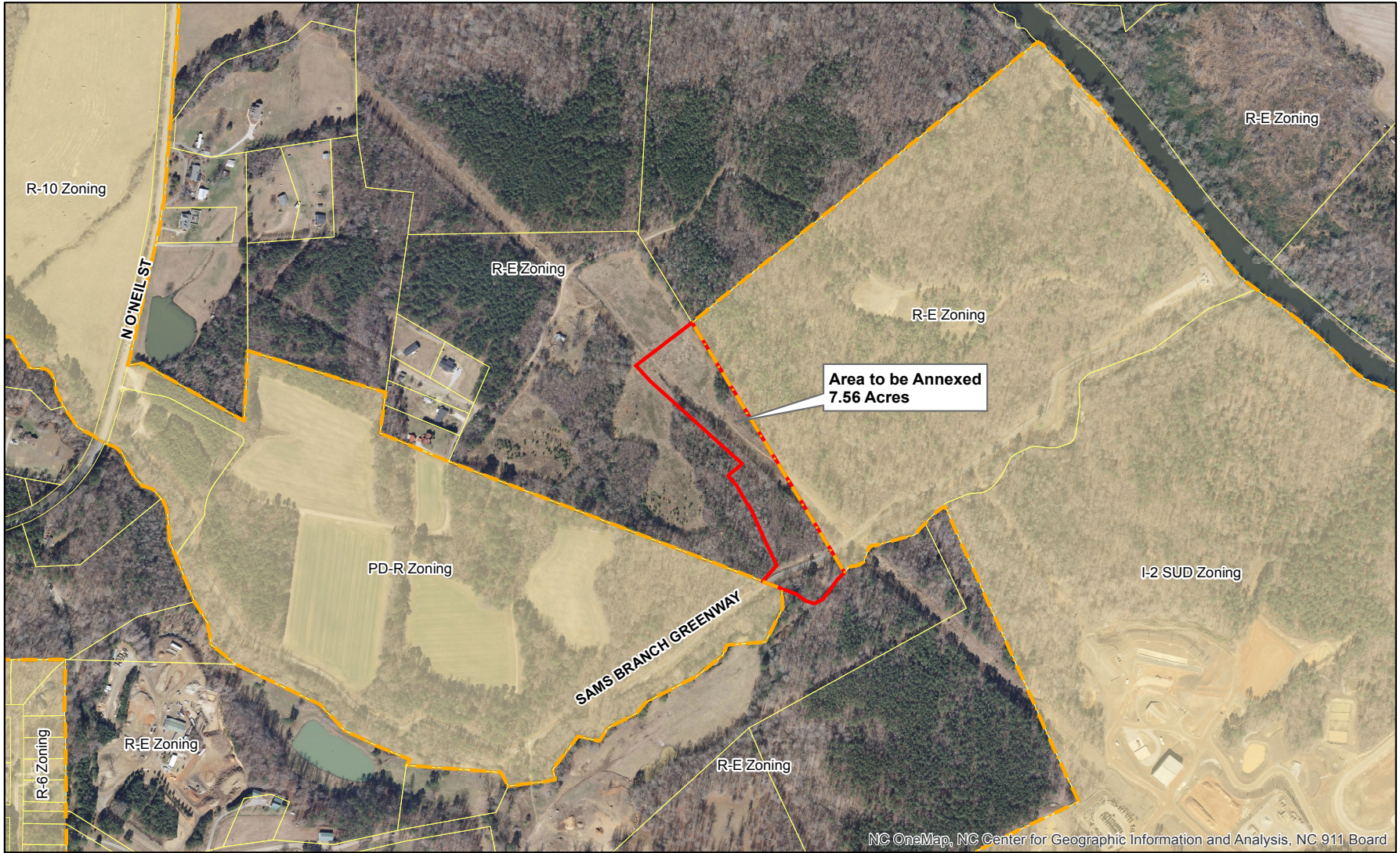
Date: 11/24/15

By: 
Print Name: Jennifer Proctor
Notary Public

[SEAL OR STAMP]



My Commission Expires: 3/1/2020



Legend

- Parcels
- Clayton Town Limits
- Area to be Annexed

Produced by: TOC Planning
January 7, 2016

Annexation Map

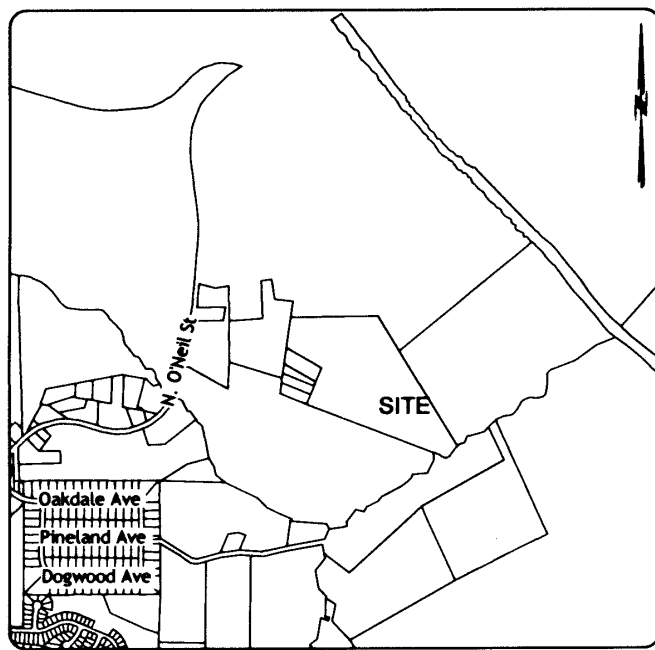
Applicant(s): Town of Clayton
Property Owner(s): Town of Clayton
Parcel Number(s) Portion of 05H02199W
File Number(s): 2016-4-ANX



1 inch = 600 feet



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



VICINITY MAP
N.T.S.

CERTIFICATE REQUIRED ON RECOMBINATION PLATS

THIS PLAT REPRESENTS A RECOMBINATION OF PREVIOUSLY RECORDED PARCELS OF LAND AND DOES NOT CONSTITUTE A SUBDIVISION AS SPECIFIED BY THE NORTH CAROLINA GENERAL STATUTES. APPROVAL FOR RECORDATION BY THE TOWN OF CLAYTON IS GRANTED BY CERTIFICATION BELOW.

12-2-15
DATE
PLANNING DIRECTOR - TOWN OF CLAYTON, NC

REVIEW OFFICER'S CERTIFICATE

John R. Sandulford, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

12/3/2015
DATE
REVIEW OFFICER

JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING ON THIS 3 DAY OF

December 2015 AT 12:36:58 P.M.
Chris Allen BY Anna J. Carter Book 82 page 140
REG. OF DEEDS ASST. REG. OF DEEDS
Deputy

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO. 3720166900J

EFFECTIVE DATE: DECEMBER 2, 2005

10/27/15
DATE
SURVEYOR

SURVEYOR CERTIFICATION

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Books referenced); that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision as calculated exceeds 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

I further certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Witness my original signature, registration number and seal this 27th day of October, 2015.

J. TAYLOR
LAND CONSULTANTS PLLC
5448 Apex Parkway, #165
Apex, NC 27502
License No P-0829
(919) 801-1104



POSITIONAL ACCURACY CERTIFICATION

I, Jeremy Taylor, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: Urban Land Class (A)
- (2) Positional accuracy: 0.10' (H)
- (3) Type of GPS field procedure: Real Time Kinematic - NC Network
- (4) Dates of Survey: October, 2015
- (5) Datum / Epoch: NAD 83 (NSRS2011)
- (6) Published / fixed control used: NC Real Time Network
- (7) Geoid Model: Geoid 12
- (8) Combined grid factor (AVG): 0.999892826
- (9) Units: US Survey Feet

JOHNSTON LAND GROUP, LLC &
CEBCO CONSTRUCTION, INC.
D.B. 3270, PG 888
PIN: 166900-75-1549

LINE	BEARING	DISTANCE
L1	S 47°08'47" W	48.06'
L2	S 37°12'31" W	111.75'
L3	S 62°52'05" W	44.88'
L4	N 71°11'13" W	44.37'
L5	N 50°38'14" W	53.19'
L6	N 36°40'59" W	56.41'

NOTES:

1. All distances shown are horizontal ground measurements in U.S. Survey Feet.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose
3. Areas calculated by CAD software (coordinate geometry).

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF CLAYTON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAT WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

12-2-15
DATE
OWNER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF CLAYTON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAT WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

12-3-15
DATE
OWNER

TOWN OF CLAYTON
D.B. 714, PG 278
PIN: 166900-97-5141

EXISTING AREA: ± 75.00 ACRES (PER DEED)
+ 7.56 ACRES FROM W. GATTIS LEE
NEW AREA: ± 82.56 ACRES

RECOMBINATION PLAT prepared for TOWN OF CLAYTON

Clayton Township
Johnston County
North Carolina

October 27, 2015

OWNERS:

TOWN OF CLAYTON
P.O. BOX 874
CLAYTON, NC 27528
DB 714, PG 278
NC PIN: 166900-97-5141

W. GATTIS LEE
P.O. BOX 72
CLAYTON, NC 27528
DB 4381, PG 338
NC PIN: 166900-75-9720

LEGEND & NOMENCLATURE

- Existing Iron Pipe (unless noted otherwise)
- New 3/4" Iron Pipe
- Concrete Monument Set
- Computed Point
- Deed Book
- Book of Maps
- Page
- Square Feet
- Acres
- Sight Triangle
- Address

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100ft.

REVISIONS

10/12/15 ORIGINAL ISSUE
10/27/15 BOUNDARY REVISION
12/02/15 REVISE TITLE BLOCK

Legal Description

Beginning at a point, said point being an iron rod found at the intersection of Town of Clayton owned Property, Clayton Township, Johnston County as recorded in Deed Book 714 Page 278, Johnston County NC Registry and property owned by W. Gattis Lee, Clayton Township, Johnston County as recorded in Deed Book 3944 Page 847, Johnston County NC Registry. Point further described as having NC Grid Coordinates of Y 696,962.48 X 2,168,254.17. Thence from said point, in a southerly direction a bearing and distance of S 32°25'21" E 1349.82 feet to a point in Sam's Branch. Thence a bearing and distance of S 47°08'47" W 46.06 feet to a point, thence S 37°12'31" W 111.75 feet to a point, thence S 62°52'05" W 44.88 feet to a point, thence N 71°11'13" W 44.37 feet to a point, thence N 50°36'14" W 55.19 feet point, thence N 69°51'51" W 145.66 feet to a point, thence N 39°01'36" E 93.04 feet to a point, thence N 30°38'03" W 121.20 feet to a point, thence N 27°19'32" W 164.69 feet to a point, thence N 36°40'59" W 56.41 feet to a point, thence N 39°41'20" W 76.44 feet to a point, thence N 44°03'13" W 62.03 feet to a point, thence N 43°18'01" E 84.45 feet to a point, thence N 46°41'59" W 634.32 feet to a point, thence N 50°51'02" E 324.88 feet to the **POINT OF BEGINNING** and containing 7.56 acres according to a plat by Jeremy Taylor, PLS, entitled "Recombination Plat for Town of Clayton", dated December 3, 2015 and recorded in Plat Book 82 Page 140, Johnston County Registry.

PUBLIC NOTICE

The Clayton Town Council has called a public hearing at 6:30 PM on Monday, March 7, 2016, at Town Hall, 111 E Second Street, on the question of annexing the following described contiguous property owned by the Town of Clayton:

BEING a portion of Parcel 05H02199W lying and being in Clayton Township, Johnston County, North Carolina and being more particularly described as follows:

The legal description of the property, as found in deed book 4697, pages 849-852, located at the Johnston County Register of Deeds, is as follows:

Beginning at a point, said point being an iron rod found at the intersection of Town of Clayton owned Property, Clayton Township, Johnston County as recorded in Deed Book 714 Page 278, Johnston County NC Registry and property owned by W. Gattis Lee, Clayton Township, Johnston County as recorded in Deed Book 3944 Page 847, Johnston County NC Registry. Point further described as having NC Grid Coordinates of Y 696,962.48 X 2,168,254.17. Thence from said point, in a southerly direction a bearing and distance of S 32°25'21" E 1349.82 feet to a point in Sam's Branch. Thence a bearing and distance of S 47°08'47" W 46.06 feet to a point, thence S 37°12'31" W 111.75 feet to a point, thence S 62°52'05" W 44.88 feet to a point, thence N 71°11'13" W 44.37 feet to a point, thence N 50°36'14" W 55.19 feet point, thence N 69°51'51" W 145.66 feet to a point, thence N 39°01'36" E 93.04 feet to a point, thence N 30°38'03" W 121.20 feet to a point, thence N 27°19'32" W 164.69 feet to a point, thence N 36°40'59" W 56.41 feet to a point, thence N 39°41'20" W 76.44 feet to a point, thence N 44°03'13" W 62.03 feet to a point, thence N 43°18'01" E 84.45 feet to a point, thence N 46°41'59" W 634.32 feet to a point, thence N 50°51'02" E 324.88 feet to the POINT OF BEGINNING and containing 7.56 acres according to a plat by Jeremy Taylor, PLS, entitled "Recombination Plat for Town of Clayton", dated December 3, 2015 and recorded in Plat Book 82 Page 140, Johnston County Registry.

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

Kimberly A. Moffett, CMC
Town Clerk
919-553-5002 ext. 5004

Clayton News-Star

Please advertise on the following date:

February 24, 2016

Affidavit of publication required.

Ordinance #2016-03-01

ANNEXATION PETITION 2016-4-ANX
Clayton Northside 230 KV Substation Annexation
Portion of Parcel 05H02199W
Owner: Town of Clayton
Contiguous; 7.56 acres

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

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

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall at 6:30 PM on March 7, 2016, after due notice by publication on February 24, 2016; and

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following

Page 1 of 4

described territory is hereby annexed and made part of the Town of Clayton as of March 7, 2016:

Beginning at a point, said point being an iron rod found at the intersection of Town of Clayton owned Property, Clayton Township, Johnston County as recorded in Deed Book 714 Page 278, Johnston County NC Registry and property owned by W. Gattis Lee, Clayton Township, Johnston County as recorded in Deed Book 3944 Page 847, Johnston County NC Registry. Point further described as having NC Grid Coordinates of Y 696,962.48 X 2,168,254.17. Thence from said point, in a southerly direction a bearing and distance of S 32°25'21" E 1349.82 feet to a point in Sam's Branch. Thence a bearing and distance of S 47°08'47" W 46.06 feet to a point, thence S 37°12'31" W 111.75 feet to a point, thence S 62°52'05" W 44.88 feet to a point, thence N 71°11'13" W 44.37 feet to a point, thence N 50°36'14" W 55.19 feet to a point, thence N 69°51'51" W 145.66 feet to a point, thence N 39°01'36" E 93.04 feet to a point, thence N 30°38'03" W 121.20 feet to a point, thence N 27°19'32" W 164.69 feet to a point, thence N 36°40'59" W 56.41 feet to a point, thence N 39°41'20" W 76.44 feet to a point, thence N 44°03'13" W 62.03 feet to a point, thence N 43°18'01" E 84.45 feet to a point, thence N 46°41'59" W 634.32 feet to a point, thence N 50°51'02" E 324.88 feet to the POINT OF BEGINNING and containing 7.56 acres according to a plat by Jeremy Taylor, PLS, entitled "Recombination Plat for Town of Clayton", dated December 3, 2015 and recorded in Plat Book 82 Page 140, Johnston County Registry.

Section 2. Upon and after March 7, 2016, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Clayton and shall be entitled to the same privileges and benefits as other parts of the Town of Clayton. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Duly adopted this 7th day of March, 2016 while in regular session.

ATTEST:

APPROVED AS TO FORM:

Jody L. McLeod
Mayor

Kimberly A. Moffett, CMC
Town Clerk

Katherine Ross
Town Attorney

**NORTH CAROLINA
JOHNSTON COUNTY**

This ____ day of _____, 2016, personally appeared before me Kimberly A. Moffett, Clerk of the Town of Clayton, who, being duly sworn by me, says that she knows the common seal of the Town of Clayton and is acquainted with Jody L. McLeod, who is the Mayor and presiding member of said municipal corporation; and that she saw the said Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument by said Mayor, and that she, the said Kimberly A. Moffett, signed her name in attestation of said instrument in the presence of said Mayor.

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

(SEAL)

Notary Public - Signature

Notary Public – Printed Name

Commission Expires: _____

County of Commission: _____



**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Public Hearings

Meeting Date:

March 7, 2016

ITEM TITLE:

2015-79-RZ Carolina Park Rezoning

DESCRIPTION:

Request to rezone the 3.2 acre parcel from Highway Business- Special Use District (B-3-SUD) to Highway Business (B-3). The parcel is located along Town Centre Blvd, off of US 70 BUS HWY West.

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Planning + Zoning

PRESENTER:

Jay McLeod, Planner

ITEM HISTORY:

Date:

February 15,
2016

Action Taken:

Set Public Hearing for March 7, 2016

Information Provided:

Application/Staff Report/ Map/Site Plan/Neighborhood Meeting Info/Planning Board
Recommendation/Public Notice

Date:

Action Taken:

Information Provided:



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

REZONING APPLICATION

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

Application fee: Standard Rezoning: \$500.00
Rezoning to Planned Development District: \$1,000.00 + \$5.00 acre
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: Carolina Park LLC Acreage of Property: 1.73
County Tag Number: 05G02001G NC PIN: 164900-87-8294
Address/Location: 12965 US 70 HWY W Clayton NC, 27520 (Lot # 7)
Existing Zoning District: B-3 SUD
Proposed Zoning District: B-3
Is project within an Overlay District? ☐ No
☒ Yes (list): Thoroughfare Overlay

APPLICANT INFORMATION

Applicant: Carolina Park LLC.
Mailing Address: 303 Parkridge dr. Clayton NC, 27527
Phone Number: 919-333-0701 Fax: _____
Contact Person: Abdul Kamalpasha
Email Address: kamalcat@gmail.com

FOR OFFICE USE ONLY		
Date Received:	DEC 28 2015	Amount Paid: <u>500.00</u>
		File Number: <u>2015-79-22</u>

Town of Clayton
Planning Department
version 07/30/2015

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Carolina Park LLC.

Mailing Address: 303 Parkridge dr Clayton NC, 27527

Phone Number: 919-333-0701 Fax: _____

Email Address: kamalcatt@gmail.com

EXPLANATION OF PROJECT

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

Request to rezone this site to B-3 from B-3 SUD. Both zoning castigates have same requirement and permitted uses except B-3-SUD is a longer process to obtain the occupancy that is allowed in B-3 district. By rezoning it to B-3 the permitted use requirement will not change. This will make it faster and easier for the tenants to obtain the occupancy. They still have to go through the zoning compliance application process with the Town of Clayton.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☒	☐			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments)	☒				
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). The legal description must also be submitted electronically in Microsoft 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 rezoning request meets the towns adopted plan.

The new tenant will still go through the Zoning compliance application process.

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

The permitted use will not change by changing to the proposed change.

The new tenant will still go through the Zoning compliance application process.

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

The proposed change meet and exceed specific demand in the town. Currently with the exiting B-3 SUD zoning the the process is too long and costly for a potential tenant before a tenant can open a business. Currently we are loosing potential tenants to other area i.e. Garner, 40/42, Smithfield.

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.

N/A Currently the capacity is met as there is a conforming structure on the site with operating businesses.

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

There are no violations.

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

There will be no adverse effect upon the adjoining property owners the proposed rezoning has the same permitted uses as the current permitted uses. Only the application process will change.

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

No one or group of property owners will benefit materially from this change or to detriment the general public.

APPLICANT AFFIDAVIT

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

ABDUL KAMALBASHA
Print Name


Signature of Applicant

12/23/15
Date

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the Neighborhood Meeting is to inform the surrounding property owners of the nature of the proposed land use and/or development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request. The meeting space must be able to comfortably accommodate everyone that receives an invitation.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the Neighborhood Meeting.

Information provided at the Neighborhood Meeting:

At a minimum, the following materials must be present for inspection at a Neighborhood Meeting:

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined. Planning staff may attend the Neighborhood Meeting to answer process/code questions.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list")
- ☐ Copy of the letter mailed
- ☐ Attendance Roster (aka "sign-in sheet")
- ☐ Neighborhood Meeting Summary Form with minutes (see below)

ADJACENT PROPERTY OWNERS LIST

Project Name: Carolina Park LLC.

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.

[illegible]

OWNER'S CONSENT FORM

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

Project Name: _____ **Address or PIN #:** _____

AGENT/APPLICANT INFORMATION:

(Name - type, print clearly)

(Address)

(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*):

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:

(Name - type, print clearly)

(Address)

(Owner's Signature)

(City, State, Zip)

STATE OF _____
COUNTY OF _____

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

SEAL

Notary Public
My Commission
Expires: _____

Carolina Park LLC
303 Parkridge Dr.
Clayton NC, 27527

December 23, 2015

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change 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: January 13, 2016

Meeting Time: 7:00 PM

Meeting Location: 12973 US 70 Bus, Clayton, NC 27520
(Next to Pottery Camp in Walmart Plaza.)

Type of Application: Rezoning from B-3- SUD to just B-3

Project/proposal property address: 12965 US 70 Bus, Clayton, NC 27520

Description of project/proposal: Outparcel (lot #7) in front of Walmart next to Lone Star restaurant with a 9600 sf building. We want to rezone this outparcel to B-3 from B-3 – SUD. Both zoning categories have the same permitted use per the town UDO; however the process is different and longer to obtain the occupancy permit from the B-3-SUD zone. By rezoning it to B-3 it will make it faster and easier for the tenants to obtain the occupancy. They still have to go through the zoning compliance application process with the town of Clayton.

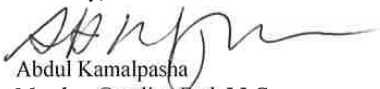
At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

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

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

If you have any questions prior to or after this meeting, you may contact us at <919-333-0701>. You may also contact the Planning Department at 919-553-5002.

Sincerely,



Abdul Kamalpasha
Member Carolina Park LLC.

Cc: Town of Clayton Planning Dept.



*** DISCLAIMER ***

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



Scale: 1:5695 - 1 in. = 474.62 feet

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

Johnston County GIS
December 23, 2015



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

*Planning Board
January 25, 2016*

STAFF REPORT

Application Number: 2015-79-RZ Project Name: Carolina Park Rezoning

NC PIN / Tag #: 164900-87-8294 / 05G02001G
Town Limits/ETJ: Town
Overlay: Special Use District, Thorough Fare Overlay District
Applicant: Carolina Park, LLC
Owner: Carolina Park, LLC
Location: Located along Town Centre Blvd, off of US 70 BUS HWY W

Public Noticing:

- Neighborhood meeting January 13, 2016
- Signs Posted prior to January 15, 2016
- Letters mailed to adjacent property owners prior to February 26, 2016
- Newspaper ad noticed prior to March 2, 2016

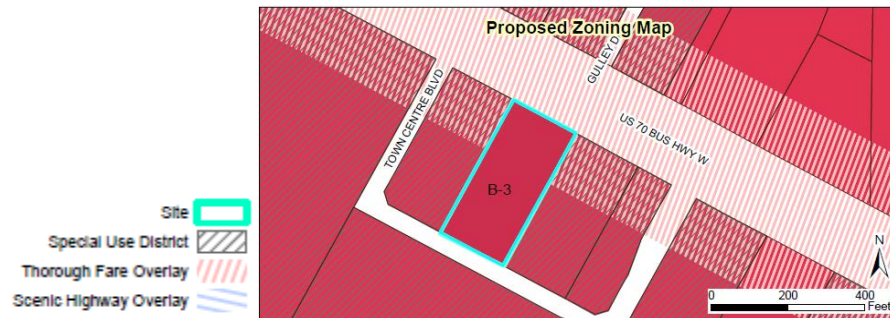
REQUEST: Request to rezone the parcel from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3).



SITE DATA:**Acreage:** 3.2 acres**Existing Uses:** Commercial/Retail & Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway-Business (Special Use District)	Commercial
South	Highway-Business (Special Use District)	Commercial
East	Highway-Business (Special Use District)	Commercial
West	Highway-Business (Special Use District)	Commercial



STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting to rezone the subject parcel from B-3 (SUD) to B-3, in order to remove the Special Use District designation from the property. Special Use Districts require all potential uses to go through the special use process in order to operate, regardless of what the base zoning district permits.



Compatibility with Surrounding Land Uses

The proposed zoning change is to remove the special use district designation from the parcel, but the base zoning district of B-3 will remain. Therefore, the proposed zoning change is compatible with the surrounding land uses, which are all commercial uses.

Consistency with the 2040 Comprehensive Plan

The proposed zoning change is consistent with Clayton's 2040 Comprehensive Plan.

