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

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1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. ADJUSTMENT OF THE AGENDA

3. CONSENT AGENDA

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

a. Draft Minutes
Cover - Draft Minutes
January 4, 2016 DRAFT Minutes
February 1, 2016 DRAFT Minutes

b. Certificate of Sufficiency - ANX 2016-4-ANX - Clayton Northside Substation
Certificate of Sufficiency 2016-4-ANX

c. Resolution Authorizing Closure of Main Street for 2016 DDA Concert Series
Resolution 2016-05 - Road Closure DDA 2016 Concert Series

POTENTIAL ACTION: Approval of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

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

POTENTIAL ACTION: Place on March 7, 2016 Consent Agenda

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. Clayton High School Wrestling Team

b. Introduction of Two New Electrical Department Employees
Cover - Introduction of Two New Employees

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

Cover - Zaxby's Polar Plunge - Pdf
Poster - Zaxby's Polar Plunge

6. PUBLIC HEARINGS

7. ITEMS SCHEDULED FOR THE REGULAR MEETING

a. Customer Service - Modification to Hours of Operation
Cover - Customer Service Modification to Hours
Customer Service Count Chart

POTENTIAL ACTION: Place on March 7, 2016 Consent Agenda

b. Downtown Development Advisory Board Recommendations for Appointment
Cover - Downtown Development Recommendations for Appointment - Pdf

POTENTIAL ACTION: Approval/Disapproval

c. Mitchiner Property Lease Agreement
Cover - Mitchiner Property Lease Agreement
Purchase and Sale Agreement for Mitchiner Property

POTENTIAL ACTION: Discussion Only

d. Annexation Petition 2016-4-ANX - Clayton Northside 230KV Substation - 7.56 acres
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
PublicNotice - Clayton Northside 230KV Substation

POTENTIAL ACTION: Set Public Hearing for March 7, 2016

e. 2015-79-RZ - Carolina Park LLC - Rezoning
Cover - Carolina Park Rezoning
Application - Carolina Park Rezoning
Staff Report - Carolina Park Rezoning
Map - Carolina Park Rezoning
Adjacent Property Owner Letter - Carolina Park Rezoning
Neighborhood Meeting - Carolina Park Rezoning
Planning Board Recommendation - Carolina Park Rezoning
Public Notice - Carolina Park Rezoning

POTENTIAL ACTION: Set Public Hearing for March 7, 2016

f. 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 Recommendation - Saint John's Woods Phase 3 Major Subdivision
Public Notice - St John's Woods Phase 3 Major Subdivision

POTENTIAL 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

b. Council Comments

13. ADJOURNMENT

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

AGENDA LOCATION:
Consent

Meeting Date:
February 15, 2016

ITEM TITLE:
Draft Minutes

DESCRIPTION:
Draft minutes from the January 4, 2016 and February 1, 2016 Regular Town Council Meetings are presented for approval. Also being sent under separate cover are February 1,2016 Closed Session Minutes.

POTENTIAL ACTION:

DEPARTMENT:
Administration

PRESENTER:
Kimberly A. Moffett, Town Clerk

ITEM HISTORY:

Date: **Action Taken:**

Information Provided:

Date: **Action Taken:**

Information Provided:

The Town Of Clayton
Regular Council Meeting Minutes
Monday, January 4, 2016 @ 6:30 PM
Council Chambers

COUNCIL PRESENT:	Mayor McLeod Mayor Pro Tem Grannis Council Member Satterfield Council Member Lawter Council Member Holder Council Member Thompson	**STAFF PRESENT:**	Steve Biggs, Town Manager Katherine Ross, Town Attorney Kimberly Moffett, Town Clerk David DeYoung, Planning Director Stacy Beard, Public Info. Officer John Hamlin, A/Public Info. Officer Tim Simpson, Public Works Director Dale Medlin, Electric Systems Director Matt Lorion, Parks & Recreation

COUNCIL ABSENT:

1 CALL TO ORDER

a)

Mayor McLeod called the meeting to order at 6:33 p.m. Mayor McLeod led the Pledge of Allegiance and also offered the Invocation.