CONSIDERATIONS:

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

APPROVAL CRITERIA:

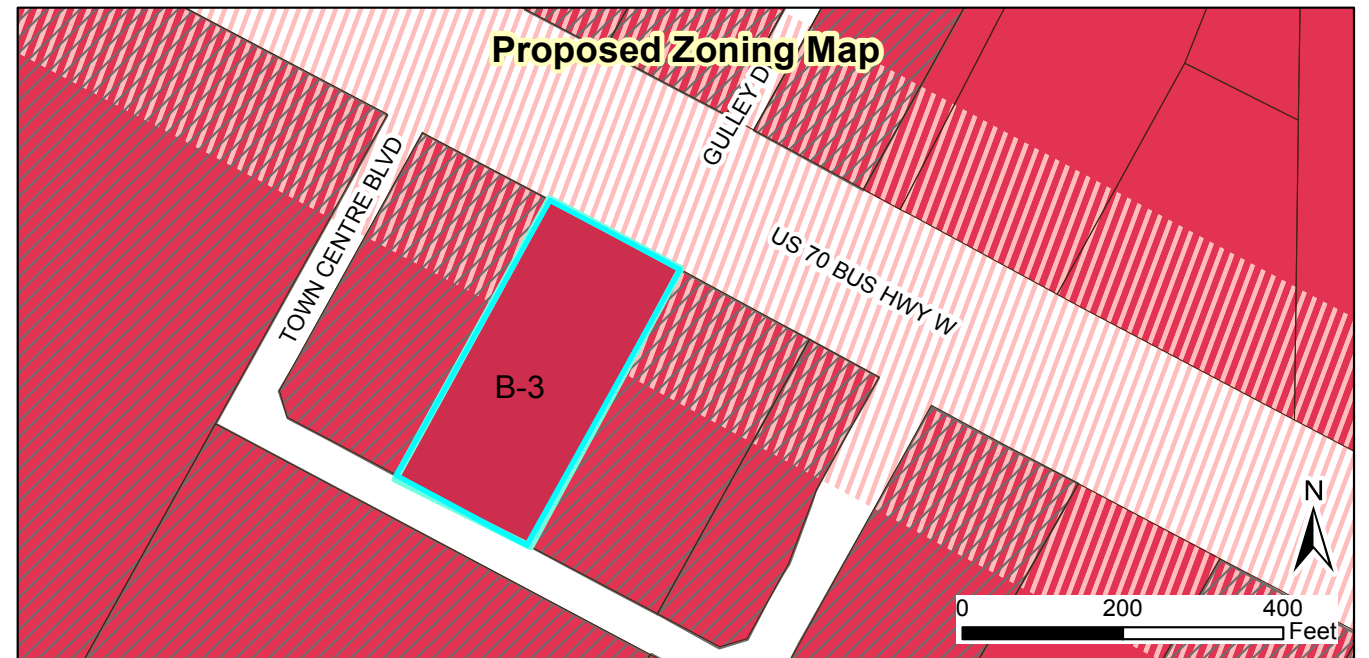
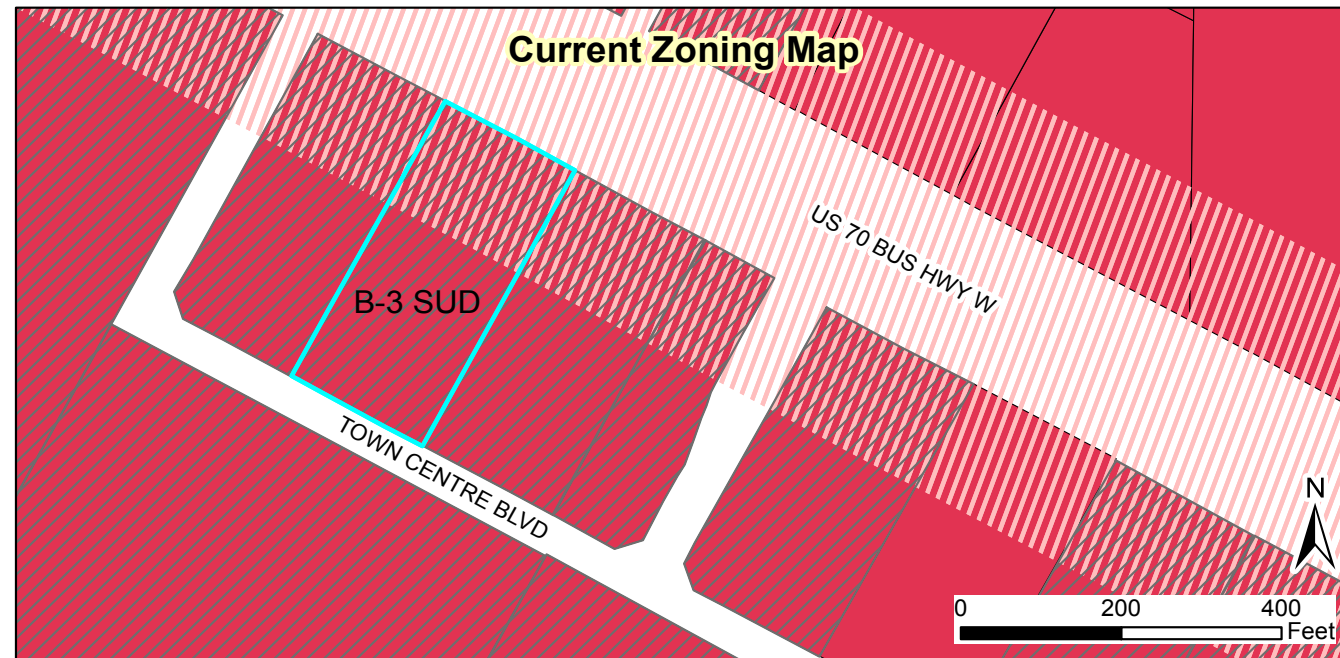
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Letter from Adjacent Property Owner



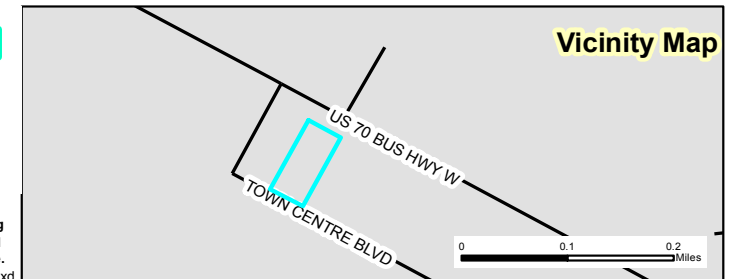
2015-79-RZ Carolina Park LLC
Request: Rezoning from B-3 SUD to B-3
 Applicant: Carolina Park LLC
 Property Owner: Carolina Park LLC
 Parcel ID Number: 164900-87-8294
 Tag #: 05G02001G



- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

1/4/2016
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-79-RZ Carolina Park LLC Rezoning\Maps\15-79-RZ StaffReportMap.mxd



LEVINSON LAW FIRM, P.A.

ATTORNEYS AND COUNSELLORS AT LAW

JAMES R. LEVINSON
J. LEE LEVINSON

P.O. BOX 117
124 EAST MAIN STREET
BENSON, NORTH CAROLINA 27504
PHONE (919) 894-2518 • (919) 894-3466
FAX (919) 894-4108
email: levinsonlaw@embarqmail.com

219 JOHNSTON STREET
SMITHFIELD, NORTH CAROLINA 27577
PHONE (919) 934-8553
FAX (919) 934-5110

January 6, 2016

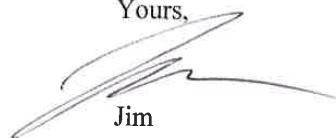
Town of Clayton Planning Department
111 East Second Street
Clayton, NC 27520

Re: Rezoning

Dear Sirs,

As owner of the Lone Star building, I am writing to tell you I have no objection to the rezoning from B3-SUD to B3 of the property located at 12965 US 70 Business Clayton, NC 27520 which I believe is owned by Carolina Park, LLC and is set for a hearing on January 13, 2016.

Yours,

A handwritten signature in black ink, appearing to be "Jim", with a stylized flourish extending to the right.

Jim

Carolina Park LLC
303 Parkridge Dr.
Clayton NC, 27527

December 23, 2015

Dear Clayton Area Property Owner:

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

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Description of project/proposal: Outparcel "lot #7" (in front of Walmart next to Lone Star restaurant) with a 9600 sf building. We want to rezone this outparcel to B-3 from B-3 – SUD.
Both zoning categories have the same permitted use per the town UDO; however the process is different and longer to obtain the occupancy permit from the B-3-SUD zone. By rezoning it to B-3 it will make it faster and easier for the tenants to obtain the occupancy. They still have to go through the zoning compliance application process with the town of Clayton.

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

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

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

If you have any questions prior to or after this meeting, you may contact us at <919-333-0701 > . You may also contact the Planning Department at 919-553-5002.

Sincerely,

Abdul Kamalpasha
Member Carolina Park LLC.

Cc: Town of Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Carolina Park LLC.

Application: _____

Location/Date: 12973 US 70 Bus , Clayton, NC 27520 1/13/2016

	NAME	ADDRESS
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Carolina Park LLC.

Date of Mailing: 12/29/2015

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

Printed Name: ABDUL KAMALPASITA Signature: [Signature]

Date of Meeting: 1/13/2016

Time of Meeting: 7:00 PM

Location of Meeting: 12973 US 70 Bus , Clayton, NC 27520 (Next to Pottery Camp in Walmart Plaza.)

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

The neighborhood meeting was held on January 13, 2016 at the location

12973 US 70 Bus , Clayton, NC 27520. I was present at the location from 6:45 pm to 8:00 PM on

January 13, 2016 however; no one showed up for the meeting.

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



Town of Clayton Planning Department

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

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT

2015-79-RZ Carolina Park LLC Rezoning

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Comprehensive Plan, specifically:

- Objective LU1.2: Encourage the redevelopment or adaptive reuse of under-utilized commercial development.
- Objective LU1: Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.

Section 2: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically **(insert specifics to case)**

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

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on March 7, 2016, at 6:30 PM at Town Hall, 111 East Second Street, to consider rezoning request 2015-79-RZ (Carolina Park LLC property in Town Centre Plaza) for parcel number(s) 164900-87-8294 (Tag 05g02001g), within the town limits. The requested change is from Highway Business – Special Use District (B3-SUD) to Highway Business (B-3). The Clayton Town Council reserves the right to approve the request as presented or any portion of the request without necessity of withdrawal or modification of the application or additional public hearing on the matter. Likewise, the Town Council may designate approval to the district requested or another district or districts without modification of the request or additional public hearing. This is an open meeting and the public is invited to attend.

Jay McLeod, Planner
919-553-5002

The Clayton News Star
Please advertise on the following dates:
February 24, 2016
March 2, 2016
Affidavit of publication required.

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

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include in the Highway Business Town zone the property described below, said property formerly being zoned Highway Business – Special Use District.

WHEREAS said property is owned by Carolina Park LLC; and

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

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

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

WHEREAS the said public hearing was actually conducted at 6:30 p.m. on March 7, 2016, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

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

SECTION 1. That the Unified Development Code of the Town of Clayton is hereby amended to include in the Highway Business Town Zoning the following described property:

General Description:

Property is located at 12965 US 70 Highway West, Clayton, NC

Specific Description:

NC Pin / Tag # 164900-87-8294 / 05G02001G

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Highway Business zone the above-described property and will be so marked.

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

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

DULY ADOPTED by the Clayton Town Council this 7th day of March, 2016.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC
Town Clerk

COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT
(Rezoning or Text Amendment)

After considering the recommendations of the Planning Board and Planning Director, I move to [approve OR deny] **2015-79-RZ – Carolina Park LLC.**

[IF APPROVING]

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



**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Public Hearings

Meeting Date:

March 7, 2016

ITEM TITLE:

15-60-01-SD Saint John's Woods Phase 3 Major Subdivision

DESCRIPTION:

Requesting preliminary subdivision plat approval for 15 lots as an extension of the existing St. John's Wood neighborhood. The property is located at the end of the current Knights Bridge Road, off of Ranch Road, south of the US 70 Bypass.

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Planning + Zoning

PRESENTER:

Jay McLeod, Planner

ITEM HISTORY:

Date:

February 15,
2016

Action Taken:

Set Public Hearing for March 7, 2016

Information Provided:

Application/Staff Report/Map/Neighborhood Meeting Info/Planning Board
Recommendation/Public Notice

Date:

Action Taken:

Information Provided:



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: \$400.00 + \$5.00 per lot

Modifications to approved plans:

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: Saint John's Wood Phase III Acreage of Property: 10.008

Tag #: Parent Tract 05G04002F NC PIN: 165702-66-3235

Location: From Clayton, Ranch Road to Right of Twin Acres Road to Left on Knight's Bridge Dr

Number of Lots (existing): 20 (Proposed) 15 Min Lot Size: 21,600 sq. ft.

Zoning District: RE Electric Provider: Duke Progress

Wastewater: ☒ Septic

☐ Sewer (check one)

Water: ☐ Well

☒ Public/Private Water (check one)

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

FOR OFFICE USE ONLY

Date Received:

NOV 02 2015

Amount Paid:

\$475

File Number:

15-60-01-SD

Town of Clayton
Planning Department

November 2014

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PROPERTY OWNER INFORMATION

Name: Allen E. Marshburn Jr.

Mailing Address: 2130 Twin Acres Road Clayton NC 27520

Phone Number: 919-553-5031

Fax: N/A

Email Address: N/A

APPLICANT INFORMATION

Applicant: Saint John's Wood LLC

Mailing Address: 328 East Main Street Clayton NC 27520

Phone Number: 919-422-4704

Fax: N/A

Contact Person: James Lipscomb

Email Address: James@myHTR.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: _____	☒				
2. Completed Application	☒				
3. Review 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>	☐	☒			

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12. A signed and sealed Traffic Impact Analysis (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
13. Neighborhood Meeting Notice Letter* 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. 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.

Request for approval of Phase III Saint John's Wood Subdivision. Phase I and II were both developed under Johnston County Regulations. The proposed Saint John's Wood Phase III consist of up to 15 lots developed on 10.01 acres with road access being delivered by extension of Knight's Bridge Drive which is currently stubbed to the property line. Phase III Saint John's Wood will adopt the same covenants as phase II Saint John's Wood and we will attempt to form an HOA between the two phases. Phase I Saint John's Wood has separate covenants that do not have a frame work for and HOA.

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.

James Lipscomb

Print Name

November 2014

Signature of Applicant

11-1-2015

Date

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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.
Since this is Phase III of an existing subdivision and both previous phases were developed under Johnston County Regulations we are asking that the density allowed by Johnston County of up to 1.5 dwelling units be allowed in Phase III. All other requirement of the Town of Clayton will be met with the intent of paying fees in lieu for open space / recreation and sidewalks.
- (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.
Phase III Saint John's Wood will be developed to the same standards as Phase II Saint John's Wood and the same covenants as Phase II Saint John's Wood will be adopted their will be no adverse impact on surrounding properties by this continuation of an existing single family residential use.
- (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.
With just 15 lots and with the addition of a cul de sac at the end of Knight's Bridge Drive, Phase III Saint John's Wood will have minimal impact on traffic and should help improve traffic flow on Knight's Bridge Drive.
- (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.
There will be no adverse impact caused by Saint John's Wood Phase III and further Phase III Saint John's Wood will be a continuation of the same design and covenants as Phase II Saint John's Wood.

Project Name: Saint John's Wood Phase III

James Lipscomb

Print Name

Signature of Applicant

11-1-2015

Date

November 2014

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NEIGHBORHOOD MEETING INFORMATION

NOTE: *Neighborhood meetings are not required for developments that are part of an approved Planned Development Master Plan.*

Purpose:

The purpose of the neighborhood meeting shall be to inform the neighborhood of the nature of the proposed land use and development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request.

Meeting Notice Mailing requirements:

1. The applicant must contact all adjacent property owners via first class mailing (see sample letter).
2. The mailing must include all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the subject property. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property.
3. The notice must be mailed at least ten (10) calendar days but not more than twenty-five (25) days prior to the date of the neighborhood meeting.

Information provided to Planning Department:

Alert the Planning Department when the date, location, and time are determined. Planning staff may attend the neighborhood meeting to answer process/code questions.

Return the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board meeting in electronic or hard copy format:

☐ Neighborhood Meeting Summary Form

☐ Copy of the letter mailed

☒ Mailing list

☐ Attendance roster

☐ Stamped, addressed, empty envelopes with no return address, using the same addresses as used for the neighborhood meeting notification. *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: _____

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

Printed Name: James Lipscomb

Signature: _____

Date of Meeting: _____

Time of Meeting: _____

Location of Meeting: HomeTowne Realty 328 East Main Street Clayton NC 27520

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

November 2014

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ADJACENT PROPERTY OWNERS LIST

Project Name: Saint John's Wood Phase III

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.

[illegible]

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SAMPLE NEIGHBORHOOD MEETING LETTER - PLACE ON AGENT OR OWNER LETTERHEAD

Date _____

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: _____

Location: _____

Time: _____

Type of Application: _____

General Description [*Provide information about the project that could assist those reviewing this letter, such as a brief description, layout or map*]

If you have any questions prior to or after this meeting, you may contact us at ***Insert phone number of applicant***

Sincerely,

Applicant

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Saint John's Wood Phase III

Applicant: _____

HomeTowne Realty 328 East Main Street Clayton NC 27520

Location/Date: _____

	NAME	ADDRESS
1	See attached Map and List	of adjoining property owners
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MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

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

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

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

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

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

Signed by Applicant: _____ Date: _____

November 2014

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

OWNER'S CONSENT FORM

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

Project Name: _____ **Address or PIN #:** _____

AGENT/APPLICANT INFORMATION:

(Name - type, print clearly)

(Address)

(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*):

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:

(Name - type, print clearly)

(Address)

(Owner's Signature)

(City, State, Zip)

STATE OF _____
COUNTY OF _____

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

SEAL

Notary Public

My Commission
Expires: _____

November 2014

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

ROAD NAME APPROVAL APPLICATION

Road name applications are for public street signs (blades) that are located within the Town limits. Once the public street names have been approved, the applicant must submit a written request to the Town of Clayton Public Works Department identifying the approved blades and their installation location(s). The Public Works Department will order and install the blades along with any required regulatory signage. The applicant will be invoiced for the total cost of the blades, one-half the cost of sign posts and one man hour of labor per sign post.

SITE INFORMATION

Name of Project: _____ Acreage of Property: _____

Tax ID #: _____ NC PIN: _____

Deed Book: _____ Deed Page(s): _____

Location: _____

Nearest Intersecting Roads: _____

Township: _____

PROPERTY OWNER INFORMATION

Name: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

APPLICANT INFORMATION

Applicant: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Contact Person: _____

Email Address: _____

FOR OFFICE USE ONLY

Date Received: _____ Amount Paid: _____ File Number: _____

November 2014

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ROAD NAME GUIDELINES SUPPLEMENTAL INFORMATION

The following guidelines must be followed. Please note that the Town of Clayton reserves the right to not approve any street name that is deemed inappropriate or fails to meet the guidelines.

- ☐ No street names duplicate or sound similar to existing road names.
- ☐ None of the streets are names after individuals.
- ☐ Street names have been limited to 14 characters or less.
- ☐ No compass directions are included in the street names (north, south, east, west).
- ☐ Punctuation marks are not used in the street names (e.g. periods, hyphens, apostrophes, etc.).
- ☐ Double suffixes have been avoided (e.g. Deer Path Lane).
- ☐ All names have acceptable suffixes (e.g. Street, Drive, Court, Lane, etc.). *Please see the Town of Clayton's approved list of suffixes (attached).*
- ☐ Names that are difficult to pronounce have been avoided.

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

Please submit twice as many road names as needed with highest priority names listed first, written exactly as they should appear on the sign. The Town of Clayton Planning Department will coordinate with the Johnston County Planning Department for joint approval of street names. The Town of Clayton Planning Department will provide the applicant the final approval of street names. Approved street names are reserved for one year.

Road Name	Suffix
Ex.: Willow	Lane
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Road Name	Suffix
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Clayton Planning Department for street names. 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

November 2014

Signature of Applicant

Date

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APPROVED SUFFIXES AND ABBREVIATIONS

STREET SUFFIX	ABBREVIATION
Avenue	AVE
Bend	BND
Boulevard	BLVD
Center	CTR
Circle	CIR
Cove	CV
Court	CT
Drive	DR
Expressway	EXPY
Extension	EXT
Gateway	GTWY
Freeway	FWY
Highway	HWY
Lane	LN
Loop	LOOP
Parkway	PKWY
Park	PARK
Path	PATH
Place	PL
Point	PT
Square	SQ
Ridge	RDG
Street	ST
Trace	TRCE
Trail	TRL
Way	WAY
Walk	WALK

DISCLAIMER

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

Result 1

Id: 05G04004T

Tag: 05G04004T

Tax Unique Id: 4169368

NCPin: 165702-76-5386

Mapsheet No: 165702

Owner Name 1: CARTER, THOMAS EDWARD JR

Owner Name 2: CARTER, LEELYN GODWIN

Mail Address 1: 2005 TWIN ACRES ROAD

Mail Address 2:

Mail Address 3: CLAYTON, NC 27520-0000

Site Address 1: 2005 TWIN ACRES RD

Book: 01348

Page: 0316

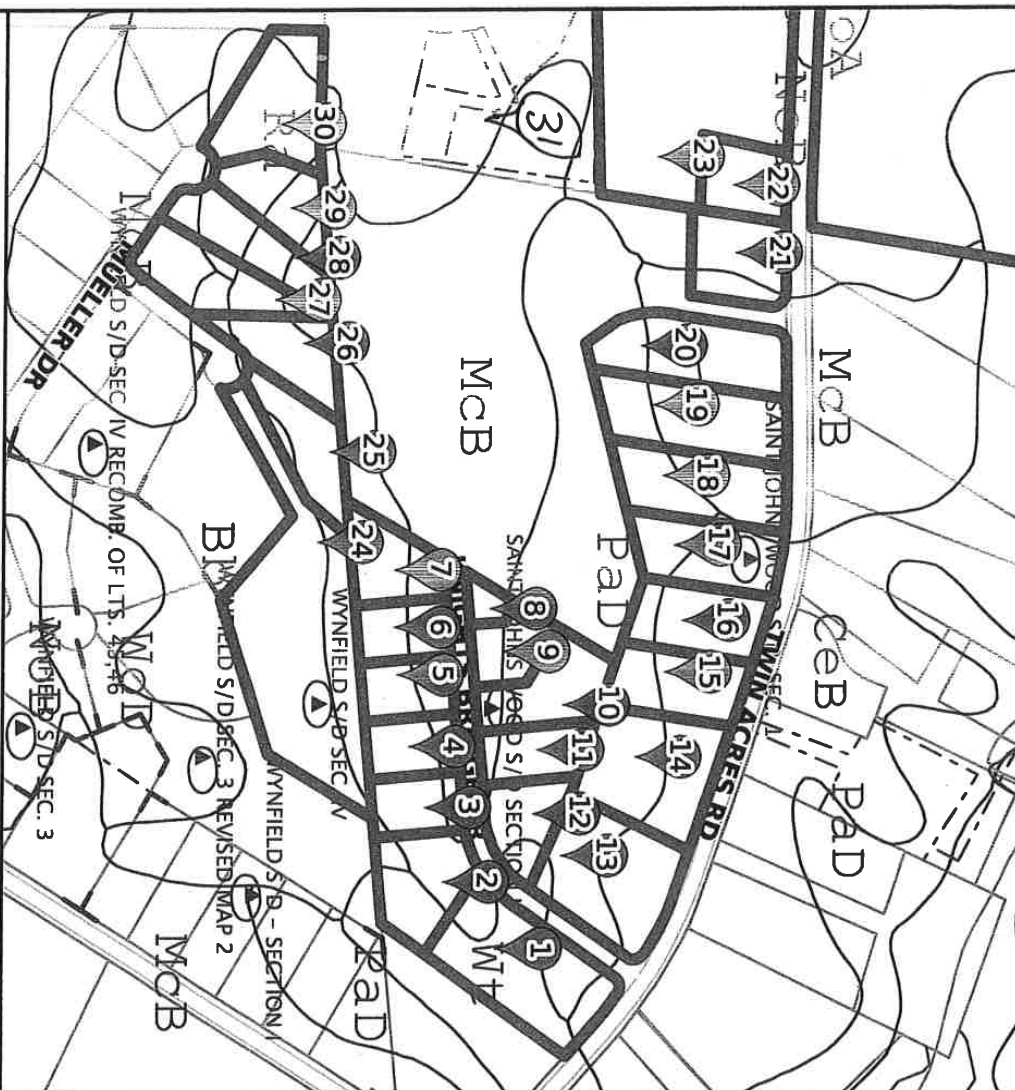
Market Value: 147170

Assessed Acreage: 1.93

Calc. Acreage: 1.97

Sales Price: 121000

Sale Date: 1993-12-02



Scale: 1:4485 - 1 in. = 373.78 feet

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



*** DISCLAIMER ***

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Result 2

id: 05G04007H
Tag: 05G04007H
Tax Unique Id: 3969426
NCPin: 165702-76-4124
Mapsheet No: 165702
Owner Name 1: HALE, ANDREW RYAN
Owner Name 2: HALE, JENNIFER
Mail Address 1: 91 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 91 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04399
Page: 0621
Market Value: 259180
Assessed Acreage: 0.97
Calc. Acreage: 1.05
Sales Price: 200000
Sale Date: 2014-01-02

Result 3

id: 05G04007I
Tag: 05G04007I
Tax Unique Id: 4233851
NCPin: 165702-76-2123
Mapsheet No: 165702
Owner Name 1: FAHRENHOLZ, ADAM CHARLES
Owner Name 2: FAHRENHOLZ, RENEE ELIZABETH
Mail Address 1: 121 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 121 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04381
Page: 0765
Market Value: 254390
Assessed Acreage: 0.7
Calc. Acreage: 0.62
Sales Price: 233500
Sale Date: 2013-11-15

Result 4

id: 05G04007J
Tag: 05G04007J
Tax Unique Id: 4156697
NCPin: 165702-76-0192
Mapsheet No: 165702
Owner Name 1: NARRON, JEFFREY H
Owner Name 2: NARRON, ASHLEY N
Mail Address 1: 153 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 153 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04314
Page: 0835
Market Value: 227000
Assessed Acreage: 0.63
Calc. Acreage: 0.62
Sales Price: 220500
Sale Date: 2013-06-26

Result 5

id: 05G04007K
Tag: 05G04007K
Tax Unique Id: 4156708
NCPin: 165702-66-9161
Mapsheet No: 165702
Owner Name 1: MOORING, DAVID
Owner Name 2: MOORING, TRACY
Mail Address 1: 179 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 179 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04312
Page: 0003
Market Value: 245300
Assessed Acreage: 0.63
Calc. Acreage: 0.62
Sales Price: 216000
Sale Date: 2013-06-20



*** DISCLAIMER ***

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

Result 6

Id: 05G04007L
Tag: 05G04007L
Tax Unique Id: 4156699
NCPin: 165702-66-8130
Mapsheet No: 165702
Owner Name 1: WEBB, JASON M
Owner Name 2: WEBB, URSULA E
Mail Address 1: 211 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 211 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04317
Page: 0423
Market Value: 209720
Assessed Acreage: 0.63
Calc. Acreage: 0.63
Sales Price: 220000
Sale Date: 2013-06-28

Result 7

Id: 05G04007M
Tag: 05G04007M
Tax Unique Id: 4156710
NCPin: 165702-66-6067
Mapsheet No: 165702
Owner Name 1: AYDLETT, JULIAN
Owner Name 2: AYDLETT, DIANNE
Mail Address 1:
Mail Address 2: PO BOX 993
Mail Address 3: CLAYTON, NC 27528-0993
Site Address 1: 237 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04312
Page: 0710
Market Value: 216370
Assessed Acreage: 0.78
Calc. Acreage: 0.79
Sales Price: 210000
Sale Date: 2013-06-21

Result 8

Id: 05G04007N
Tag: 05G04007N
Tax Unique Id: 4191645
NCPin: 165702-66-7269
Mapsheet No: 165702
Owner Name 1: MONTLEON, JASON
Owner Name 2:
Mail Address 1: 96 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5422
Site Address 1: 224 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04593
Page: 0473
Market Value: 40
Assessed Acreage: 0.19
Calc. Acreage: 0.19
Sales Price: 0
Sale Date: 2015-05-07

Result 9

Id: 05G04007O
Tag: 05G04007O
Tax Unique Id: 4156700
NCPin: 165702-66-8374
Mapsheet No: 165702
Owner Name 1: INMAN, CHARLES
Owner Name 2: INMAN, KAREN
Mail Address 1: 194 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 194 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04317
Page: 0575
Market Value: 216370
Assessed Acreage: 0.57
Calc. Acreage: 0.58
Sales Price: 221000
Sale Date: 2013-06-28



*** DISCLAIMER ***

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

Result 10

id: 05G04007P
Tag: 05G04007P
Tax Unique Id: 4157236
NCPin: 165702-66-9448
Mapsheet No: 165702
Owner Name 1: WEATHERLY, ROBERT PAUL
Owner Name 2: WEATHERLY, JENNIFER SOLOMON
Mail Address 1: 168 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 168 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04336
Page: 0035
Market Value: 214300
Assessed Acreage: 0.99
Calc. Acreage: 0.98
Sales Price: 220000
Sale Date: 2013-08-06

Result 12

id: 05G04002L
Tag: 05G04002L
Tax Unique Id: 3982097
NCPin: 165702-76-2397
Mapsheet No: 165702
Owner Name 1: MONTLEON, JASON
Owner Name 2:
Mail Address 1: 96 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5422
Site Address 1: 96 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04593
Page: 0473
Market Value: 234770
Assessed Acreage: 0.73
Calc. Acreage: 0.75
Sales Price: 225000
Sale Date: 2015-05-07

Result 11

id: 05G04007Q
Tag: 05G04007Q
Tax Unique Id: 4156990
NCPin: 165702-76-1410
Mapsheet No: 165702
Owner Name 1: CHILDRESS, SCOTT K
Owner Name 2: CHILDRESS, DEBRA L
Mail Address 1: 142 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 142 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04328
Page: 0924
Market Value: 200520
Assessed Acreage: 0.67
Calc. Acreage: 0.67
Sales Price: 205000
Sale Date: 2013-07-24

Result 13

id: 05G04002Y
Tag: 05G04002Y
Tax Unique Id: 4232987
NCPin: 165702-76-3510
Mapsheet No: 165702
Owner Name 1: CRABTREE, WILLIAM KENNETH
Owner Name 2: CRABTREE, JAMIE DARLENE
Mail Address 1: 2017 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 2017 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 01214
Page: 0391
Market Value: 227060
Assessed Acreage: 1.81
Calc. Acreage: 1.812
Sales Price: 20000
Sale Date: 1991-07-08



*** DISCLAIMER ***

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Result 14

id: 05G04003L
Tag: 05G04003L
Tax Unique Id: 4229052
NCPin: 165702-76-0579
Mapsheet No: 165702
Owner Name 1: EUGENE B SPECK
Owner Name 2: SPECK, GEORGIA W
Mail Address 1: 2045 TWIN ACRES ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 2045 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 02373
Page: 0681
Market Value: 205830
Assessed Acreage: 1.72
Calc. Acreage: 1.732
Sales Price: 0
Sale Date: 2003-01-30

Result 15

id: 05G04005C
Tag: 05G04005C
Tax Unique Id: 4235017
NCPin: 165702-66-8685
Mapsheet No: 165702
Owner Name 1: ROSE, JERRY GARLAND
Owner Name 2: ROSE, LINDA DIANE
Mail Address 1: 2075 TWIN ACRES ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8565
Site Address 1: 2075 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 01542
Page: 0114
Market Value: 231940
Assessed Acreage: 0.61
Calc. Acreage: 1.035
Sales Price: 188000
Sale Date: 1996-08-26

Result 16

id: 05G04004Z
Tag: 05G04004Z
Tax Unique Id: 4215383
NCPin: 165702-66-7740
Mapsheet No: 165702
Owner Name 1: EPPS, MICHAEL C
Owner Name 2: EPPS, RUTH B
Mail Address 1: 2347 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9444
Site Address 1: 2085 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 01483
Page: 0339
Market Value: 209130
Assessed Acreage: 1.02
Calc. Acreage: 1.061
Sales Price: 160000
Sale Date: 1995-12-01

Result 17

id: 05G04004Y
Tag: 05G04004Y
Tax Unique Id: 4169369
NCPin: 165702-66-5792
Mapsheet No: 165702
Owner Name 1: MARSHBURN, DAVID THOMAS
Owner Name 2:
Mail Address 1: 2095 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 2095 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 02015
Page: 0620
Market Value: 181310
Assessed Acreage: 1.15
Calc. Acreage: 1.132
Sales Price: 0
Sale Date: 2001-02-07



*** DISCLAIMER ***

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

Result 18

id: 05G04004X
Tag: 05G04004X
Tax Unique Id: 4244495
NCPin: 165702-66-4742
Mapsheet No: 165702
Owner Name 1: MARSHBURN, JOYCE E LIFE
ESTATE
Owner Name 2: MARSHBURN, ALLAN E JR
Mail Address 1: 2130 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9442
Site Address 1:
Site Address 2:
Book: 04483
Page: 0475
Market Value: 42690
Assessed Acreage: 1.34
Calc. Acreage: 1.344
Sales Price: 0
Sale Date: 2014-08-08

Result 19

Id: 05G04004W
Tag: 05G04004W
Tax Unique Id: 4244493
NCPin: 165702-66-2791
Mapsheet No: 165702
Owner Name 1: MARSHBURN, JOYCE E LIFE
ESTATE
Owner Name 2: MARSHBURN, ALLAN E JR
Mail Address 1: 2130 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9442
Site Address 1: 2101 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 04483
Page: 0475
Market Value: 193690
Assessed Acreage: 1.47
Calc. Acreage: 1.499
Sales Price: 0
Sale Date: 2014-08-08

Result 20

id: 05G04004V
Tag: 05G04004V
Tax Unique Id: 4159296
NCPin: 165702-66-2725
Mapsheet No: 165702
Owner Name 1: SMITH, WETZEL A
Owner Name 2: SMITH, LYND A J
Mail Address 1: 2201 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 2201 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 03623
Page: 0708
Market Value: 179510
Assessed Acreage: 1.42
Calc. Acreage: 1.45
Sales Price: 238500
Sale Date: 2008-11-14

Result 21

Id: 05G04004U
Tag: 05G04004U
Tax Unique Id: 4216170
NCPin: 165702-56-9739
Mapsheet No: 165702
Owner Name 1: PERRY, GINA STRICKLAND
Owner Name 2: WALL, STANLEY
Mail Address 1: 2377 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9444
Site Address 1:
Site Address 2:
Book: 04053
Page: 0551
Market Value: 169150
Assessed Acreage: 0.98
Calc. Acreage: 0.963
Sales Price: 0
Sale Date: 2011-12-02



*** DISCLAIMER ***

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

Result 22

id: 05G03048
Tag: 05G03048
Tax Unique Id: 4156024
NCPin: 165702-56-7850
Mapsheet No: 165702
Owner Name 1: CARROLL, TONY RAY
Owner Name 2:
Mail Address 1: 2301 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9444
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 98620
Assessed Acreage: 1
Calc. Acreage: 0.731
Sales Price: 0
Sale Date:

Result 23

id: 05G03048A
Tag: 05G03048A
Tax Unique Id: 4156033
NCPin: 165702-57-5363
Mapsheet No: 165702
Owner Name 1: CARROLL, TONY RAY
Owner Name 2:
Mail Address 1: 2301 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9444
Site Address 1: 2301 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 133260
Assessed Acreage: 20
Calc. Acreage: 18.81
Sales Price: 0
Sale Date:

Result 24

id: 05G04004S
Tag: 05G04004S
Tax Unique Id: 4169384
NCPin: 165702-65-6769
Mapsheet No: 165702
Owner Name 1: JONES, CHRISTOPHER SHANE
Owner Name 2: JONES, VALERIE GOOD
Mail Address 1: 108 HEMINGWAY CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 108 HEMMINGWAY CT
Site Address 2: CLAYTON, NC 27520-
Book: 01337
Page: 0666
Market Value: 199260
Assessed Acreage: 3.78
Calc. Acreage: 3.86
Sales Price: 92000
Sale Date: 1993-10-01

Result 25

id: 05G04004I
Tag: 05G04004I
Tax Unique Id: 4217275
NCPin: 165702-65-3718
Mapsheet No: 165702
Owner Name 1: WILKINSON, DOUGLAS H JR
Owner Name 2:
Mail Address 1: 107 HEMMINGWAY COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 107 HEMMINGWAY CT
Site Address 2: CLAYTON, NC 27520-
Book: 03574
Page: 0890
Market Value: 139480
Assessed Acreage: 0.93
Calc. Acreage: 0.945
Sales Price: 147000
Sale Date: 2008-07-11



*** DISCLAIMER ***

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Result 26

Id: 05G04003Z
Tag: 05G04003Z
Tax Unique Id: 4169364
NCPin: 165702-65-1736
Mapsheet No: 165702
Owner Name 1: BARNES, JONATHAN
WHITNEY
Owner Name 2:
Mail Address 1: 105 HEMINGWAY COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 105 HEMMINGWAY CT
Site Address 2: CLAYTON, NC 27520-
Book: 03009
Page: 0928
Market Value: 117930
Assessed Acreage: 0.94
Calc. Acreage: 0.916
Sales Price: 122500
Sale Date: 2005-11-03

Result 28

Id: 05G04003X
Tag: 05G04003X
Tax Unique Id: 4169363
NCPin: 165702-55-8684
Mapsheet No: 165702
Owner Name 1: RAZIM, GEORGE
Owner Name 2: RAZIM, LENKA
Mail Address 1: 319 MUELLER DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 319 MUELLER DR
Site Address 2: CLAYTON, NC 27520-
Book: 03176
Page: 0370
Market Value: 122640
Assessed Acreage: 0.98
Calc. Acreage: 0.989
Sales Price: 123000
Sale Date: 2006-08-08

Result 27

Id: 05G04003Y
Tag: 05G04003Y
Tax Unique Id: 4155205
NCPin: 165702-55-9576
Mapsheet No: 165702
Owner Name 1: CENTER, STEPHEN DOUGLAS
JR
Owner Name 2: CENTER, ANDREA LEIGH
Mail Address 1: 101 HEMMINGWAY CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 101 HEMMINGWAY CT
Site Address 2: CLAYTON, NC 27520-
Book: 04290
Page: 0149
Market Value: 114460
Assessed Acreage: 1.08
Calc. Acreage: 1.092
Sales Price: 0
Sale Date: 2013-05-10

Result 29

Id: 05G04004O
Tag: 05G04004O
Tax Unique Id: 4169383
NCPin: 165702-55-7782
Mapsheet No: 165702
Owner Name 1: ADAMS, LINDA S
Owner Name 2:
Mail Address 1: 321 MUELLER DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 321 MUELLER DR
Site Address 2: CLAYTON, NC 27520-
Book: 02041
Page: 0413
Market Value: 114130
Assessed Acreage: 0.92
Calc. Acreage: 0.883
Sales Price: 0
Sale Date: 2001-04-06



*** DISCLAIMER ***

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Result 30

Id: 05G04004R
Tag: 05G04004R
Tax Unique Id: 4209187
NCPin: 165702-55-5790
Mapsheet No: 165702
Owner Name 1: BISSETTE, GWENDOLYN S
Owner Name 2:
Mail Address 1: 325 MUELLER DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 325 MUELLER DR
Site Address 2: CLAYTON, NC 27520-
Book: 03936
Page: 0499
Market Value: 116940
Assessed Acreage: 1.38
Calc. Acreage: 1.402
Sales Price: 0
Sale Date: 2010-12-30

Result 31

165702-56-0263

BLUE POND LLC

273 BLUE POND ROAD

CLAYTON NC 27520

VICINITY MAP (NOT TO SCALE)

SCIENTIFIC OF OWNERSHIP AND MEDICAL INFORMATION

PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____
CUMMINS _____

DATE _____ OWNER _____

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

THIS SURVEY:

- 1) **COVERS A SECTION OF LAND WITH THE AREA OF THE REMAINING LANDS OF THE SAME OWNER OR REDEVELOPER PARCELS OF LAND.**
- 2) IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS INCORPORATED AS AN ORDINANCE THAT REQUIRES A MINIMUM 10% LAND.
- 3) IS ONE OF THE FOLLOWING:
 - a) IS AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE THE CHARACTER OF THE SURROUNDING AREA.
 - b) IS OF AN EXISTING BUILDING OR OTHER STRUCTURE OF A SINGLE-FAMILY RESIDENTIAL CHARACTER.
 - c) IS AN EXISTING STRUCTURE SUCH AS A RECREATION OR COMMERCIAL BUILDING.
- 4) IS OF ANOTHER CATEGORY SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR A COURT-ORDERED REDEVELOPMENT.
- 5) FROM THE INFORMATION AVAILABLE TO THE SUBCOMMITTEE, THE SUBCOMMITTEE DETERMINES THAT THE PROJECT IS UNABLE TO MEET A DETERMINATION OF THE PROVISIONS (1) THROUGH (4).

DATE _____
SURVEYOR _____

LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES

DATE _____
SUNSHINE _____

STATE OF NORTH CAROLINA, JOSEPHINE COUNTY
CLARK L. LANE, DO HEREBY CERTIFY THAT
THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
ACCUATE SURVEY MADE UNDER MY SUPERVISION FROM A
DESCRIPTION RECORDED IN BOOK 10, PAGE 10, OF THE
RECORDS OF THE JOSEPHINE COUNTY CLERK. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
EVIDENT FROM THE PLAT. THAT THE PLAT WAS FOUND IN
BOOK 10, PAGE 10, OF THE RECORDS OF THE JOSEPHINE
COUNTY CLERK. THAT THE PLAT WAS PREPARED
AS CALCULATED IS 1:10,000. THAT THIS PLAT WAS PREPARED
IN ACCORDANCE WITH G.S. 42-30 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 10 DAY OF June, A.D. 2008



 SURVEYOR
 L-3880

 LICENSE NUMBER

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND COMPLETELY CORRECT AND THAT THIS PLAT HAS BEEN RECORDED IN THE REGISTER OF DEEDS OF JOHNSON COUNTY.

ALL APPLICATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE
Lot 10 SUBDIVISION, SECTION 11
 PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY
 FOR THE PURPOSES OF RECORDING THE SUBDIVISION MAP.

DATE SUBDIVISION ADMINISTRATOR

Handy S. V. V. V.
DIRECTOR OF INFRASTRUCTURE & ENGINEERING
2/4/1

EACH LOT SHALL BE LIMITED TO NO MORE THAN 2283 SQ. FT. OF IMPERVIOUS SURFACE AREA PER LOT.

[illegible]

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES
- 2) AREAS CALCULATED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND EASEMENTS NOTED THEREON.
- 4) NO. 2 BINDER HAS EASEMENTS SET APART FOR COMMON USES, OTHER THAN OPENING.
- 5) ALL METERS AND LINES SHALL HAVE A 20% DRAINAGE ALLOWANCE.
- 6) NO. 1 TO BE DEDICATED AND UTILITY DEPARTMENT SHALL BE RESPONSIBLE FOR INSTALLATION.
- 7) A 10' WIDE GRASSLAND STRIP, DRAINAGE AND UTILITIES EASEMENTS, SHALL BE SET APART FOR THE EASEMENTS RESERVATION OF THE LOT-SIDE OF ADEQUATE RESERVATION.
- 8) ROAD TO BE 25' STEEP SLOPE WITHIN 200' OF ROAD LINE.
- 9) PROPERTY SUBJECT TO ALL EASEMENTS AND EASEMENTS NOTED THEREON.
- 10) PROPERTY NOT DEED ON 1/11/10 FOR 1/16
- 11) PROPERTY NOT DEED ON 1/11/10 FOR 1/16
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- 100) PROPERTY NOT DEED ON 1/11/10 FOR 1/16

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

**PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION**

APPROVED Jill Carter/IMA
DISTRICT ENGINEER
11/11/08

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

NOTE: SIGN TRIANGLES TAKE PRECEDENT OVER ANY SIGN EASEMENT

[illegible]

OWNER: BOBBY WORLDS

CLAYTON, N.C. 27520

 1000
 1000
 1000
 1000
 1000

10 CONTROL, COMMON
 11 COVERTED POWER
 12 1/2 IN. DIA.

CELL BOOK
PLAT BOOK

100% Satisfaction Guarantee

Journal of Management Education

**SAINT JOHNS WOOD
SECTION II**

CLAYTON TOWNSHIP, JOHNSON COUNTY
NORTH CAROLINA
NOVEMBER 5, 2008
SHEET 21 OF 2

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0422
FAX: (919) 359-0428
www.trueinsurveying.com

www.trueelinesurveying.com



NUMBER	DIRECTION	DISTANCE
L1	57:16.39 E	44.65
L2	57:16.39 E	106.77
L3	57:16.39 E	36.09
L4	57:16.39 E	113.37
L5	50:50.32 S	13.13
L6	50:50.32 S	18.13
L7	58:07.06 E	07.74
L8	58:07.06 E	07.74
L9	54:35.01 W	10.75
L10	54:35.01 W	51.15
L11	58:07.06 E	33.37
L12	58:07.06 E	10.65
L13	54:35.01 W	10.65
L14	55:11.18 E	50.92
L17	NOVA 10 W	81.88
L18	NOV 37.25 W	50.50



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

07550.1063

SUBMISSION PLAT
OF

**SAINT JOHNS WOOD
SECTION II**

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
NOVEMBER 5, 2008
SHEET 2 OF 2



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: SAINT JOHN WOODS PHASE III Address or PIN #: 1003 ACRE PORTION OF NCPIN 165ND-66-3235

AGENT/APPLICANT INFORMATION:

SAINT JOHN WOODS LLC

(Name - type, print clearly)

C/O JAMES LIPSCOMB

328 EAST MAIN STREET

(Address)

CLAYTON NC 27520

(City, State, Zip)

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

MAJOR SUBDIVISION

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:

Joyce E. Marshburn, Life Estate

ALLAN E. MARSHBURN, POA

(Name - type, print clearly)

Joyce E. Marshburn, Life Estate

allan E. Marshburn, Jr. P.O.A.

(Owner's Signature)

2130 TWIN ACRES ROAD

(Address)

CLAYTON NC 27520

(City, State, Zip)

STATE OF

NC

COUNTY OF

Johnston

Sworn and subscribed before me Kimberly Starr Marshburn a Notary Public for the above State and County, this the 21st day of October, 2015.

SEAL



Kimberly Starr Marshburn
Notary Public

My Commission Expires:

4-3-14



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

01/25/2016

STAFF REPORT

Application Number: 15-60-01-SD

Project Name: St. John's Wood, Phase 3, Major Subdivision

NC PIN / Tag #: 165702-66-3235 / 05g04002f
Town Limits/ETJ: ETJ
Overlay: None
Applicant: James Lipscomb
Owner: Allen E. Marshburn Jr.
Location: The property is located at the end of the current Knights Bridge Rd, off of Ranch Rd, south of the US 70 Bypass.

Public Noticing:

- Neighborhood meeting held December 8, 2015
- Sign posted prior to January 01, 2016
- Letters mailed prior to February 26, 2016
- Newspaper ad posted prior to February 26, 2016

REQUEST: The applicant is requesting preliminary subdivision plat approval for 15 lots as an extension of the existing St. Johns Wood neighborhood.



Page 1 of 5

SITE DATA:

Acreage: 14.58 acres, with approx. 10± acres being subdivided into residential lots and 4.5± acres remaining undeveloped.
Existing Use: vacant/woods.

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Residential subdivision
South	Residential-Estate (R-E)	Residential subdivision
East	Residential-Estate (R-E)	Residential subdivision
West	Residential-Estate (R-E)	Mobile home park

DEVELOPMENT DATA:

Proposed Uses: Single family residential units
Buildings: 15 residential units
Number of Stories: Maximum height of 35 feet
Impervious Surface: Maximum 50% impervious per lot
Required Parking: 2 spaces per unit
Fire Protection: The Town of Clayton Fire Department will provide fire protection.
Access/Streets: One access point will be provided via an extension of Knights Bridge Dr, which will be stubbed to the property line at its terminus.
Water/Sewer Provider: Johnston County water and septic systems.
Electric Provider: unknown.

STAFF ANALYSIS:

Overview

The applicant is requesting preliminary subdivision plat approval for Phase 3 of Saint John's Wood. This represents the completion of a neighborhood that was begun when this property was under the jurisdiction of the County.

The applicant is requesting approval for a total of 16 lots on 14.585 acres. The specifics of this subdivision will mimic the prior Phase 2, which is identified as the existing homes on Knights Bridge Drive.

Consistency with Adopted Plans:

- **Comprehensive Plan**
The request is consistent with the Comprehensive Plan.
- **Unified Development Code**
The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC), given the waivers described below.

Compatibility with Surrounding Land Uses

The proposed neighborhood is consistent with previous phases and the surrounding residential development.

Landscaping and Buffering

None required.

Recreation and Open Space

No recreation or open space is provided on site, and the developer will pay fee-in-lieu for recreation fees.

Environmental

Resource conservation areas (stream buffers) shall be preserved by a binding legal instrument recorded with the deed as this phase is platted. Riparian buffers not considered “stream buffers” by the UDC will meet all state preservation requirements.

Access/Streets

Access will be provided via an extension of Knights Bridge Drive. A waiver for cul-de-sac length is required, as described below.

Multi-Modal Access

Sidewalks are not provided, and this is described below as a waiver request.

Garbage / Recycling

Roll-out garbage and recycling.

Waivers/Deviations/Variances from Code Requirements

- The creation of the subdivision as originally proposed would create an illegal flag lot (off of Twin Acres Rd) from the remainder of the original parcel. Therefore, approval of the final subdivision will require that the remainder must become a new lot (Lot 36), accessible off of Twin Acres Rd via an extension of the existing right-of-way stub, with an appropriate amount of lot width. This will create 16 conforming lots as part of this subdivision.
- The applicant is requesting to pay fee-in-lieu for recreation fees, as on-site recreation or open space will not be provided by the developer.
- The applicant is requesting a waiver to the maximum cul-de-sac length. The extension of this neighborhood as proposed will create a ±1,900 foot long cul-de-sac, which is nearly twice the length allowed by §155.602(G)(1) for residential streets with lots greater than 20,000 sq.ft. The proposed neighborhood does have a stub-out to the neighboring parcel, so any future development on that parcel will connect to that stub-out.
- The applicant is requesting a waiver from the requirement for street connectivity, per §155.602(K)(2), which requires an intersecting cross street every 1,500 linear street feet. The applicant feels this is

justified because of the riparian buffer that creates hardship providing the connection, as well as the provision of a stub-out at the end of the neighborhood, which will provide future connection if the adjacent parcel ever intensifies in use.

- The applicant is requesting a waiver from providing curb-and-gutter per §155.602(l). This street is proposed for dedication to NCDOT and will not connect to an existing road with curb-and-gutter.
- The applicant is requesting a waiver from providing sidewalks because the roads of the proposed neighborhood will not connect to roads with sidewalks.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for a 15 unit, single-family residential subdivision.
- The applicant is requesting waivers from:
 - Providing curb-and-gutter streets.
 - Providing internal sidewalks.
 - Providing cross street access.
 - Maximum cul-de-sac length.
- This plan is subject to final approval by Town Council.

FINDINGS:

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

CONDITIONS:

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

1. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. The Preliminary Subdivision Plan shall be modified prior to final approval to incorporate a viable Lot 16, which is the remainder of the parcel not fronting on Knights Bridge Rd. Modifications to the approved Preliminary Subdivision Plan may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
2. All development fees shall be paid prior to final plat recordation, except that capacity fees shall be paid prior to issuance of building permits.
3. Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.

4. If a Homeowner's Association (HOA) is required for this subdivision, the HOA documents shall be reviewed by Planning Department staff prior to the platting of the first phase of the development. Such HOA documents shall contain the following provisions:
 - a. Full governance of the HOA shall be turned over in its entirety to the homeowners at the time that the 80th percentile unit is platted.
 - b. Any and all common areas, amenities, or facilities that are part of the Preliminary Subdivision Plan approval shall be clearly identified in the HOA documents.
 - c. Assurance that the HOA shall have sufficient means to maintain all common areas, amenities, and facilities.
5. Any and all roads that are to be dedicated to either the Town or NCDOT shall be accepted by the appropriate entity on or before the issuance of a Certificate of Occupancy for the 75th percentile unit or building on that road.