2 ADJUSTMENT OF THE AGENDA

a)

Mr. Biggs stated Mr. Lee Worsley of Triangle J Council of Governments was present to provide a brief update. This item was added to the agenda as Item 4b.

3 CONSENT AGENDA

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

a) 2015 Audit Presentations

b) Asphalt Pavement Acceptance(s)

- RWAC Ravens Ridge 8B-1 & 8B-2
- Riverwood Ranch Phase 2A

c) Warranty & All Easement Acceptance(s)
- RWAC Ravens Ridge 8B-1 & 8B-2
- Riverwood Ranch, Phase 2

d) Rock the Block Special Event

e) Fees & Charges Urban Archery & Advertisement

f) Draft Minutes

ACTION: Approval of Consent Agenda as Presented

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

4 INTRODUCTIONS AND SPECIAL PRESENTATIONS

a) Eagle Scout Project of Thomas Wright - Troop #421

Stacy Beard, Public Information Officer, introduced Thomas Wright who is an Eagle Scout with Troop #421. Thomas shared information regarding his Eagle Scout Project which was educational signage along Sam's Branch Greenway. He stated it was an amazing experience and offered this thanks and appreciation to Mr. Larry Bailey of the Parks and Recreation Department for his assistance during the entire project timeline. Mayor McLeod offered his appreciation for Thomas' dedication and hard work. Thomas was presented with a Certificate of Appreciation. All Council Members echoed the sentiments of the Mayor.

b) Lee Worsley, Executive Director of Triangle J Council of Governments

Mr. Worsley is the new Executive Director with Triangle J Council of Governments and wanted to take this opportunity to introduce himself. He stated he was extremely happy to be with the Council of Governments. He assured Council anything that is needed is just a phone call away. Mayor McLeod offered his congratulations and thanked Mr. Worsley for taking the time to attend the meeting.

5 PUBLIC HEARINGS

a) Hannahs Creek Preliminary Plat - Major Subdivision 13-106-01-SD

Attorney Ross provided information regarding rules for Quasi Judicial. At this time anyone wishing to offer testimony were asked to come forward and be administered the Oath by the Town Clerk.

Mr. DeYoung offered an update to this project, which is more unique than what is usually seen. The applicant, True Line Survey, is asking to add additional lot

to an existing subdivision, Hannah's Creek, Phase 1. Following is dateline regarding this item:

- 2005 - Preliminary Approval Granted by County and lot in question was shown as permanent open space
- 2006 - Applicant recorded plat and shows as reserved for future development
- 2008 - Phase 3 - Approved by the Town and it was a bit unclear about open space
- 2014 - February 2014 - Major Subdivision application came in with some minor configuration changes to allow certain properties to have septic fields that didn't have them
- 2014 - March 2014 Phase 3 was platted by the Town
- 2015 - Minor subdivision granted for Lot #78 - this was issued in error - was actually granted as part of other minor subdivision that came in 2014 and it was felt we incorrectly added a lot an existing phase and that the proper procedure was for the applicant to rectify and add that lot, if interested in going for major subdivision approval.

Purpose for this evening is to change an area of the subdivision that is currently not developed, whether it is considered open space or reserved, into an additional lot.

Map showing the property was shown as it was presented in 2005, showing permanent open space, and also shown was map showing the same area in 2006 now showing area as reserved for future development. Staff has spoken with County regarding the change, however, the personnel who was there at that time that change occurred is no longer there, so there is no clear delineation of how or why that changed.

In 2014 some open space was modified and Lot #78 appeared and the remainder of that open space area or reserved for future development space area was labeled as open space. In March 2014 Phase 3 was platted. Planning Department rescinded the approval of Lot #78 as part of the subdivision, so the applicant did submit a major subdivision application as required by the Town to add the one lot and go through the full process.

In 2005 a total of 13.78 acres was open space, with 7.627 acres required it exceeded the open space requirement by 6 acres. With Phase 3 being incorporated open space is now 84.48 acres. Lot #78 taken from the overall open space removes about 1.51 acres. County requirement is 10% open space which equals 8.48 acres. County regulations are being followed to finish subdivision. If Town requirement were being used it would be 9.85 acres. Total open space remaining, after reduction of Lot #78 acreage, leaves 16.71 acres of open space.