Waivers:

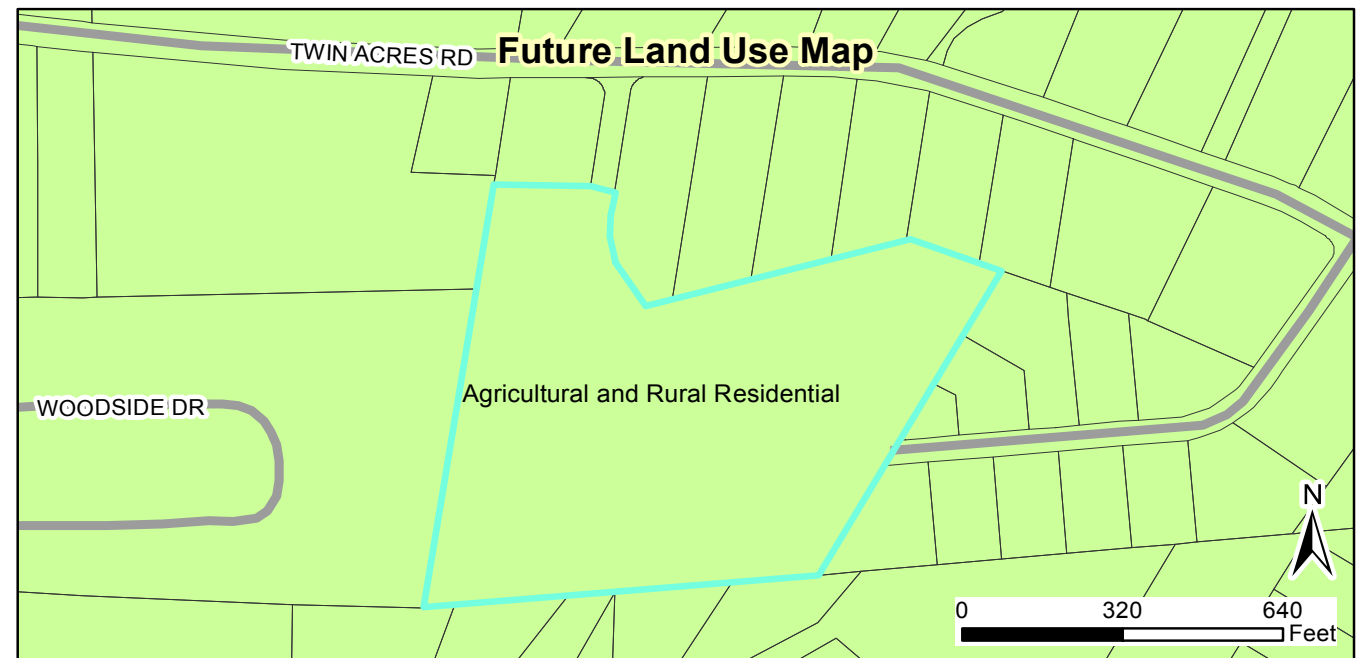
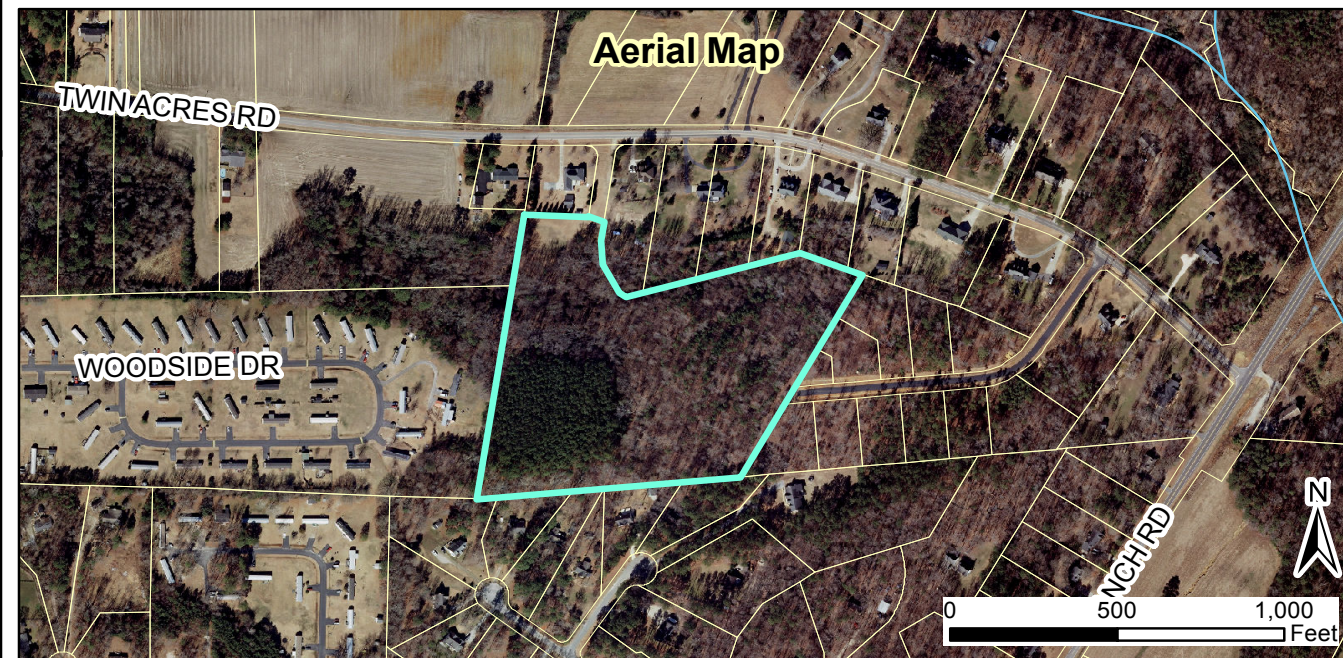
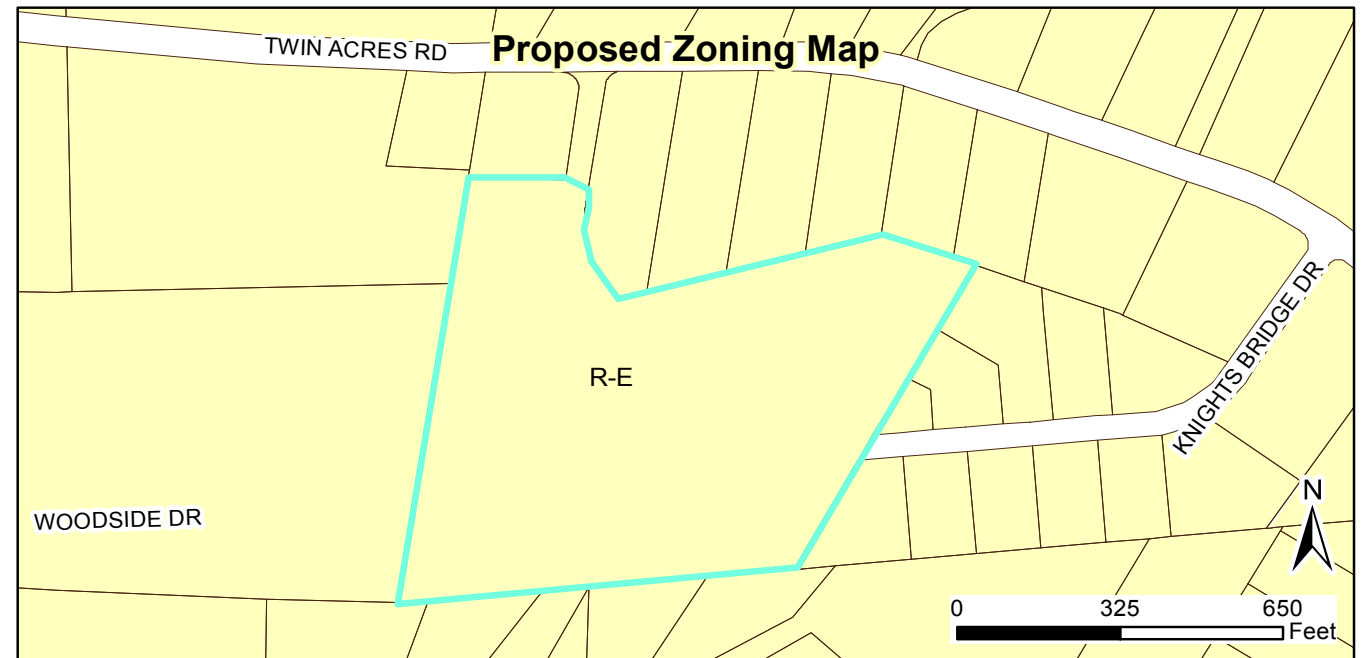
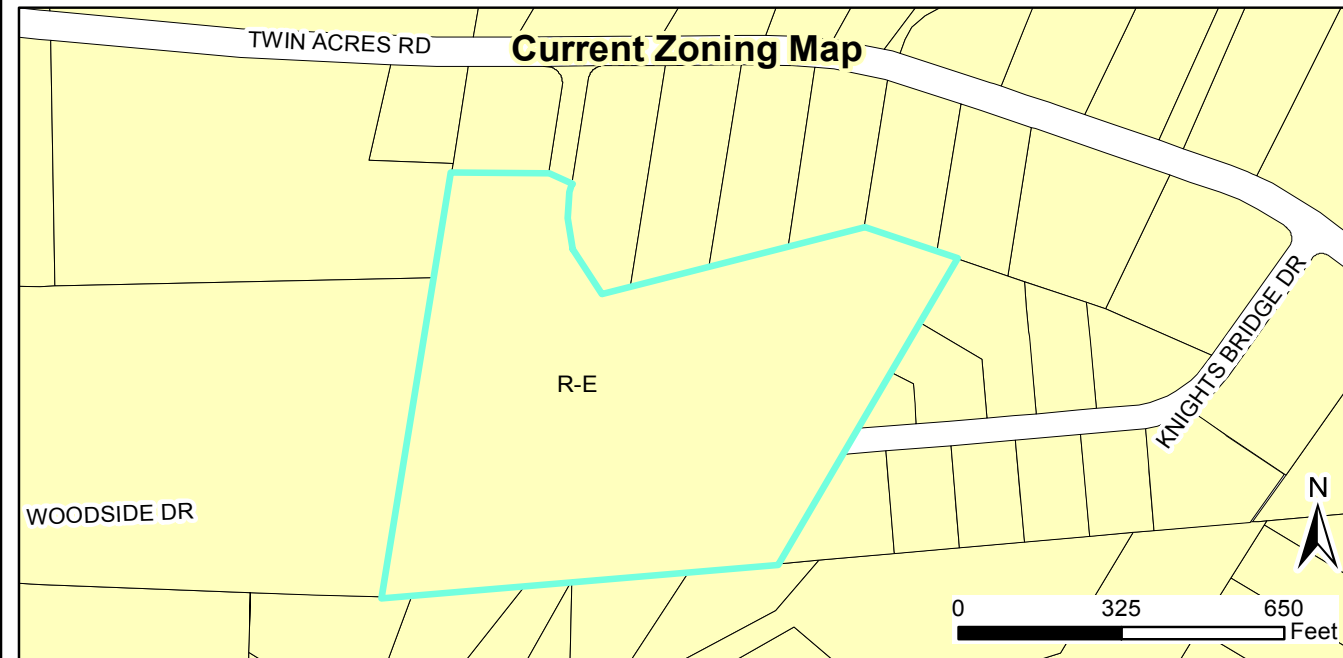
6. A waiver is hereby granted for providing cross-access street connectivity.
7. A waiver is hereby granted for excessive cul-de-sac length, provided that Knights Bridge Rd shall provide right-of-way to the property line, and any subsequent development on the adjacent parcel shall require connection.
8. A waiver is hereby granted for providing curb-and-gutter streets.
9. A waiver is hereby granted from providing sidewalks along new road construction.
10. Fee-in-lieu shall be paid for recreation fees prior to plat recordation.

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the subdivision of the subject parcel.

ATTACHMENTS:

- 1) Staff report maps
- 2) Application
- 3) Neighborhood Meeting Materials
- 4) Site Plan



15-60-01-SD - Saint John's Wood Phase III Major Subdivision
Request: To develop 15 lots on 10 acres of land

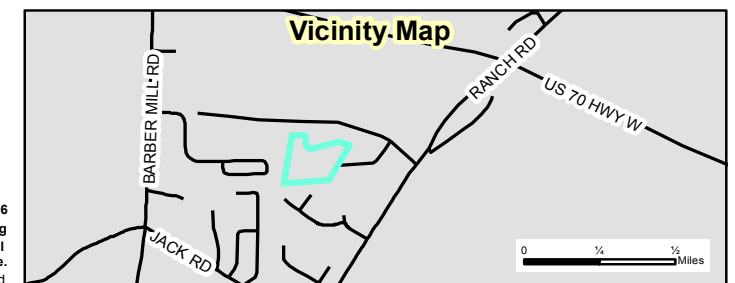
Applicant: Saint John's Wood LLC
 Property Owner: Allen E. Marshburn Jr.
 Parcel ID Number: 165702-66-3235
 Tag #: 05G04002F



- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

01/15/2016
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2015\15-60-01-SD Saint John's Woods Phase III Major Subdivision\Maps\StaffReportMap- Saint John's 15-60-01SD - new1.mxd

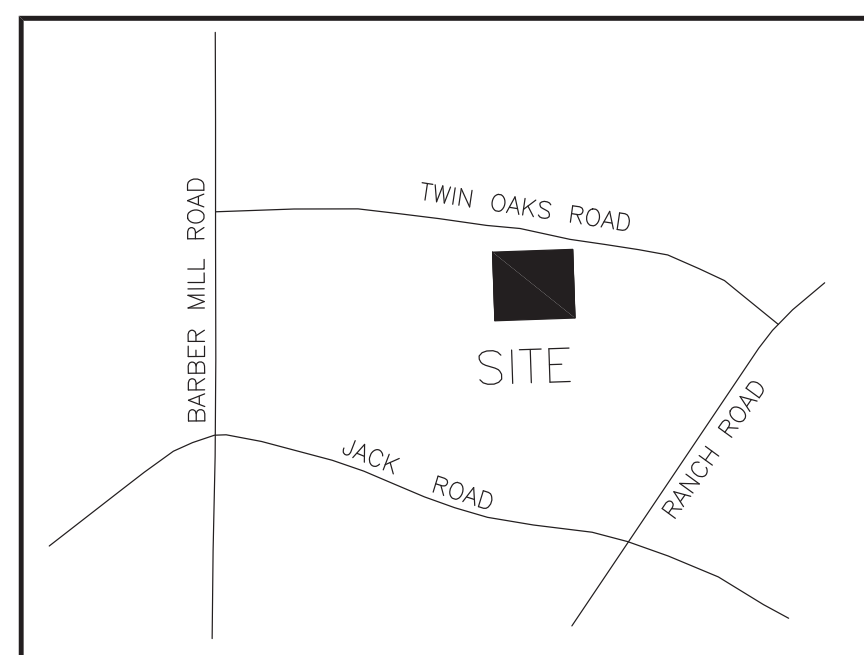


PERLIMINARY SUBDIVISION DESIGN

*SAINT JOHNS WOOD
SECTION III*

IN

*CLAYTON TOWNSHIP
JOHNSTON COUNTY, NC*



*SITE VICINITY MAP
NOT TO SCALE*

SHEET INDEX

SHEET TITLE

SHEET No.

EXISTING CONDITIONS.....	EC01
SITE PLAN.....	SD01
GENERAL & SITE NOTES.....	SD02
ENGINEERING PLAN.....	C01

DEVELOPER/APPLICANT:

JAMES LIPSCOMB
328 E. MAIN STREET
CLAYTON, NC 27520

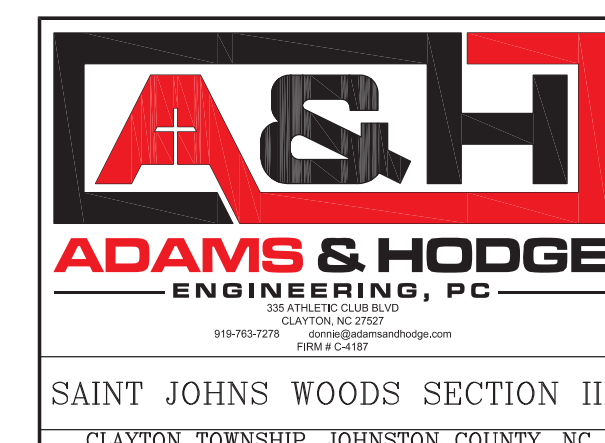
CONTACT/AGENT: JAMES LIPSCOMB
(919) 422-4704



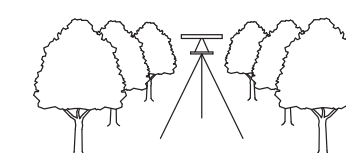
NOT RELEASED FOR
CONSTRUCTION

FOR REVIEW AND
COMMENT ONLY

REVISED
6:30 pm, Jan 13, 2016

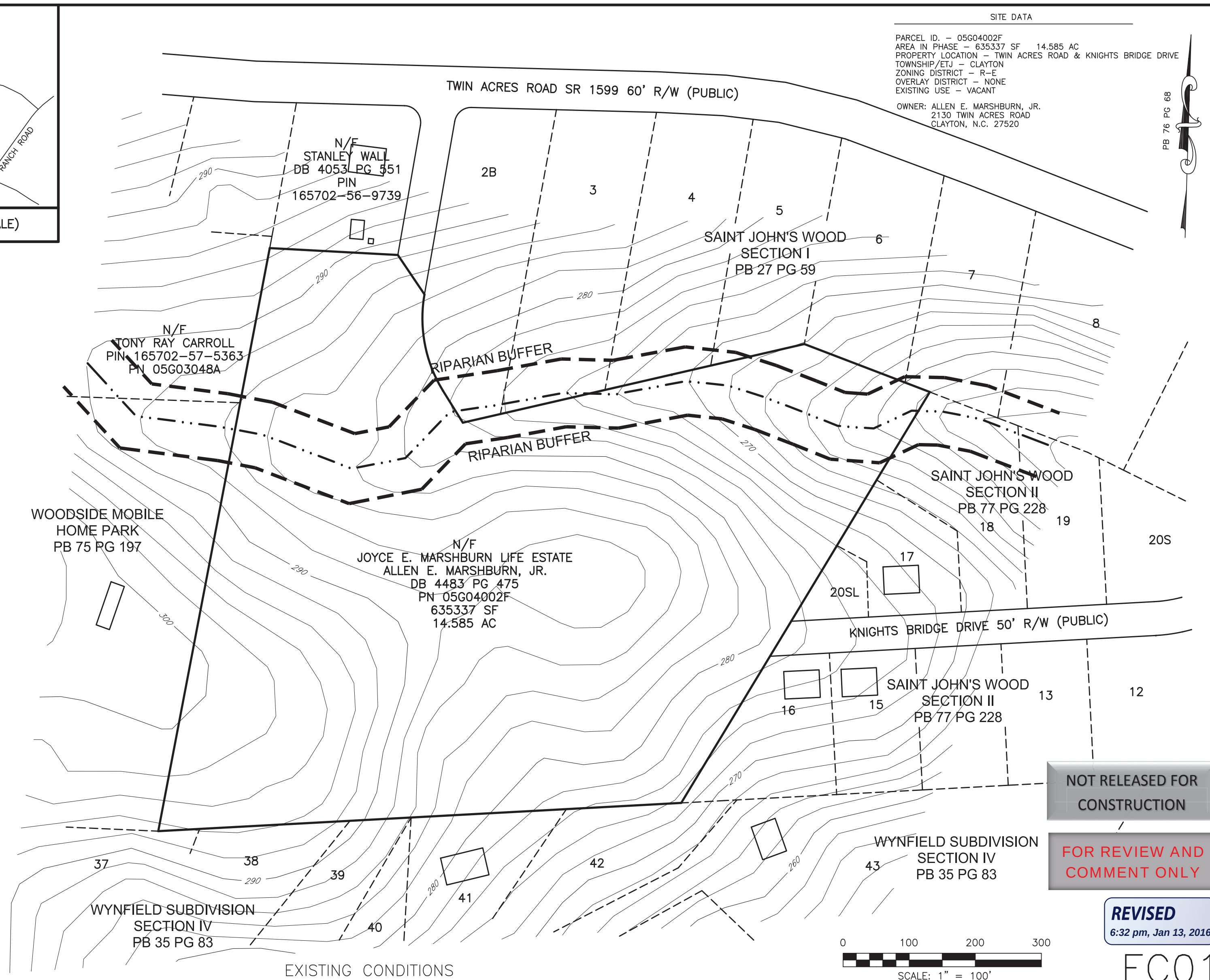
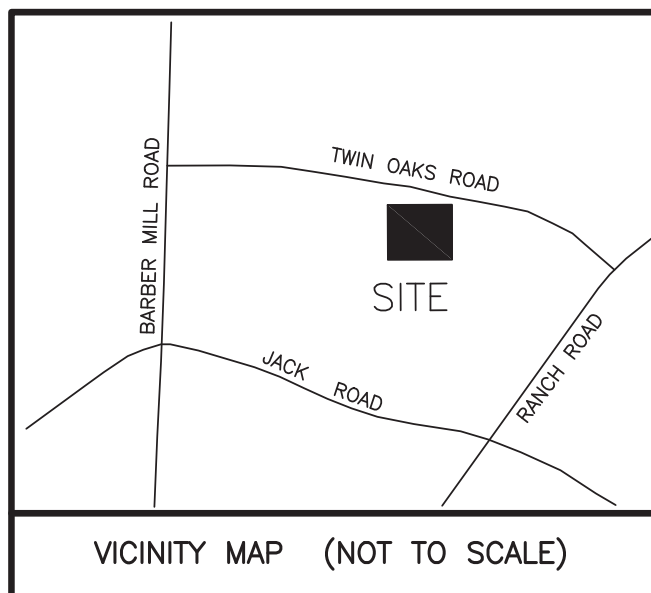


TRUE LINE SURVEYING, P.C.



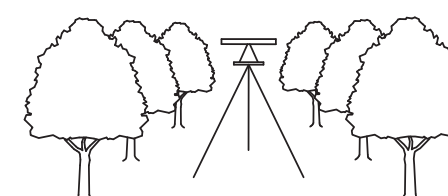
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



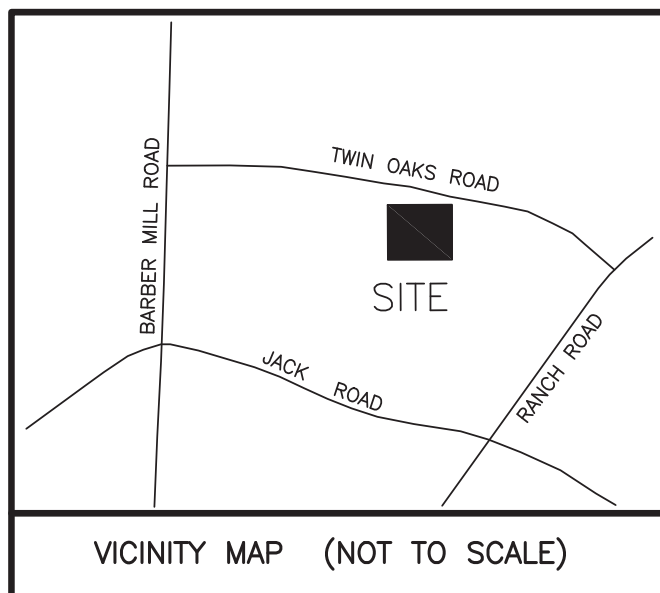
SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	TOCPRELIM.DWG
SURVEY DATE:	10-15-15
JOB NO.	522.013

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 FAX: (919) 359-0428
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C-1859



LINE	BEARING	DISTANCE
L1	S36°24'35"E	70.95'
L2	S34°10'34"E	55.84'
L3	S30°00'59"W	28.23'
L4	S30°01'23"W	60.88'
L5	N85°14'00"E	90.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	200.00'	148.60'	145.20'	S12°53'20"E
C2	285.00'	50.65'	50.59'	N89°40'30"E
C3	335.00'	59.54'	59.46'	S89°40'30"E
C4	30.00'	35.51'	33.47'	N50°40'36"W
C5	50.00'	137.51'	98.09'	S84°26'38"E
C6	50.00'	78.75'	70.86'	S39°27'45"E

LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
PKMF	PARKER-KALON NAIL FOUND
PKMS	PARKER-KALON NAIL SET
RRS	RAILROAD SPIKE
CSF	COTTON SPIKE FOUND
CSMS	COTTON SPIKE SET
CC	CONTROL CORNER
CP	COMPUTED POINT
P/P	POWER POLE
OPW	OVERHEAD POWER LINE
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
AC	ACRE
DB	DEED BOOK
PB	PLAT BOOK
BOM	BOOK OF MAPS
PG	PAGE
LF	LINEAR FEET
15S	LOT HAS OFFSITE SEWER
15SL	OFFSITE SEWER LOT
15R	RECOMBINATION LOT
100	STREET ADDRESS
---	LINE NOT SURVEYED

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____, 20____ AT _____.

CRAIG OLIVE BY _____ REGISTER OF DEEDS ASST. REG. OF DEEDS
RECORDED IN PB _____ PG _____

STATE OF NORTH CAROLINA, _____ COUNTY I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2015

SURVEYOR

L - 3990
LICENSE NUMBER

WYNFIELD SUBDIVISION
SECTION IV
PB 35 PG 83

SUBDIVISION SITE PLAN
FOR

SAINT JOHNS WOOD SECTION III

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 11, 2016

OWNER: ALLEN E. MARSHBURN, JR.
2130 TWIN ACRES ROAD
CLAYTON, N.C. 27520

LANDSCAPING NOTES

STREET YARD TREES SHALL BE REQUIRED AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACED AT A MAXIMUM OF 50 FEET APART)

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, OR IF NO IRRIGATION SYSTEM IS PROVIDED, THIS NOTE IS NOT REQUIRED BUT DROUGHT TOLERANT LANDSCAPING MUST BE UTILIZED, AND SHOULD BE NOTED AS SUCH.

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.

REQUIRED PLANTING AREAS SHALL INCORPORATE EXISTING NATURAL VEGETATION TO THE MAXIMUM EXTENT FEASIBLE.

ALL UNDERSTORY TREES SHALL BE A MINIMUM OF 6' AT PLANTING WITH A 2.5" CALIPER.

ALL CANOPY TREES SHALL BE A MINIMUM OF 8' TALL AT PLANTING WITH A 2.5" CALIPER

ALL SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT AT PLANTING

SITE DATA

PARCEL ID. - 05G04002F
AREA IN PHASE - 635337 SF 14.585 AC
PROPERTY LOCATION - TWIN ACRES ROAD & KNIGHTS BRIDGE DRIVE
TOWNSHIP/ETJ - CLAYTON
ZONING DISTRICT - R-E
OVERLAY DISTRICT - NONE
EXISTING USE - VACANT
PROPOSED USE - RESIDENTIAL
PROPOSED DENSITY - 1 LOT PER 0.99 ACRES
SETBACKS - (F) 35', (S) 15', (R) 30', (SIDE STREET) 25'
IMPERVIOUS SURFACE AREA - MAX 50%

LOT SUMMARY
LOTS PROVIDED - 15
DENSITY PROVIDED - 1 LOT PER 0.99 ACRES
AVERAGE LOT SIZE - 27,841 SF 0.639 ACRES
MINIMUM LOT WIDTH - 80 FEET AT BUILDING SETBACK LINE
MAXIMUM LOT WIDTH - 211.97 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET
MINIMUM DWELLING UNIT SIZE - 1400 SF
MAXIMUM BUILDING COVERAGE - 36% PER LOT

6

SAINT JOHN'S WOOD
SECTION I
PB 27 PG 59

NC GRID COORDINATES
N 676586.8327
E 2156904.4101

N/F
ALLEN E. MARSHBURN, JR.
DB 4483 PG 475
PN 05G04002F
635337 SF
14.585 AC

SAINT JOHN'S WOOD
SECTION II
PB 77 PG 228

SAINT JOHN'S WOOD
SECTION II
PB 77 PG 228

WYNFIELD SUBDIVISION
SECTION IV
PB 35 PG 83

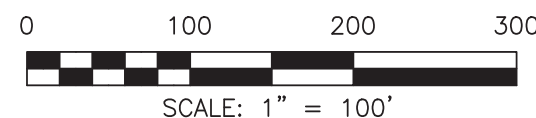
NOT RELEASED FOR
CONSTRUCTION

FOR REVIEW AND
COMMENT ONLY

REVISED

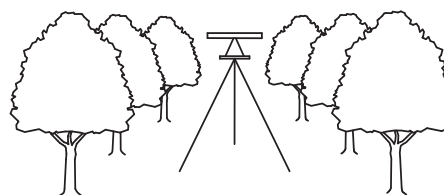
6:33 pm, Jan 13, 2016

SD01



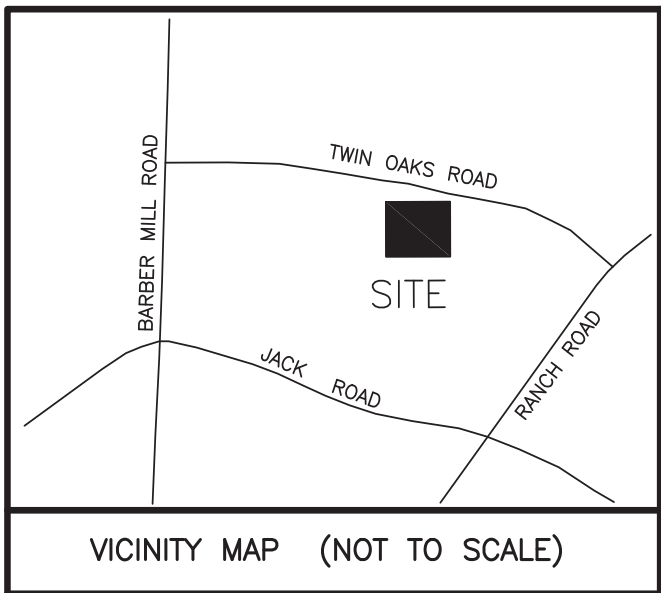
SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	TOCPRELIM.DWG
SURVEY DATE:	10-15-15
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FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS AND ALL SEWER AND WATER LINES TO THE TOWN OF CLAYTON.

DATE _____ OWNER _____

DATE _____ OWNER _____

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

THIS SURVEY:

☒ 1) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ 2) IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ 3) IS ONE OF THE FOLLOWING:

a) IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

b) IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE

c) IS A CONTROL SURVEY

☐ 4) IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION

☐ 5) FROM THE INFORMATION AVAILABLE, THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION OF THE PROVISIONS (1) THROUGH (4).

DATE _____ SURVEYOR _____

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.

DATE _____ SURVEYOR _____

STATE OF NORTH CAROLINA, _____ JOHNSTON _____ COUNTY

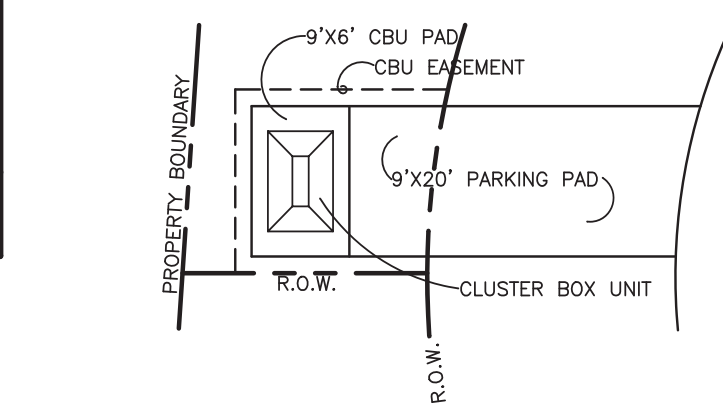
I, _____ CURK I. LANE _____, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D., 2015

DATE _____ SURVEYOR _____

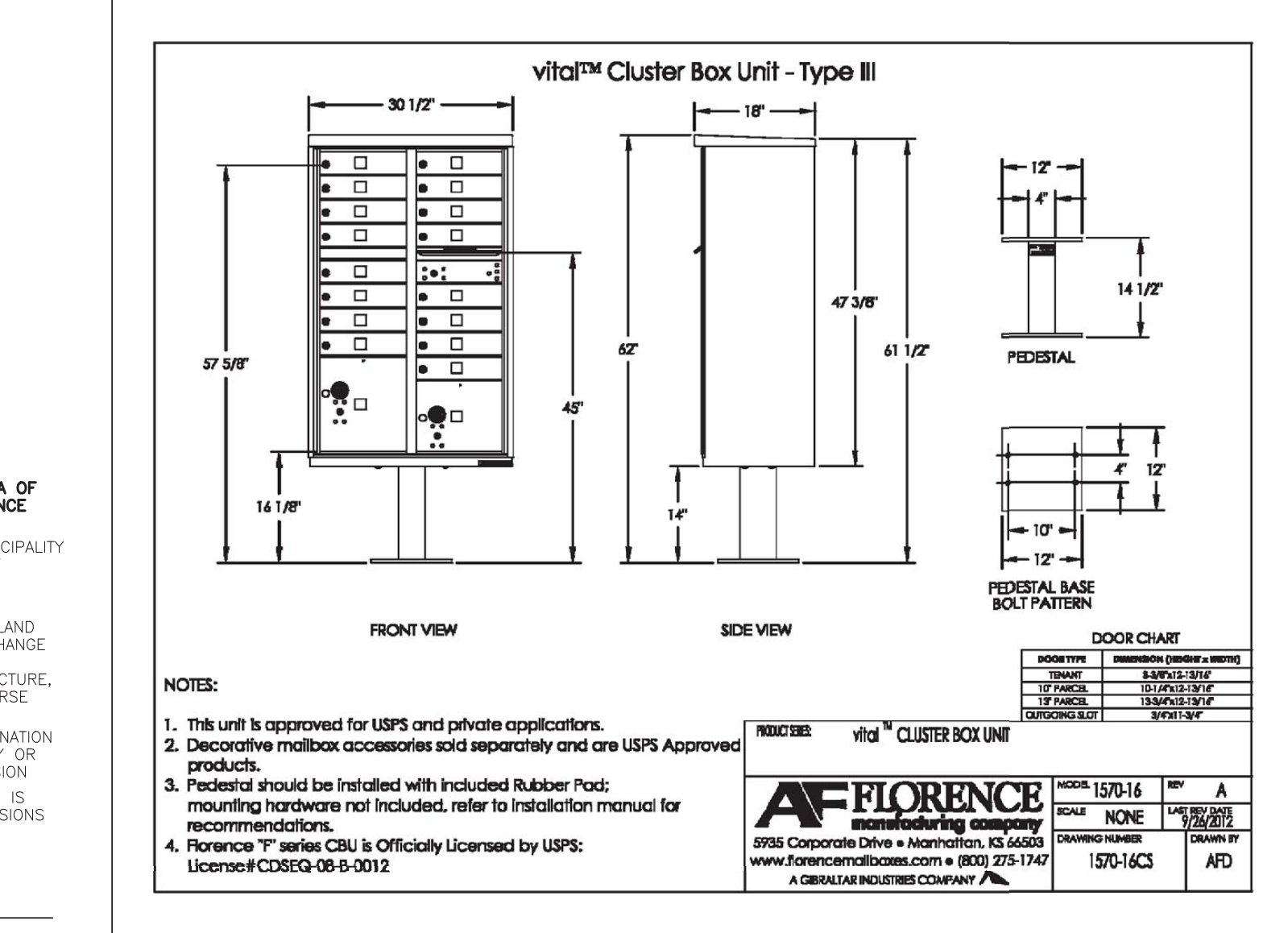
L - 3990
LICENSE NUMBER

I, HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT CODE OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

DATE _____ PLANNING DIRECTOR _____



CLUSTER MAIL BOX UNIT LAYOUT



NOTES:

1. This unit is approved for USPS and private applications.

2. Decorative mailbox accessories sold separately and are USPS Approved products.

3. Pedestal should be installed with included Rubber Pad; mounting hardware not included. refer to installation manual for recommendations.

4. Florence "T" series CBU is Officially Licensed by USPS: License# CDSE-08-B-0012

CLUSTER MAIL BOX UNIT

REVIEW OFFICER'S CERTIFICATE

I, _____ REVIEW OFFICER OF _____ JOHNSTON _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS _____ DAY OF _____ 20 _____ AT _____.

CRAIG OLIVE BY _____ ASST. REG. OF DEEDS

RECORDED IN PB _____ PG _____

TOWN OF CLAYTON TOWN MANAGER CERTIFICATION FOR A FINAL PLAT

I HEREBY CERTIFY THAT THE TOWN OF CLAYTON, N.C. HAS APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC LANDS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE CLAYTON TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE _____ TOWN MANAGER _____

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN _____ SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

DATE _____ COUNTY HEALTH OFFICER OR AUTHORIZED REP. _____

NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION. 1900, THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

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 SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) ALL INTERIOR LOT LINES SHALL HAVE A 20' DRAINAGE AND UTILITY EASEMENT, 10' EACH SIDE OF ALL LOT LINES
- 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
- 8) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 9) ZONING: R-E
- 10) PARENT TRACT DEED DB 4483 PG 475
- 11) NC PIN NO. 165702-66-3235
- 12) PARCEL NO. 05G04002F

REFERENCES:

DB 4483 PG 475	PB 77 PG 227
DB 4053 PG 551	PB 70 PG 389
DB 802 PG 113	PB 35 PG 83
DB 3101 PG 439	PB 27 PG 59
DB 1337 PG 666	PB 75 PG 197
DB 3574 PG 890	
DB 931 PG 771	
DB 1542 PG 114	
DB 2373 PG 681	
DB 1214 PG 391	

EACH LOT SHALL BE LIMITED TO NO MORE THAN 3757 SQ. FT. OF IMPERVIOUS SURFACE AREA PER LOT.

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

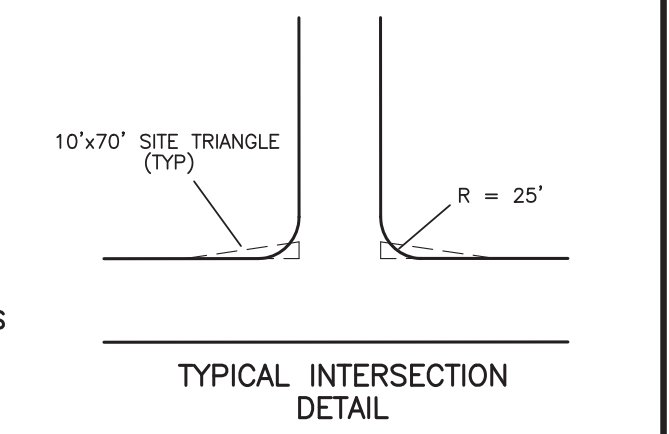
APPROVED _____ DISTRICT ENGINEER

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

NOTE: SIGHT TRIANGLES TAKE PRECEDENT OVER ANY SIGN EASEMENT

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.



GENERAL & SITE NOTES FOR

FOR REVIEW AND COMMENT ONLY

NOT RELEASED FOR CONSTRUCTION

SAINT JOHNS WOOD SECTION III

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 11, 2016

OWNER: ALLEN E. MARSHBURN, JR.
2130 TWIN ACRES ROAD
CLAYTON, N.C. 27520

REVISED
6:34 pm, Jan 13, 2016

SD02

- LEGEND
- IPF
 - IPS
 - CMF
 - PKNF
 - PKNS
 - RRS
 - CSF
 - CS
 - CC
 - CP
 - P/P
 - OPW
 - R/W
 - S.F.
 - AC
 - DB
 - PB
 - BOM
 - PG
 - LF
 - 1SS
 - 1SS
 - 1SR
 - 1SR
 - ---
 - ---
- IRON PIPE FOUND
IRON PIPE SET
CONCRETE MONUMENT FOUND
PARKER-KALON NAIL FOUND
PARKER-KALON NAIL SET
RAILROAD SPIKE
COTTON SPIKE FOUND
COTTON SPIKE SET
CONTROL CORNER
COMPUTED POINT
POWER POLE
OVERHEAD POWER LINE
RIGHT-OF-WAY
SQUARE FEET
ACRE
DEED BOOK
PLAT BOOK
BOOK OF MAPS
PAGE
LINEAR FEET
LOT HAS OFFSITE SEWER
OFFSITE SEWER LOT
RECOMBINATION LOT
STREET ADDRESS
LINES NOT SURVEYED

SURVEYED BY: TLS

DRAWN BY: MIKE

CHECKED BY: CURK

DRAWING NAME: TOCPRELIM.DWG

SURVEY DATE: 10-15-15

JOB NO. 522.013

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 H. Lipscomb

Saint John's Wood LLC
328 East Main Street
Clayton, NC 27520
919-422-4704

November 18, 2015

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: December 8, 2015

Location: HomeTowne Realty 328 East Main Street Clayton NC 27520

Time: 6:00 to 7:30

Type of Application: Single family residential subdivision being developed as 15 lots of phase III of Saint John's Wood. See attached preliminary subdivision plat map.

If you have any questions prior to or after this meeting, you may contact us at 919-422-4704.

Sincerely yours,

James Lipscomb

cc: Clayton Planning Dept.

St. John Woods Phase III

Neighborhood Meeting Minutes

- Meeting opened at 6:05 at the HTR conference room located at 328 E Main Street, with James Lipscomb giving an overview of the development of Phase III. He explained that Darryl Evans will build up to 15 lots dependent upon approval of septic soils. House plans in phase III will be the same as those in phase II. There is the possibility that a home owner association (HOA) will be instituted.

- How will the HOA work?

The covenant for phase III will be the same as for phase II. Home owner, Jason Montleon, was very opposed to forming a HOA. He stated that when he bought his home it was advertised as a HOA free neighborhood and wishes it to remain that way. James and several other St. John Woods home owners agreed that there was a HOA built into the covenant. Phase I had no HOA because different documents were used at that time. It was developed earlier and fell under different laws and guidelines. St. John Woods home owner, Scott Childress, stated that he paid HOA fees at closing but was never reimbursed. His contact information was taken to put him in touch with Kohn-Ell Association Management.

- Will a sign be installed?

One can be installed if desired on the right side of Knights Bridge Drive, not on Ranch Road.

- David Marshburn stated that there will not be a Phase IV so the land between his home and phase III will act as a buffer.
- How much of a buffer will remain between St. John Woods subdivision and the adjacent trailer park?

The owner of the trailer park has agreed plantings can be placed on his land to create an evergreen buffer.

- Cluster mail boxes will be built at the end of the cul de sac.
- What is the anticipated time line?

Estimated: February 1, 2016 for phase III approval by Town of Clayton followed by 60 days for engineering approval

Tuesday, December 8, 2015

April-June for building road

June-July to start building houses

- How will the drainage problem be handled? The bottom three houses are getting washed out.

An engineer will be brought in to advise best possible solution. A diversion ditch between phase II and III was suggested as a possible option.

- Explain the differences between the two maps.

The first map is a preliminary. The second map reflects TRC comments.

- Could speed bumps be installed. There is a concern for kid safety.

DOT does not allow permanent speed bumps. Temporary bumps could be installed but would have to be removed before NCDOT takes over the road. Children at Play signs can be posted.

- There is concern about making the drainage problem worse due to cutting trees.

Trees will only be cut if absolutely necessary. Trees will need to be cut to allow space for drive ways, houses, and septic lines. One owner mentioned that if the lots were bigger, there would be less loss of trees.

- What price point are we looking at?

240,000 - 280,000 Prices have increased along with the economy.

- House plans and color schemes are to be the same for phase III as they were in phase II.
- An architectural committee can be assigned to review color schemes. For example, no pink or blue homes. Earthy colors are preferred.
- 15 lots will be the max number developed. 13 or 14 is more likely depending on soil reports.
- How will the houses be set back from the road?

Set backs for phase III will be the same as for phase II

Street light costs are already included in electric bills. Costs for one street light is divided between three homes.

Tuesday, December 8, 2015

Establishment of a HOA will be decided by home owners majority vote. Covenant documents are the same for phase III as for phase II.

- How long is the project from start to finish?

Approximately 9 months

- What is to be expected with road wear and tear?

NCDOT is responsible for phase II because they have taken over maintenance.

- At times, building equipment blocked the subdivision entrance during construction of phase II. Can this be avoided during phase III?

Posts will be placed along the last 100 feet of the road in phase II.

- Will a sewer line be extended to St. John Woods?

No

- Home owner currently has a problem with water from nearby stream over flowing into his back yard. He is concerned about the consequences of diverting more run off water from phase III to the stream.

Johnston County Storm Water Management will assess the drainage problem. Engineering controls will be implemented according to county and state guidelines.

- Can you explain the drainage ditch easement beside the possible future right of way?

Necessary because more than 50 feet is needed to construct a road with ditch sections.

-After development of phase II, two black poles were left at the entry way to Knights Bridge Road. The home owner removed the pole on the right. He requests the left pole to be removed. James stated that the pole can be removed but must remain until soil movement has settled.

-A home owner expressed a desire for something to be put into place to govern the covenant.

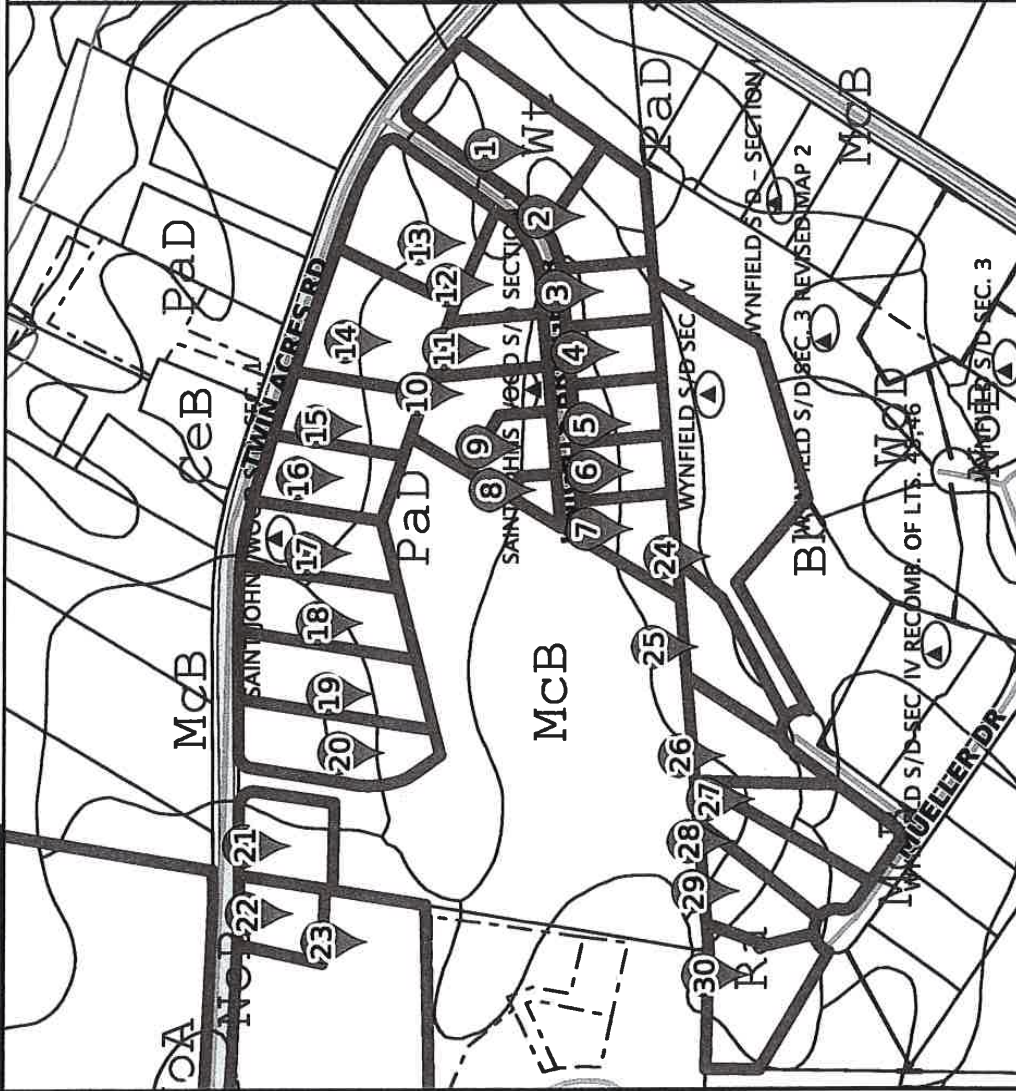
Meeting adjourned at 7:17pm.

Name	Address
Jason Montleon/Traay Ayer Wetzel Smith	96 Knights Bridge Dr. 2201 Twin Acres Rd.
Jennifer Weatherly	1108 Knights Bridge Dr.
Debbie & Scott Childress	142 Knights Bridge Dr.
Dianne Aydtett	237 Knights Bridge Dr.
Jason M. Webb	211 Knights Bridge Dr.
Robert P. Weatherly	1608 Knights
George & Leuka RAZIM	391 - Mueller Dr.
Linda Adams	321 Mueller Drive
David Mooriney	179 Knights Bridge Dr.
David Marshburn	2095 Twin Acres Rd.
Valerie & James Lipscomb	3407 Barbermill Rd.



*** DISCLAIMER ***

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



Result 1

id: 05G04004T
Tag: 05G04004T
Tax Unique Id: 4169368
NCPin: 165702-76-5386
Mapsheet No: 165702
Owner Name 1: CARTER, THOMAS EDWARD JR
Owner Name 2: CARTER, LEELYN GODWIN
Mail Address 1: 2005 TWIN ACRES ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 2005 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 01348
Page: 0316
Market Value: 147170
Assessed Acreage: 1.93
Calc. Acreage: 1.97
Sales Price: 121000
Sale Date: 1993-12-02

Scale: 1:4485 - 1 in. = 373.78 feet

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

Johnston County GIS
November 1, 2015

Result 2

id: 05G04007H
Tag: 05G04007H
Tax Unique Id: 3969426
NCPin: 165702-76-4124
Mapsheet No: 165702
Owner Name 1: HALE, ANDREW RYAN
Owner Name 2: HALE, JENNIFER
Mail Address 1: 91 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 91 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04399
Page: 0621
Market Value: 259180
Assessed Acreage: 0.97
Calc. Acreage: 1.05
Sales Price: 200000
Sale Date: 2014-01-02

Result 3

id: 05G04007I
Tag: 05G04007I
Tax Unique Id: 4233851
NCPin: 165702-76-2123
Mapsheet No: 165702
Owner Name 1: FAHRENHOLZ, ADAM
CHARLES
Owner Name 2: FAHRENHOLZ, RENEE
ELIZABETH
Mail Address 1: 121 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 121 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04381
Page: 0765
Market Value: 254390
Assessed Acreage: 0.7
Calc. Acreage: 0.62
Sales Price: 233500
Sale Date: 2013-11-15

Result 4

id: 05G04007J
Tag: 05G04007J
Tax Unique Id: 4156697
NCPin: 165702-76-0192
Mapsheet No: 165702
Owner Name 1: NARRON, JEFFREY H
Owner Name 2: NARRON, ASHLEY N
Mail Address 1: 153 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 153 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04314
Page: 0835
Market Value: 227000
Assessed Acreage: 0.63
Calc. Acreage: 0.62
Sales Price: 220500
Sale Date: 2013-06-26

Result 5

id: 05G04007K
Tag: 05G04007K
Tax Unique Id: 4156708
NCPin: 165702-66-9161
Mapsheet No: 165702
Owner Name 1: MOORING, DAVID
Owner Name 2: MOORING, TRACY
Mail Address 1: 179 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 179 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04312
Page: 0003
Market Value: 245300
Assessed Acreage: 0.63
Calc. Acreage: 0.62
Sales Price: 216000
Sale Date: 2013-06-20



*** DISCLAIMER ***

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

Result 6

id: 05G04007L
Tag: 05G04007L
Tax Unique Id: 4156699
NCPin: 165702-66-8130
Mapsheet No: 165702
Owner Name 1: WEBB, JASON M
Owner Name 2: WEBB, URSULA E
Mail Address 1: 211 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 211 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04317
Page: 0423
Market Value: 209720
Assessed Acreage: 0.63
Calc. Acreage: 0.63
Sales Price: 220000
Sale Date: 2013-06-28

Result 7

id: 05G04007M
Tag: 05G04007M
Tax Unique Id: 4156710
NCPin: 165702-66-6067
Mapsheet No: 165702
Owner Name 1: AYDLETT, JULIAN
Owner Name 2: AYDLETT, DIANNE
Mail Address 1:
Mail Address 2: PO BOX 993
Mail Address 3: CLAYTON, NC 27528-0993
Site Address 1: 237 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04312
Page: 0710
Market Value: 216370
Assessed Acreage: 0.78
Calc. Acreage: 0.79
Sales Price: 210000
Sale Date: 2013-06-21

Result 8

id: 05G04007N
Tag: 05G04007N
Tax Unique Id: 4191645
NCPin: 165702-66-7269
Mapsheet No: 165702
Owner Name 1: MONTLEON, JASON
Owner Name 2:
Mail Address 1: 96 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5422
Site Address 1: 224 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04593
Page: 0473
Market Value: 40
Assessed Acreage: 0.19
Calc. Acreage: 0.19
Sales Price: 0
Sale Date: 2015-05-07

Result 9

id: 05G04007O
Tag: 05G04007O
Tax Unique Id: 4156700
NCPin: 165702-66-8374
Mapsheet No: 165702
Owner Name 1: INMAN, CHARLES
Owner Name 2: INMAN, KAREN
Mail Address 1: 194 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 194 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04317
Page: 0575
Market Value: 216370
Assessed Acreage: 0.57
Calc. Acreage: 0.58
Sales Price: 221000
Sale Date: 2013-06-28

Result 10

id: 05G04007P
Tag: 05G04007P
Tax Unique Id: 4157236
NCPin: 165702-66-9448
Mapsheet No: 165702
Owner Name 1: WEATHERLY, ROBERT PAUL
Owner Name 2: WEATHERLY, JENNIFER SOLOMON
Mail Address 1: 168 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 168 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04336
Page: 0035
Market Value: 214300
Assessed Acreage: 0.99
Calc. Acreage: 0.98
Sales Price: 220000
Sale Date: 2013-08-06