The applicant has addressed Findings of Fact and they have been accepted by staff and made part of complete applicant. Required neighborhood meeting was held on October 14, 2015. Many residents are in opposition of this project.

The Planning Board recommended denial of the application and staff has not provided a recommendation of either approval or denial of the application.

If application is approved, staff has recommended conditions as listed in staff report.

Mayor Pro Tem Grannis confirmed that as far as Planning Department was concerned, the applicant has met all the requirements to move forward. Mr. DeYoung confirmed that to be true.

Mayor McLeod asked what the total acreage of natural resource conversation area was. Mr. DeYoung stated it was 6.7 acres.

Mayor Pro Tem Grannis questioned if there were any requirements from the Town with regard to open space being deemed unusable. Mr. DeYoung stated if the Town criteria were being applied there would be, however, County criteria is being used as County criteria was originally used for approval.

There were no further questions from Council for staff.

Mr. Joseph T. Hammer, an attorney with McCuller-Whitaker was present representing the developer Darryl Evans. He also stated that Curk Lane of True Line Surveying, 205 West Main Street, was present. Mr. Lane is a professional surveyor and provided his background. Mr. Hammer provided a slideshow and questioned Mr. Lane regarding the slides showing the preliminary master plan for Hannah's Creek. Mr. Lane stated he had been involved in this project since 20015 and provided details regarding the area platted as future development. He stated this came about based on conversations he had with Johnston County Planning at that time regarding the Harris Property which became landlocked through the Highway 70 bypass. He stated this subdivision has on site septic fields for each individual lot, so based on that and the usable soil the opted to reserve that for future development in case any of the property lines needed to be adjusted to maintain the septic approval for what would become Phase 3 of Hannah's Creek. Mr. Lane stated the County did approve this plat to be recorded as it was. Mr. Hammer continued to ask questions of Mr. Lane as to the open space issue. Mr. Lane provided his recollection of details. It was stated that that if the plan were ultimately approved it would result in a net increase in open space for the subdivision. Also discussed was the approval process for Phase 3, which came through the Town. Discussed proposed plan with Lot #78 layout.

Mr. Hammer asked Mr. Lane if it were his opinion that Findings of Fact #1 and Findings of Fact #2 were met. He stated it was his belief that they were met.

Mr. Hammer thanked Mr. Lane and called Thad Avent to the podium.

Mr. Thad Avent came forward and stated he has been a certified appraiser for

twenty-five years. He stated he had appraised approximately 25 properties in Hannah's Creek since the start of development. He stated he had reviewed the plan for Lot #78 and provided details regarding same. Mr. Hammer asked if Mr. Avent had ever seen a premium being warranted for open space. He stated he had not in Johnston County. He stated that might be seen in Cary or Morrisville but not in Johnston County. He further stated he did not feel the proposed plan would be detrimental to surrounding property value.

Mr. Hammer thanked Mr. Avent and called Mr. Hodge to address Finding of Fact #3.

Mr. Hodge, 335 Athletic Club Blvd., Clayton stated he is with Adams & Hodge Engineering. He is a Civil Engineer and has been for 15-17 years in Johnston County. He stated he had been on site at Lot #78 at Hannah's Creek and stated it was his opinion there was no materially endangerment to the environment, public health, safety or general welfare.

Mr. Lane addressed Findings of Fact #4.

Mr. Lane stated he did not feel it would impact traffic nor would it adversely affect the general plan and orderly growth of the town.

Mayor Pro Tem Grannis had a question pertaining to the septic field for Lot #78 as proposed in relation to Findings of Fact #3. He asked if this had been approved by a certified engineer and if there were any issues with respect to the location of the field and the home.

Mr. Lane stated he had not been approved by a certified engineer but approved by staff of Johnston County Environmental Health and they did not feel there was any endangerment.

At this time, those wishing to offer oppositional views came forward.