Result 12

id: 05G04002L
Tag: 05G04002L
Tax Unique Id: 3982097
NCPin: 165702-76-2397
Mapsheet No: 165702
Owner Name 1: MONTLEON, JASON
Owner Name 2:
Mail Address 1: 96 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5422
Site Address 1: 96 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04593
Page: 0473
Market Value: 234770
Assessed Acreage: 0.73
Calc. Acreage: 0.75
Sales Price: 225000
Sale Date: 2015-05-07

Result 11

id: 05G04007Q
Tag: 05G04007Q
Tax Unique Id: 4156990
NCPin: 165702-76-1410
Mapsheet No: 165702
Owner Name 1: CHILDRESS, SCOTT K
Owner Name 2: CHILDRESS, DEBRA L
Mail Address 1: 142 KNIGHTS BRIDGE DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 142 KNIGHTS BRIDGE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04328
Page: 0924
Market Value: 200520
Assessed Acreage: 0.67
Calc. Acreage: 0.67
Sales Price: 205000
Sale Date: 2013-07-24

Result 13

id: 05G04002Y
Tag: 05G04002Y
Tax Unique Id: 4232987
NCPin: 165702-76-3510
Mapsheet No: 165702
Owner Name 1: CRABTREE, WILLIAM KENNETH
Owner Name 2: CRABTREE, JAMIE DARLENE
Mail Address 1: 2017 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 2017 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 01214
Page: 0391
Market Value: 227060
Assessed Acreage: 1.81
Calc. Acreage: 1.812
Sales Price: 20000
Sale Date: 1991-07-08



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Result 14

id: 05G04003L
Tag: 05G04003L
Tax Unique Id: 4229052
NCPin: 165702-76-0579
Mapsheet No: 165702
Owner Name 1: EUGENE B SPECK
Owner Name 2: SPECK, GEORGIA W
Mail Address 1: 2045 TWIN ACRES ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 2045 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 02373
Page: 0681
Market Value: 205830
Assessed Acreage: 1.72
Calc. Acreage: 1.732
Sales Price: 0
Sale Date: 2003-01-30

Result 16

id: 05G04004Z
Tag: 05G04004Z
Tax Unique Id: 4215383
NCPin: 165702-66-7740
Mapsheet No: 165702
Owner Name 1: EPPS, MICHAEL C
Owner Name 2: EPPS, RUTH B
Mail Address 1: 2347 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9444
Site Address 1: 2085 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 01483
Page: 0339
Market Value: 209130
Assessed Acreage: 1.02
Calc. Acreage: 1.061
Sales Price: 160000
Sale Date: 1995-12-01

Result 15

id: 05G04005C
Tag: 05G04005C
Tax Unique Id: 4235017
NCPin: 165702-66-8685
Mapsheet No: 165702
Owner Name 1: ROSE, JERRY GARLAND
Owner Name 2: ROSE, LINDA DIANE
Mail Address 1: 2075 TWIN ACRES ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8565
Site Address 1: 2075 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 01542
Page: 0114
Market Value: 231940
Assessed Acreage: 0.61
Calc. Acreage: 1.035
Sales Price: 188000
Sale Date: 1996-08-26

Result 17

id: 05G04004Y
Tag: 05G04004Y
Tax Unique Id: 4169369
NCPin: 165702-66-5792
Mapsheet No: 165702
Owner Name 1: MARSHBURN, DAVID THOMAS
Owner Name 2:
Mail Address 1: 2095 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 2095 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 02015
Page: 0620
Market Value: 181310
Assessed Acreage: 1.15
Calc. Acreage: 1.132
Sales Price: 0
Sale Date: 2001-02-07



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Result 18

Id: 05G04004X
Tag: 05G04004X
Tax Unique Id: 4244495
NCPin: 165702-66-4742
Mapsheet No: 165702
Owner Name 1: MARSHBURN, JOYCE E LIFE
ESTATE
Owner Name 2: MARSHBURN, ALLAN E JR
Mail Address 1: 2130 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9442
Site Address 1:
Site Address 2:
Book: 04483
Page: 0475
Market Value: 42690
Assessed Acreage: 1.34
Calc. Acreage: 1.344
Sales Price: 0
Sale Date: 2014-08-08

Result 19

Id: 05G04004W
Tag: 05G04004W
Tax Unique Id: 4244493
NCPin: 165702-66-2791
Mapsheet No: 165702
Owner Name 1: MARSHBURN, JOYCE E LIFE
ESTATE
Owner Name 2: MARSHBURN, ALLAN E JR
Mail Address 1: 2130 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9442
Site Address 1: 2101 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 04483
Page: 0475
Market Value: 193690
Assessed Acreage: 1.47
Calc. Acreage: 1.499
Sales Price: 0
Sale Date: 2014-08-08

Result 20

id: 05G04004V
Tag: 05G04004V
Tax Unique Id: 4159296
NCPin: 165702-66-2725
Mapsheet No: 165702
Owner Name 1: SMITH, WETZEL A
Owner Name 2: SMITH, LYND A J
Mail Address 1: 2201 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 2201 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book: 03623
Page: 0708
Market Value: 179510
Assessed Acreage: 1.42
Calc. Acreage: 1.45
Sales Price: 238500
Sale Date: 2008-11-14

Result 21

id: 05G04004U
Tag: 05G04004U
Tax Unique Id: 4216170
NCPin: 165702-56-9739
Mapsheet No: 165702
Owner Name 1: PERRY, GINA STRICKLAND
Owner Name 2: WALL, STANLEY
Mail Address 1: 2377 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9444
Site Address 1:
Site Address 2:
Book: 04053
Page: 0551
Market Value: 169150
Assessed Acreage: 0.98
Calc. Acreage: 0.963
Sales Price: 0
Sale Date: 2011-12-02

Result 22

id: 05G03048
Tag: 05G03048
Tax Unique Id: 4156024
NCPin: 165702-56-7850
Mapsheet No: 165702
Owner Name 1: CARROLL, TONY RAY
Owner Name 2:
Mail Address 1: 2301 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9444
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 98620
Assessed Acreage: 1
Calc. Acreage: 0.731
Sales Price: 0
Sale Date:

Result 23

id: 05G03048A
Tag: 05G03048A
Tax Unique Id: 4156033
NCPin: 165702-57-5363
Mapsheet No: 165702
Owner Name 1: CARROLL, TONY RAY
Owner Name 2:
Mail Address 1: 2301 TWIN ACRES RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9444
Site Address 1: 2301 TWIN ACRES RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 133260
Assessed Acreage: 20
Calc. Acreage: 18.81
Sales Price: 0
Sale Date:

Result 24

id: 05G04004S
Tag: 05G04004S
Tax Unique Id: 4169384
NCPin: 165702-65-6769
Mapsheet No: 165702
Owner Name 1: JONES, CHRISTOPHER SHANE
Owner Name 2: JONES, VALERIE GOOD
Mail Address 1: 108 HEMMINGWAY CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 108 HEMMINGWAY CT
Site Address 2: CLAYTON, NC 27520-
Book: 01337
Page: 0666
Market Value: 199260
Assessed Acreage: 3.78
Calc. Acreage: 3.86
Sales Price: 92000
Sale Date: 1993-10-01

Result 25

id: 05G04004I
Tag: 05G04004I
Tax Unique Id: 4217275
NCPin: 165702-65-3718
Mapsheet No: 165702
Owner Name 1: WILKINSON, DOUGLAS H JR
Owner Name 2:
Mail Address 1: 107 HEMMINGWAY COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 107 HEMMINGWAY CT
Site Address 2: CLAYTON, NC 27520-
Book: 03574
Page: 0890
Market Value: 139480
Assessed Acreage: 0.93
Calc. Acreage: 0.945
Sales Price: 147000
Sale Date: 2008-07-11

Result 26

id: 05G04003Z
Tag: 05G04003Z
Tax Unique Id: 4169364
NCPin: 165702-65-1736
Mapsheet No: 165702
Owner Name 1: BARNES, JONATHAN
WHITNEY
Owner Name 2:
Mail Address 1: 105 HEMINGWAY COURT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 105 HEMMINGWAY CT
Site Address 2: CLAYTON, NC 27520-
Book: 03009
Page: 0928
Market Value: 117930
Assessed Acreage: 0.94
Calc. Acreage: 0.916
Sales Price: 122500
Sale Date: 2005-11-03

Result 27

id: 05G04003Y
Tag: 05G04003Y
Tax Unique Id: 4155205
NCPin: 165702-55-9576
Mapsheet No: 165702
Owner Name 1: CENTER, STEPHEN DOUGLAS
JR
Owner Name 2: CENTER, ANDREA LEIGH
Mail Address 1: 101 HEMMINGWAY CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1: 101 HEMMINGWAY CT
Site Address 2: CLAYTON, NC 27520-
Book: 04290
Page: 0149
Market Value: 114460
Assessed Acreage: 1.08
Calc. Acreage: 1.092
Sales Price: 0
Sale Date: 2013-05-10

Result 28

id: 05G04003X
Tag: 05G04003X
Tax Unique Id: 4169363
NCPin: 165702-55-8684
Mapsheet No: 165702
Owner Name 1: RAZIM, GEORGE
Owner Name 2: RAZIM, LENKA
Mail Address 1: 319 MUELLER DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 319 MUELLER DR
Site Address 2: CLAYTON, NC 27520-
Book: 03176
Page: 0370
Market Value: 122640
Assessed Acreage: 0.98
Calc. Acreage: 0.989
Sales Price: 123000
Sale Date: 2006-08-08

Result 29

id: 05G040040
Tag: 05G040040
Tax Unique Id: 4169383
NCPin: 165702-55-7782
Mapsheet No: 165702
Owner Name 1: ADAMS, LINDA S
Owner Name 2:
Mail Address 1: 321 MUELLER DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 321 MUELLER DR
Site Address 2: CLAYTON, NC 27520-
Book: 02041
Page: 0413
Market Value: 114130
Assessed Acreage: 0.92
Calc. Acreage: 0.883
Sales Price: 0
Sale Date: 2001-04-06



*** DISCLAIMER ***

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

Result 30

id: 05G04004R
Tag: 05G04004R
Tax Unique Id: 4209187
NCPin: 165702-55-5790
Mapsheet No: 165702
Owner Name 1: BISSETTE, GWENDOLYN S
Owner Name 2:
Mail Address 1: 325 MUELLER DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 325 MUELLER DR
Site Address 2: CLAYTON, NC 27520-
Book: 03936
Page: 0499
Market Value: 116940
Assessed Acreage: 1.38
Calc. Acreage: 1.402
Sales Price: 0
Sale Date: 2010-12-30

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

15-60-01-SD Saint John's Wood Phase 3

On January 25, 2016 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to:

☒ approve the request with the conditions presented by staff, and approve the following requests:

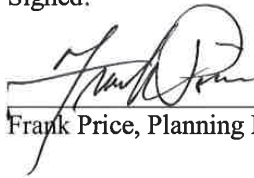
- ☒ Waiver from providing cross-access street connectivity.
- ☒ Waiver from excessive cul-de-sac length.
- ☒ Waiver from providing curb-and-gutter streets.
- ☒ Waiver from providing sidewalks along new road construction.
- ☒ Fee-in-lieu for recreation fees.

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

☐ deny the request.

Recommendation(s) made this 25 day of January while in regular session.

Signed:



Frank Price, Planning Board Chair

PUBLIC NOTICE

In accordance with **NC GS 160A-364** the Clayton Town Council will hold an evidentiary hearing on March 7, 2016, at 6:30 PM at Town Hall, 111 East Second Street, to consider preliminary subdivision request 15-60-01-SD requesting to develop 16 single family residential lots on 14.59 acres. The property is located at the terminus of Knights Bridge Drive, and is bounded by the existing Saint John's Wood subdivision to the north and east, a residential subdivision along Mueller Drive to the south, and a mobile home park to the west; parcel number 165702-66-3235 (Tag 05g04002f).

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

Jay McLeod, Planner
919-553-5002

The Clayton News Star
Please advertise on the following dates:
February 24, 2016
March 2, 2016
Affidavit of publication required.

From: Anthony Atkinson
Sent: Thursday, February 18, 2016 10:18 AM
To: Jay McLeod
Cc: Kimberly Moffett
Subject: RE: cul-de-sac letter for St Johns Wood

Jay McLeod,

In reference to the St. Johns Woods property, due to the amount of fire hydrants proposed and shall be installed, emergency services have the water supply to support the 1900 ft. drive to the cul-de-sac.

Thanks,

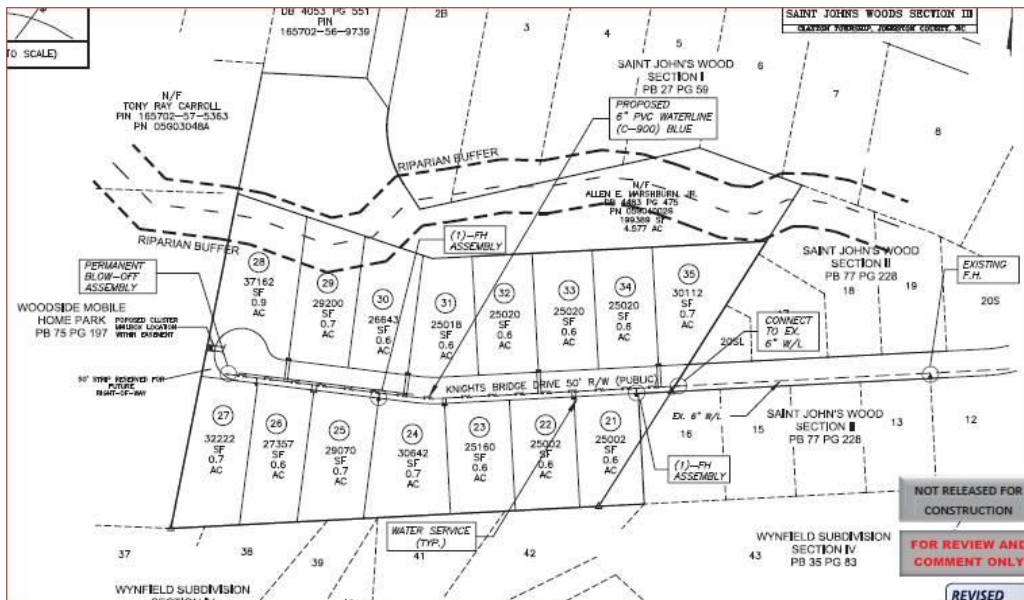
Tony Atkinson, Fire Marshal

From: Jay McLeod
Sent: Wednesday, February 17, 2016 3:09 PM
To: Anthony Atkinson
Subject: cul-de-sac letter for St Johns Wood

Hi Tony,

Please provide a letter regarding your thoughts on a $\pm 1,900$ ft cul-de-sac for St. Johns Wood, Phase 3. The cul-de-sac condition will become a through road if/when the property to the west ever develops.

We need this letter in the Town Council packet for their March 7th hearing. Please Cc it to Kimberly Moffett when you email me back.



Thank you,
Jay McLeod
Ext. 5405

**Town of Clayton
Town Council
Preliminary Subdivision Plat
#15-60-01-SD
GRANTED**

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

Applicant: James Lipscomb

Property Owner: Allen E. Marshburn Jr.

Property Location: End of Knights Bridge Road, off of Ranch Road, south of US 70 Bypass

Brief Property Description: 14.58 (+/-) Acres

Tax Parcel Number(s): 165702-66-3235 / 05g04002f

Proposed Use Extension of existing Saint John's Wood Subdivision to create 15 single family residential units.

Hearing Date: March 7, 2016

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

- (1) The subdivision is consistent with the adopted plans and policies of the Town.
- (2) The subdivision meets all required specifications of the Unified Development Code.
- (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.
- (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.

The Town Council also finds the Preliminary Subdivision Plat is subject to the following conditions:

- (1) The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. The Preliminary Subdivision Plan shall be modified prior to final approval to incorporate a viable Lot 16, which is the remainder of the parcel not fronting on Knights Bridge Rd. Modifications to the approved Preliminary Subdivision Plan may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
- (2) All development fees shall be paid prior to final plat recordation, except that capacity fees shall be paid prior to issuance of building permits.
- (3) Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
- (4) If a Homeowner's Association (HOA) is required for this subdivision, the HOA documents shall be reviewed by Planning Department staff prior to the platting of the first phase of the development. Such HOA documents shall contain the following provisions:
 - (a) Full governance of the HOA shall be turned over in its entirety to the homeowners at the time that the 80th percentile unit is platted.
 - (b) Any and all common areas, amenities, or facilities that are part of the Preliminary Subdivision Plan approval shall be clearly identified in the HOA documents.
 - (c) Assurance that the HOA shall have sufficient means to maintain all common areas, amenities, and facilities.
- (5) Any and all roads that are to be dedicated to either the Town or NCDOT shall be accepted by the appropriate entity on or before the issuance of a Certificate of Occupancy for the 75th percentile unit or building on that road.

Waivers:

- (6) A waiver is hereby granted for providing cross-access street connectivity.
- (7) A waiver is hereby granted for excessive cul-de-sac length, provided that Knights Bridge Rd shall provide right-of-way to the property line, and any subsequent development on the adjacent parcel shall require connection.

- (8) A waiver is hereby granted for providing curb-and-gutter streets.
- (9) A waiver is hereby granted from providing sidewalks along new road construction.
- (10) Fee-in-lieu shall be paid for recreation fees prior to plat recordation.

TOWN OF CLAYTON

BY: _____
Jody L. McLeod
Mayor

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

ATTEST:

_____(SEAL)
Kimberly A. Moffett
Town Clerk

**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 **15-60-01-SD – Saint John’s Woods Phase 3**

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 **DOES** meet 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 OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Old Business

Meeting Date:

March 7, 2016

ITEM TITLE:

Clayton - Raleigh Project - Bid Awards

DESCRIPTION:

Attached are Bid Tabulation and Bid Summary for Two Contracts. Contract 1 - Neuse River Pump Station No. 2 Improvements. The Low Bidder is J.F. Wilkerson Contracting Company, Inc. from Morrisville, NC with a low Base Bid of \$2,611,340.00 and the Add Alternate No. 1 Bid of \$ 11,750.00.

Contract 2 - 16-Inch Force Main Project.. The Low Bidder is R.D. Braswell Construction Company from Smithfield, NC with a low base bid of \$1,900,088.00.

Both Low Bidders are properly licensed to perform the work in accordance with Chapter 87 of the North Carolina General Statutes.

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Public Works/Operations

PRESENTER:

Tim Simpson - Public Works Director

ITEM HISTORY:

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

Proposed Capital Project Budget
Town of Clayton
Neuse River Pump Station No. 2 Improvements & 16" Force Main
25-Feb-16

Proposed Project Expenditures

Description	Amount
Contract 1 - JF Wilkerson Construction	\$2,623,090.00
Contract 2 - RD Braswell Construction Company	\$1,900,088.00
Contingency	\$159,093.00
Engineering and Construction Administration	\$221,000.00
Construction Observation	\$142,630.00
Legal	\$10,000.00
Bond Counsel	\$20,000.00
Administration	\$1,135.00
Property Survey	\$64,250.00
Easement Acquisition Services	\$68,514.00
Interest During Construction	\$102,000.00
Total	\$5,311,800.00

Proposed Project Revenues

Source	Amount
Town Local Share	\$214,800.00
USDA - Rural Development Loan	\$5,097,000.00
Total	\$5,311,800.00



ENGINEERING
PLANNING
ARCHITECTURE

February 25, 2016

Mr. Tim Simpson, P.E.
Public Works and Utilities Director
Town of Clayton
P.O. Box 879
Clayton, NC 27529

Re: Recommendation of Award
Neuse River Pump Station No. 2 Improvements and 16-Inch Force Main
Contract 1- 16-Inch Force Main
Town of Clayton
TWC No 2756-AG

Dear Mr. Simpson:

Enclosed please find the Bid Tabulation and Bid Summary for Contract 1 of the Neuse River Pump Station No. 2 Improvements and 16-Inch Force Main project for bids received February 11, 2016. The Low Bidder is J.F. Wilkerson Contracting Company, Inc. from Morrisville, NC with a low Base Bid of \$2,611,340.00 and the Add Alternate No. 1 Bid of \$11,750.00. The Low Bidder is properly licensed to perform the work in accordance with Chapter 87 of the North Carolina General Statutes.

In consideration of the above, we recommend that the Town of Clayton accept the low Base Bid and Add Alternate No. 1 Bid and make tentative award of the Contract to J.F. Wilkerson Contracting Company, Inc. in the amount of \$2,623,090.00 per the attached Resolution to Award subject to the availability of funds, USDA-Rural Development concurrence, and Local Government Commission (LGC) concurrence.

Attached, please find the Notice of Award document for signature. Please print out four (4) copies of the Notice of Award, execute, and return all four copies to our office along with an executed copy of the Resolution of Award.

Should you have any questions or need additional information, please let us know.

Sincerely,

The Wooten Company

Charles W. Davis, P.E.

Enclosures

cc: Steve Smith, USDA-Rural Development

120 North Boylan Avenue
Raleigh NC 27603-1423

919.828.0531
fax 919.834.3589

BID TABULATION
CONTRACT 1 – 16-INCH FORCE MAIN
TOWN OF CLAYTON

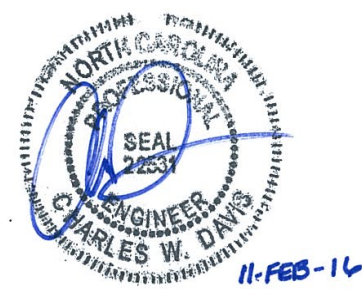
BID DATE/TIME: February 11, 2016 @ 2:00 P.M.

TWC No. 2756-AG

CONTRACTORS	LICENSE NO.	CLASSIFICATION	BID BOND	TOTAL UNIT PRICE BID	ADD ALTERNATE NO. 1	ADDENDUM 1& 2	REMARKS
H.G. REYNOLDS COMPANY, INC. 3595 US 1 Business North Henderson, NC 27537	14149	UL:UC	5%	\$3,493,965.00	\$173,400.00	√	
JF WILKERSON CONTRACTING COMPANY, INC. 10710 Chapel Hill Road Morrisville, NC 27560	4499	UL:UC	5%	\$2,611,340.00	\$11,750.00	√	Apparent Low Bidder.
RALPH HODGE CONSTRUCTION 2101-F Miller Road Wilson, NC 27893	6271	UL:UC	5%	\$2,672,446.00	\$78,553.00	√	
R.D. BRASWELL CONSTRUCTION COMPANY 3241 US 70 East Smithfield, NC 27577	25994	UL:UC	5%	\$5,481,495.00	\$93,695.00	√	
T.A. LOVING COMPANY 400 Patetown Road Goldsboro, NC 27530	325	UL:UC	5%	\$3,858,720.00	\$84,020.00	√	
TONY E. HAWLEY CONSTRUCTION, INC. 8156 NC HWY 42 Kenly, NC 27542	8826	UL:PU (Sewer Lines)	5%	\$3,085,635.00	\$28,340.00	√	

This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 11th day of February, 2016, in the Conference Room located at 653 Hwy 42 West, Clayton, North Carolina 27520, and that all said bids were accompanied by either a certified check or bidder's bond except as otherwise noted.

THE WOOTEN COMPANY
120 N. Boylan Avenue
Raleigh, NC 27603
License No. F-0115



Charles W. Davis, P.E.

**BID SUMMARY
TOWN OF CLAYTON
CONTRACT 1- 16 INCH FORCE MAIN**

THE WOOTEN COMPANY				LOW BIDDER			
2/11/2016				J.F. Wilkerson Contracting Co. Inc.		Ralph Hodge Construction Company	
		TOTAL		UNIT	EXTENDED	UNIT	EXTENDED
	DESCRIPTION	UNITS	QUAN.	COST	COST	COST	COST
BASE BID							
1	16" C905 PVC Force Main	LF	23,000	\$38.00	\$874,000.00	\$32.50	\$747,500.00
2	16" DI Force Main (cement lined)	LF	3,200	\$59.00	\$188,800.00	\$55.50	\$177,600.00
3	12" DI Force Main (cement lined)	LF	60	\$94.00	\$5,640.00	\$147.00	\$8,820.00
4	6" C900 PVC Force Main	LF	110	\$37.00	\$4,070.00	\$894.00	\$98,340.00
5	16" Plug Valve & Box	EA	19	\$5,030.00	\$95,570.00	\$3,275.00	\$62,225.00
6	12" Plug Valve & Box	EA	2	\$2,390.00	\$4,780.00	\$4,235.00	\$8,470.00
7	Air Release Valve Manhole, (ARV MHs 1-6)	EA	6	\$10,300.00	\$61,800.00	\$10,000.00	\$60,000.00
8	Air Release Valve Manhole w/ Odor Control Equip. (ARV MHs 7-16)	EA	10	\$15,500.00	\$155,000.00	\$12,660.00	\$126,600.00
9	Air Release Valve Manhole (ARV MHs 17-20)	EA	4	\$13,000.00	\$52,000.00	\$15,940.00	\$63,760.00
10	30" Steel Casing w/ 16" DI by dry bore & jack	LF	630	\$380.00	\$239,400.00	\$344.00	\$216,720.00
11	Horizontal Directional Drill No. 1	LS	1	\$81,700.00	\$81,700.00	\$85,200.00	\$85,200.00
12	Horizontal Directional Drill No. 2	LS	1	\$81,700.00	\$81,700.00	\$85,200.00	\$85,200.00
13	Horizontal Directional Drill No. 3	LS	1	\$88,400.00	\$88,400.00	\$126,300.00	\$126,300.00
14	Horizontal Directional Drill No. 4	LS	1	\$85,100.00	\$85,100.00	\$124,000.00	\$124,000.00
15	Horizontal Directional Drill No. 5	LS	1	\$269,000.00	\$269,000.00	\$313,000.00	\$313,000.00
16	Horizontal Directional Drill No. 6	LS	1	\$64,000.00	\$64,000.00	\$67,300.00	\$67,300.00
17	Horizontal Directional Drill No. 7	LS	1	\$55,000.00	\$55,000.00	\$66,360.00	\$66,360.00
18	Horizontal Directional Drill No. 8	LS	1	\$66,100.00	\$66,100.00	\$88,400.00	\$88,400.00
19	Rock Check Dam	EA	24	\$200.00	\$4,800.00	\$269.00	\$6,456.00
20	Rock Excavation	CY	500	\$40.00	\$20,000.00	\$43.00	\$21,500.00
21	Undercut of Unsuitable Material	CY	500	\$15.00	\$7,500.00	\$29.50	\$14,750.00
22	Asphalt Pavement Patching	SY	50	\$40.00	\$2,000.00	\$48.50	\$2,425.00
23	Concrete Pavement Patching	SY	100	\$52.00	\$5,200.00	\$60.00	\$6,000.00
24	Concrete Pavement Replacement (Beavin Property)	SY	485	\$52.00	\$25,220.00	\$40.00	\$19,400.00
25	ABC Stone Repair for Driveways	SY	160	\$11.00	\$1,760.00	\$6.00	\$960.00
26	Silt Fence	LF	2,000	\$2.00	\$4,000.00	\$2.15	\$4,300.00
27	Ductile Iron Fittings	LB	5,600	\$5.00	\$28,000.00	\$4.00	\$22,400.00
28	Warning Marker Post	EA	65	\$120.00	\$7,800.00	\$90.00	\$5,850.00
29	Pipeline/Valve Marker	EA	1	\$300.00	\$300.00	\$160.00	\$160.00
30	Backflow Prevention Vault No. 1	LS	1	\$32,700.00	\$32,700.00	\$42,450.00	\$42,450.00
		TOTAL BASE BID			\$2,611,340.00		\$2,672,446.00
ALTERNATE 1							
31	Maintenance of Access Road to Pump Station	LS	1	\$3,080.00	\$3,080.00	\$18,730.00	\$18,730.00
32	Restoration of Pump Station Access Road	SY	8,670	\$1.00	\$8,670.00	\$6.90	\$59,823.00
	TOTAL ALTERNATE 1				\$11,750.00		\$78,553.00
		TOTAL BASE BID			\$2,611,340.00		\$2,672,446.00
	TOTAL BASE BID + Alt. 1				\$2,623,090.00		\$2,750,999.00

**BID SUMMARY
TOWN OF CLAYTON
CONTRACT 1- 16 INCH FORCE MAIN**

THE WOOTEN COMPANY									
2/11/2016				R.D. Braswell Construction Company		H.G. Reynolds Company, Inc.		Tony E. Hawley Construction Co.	
			TOTAL	UNIT	EXTENDED	UNIT	EXTENDED	UNIT	EXTENDED
DESCRIPTION		UNITS	QUAN.	COST	COST	COST	COST	COST	COST
BASE BID									
1	16" C905 PVC Force Main	LF	23,000	\$48.68	\$1,119,640.00	\$58.00	\$1,334,000.00	\$45.00	\$1,035,000.00
2	16" DI Force Main (cement lined)	LF	3,200	\$69.67	\$222,944.00	\$80.00	\$256,000.00	\$65.00	\$208,000.00
3	12" DI Force Main (cement lined)	LF	60	\$58.65	\$3,519.00	\$68.00	\$4,080.00	\$55.00	\$3,300.00
4	6" C900 PVC Force Main	LF	110	\$21.00	\$2,310.00	\$55.00	\$6,050.00	\$25.00	\$2,750.00
5	16" Plug Valve & Box	EA	19	\$6,908.00	\$131,252.00	\$5,214.00	\$99,066.00	\$8,700.00	\$165,300.00
6	12" Plug Valve & Box	EA	2	\$4,968.00	\$9,936.00	\$2,600.00	\$5,200.00	\$3,500.00	\$7,000.00
7	Air Release Valve Manhole, (ARV MHs 1-6)	EA	6	\$7,293.00	\$43,758.00	\$9,559.00	\$57,354.00	\$14,000.00	\$84,000.00
8	Air Release Valve Manhole w/ Odor Control Equip. (ARV MHs 7-16)	EA	10	\$21,582.00	\$215,820.00	\$13,128.00	\$131,280.00	\$19,000.00	\$190,000.00
9	Air Release Valve Manhole (ARV MHs 17-20)	EA	4	\$17,865.00	\$71,460.00	\$16,700.00	\$66,800.00	\$22,000.00	\$88,000.00
10	30" Steel Casing w/ 16" DI by dry bore & jack	LF	630	\$481.00	\$303,030.00	\$420.00	\$264,600.00	\$400.00	\$252,000.00
11	Horizontal Directional Drill No. 1	LS	1	\$54,018.00	\$54,018.00	\$80,000.00	\$80,000.00	\$90,000.00	\$90,000.00
12	Horizontal Directional Drill No. 2	LS	1	\$54,018.00	\$54,018.00	\$80,000.00	\$80,000.00	\$90,000.00	\$90,000.00
13	Horizontal Directional Drill No. 3	LS	1	\$87,863.00	\$87,863.00	\$120,000.00	\$120,000.00	\$265,000.00	\$265,000.00
14	Horizontal Directional Drill No. 4	LS	1	\$83,820.00	\$83,820.00	\$120,000.00	\$120,000.00	\$245,000.00	\$245,000.00
15	Horizontal Directional Drill No. 5	LS	1	\$312,330.00	\$312,330.00	\$470,000.00	\$470,000.00	\$550,000.00	\$550,000.00
16	Horizontal Directional Drill No. 6	LS	1	\$36,014.00	\$36,014.00	\$45,000.00	\$45,000.00	\$85,000.00	\$85,000.00
17	Horizontal Directional Drill No. 7	LS	1	\$21,298.00	\$21,298.00	\$28,000.00	\$28,000.00	\$100,000.00	\$100,000.00
18	Horizontal Directional Drill No. 8	LS	1	\$51,150.00	\$51,150.00	\$88,000.00	\$88,000.00	\$225,000.00	\$225,000.00
19	Rock Check Dam	EA	24	\$350.00	\$8,400.00	\$250.00	\$6,000.00	\$300.00	\$7,200.00
20	Rock Excavation	CY	500	\$155.00	\$77,500.00	\$150.00	\$75,000.00	\$75.00	\$37,500.00
21	Undercut of Unsuitable Material	CY	500	\$36.50	\$18,250.00	\$60.00	\$30,000.00	\$10.00	\$5,000.00
22	Asphalt Pavement Patching	SY	50	\$75.00	\$3,750.00	\$200.00	\$10,000.00	\$70.00	\$3,500.00
23	Concrete Pavement Patching	SY	100	\$125.00	\$12,500.00	\$120.00	\$12,000.00	\$75.00	\$7,500.00
24	Concrete Pavement Replacement (Beavin Property)	SY	485	\$65.00	\$31,525.00	\$60.00	\$29,100.00	\$75.00	\$36,375.00
25	ABC Stone Repair for Driveways	SY	160	\$22.00	\$3,520.00	\$20.00	\$3,200.00	\$7.00	\$1,120.00
26	Silt Fence	LF	2,000	\$3.85	\$7,700.00	\$3.00	\$6,000.00	\$2.75	\$5,500.00
27	Ductile Iron Fittings	LB	5,600	\$11.62	\$64,512.00	\$5.00	\$28,000.00	\$4.00	\$22,400.00
28	Warning Marker Post	EA	65	\$58.00	\$3,770.00	\$100.00	\$6,500.00	\$75.00	\$4,875.00
29	Pipeline/Valve Marker	EA	1	\$58.00	\$58.00	\$300.00	\$300.00	\$400.00	\$400.00
30	Backflow Prevention Vault No. 1	LS	1	\$29,970.00	\$29,970.00	\$32,435.00	\$32,435.00	\$42,000.00	\$42,000.00
TOTAL BASE BID					\$3,085,635.00		\$3,493,965.00		\$3,858,720.00
ALTERNATE 1									
31	Maintenance of Access Road to Pump Station	LS	1	\$20,000.00	\$20,000.00	\$86,700.00	\$86,700.00		\$11,000.00
32	Restoration of Pump Station Access Road	SY	8,670	\$8.50	\$73,695.00	\$10.00	\$86,700.00		\$2.00
TOTAL ALTERNATE 1					\$93,695.00		\$173,400.00		\$11,002.00
TOTAL BASE BID					\$3,085,635.00		\$3,493,965.00		\$3,858,720.00
TOTAL BASE BID + Alt. 1					\$3,179,330.00		\$3,667,365.00		\$3,869,722.00

**BID SUMMARY
TOWN OF CLAYTON
CONTRACT 1- 16 INCH FORCE MAIN**

THE WOOTEN COMPANY									
2/11/2016					T.A. Loving Company				
			TOTAL	UNIT	EXTENDED	Average of 3 Low Bidders		Average of All Bids	
				UNIT	EXTENDED	UNIT	EXTENDED	UNIT	EXTENDED
	DESCRIPTION	UNITS	QUAN.	COST	COST	COST	COST	COST	COST
BASE BID									
1	16" C905 PVC Force Main	LF	23,000	\$47.50	\$1,092,500.00	\$42.83	\$985,166.67	\$44.95	\$1,033,773.33
2	16" DI Force Main (cement lined)	LF	3,200	\$85.00	\$272,000.00	\$64.83	\$207,466.67	\$69.03	\$220,890.67
3	12" DI Force Main (cement lined)	LF	60	\$67.00	\$4,020.00	\$103.00	\$6,180.00	\$81.61	\$4,896.50
4	6" C900 PVC Force Main	LF	110	\$30.00	\$3,300.00	\$328.67	\$36,153.33	\$177.00	\$19,470.00
5	16" Plug Valve & Box	EA	19	\$4,900.00	\$93,100.00	\$4,506.33	\$85,620.33	\$5,671.17	\$107,752.17
6	12" Plug Valve & Box	EA	2	\$3,400.00	\$6,800.00	\$3,075.00	\$6,150.00	\$3,515.50	\$7,031.00
7	Air Release Valve Manhole, (ARV MHs 1-6)	EA	6	\$11,000.00	\$66,000.00	\$9,953.00	\$59,718.00	\$10,358.67	\$62,152.00
8	Air Release Valve Manhole w/ Odor Control Equip. (ARV MHs 7-16)	EA	10	\$15,400.00	\$154,000.00	\$13,762.67	\$137,626.67	\$16,211.67	\$162,116.67
9	Air Release Valve Manhole (ARV MHs 17-20)	EA	4	\$21,000.00	\$84,000.00	\$15,213.33	\$60,853.33	\$17,750.83	\$71,003.33
10	30" Steel Casing w/ 16" DI by dry bore & jack	LF	630	\$470.00	\$296,100.00	\$381.33	\$240,240.00	\$415.83	\$261,975.00
11	Horizontal Directional Drill No. 1	LS	1	\$240,000.00	\$240,000.00	\$82,300.00	\$82,300.00	\$105,153.00	\$105,153.00
12	Horizontal Directional Drill No. 2	LS	1	\$265,000.00	\$265,000.00	\$82,300.00	\$82,300.00	\$109,319.67	\$109,319.67
13	Horizontal Directional Drill No. 3	LS	1	\$420,000.00	\$420,000.00	\$111,566.67	\$111,566.67	\$184,593.83	\$184,593.83
14	Horizontal Directional Drill No. 4	LS	1	\$320,000.00	\$320,000.00	\$109,700.00	\$109,700.00	\$162,986.67	\$162,986.67
15	Horizontal Directional Drill No. 5	LS	1	\$640,000.00	\$640,000.00	\$350,666.67	\$350,666.67	\$425,721.67	\$425,721.67
16	Horizontal Directional Drill No. 6	LS	1	\$320,000.00	\$320,000.00	\$58,786.67	\$58,786.67	\$102,885.67	\$102,885.67
17	Horizontal Directional Drill No. 7	LS	1	\$510,000.00	\$510,000.00	\$49,786.67	\$49,786.67	\$130,109.67	\$130,109.67
18	Horizontal Directional Drill No. 8	LS	1	\$345,000.00	\$345,000.00	\$80,833.33	\$80,833.33	\$143,941.67	\$143,941.67
19	Rock Check Dam	EA	24	\$300.00	\$7,200.00	\$239.67	\$5,752.00	\$278.17	\$6,676.00
20	Rock Excavation	CY	500	\$235.00	\$117,500.00	\$77.67	\$38,833.33	\$116.33	\$58,166.67
21	Undercut of Unsuitable Material	CY	500	\$40.00	\$20,000.00	\$34.83	\$17,416.67	\$31.83	\$15,916.67
22	Asphalt Pavement Patching	SY	50	\$72.00	\$3,600.00	\$96.17	\$4,808.33	\$84.25	\$4,212.50
23	Concrete Pavement Patching	SY	100	\$150.00	\$15,000.00	\$77.33	\$7,733.33	\$97.00	\$9,700.00
24	Concrete Pavement Replacement (Beavin Property)	SY	485	\$150.00	\$72,750.00	\$50.67	\$24,573.33	\$73.67	\$35,728.33
25	ABC Stone Repair for Driveways	SY	160	\$5.00	\$800.00	\$12.33	\$1,973.33	\$11.83	\$1,893.33
26	Silt Fence	LF	2,000	\$3.50	\$7,000.00	\$2.38	\$4,766.67	\$2.88	\$5,750.00
27	Ductile Iron Fittings	LB	5,600	\$7.00	\$39,200.00	\$4.67	\$26,133.33	\$6.09	\$34,085.33
28	Warning Marker Post	EA	65	\$325.00	\$21,125.00	\$103.33	\$6,716.67	\$128.00	\$8,320.00
29	Pipeline/Valve Marker	EA	1	\$500.00	\$500.00	\$253.33	\$253.33	\$286.33	\$286.33
30	Backflow Prevention Vault No. 1	LS	1	\$45,000.00	\$45,000.00	\$35,861.67	\$35,861.67	\$37,425.83	\$37,425.83
	TOTAL BASE BID				\$5,481,495.00		\$2,925,917.00		\$3,533,933.50
ALTERNATE 1									
31	Maintenance of Access Road to Pump Station	LS	1	\$32,000.00	\$32,000.00	\$36,170.00	\$36,170.00	\$26,751.67	\$26,751.67
32	Restoration of Pump Station Access Road	SY	8,670	\$6.00	\$52,020.00	\$5.97	\$51,731.00	\$5.40	\$46,818.00
	TOTAL ALTERNATE 1				\$84,020.00	\$36,175.97	\$87,901.00	\$26,757.07	\$73,569.67
	TOTAL BASE BID				\$5,481,495.00		\$2,925,917.00		\$3,533,933.50
	TOTAL BASE BID + Alt. 1				\$5,481,495.00		\$3,013,818.00		\$3,533,933.50

Notice of Award

Date: _____

Project: Neuse River Pump Station No. 2 Improvements and 16" Force Main

Owner: Town of Clayton

Owner's Contract No.: N/A

Contract: 1 – 16" Force Main

Engineer's Project No.: 2756-AG

Bidder: J.F. Wilkerson Contracting Company, Inc.

Bidder's Address: 10710 Chapel Hill Road, Morrisville, NC 27560

You are notified that your Bid dated February 11, 2016 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for Contract 1 – 16" Force Main

The Contract Price of your Contract is Two Million Six Hundred Twenty Three Thousand Ninety and 00/100 Dollars (\$2,623,090.00).

Four (4) copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

Five (5) sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 10 days of the date you receive this Notice of Award.

1. Deliver to the Owner Four (4) fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security Bonds as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Town of Clayton
Owner
By: _____
Authorized Signature
R. Steven Biggs, Town Manager
Title

Copy to Engineer

Acceptance of Notice

Receipt of the above Notice of Award is hereby acknowledged by _____

this the _____ day of _____, 20____.

By: _____

Title: _____

EJCDC C-510 Notice of Award

Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute.

Page 1 of 1

**TOWN OF CLAYTON
RESOLUTION OF AWARD OF BID
FOR THE
NEUSE RIVER PUMP STATION NO. 2 IMPROVEMENTS AND 16-INCH FORCE MAIN
CONTRACT 1 – 16-INCH FORCE MAIN
CONTRACT 2 – NEUSE RIVER PUMP STATION NO. 2 IMPROVEMENTS**

- WHEREAS,** the Town of Clayton publicly advertised for bids to be received for the construction of the Project on February 11, 2016; and
- WHEREAS,** the Town of Clayton exhibited good faith efforts to notify minority and women owned businesses of said project and encouraged bidding; and
- WHEREAS,** the BIDS were publicly opened on the stated date; and
- WHEREAS,** the low Bidder for Contract 1 – 16-Inch Force Main is J.F. Wilkerson Contracting Company, Inc. for the Bid Amount of \$2,623,090.00; and
- WHEREAS,** the low Bidder for Contract 2 – Neuse River Pump Station No. 2 Improvements is R.D. Braswell Construction Company for the Bid Amount of \$1,900,088.00; and
- WHEREAS,** the Town of Clayton has secured funding from USDA – Rural Development to fund the construction of said project; and
- WHEREAS,** the Town of Clayton intends to construct said project in accordance with the approved plans and specifications,

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

The Town of Clayton award Contract 1 – 16-Inch Force Main to J.F. Wilkerson Contracting Company, Inc. in the amount of \$2,623,090.00, subject to the availability of funds, USDA-Rural Development concurrence, and Local Government Commission (LGC) concurrence.

Town of Clayton award Contract 2 – Neuse River Pump Station No. 2 Improvements to R.D. Braswell Construction Company in the amount of \$1,900,088.00, subject to the availability of funds, USDA-Rural Development concurrence, and Local Government Commission (LGC) concurrence.

Adopted this _____ day of March, 2016.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



ENGINEERING
PLANNING
ARCHITECTURE

February 25, 2016

Mr. Tim Simpson, P.E.
Public Works and Utilities Director
Town of Clayton
P.O. Box 879
Clayton, NC 27529

Re: Recommendation of Award
Neuse River Pump Station No. 2 Improvements and 16-Inch Force Main
Contract 2- Neuse River Pump Station No. 2 Improvements
Town of Clayton
TWC No 2756-AG

Dear Mr. Simpson:

Enclosed please find the Bid Tabulation and Bid Summary for Contract 2 of the Neuse River Pump Station No. 2 Improvements and 16-Inch Force Main project for bids received February 11, 2016. The Low Bidder is R.D. Braswell Construction Company from Smithfield, NC with a low base bid of \$1,900,088.00. The Low Bidder is properly licensed to perform the work in accordance with Chapter 87 of the North Carolina General Statutes.

In consideration of the above, we recommend that the Town of Clayton accept the low Base Bid and make tentative award of the Contract to R.D. Braswell Construction Company in the amount of \$1,900,088.00 per the attached Resolution to Award subject to the availability of funds, USDA-Rural Development concurrence, and Local Government Commission (LGC) concurrence.

Attached, please find the Notice of Award document for signature. Please print out four (4) copies of the Notice of Award, execute, and return all four copies to our office along with an executed copy of the Resolution of Award.

Should you have any questions or need additional information, please let us know.

Sincerely,

The Wooten Company

Charles W. Davis, P.E.

Enclosures

cc: Steve Smith, USDA-Rural Development

120 North Boylan Avenue
Raleigh NC 27603-1423

919.828.0531
fax 919.834.3589

BID TABULATION
CONTRACT 2 – NEUSE RIVER PUMP STATION NO. 2 IMPROVEMENTS
TOWN OF CLAYTON

BID DATE/TIME: February 11, 2016 @ 2:00 P.M.

TWC No. 2756-AG

CONTRACTORS	LICENSE NO.	CLASSIFICATION	BID BOND	BASE BID	MULTIPLE CONTRACT DEDUCT	ADD ALTERNATE NO. 1	ADDENDUM 1& 2	REMARKS
H.G. REYNOLDS COMPANY, INC. 3595 US 1 Business North Henderson, NC 27537	14149	UL:UC	5%	\$2,070,000.00	\$0.00	\$173,400.00	√	
JF WILKERSON CONTRACTING COMPANY, INC. 10710 Chapel Hill Road Morrisville, NC 27560	4499	UL:UC	5%	\$2,830,000.00	\$100,000.00	\$32,340.00	√	
RALPH HODGE CONSTRUCTION 2101-F Miller Road Wilson, NC 27893	6271	UL:UC	5%	\$2,581,500.00	\$500,000.00	\$78,553.00	√	
R.D. BRASWELL CONSTRUCTION COMPANY 3241 US 70 East Smithfield, NC 27577	25994	UL:UC	5%	\$1,900,088.00	\$50,000.00	\$93,695.00	√	Apparent Low Bidder.
T.A. LOVING COMPANY 400 Patetown Road Goldsboro, NC 27530	325	UL:UC	5%	\$2,196,000.00	\$0.00	\$84,020.00	√	

This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 11th day of February, 2016, in the Conference Room located at 653 Hwy 42 West, Clayton, North Carolina 27520, and that all said bids were accompanied by either a certified check or bidder's bond except as otherwise noted.

THE WOOTEN COMPANY
120 N. Boylan Avenue
Raleigh, NC 27603
License No. F-0115



Charles W. Davis, P.E.

**BID SUMMARY
TOWN OF CLAYTON
CONTRACT 2- NEUSE RIVER PUMP STATION NO. 2 IMPROVEMENTS**

THE WOOTEN COMPANY			LOW BIDDER					
2/11/2018			R.D. Braswell Construction Co.		H.G. Reynolds Company Inc.		T.A. Loving Company	
DESCRIPTION			UNIT	EXTENDED	UNIT	EXTENDED	UNIT	EXTENDED
			COST	COST	COST	COST	COST	COST
BASE BID								
1	LUMP SUM	LS 1	\$1,900,088.00	\$1,900,088.00	\$2,070,000.00	\$2,070,000.00	\$2,196,000.00	\$2,196,000.00
TOTAL BASE BID				\$1,900,088.00		\$2,070,000.00		\$2,196,000.00
ALTERNATE 1								
1	Maintenance of Access Road to Pump Station	LS 1	\$20,000.00	\$20,000.00	\$86,700.00	\$86,700.00	\$32,000.00	\$32,000.00
2	Restoration of Pump Station Access Road	SY 8,670	\$8.50	\$73,695.00	\$10.00	\$86,700.00	\$6.00	\$52,020.00
TOTAL ALTERNATE 1				\$93,695.00		\$173,400.00		\$84,020.00
MULTIPLE CONTRACT DEDUCT								
1	Multiple Contract Deduct	LS 1	\$50,000.00	(\$50,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL BASE BID				\$1,900,088.00		\$2,070,000.00		\$2,196,000.00
TOTAL BASE BID+Alternate 1				\$1,993,783.00		\$2,243,400.00		\$2,280,020.00
TOTAL BASE BID+ Deduct				\$1,850,088.00		\$2,070,000.00		\$2,196,000.00
TOTAL BASE BID+ Alternate 1+Deduct				\$1,943,783.00		\$2,243,400.00		\$2,280,020.00

BID SUMMARY
TOWN OF CLAYTON
CONTRACT 2- NEUSE RIVER PUMP STATION NO. 2 IMPROVEMENTS

THE WOOTEN COMPANY			Ralph Hodge Construction C.		JF Wilkerson Contracting Co.		Average of 3 Low Bidders		Average of All Bids		
2/11/2016			TOTAL	UNIT	EXTENDED	UNIT	EXTENDED	UNIT	EXTENDED	UNIT	EXTENDED
DESCRIPTION			UNITS	QUAN.	COST	COST	COST	COST	COST	COST	COST
BASE BID											
1	LUMP SUM	LS	1		\$2,581,000.00	\$2,581,000.00	\$2,830,000.00	\$2,830,000.00	\$2,055,362.67	\$2,055,362.67	\$2,315,417.60
			TOTAL BASE BID			\$2,581,000.00		\$2,830,000.00		\$2,055,362.67	\$2,315,417.60
ALTERNATE 1											
1	Maintenance of Access Road to Pump Station	LS	1		\$18,730.00	\$18,730.00	\$15,000.00	\$15,000.00	\$41,810.00	\$41,810.00	\$40,886.00
2	Restoration of Pump Station Access Road	SY	8,670		\$6.90	\$59,823.00	\$2.00	\$17,340.00	\$8.47	\$73,406.00	\$7.88
			TOTAL ALTERNATE 1			\$78,553.00		\$32,340.00	\$41,816.47	\$115,216.00	\$40,893.88
MULTIPLE CONTRACT DEDUCT											
1	Multiple Contract Deduct	LS	1		\$500,000.00	(\$500,000.00)	\$100,000.00	(\$100,000.00)			
			TOTAL BASE BID			\$2,581,000.00		\$2,830,000.00	(\$16,666.67)	(\$16,666.67)	(\$216,666.67)
			TOTAL BASE BID+Alternate 1			\$2,659,553.00		\$2,862,340.00			
			TOTAL BASE BID+ Deduct			\$2,081,000.00		\$2,730,000.00			
			TOTAL BASE BID+ Alternate 1+Deduct			\$2,159,553.00		\$2,762,340.00		\$2,155,734.33	\$2,277,819.20

**TOWN OF CLAYTON
RESOLUTION OF AWARD OF BID
FOR THE
NEUSE RIVER PUMP STATION NO. 2 IMPROVEMENTS AND 16-INCH FORCE MAIN
CONTRACT 1 – 16-INCH FORCE MAIN
CONTRACT 2 – NEUSE RIVER PUMP STATION NO. 2 IMPROVEMENTS**

- WHEREAS,** the Town of Clayton publicly advertised for bids to be received for the construction of the Project on February 11, 2016; and
- WHEREAS,** the Town of Clayton exhibited good faith efforts to notify minority and women owned businesses of said project and encouraged bidding; and
- WHEREAS,** the BIDS were publicly opened on the stated date; and
- WHEREAS,** the low Bidder for Contract 1 – 16-Inch Force Main is J.F. Wilkerson Contracting Company, Inc. for the Bid Amount of \$2,623,090.00; and
- WHEREAS,** the low Bidder for Contract 2 – Neuse River Pump Station No. 2 Improvements is R.D. Braswell Construction Company for the Bid Amount of \$1,900,088.00; and
- WHEREAS,** the Town of Clayton has secured funding from USDA – Rural Development to fund the construction of said project; and
- WHEREAS,** the Town of Clayton intends to construct said project in accordance with the approved plans and specifications,

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

The Town of Clayton award Contract 1 – 16-Inch Force Main to J.F. Wilkerson Contracting Company, Inc. in the amount of \$2,623,090.00, subject to the availability of funds, USDA-Rural Development concurrence, and Local Government Commission (LGC) concurrence.

Town of Clayton award Contract 2 – Neuse River Pump Station No. 2 Improvements to R.D. Braswell Construction Company in the amount of \$1,900,088.00, subject to the availability of funds, USDA-Rural Development concurrence, and Local Government Commission (LGC) concurrence.

Adopted this _____ day of March, 2016.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Notice of Award

Date: _____

Project: Neuse River Pump Station No. 2 Improvements and 16" Force Main

Owner: Town of Clayton

Owner's Contract No.: N/A

Contract: 2 – Neuse River Pump Station No. 2 Improvements

Engineer's Project No.: 2756-AG

Bidder: R.D. Braswell Construction Company

Bidder's Address: 3241 US 70 East, Smithfield, NC 27577

You are notified that your Bid dated February 11, 2016 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for Contract 2 – Neuse River Pump Station No. 2 Improvements.

The Contract Price of your Contract is One Million Nine Hundred Thousand Eighty-Eight and 00/100 Dollars (\$1,900,088.00).

Four (4) copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

Five (5) sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 10 days of the date you receive this Notice of Award.

1. Deliver to the Owner Four (4) fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Town of Clayton
Owner
By: _____
Authorized Signature
R. Steven Biggs, Town Manager
Title

Copy to Engineer

Acceptance of Notice

Receipt of the above Notice of Award is hereby acknowledged by _____

this the _____ day of _____, 20____.

By: _____
Title: _____

EJCDC C-510 Notice of Award

Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute.

Page 1 of 1

**TOWN OF CLAYTON
RESOLUTION OF AWARD OF BID
FOR THE
NEUSE RIVER PUMP STATION NO. 2 IMPROVEMENTS AND 16-INCH FORCE MAIN
CONTRACT 1 – 16-INCH FORCE MAIN
CONTRACT 2 – NEUSE RIVER PUMP STATION NO. 2 IMPROVEMENTS**

WHEREAS, the Town of Clayton publicly advertised for bids to be received for the construction of the Project on February 11, 2016; and

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

WHEREAS, the BIDS were publicly opened on the stated date; and

WHEREAS, the low Bidder for Contract 1 – 16-Inch Force Main is J.F. Wilkerson Contracting Company, Inc. for the Bid Amount of \$2,623,090.00; and

WHEREAS, the low Bidder for Contract 2 – Neuse River Pump Station No. 2 Improvements is R.D. Braswell Construction Company for the Bid Amount of \$1,900,088.00; and

WHEREAS, the Town of Clayton has secured funding from USDA – Rural Development to fund the construction of said project; and

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

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

The Town of Clayton award Contract 1 – 16-Inch Force Main to J.F. Wilkerson Contracting Company, Inc. in the amount of \$2,623,090.00, subject to the availability of funds, USDA-Rural Development concurrence, and Local Government Commission (LGC) concurrence.

Town of Clayton award Contract 2 – Neuse River Pump Station No. 2 Improvements to R.D. Braswell Construction Company in the amount of \$1,900,088.00, subject to the availability of funds, USDA-Rural Development concurrence, and Local Government Commission (LGC) concurrence.

Duly adopted this _____ day of March, 2016.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

Old Business

Meeting Date:

March 7, 2016

ITEM TITLE:

Clayton/Johnnston County/Raleigh - Sewer Capacity Agreement Amendment

DESCRIPTION:

Consideration of amendments to original agreement which was executed in 2007.
Draft agreement is attached.

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Administration

PRESENTER:

Steve Biggs, Town Manager

ITEM HISTORY:

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

STATE OF NORTH CAROLINA
COUNTY OF WAKE

**FIRST AMENDMENT
TO THE CLAYTON/RALEIGH INTERLOCAL AGREEMENT
and
THE JOHNSTON COUNTY/RALEIGH INTERLOCAL AGREEMENT**

This **AMENDMENT** to the Clayton/Raleigh Interlocal Agreement and the Johnston County/Raleigh Interlocal Agreement is entered into this _____, 2013 by and between the City of Raleigh, hereinafter referred to as "Raleigh", the Town of Clayton, hereinafter referred to as "Clayton", and the County of Johnston, hereinafter referred to as "Johnston County".

WITNESSETH:

WHEREAS, Raleigh and Clayton entered into an interlocal agreement for treatment of 500,000 gallons per day (GPD) wastewater from Clayton's service area at Raleigh's Neuse River wastewater treatment Plant on February 27, 2007; and

WHEREAS, Raleigh and Johnston County entered into an interlocal agreement for treatment of 500,000 gallons per day (GPD) wastewater from Johnston County's service area at Raleigh's Neuse River wastewater treatment Plant on February 27, 2007; and

WHEREAS, Johnston County has assigned their wastewater treatment allocation from Raleigh thereof to Clayton through an agreement between Clayton and Johnston County dated October 3, 2005 which assignment was authorized in the Interlocal Agreements without prior approval by Raleigh; and

WHEREAS, due to the economic recession, Clayton has delayed the construction of the connection to the Raleigh system, and to date, Clayton has not begun construction of the connection; and

WHEREAS, each of the Interlocal Agreements state that the Agreement automatically renews for an additional 10 year term if Raleigh has completed design and construction of an expansion of the Neuse River Wastewater Treatment Plant (NRWWTP) hydraulic capacity from 60 MGD to 75 MGD (Expansion); and

WHEREAS, Raleigh has completed regulatory permitting of the Expansion; and

WHEREAS, due to the economic recession, Raleigh has chosen to implement the construction of the Expansion in five (5) phases with the final phase planned for completion in FY 2017, instead of a single phase with an originally planned completion date in FY 2012, and

WHEREAS, Clayton has paid Raleigh \$3.6 million for the treatment capacity allocation, and the estimated construction cost for the connection is approximately \$4 million; and

WHEREAS, Clayton and Johnston County have each-requested a ten (10) year extension to the original term of their respective Interlocal Agreement, and Raleigh desires to extend the term of the Interlocal Agreements; and

WHEREAS, the Interlocal Agreement specified a specific area of Clayton's service area to be served by the connection to Raleigh, and Clayton has requested to amend the Interlocal Agreement to allow the service area as shown on Exhibit 5 of the Interlocal Agreement to be served by the Raleigh connection; and

WHEREAS, Raleigh has changed its connection fee requirements such that Raleigh no longer collects Nutrient Reduction Fees or Acreage fees, and instead collects Capital Facilities fees in its service area.

PART A

NOW, THEREFORE, CLAYTON and RALEIGH mutually agree to amend the AGREEMENT as follows:

1. Section 1. is amended by the addition of "E. CAPITAL FACILITIES FEE means a one-time charge assessed to new water and wastewater customers, or developers and builders, to recover a proportional share of capital costs incurred to provide service availability and capacity for new utility customers."
2. Section 2. Is amended by adding the following:

"Clayton and Johnson County entered into an agreement, by which the County assigned to Clayton its purchased capacity for sewer treatment and assigned to Clayton other functions and duties otherwise applicable to the County under this Agreement between Clayton and Raleigh within the service area which was the subject of the assignment. Clayton agrees that its duties and responsibilities under this Agreement were altered by the Assignment and that any language contrary to the duties and responsibilities of Clayton as otherwise set forth in this Agreement are controlled by and established as set forth in the Assignment which is attached as Exhibit A to this Amendment."
3. Section 4. (d) is amended to by replacing the words "Johnston County" with "Johnston County and Clayton".
4. Section 10 is deleted in its entirety.

5. Section 12: Replace the words “sewer acreage and capacity impact fees” with “Capital Facilities Fees”
6. Section 15: In the first sentence, change “Exhibit 4” to “Exhibit 5”, and delete the last sentence in its entirety.
7. Section 16: This section is hereby deleted and replaced with the follow:

“The term of this AGREEMENT shall be for a period of 20 years from the date of execution, February 27, 2007 to February 27, 2027, and shall terminate at the end of the term unless otherwise extended by mutual agreement between Clayton and Raleigh. Should the term of this AGREEMENT be extended beyond the amended 20 year term, and if Raleigh has completed the design, regulatory permitting, and construction of the NRWTP from 75 MGD to 80 MGD or greater, Raleigh shall agree to negotiate with Clayton for the sale of additional sewer capacity, if the sale of additional capacity is in the mutual interest of Raleigh and Clayton. At least one year prior to the termination of the term of this AGREEMENT, Raleigh and Clayton will in good faith negotiate concerning any conditions for the continuation of this AGREEMENT on a basis that serves the interest of each entity. Clayton will notify the Raleigh Director of Public Utilities at least 48 hours prior to the initial discharge to Raleigh and with the other provisions of this AGREEMENT stipulated prior to discharge.”

All other sections of the AGREEMENT REMAIN UNCHANGED, EXCEPT AS INDICATED ABOVE.

PART B

NOW, THEREFORE, JOHNSTON COUNTY and RALEIGH mutually agree to amend the AGREEMENT as follows:

1. Section 1. is amended by the addition of “E. CAPITAL FACILITIES FEE means a one-time charge assessed to new water and wastewater customers, or developers and builders, to recover a proportional share of capital costs incurred to provide service availability and capacity for new utility customers.”
2. Section 2. Is amended by adding the following:

“Clayton and Johnson County entered into an agreement, by which the County assigned to Clayton its purchased capacity for sewer treatment and assigned to Clayton other functions and duties otherwise applicable to the County under this Agreement between Clayton and Raleigh. Johnston County agrees that its duties and responsibilities under this Agreement were altered by the Assignment and

that any language contrary to the duties and responsibilities of Johnston County as otherwise set forth in this Agreement are controlled by and established as set forth in the Assignment which is attached as Exhibit A to this Amendment.”

3. Section 4. (d) is amended to by replacing the words “Johnston County” with “Johnston County and Clayton”.
4. Section 10 is deleted in its entirety.
5. Section 12: Replace the words “sewer acreage and capacity impact fees” with “Capital Facilities Fees”
6. Section 14: In the first sentence, change “Exhibit 4” to “Exhibit 5”.
7. Section 15: This section is hereby deleted and replaced with the follow:

“The term of this AGREEMENT shall be for a period of 20 years from the date of execution, February 27, 2007 to February 27, 2027, and shall terminate at the end of the term unless otherwise extended by mutual agreement between Johnston County and Raleigh. Should the term of this AGREEMENT be extended beyond the amended 20 year term, and if Raleigh has completed the design, regulatory permitting, and construction of the NRWTP from 75 MGD to 80 MGD or greater, Raleigh shall agree to negotiate with Johnston County for the sale of additional sewer capacity, if the sale of additional capacity is in the mutual interest of Raleigh and Johnston County. At least one year prior to the termination of the term of this AGREEMENT, Raleigh and Johnston County will in good faith negotiate concerning any conditions for the continuation of this AGREEMENT on a basis that serves the interest of each entity. Johnston County will notify the Raleigh Director of Public Utilities at least 48 hours prior to the initial discharge to Raleigh and with the other provisions of this AGREEMENT stipulated prior to discharge.”

All other sections of the AGREEMENT REMAIN UNCHANGED, EXCEPT AS INDICATED ABOVE.

In testimony whereof, Raleigh, Clayton, and Johnston County have caused this amendment to the Agreement as dated, to be executed by their respective City Manager, Mayor, and County Manager, their corporate seals to be affixed and attested by their respective Clerks, all by authority of the respective Councils, the day and year first above written.

ATTEST:

CITY OF RALEIGH

CITY CLERK

CITY MANAGER

(attach municipal seal)

APPROVED AS TO FORM:

CITY ATTORNEY

ATTEST:

TOWN OF CLAYTON

TOWN CLERK

MAYOR

(attach municipal seal)

APPROVED AS TO FORM:

TOWN ATTORNEY

ATTEST:

JOHNSTON COUNTY

COUNTY CLERK

COUNTY MANAGER

(attach county seal)

APPROVED AS TO FORM:

COUNTY ATTORNEY

**Town of Clayton
Amendment to the FY 15-16 Budget**

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON
that the following amendments shall be made to the FY 15-16 Budget:

Fund: Water & Sewer Fund

<u>Line Item</u>	<u>Previous Appropriation</u>	<u>Adjustment</u>	<u>Revised Appropriation</u>
Expenditures			
300-56-95-58 30	Water Line Improvements \$40,000	+138,403	\$178,403
Revenues			
300-56-00-48 99	Fund Balance Appropriated \$620,852	+138,403	\$759,255

Amendment necessary to appropriate fund balance to complete the Vinson Road Water Line Extension Project, which is required for compliance with G.S. 159-15:

Duly adopted this ____ day of _____, 2016 while in regular session.

Jody L. McLeod
Mayor

Attest:

Kimberly A. Moffett
Town Clerk

Town of Clayton
Amendment to the Capital Project Budget Ordinance

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

Fund: CAMPO LAPP Projects

<u>Line Item</u>	<u>Previous Appropriation</u>	<u>Adjustment</u>	<u>Revised Appropriation</u>
Expenditures			
612-58 01	Construction \$2,183,500	+1,562,805	\$3,746,305
Revenues			
612-45 65	NCDOT TIP Project \$1,902,800	+1,076,354	\$2,979,154
612-49 80	Due from General Fund \$491,700	+486,451	\$978,151

Explanation: Amendment to the capital project budget ordinance to reflect higher construction costs for the Pedestrian Connector and the consolidation of two Sam's Branch projects into one project for construction purposes. This amendment is required for compliance with G.S. 159-13.2. The following LAPP projects comprise the above amount:

1. Pedestrian Connector (Design – \$16,000; Construction – \$1,610,305)
2. Sam's Branch Phase II (Design – \$195,000; Construction – \$2,136,000)

Duly adopted this ____ day of _____, 2016 while in regular session.

Jody L. McLeod
Mayor

Attest:

Kimberly A. Moffett
Town Clerk

**Town of Clayton
Amendment to the FY 15-16 Budget**

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON
that the following amendments shall be made to the FY 15-16 Budget:

Fund: General Fund and Special Revenue Fund

<u>Line Item</u>	<u>Previous Appropriation</u>	<u>Adjustment</u>	<u>Revised Appropriation</u>
Expenditures			
100-59 23	Transfer to Capital Project Fund		
	\$0	+207,691	\$207,691
100-55-95-58 00	Capital Projects		
	\$1,038,462	-1,038,462	\$0
210-59 23	Transfer to Capital Project Fund		
	\$0	+272,251	\$272,251
Revenues			
100-55-02-45 65	NCDOT TIP Reimbursement		
	\$830,771	-830,771	\$0
210-48 99	Fund Balance Appropriated		
	\$0	+272,251	\$272,251

Amendment necessary to realign the budget for the local contribution needed to complete the PED Connector Project, which is required for compliance with G.S. 159-15.

Duly adopted this ____ day of _____, 2016 while in regular session.

Jody L. McLeod
Mayor

Attest:

Kimberly A. Moffett
Town Clerk



**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

AGENDA LOCATION:

New Business

Meeting Date:

March 7, 2016

ITEM TITLE:

Refinance Opportunities

DESCRIPTION:

Report is provided regarding possible refinance opportunities per analysis by Davenport & Company.

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Administration

PRESENTER:

Steve Biggs, Town Manager & Robert McKie, Finance Director

ITEM HISTORY:

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

Potential Refunding Opportunities

Town of Clayton, North Carolina



March 7, 2016

DAVENPORT & COMPANY

Member NYSE | FINRA | SIPC

Overview of Town Modification / Refinance Opportunities



■ The Town may have the opportunity to modify and/or refinance a number of its outstanding direct bank loans, including:

- 2007 IPC with First Citizens
 - Original Par Amount: \$2,073,434.68
 - Outstanding Par Amount as of 6/30/15: \$1,002,160.18
 - Interest Rate: 2.43%
 - Final Maturity: 9/14/2022
 - Prepayment Penalty: Any time at par
 - Collateral: Land
- 2007 USDA IPC
 - Original Par Amount: \$5,000,000.00
 - Outstanding Par Amount as of 6/30/15: \$4,525,701.00
 - Interest Rate: 4.125%
 - Final Maturity: 7/2/2039
 - Prepayment Penalty: Any time at par
 - Collateral: Community Center
- 2009 IPC with PNC
 - Original Par Amount: \$1,500,000.00
 - Outstanding Par Amount as of 6/30/15: \$866,666.92
 - Interest Rate: 3.57%
 - Final Maturity: 2/5/2024
 - Prepayment Penalty: Any time at 101%
 - Collateral: Community Center
- 2010 IPC with First Citizens
 - Original Par Amount: \$6,070,000.00
 - Outstanding Par Amount as of 6/30/15: \$5,787,780.00
 - Interest Rate: 3.50%
 - Final Maturity: 11/30/2030
 - Prepayment Penalty: Any time at par
 - Collateral: Law Enforcement Center

DAVENPORT & COMPANY

March 7, 2016

Town of Clayton, NC

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Overview of Potential Options



Interest Rate Modification Approach

- Under an interest rate modification approach, the Town would negotiate a lower interest rate directly with existing lenders.
 - The modification would be memorialized through an amendment to the existing documents.
 - There would be no change to the collateral pledged as security.
 - The par amount and principal amortization schedule would remain unchanged.
 - The annual interest expense would be recalculated based on a lower interest rate.
 - Depending upon negotiations, the prepayment provisions of the original loan may be subject to change.
 - Any costs associated with the modification would be paid by the Town and could not be included in the financing.
 - An interest rate modification may not require LGC approval.

Direct Bank Loan Refunding Approach

- Under a direct bank loan refunding approach, the Town would distribute an RFP to local, regional, and national banks to solicit bids for lower interest rates.
 - The Town would need to shorten the outstanding USDA loan (subject to review and discussion with LGC Staff).
 - The remaining loans being considered as part of the refunding would have final maturities at or around their current final maturities.
 - As a part of the refunding, the Town would need to identify one or more pieces of collateral to secure the new loan.
 - The identified collateral would need to currently secure at least one of the loans being refinanced.
 - The refinanced loans would be consolidated into one new loan and issued under a new set of financing documents.
 - A direct bank loan would require LGC approval.



Case 1

2007 First Citizens IPC – Matched Maturity

2007 USDA Shortened to 2031

2009 PNC IPC – Matched Maturity

2010 First Citizens IPC – Matched Maturity

Refunding of 2007 IPC, 2007 USDA, 2009 IPC, & 2010 IPC

Current Market Rates – Direct Bank Loan – Shorten USDA to 2031



	A	B	C	D	E	F
	Summary of Refunding Results					
1	Bonds Refunded	2007 IPC (FCB)	2007 IPC (USDA)	2009 IPC (PNC)	2010 IPC (FCB)	Total
2	Par Refunded	\$ 886,969	\$ 4,418,786	\$ 783,334	\$ 5,626,670	\$ 11,715,759
3	Coupon	2.430%	4.125%	3.570%	3.500%	N/A
4	Call Date	Current	Current	Current	Current	N/A
5	Call Price	100.00%	100.00%	101.00%	100.00%	N/A
6	Maturities Refunded	5/14/16 - 9/14/22	7/2/16 - 7/2/39	5/5/16 - 2/5/24	11/30/16 - 11/30/30	N/A
7						
8	Refunding Bonds					
9	Bond Par Amount	\$ 870,000	\$ 4,609,000	\$ 779,000	\$ 5,759,000	\$ 12,017,000
10	Final Maturity	7/1/2022	7/1/2031	7/1/2023	7/1/2030	7/1/2031
11	True Interest Cost	2.000%	2.500%	2.000%	2.500%	2.469%
12	All-In TIC	2.360%	2.635%	2.296%	2.638%	2.618%
13						
14	Savings					
15	Gross Savings	\$ 11,687	\$ 1,493,917	\$ 40,136	\$ 494,997	\$ 2,040,738
16	Net PV Savings	\$ 1,514	\$ 743,771	\$ 28,497	\$ 360,374	\$ 1,134,158
17	Net PV Savings %	0.171%	16.832%	3.638%	6.405%	9.681%
18	Average Annual Savings	\$ 1,670	\$ 62,247	\$ 5,017	\$ 33,000	\$ 85,031
19						
20	Negative Arbitrage					
21	Arbitrage Yield	2.469%	2.469%	2.469%	2.469%	2.469%
22	Escrow Yield	N/A	N/A	N/A	N/A	N/A
23	Negative Arbitrage	N/A	N/A	N/A	N/A	N/A

Notes:

- Savings net of Fixed Cost of Issuance of \$115,000.
- Interest rates are preliminary and subject to change.
- Assumes a closing date of 4/21/2016.
- Assumes the Town makes an equity contribution of \$47,909.77 at closing.

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Refunding of 2007 IPC, 2007 USDA, 2009 IPC, & 2010 IPC

Current Market Rates – Direct Bank Loan – Shorten USDA to 2031



A	B		C	D		E		F		
Annual Savings										
Year	2007 IPC (FCB)		2007 IPC (USDA)		2009 IPC (PNC)		2010 IPC (FCB)		Total	
6/30/2016	\$	-	\$	-	\$	-	\$	-	\$	-
6/30/2017		2,050		(53,042)		5,024		32,911		(13,058)
6/30/2018		1,224		(52,863)		4,854		33,417		(13,368)
6/30/2019		1,655		(52,763)		5,364		33,303		(12,441)
6/30/2020		2,066		(53,500)		4,844		33,064		(13,526)
6/30/2021		1,467		(53,075)		5,294		33,088		(13,226)
6/30/2022		1,858		(53,488)		4,714		32,974		(13,941)
6/30/2023		1,367		(53,725)		5,104		32,535		(14,719)
6/30/2024		-		(52,800)		4,940		33,209		(14,651)
6/30/2025		-		(53,700)		-		32,545		(21,155)
6/30/2026		-		(53,412)		-		33,219		(20,194)
6/30/2027		-		(52,950)		-		32,717		(20,233)
6/30/2028		-		(53,300)		-		33,216		(20,084)
6/30/2029		-		(53,450)		-		32,540		(20,910)
6/30/2030		-		(53,400)		-		32,801		(20,599)
6/30/2031		-		(53,150)		-		33,457		(19,693)
6/30/2032		-		(53,687)		-		-		(53,687)
6/30/2033		-		293,600		-		-		293,600
6/30/2034		-		293,600		-		-		293,600
6/30/2035		-		293,600		-		-		293,600
6/30/2036		-		293,600		-		-		293,600
6/30/2037		-		293,600		-		-		293,600
6/30/2038		-		293,600		-		-		293,600
6/30/2039		-		293,600		-		-		293,600
6/30/2040		-		291,022		-		-		291,022
Total	\$	11,687	\$	1,493,917	\$	40,136	\$	494,997	\$	2,040,738

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Case 2

2007 First Citizens IPC – Matched Maturity

2007 USDA Shortened to 2029

2009 PNC IPC – Matched Maturity

2010 First Citizens IPC – Matched Maturity

Refunding of 2007 IPC, 2007 USDA, 2009 IPC, & 2010 IPC

Current Market Rates – Direct Bank Loan – Shorten USDA to 2029



	A	B	C	D	E	F
	Summary of Refunding Results					
1	Bonds Refunded	2007 IPC (FCB)	2007 IPC (USDA)	2009 IPC (PNC)	2010 IPC (FCB)	Total
2	Par Refunded	\$ 886,969	\$ 4,418,786	\$ 783,334	\$ 5,626,670	\$ 11,715,759
3	Coupon	2.430%	4.125%	3.570%	3.500%	N/A
4	Call Date	Current	Current	Current	Current	N/A
5	Call Price	100.00%	100.00%	101.00%	100.00%	N/A
6	Maturities Refunded	5/14/16 - 9/14/22	7/2/16 - 7/2/39	5/5/16 - 2/5/24	11/30/16 - 11/30/30	N/A
7						
8	Refunding Bonds					
9	Bond Par Amount	\$ 870,000	\$ 4,609,000	\$ 779,000	\$ 5,759,000	\$ 12,017,000
10	Final Maturity	7/1/2022	7/1/2029	7/1/2023	7/1/2030	7/1/2030
11	True Interest Cost	2.000%	2.500%	2.000%	2.500%	2.468%
12	All-In TIC	2.360%	2.654%	2.296%	2.638%	2.624%
13						
14	Savings					
15	Gross Savings	\$ 11,687	\$ 1,622,742	\$ 40,136	\$ 494,997	\$ 2,169,563
16	Net PV Savings	\$ 1,521	\$ 745,452	\$ 28,505	\$ 360,451	\$ 1,135,929
17	Net PV Savings %	0.172%	16.870%	3.639%	6.406%	9.696%
18	Average Annual Savings	\$ 1,670	\$ 67,614	\$ 5,017	\$ 33,000	\$ 90,398
19						
20	Negative Arbitrage					
21	Arbitrage Yield	2.468%	2.468%	2.468%	2.468%	2.468%
22	Escrow Yield	N/A	N/A	N/A	N/A	N/A
23	Negative Arbitrage	N/A	N/A	N/A	N/A	N/A

Notes:

- Savings net of Fixed Cost of Issuance of \$115,000.
- Interest rates are preliminary and subject to change.
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- Assumes the Town makes an equity contribution of \$47,909.77 at closing.

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Refunding of 2007 IPC, 2007 USDA, 2009 IPC, & 2010 IPC

Current Market Rates – Direct Bank Loan – Shorten USDA to 2029



A	B		C	D		E	F			
Annual Savings										
Year	2007 IPC (FCB)		2007 IPC (USDA)	2009 IPC (PNC)		2010 IPC (FCB)	Total			
6/30/2016	\$	-	\$	-	\$	-	\$	-		
6/30/2017		2,050		(93,530)		5,024		32,911	(53,545)	
6/30/2018		1,224		(93,313)		4,854		33,417	(53,818)	
6/30/2019		1,655		(94,138)		5,364		33,303	(53,816)	
6/30/2020		2,066		(93,775)		4,844		33,064	(53,801)	
6/30/2021		1,467		(93,237)		5,294		33,088	(53,389)	
6/30/2022		1,858		(93,513)		4,714		32,974	(53,966)	
6/30/2023		1,367		(93,587)		5,104		32,535	(54,581)	
6/30/2024		-		(93,463)		4,940		33,209	(55,314)	
6/30/2025		-		(94,125)		-		32,545	(61,580)	
6/30/2026		-		(93,575)		-		33,219	(60,356)	
6/30/2027		-		(93,812)		-		32,717	(61,095)	
6/30/2028		-		(93,825)		-		33,216	(60,609)	
6/30/2029		-		(93,613)		-		32,540	(61,073)	
6/30/2030		-		(93,175)		-		32,801	(60,374)	
6/30/2031		-		293,600		-		33,457	327,057	
6/30/2032		-		293,600		-		-	293,600	
6/30/2033		-		293,600		-		-	293,600	
6/30/2034		-		293,600		-		-	293,600	
6/30/2035		-		293,600		-		-	293,600	
6/30/2036		-		293,600		-		-	293,600	
6/30/2037		-		293,600		-		-	293,600	
6/30/2038		-		293,600		-		-	293,600	
6/30/2039		-		293,600		-		-	293,600	
6/30/2040		-		291,022		-		-	291,022	
Total	\$	11,687	\$	1,622,742	\$	40,136	\$	494,997	\$	2,169,563

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