Mr. Joshua Carlisle, who is a resident of Hannah's Creek addressed the Council and spoke about the history of the community and why so many residents were in opposition. He stated he purchased his property in 2006 and shared his personal experiences. He stated the lot was presented to him as open space and an area for future development of a common area. He shared information regarding conversations he had with Mr. Evans regarding the development of common area, to include a playground area. He further stated that in 2012 residents addressed issues regarding the poor upkeep of the area and added that Mr. Evans stated that fees were be putting aside for development of common area. He stated requests were made for financial statements, but none were ever provided. During a neighborhood meeting Mr. Evans was asked about these financial statement requests and Mr. Evans stated he was not an accountant. He also spoke about properties that were not being deeded properly, even though fees were being paid. He spoke about deceit and stated residents were being told things that simply were not true. He further stated that no communication had taken place over the past years and the first time residents knew of anything going on with the lot was when

they saw work being done on the property. He further stated the first contact with residents was when the neighborhood meeting information was provided. He stated it was his understanding that the Town Council has some flexibility with determining what qualifies as Open Space and hoped they would take that into consideration in reaching their decision.

Mayor Pro Tem Grannis stated he appreciated the sharing of information. He further stated that unfortunately information regarding HOA is something Town Council does not get involved with. He asked if there was any documentation to corroborate the statements regarding open space. Mr. Carlisle stated brochures had been included in the agenda packet that indicated permanent open space.

Council Member Holder asked if Lot #78 was specifically referred to as being open space. Mr. Carlisle stated yes.

Katherine Pagano of 66 Concord Street, addressed the Council. She stated brochures from HTR indicated this area as open space as did reference in the HOA minutes. Ms. Pagano read a length prepared speech. She also stated she believed we would be following the Town UDC since property in within the ETJ. She stated she had concerns regarding drainage, septic field and wetlands protection. She stated the proposed platewas not the same that was presented at the Neighborhood meeting. She stated she had concerns and drainage issues not being addressed, opinion that open space was not usable, criminal activity on various greenways, cost to maintain an area that is unstable, concerned that water pools will wash away as well as concerns about poisonous snakes. After speaking for 17 minutes, Mayor McLeod advised Ms. Pagano she had a minute to summarize. Ms. Pagano continued speaking about the above issues to include safety issues, neighborhood meetings, promises regarding open space and added she did not want a walking trail along the side of her home. She did not feel this would be an improvement to the quality. After allowing Ms. Pagano an additional four minutes to speak, Ms. Pagano was advised her time was up and she was asked to be seated.

Misty Jackson of 87 Concord Street, addressed the Council. She stated that Jerry Jones of HTR and Daryl Evans both advised her Lot #78 would be dedicated as common space for the neighborhood and there would be a playground. She also stated she was opposed to the walking trail. She further added that until this time, she was under the impression that because the subdivision is located in the ETJ that the Town UDC would guide the decisions. She had concerns why this was the first time it was stated that this was being handled under Johnston County regulations. She stated that she looked up JC regulations this evening regarding open space and it was her interpretation that this would not meet the criteria and asked that Council look at the proposed open space. She asked if it were permissible to have those residents who were present and in opposition to stand. Mayor McLeod stated that it was permissible and asked those residents to stand. It should be noted that there were approximately 20 residents present.

Mayor Pro Tem Grannis asked Ms. Jackson if she had anything written to substantiate that open space would be common area. She stated she did not have anything that stated that exactly. She did state that marketing materials were provided that showed area as open space. These materials were part of the agenda, pages 198-198.

With there being no one further for opposition, it was turned over to applicant for rebuttal.

Mr. Hammer stated that the stated marketing material being referred to is just that marketing material and should include a disclaimer. He further stated that it was a preliminary plat and changes can occur. He further stated that all the Findings of Fact were met and there is no reason that the application should not be approved. He further stated that Mr. Evans was not opposed to scraping the walking trail if the residents did not want it.

There were no questions from Town Council for applicant

Town Council asked Mr. DeYoung for a statement that addressed the Johnston County rules. Mr. DeYoung stated he is not an expert regarding Johnson County, however, it was his opinion that it met the standards in 2005 as well as the standards for today.

Mayor Pro Tem Grannis asked which aspect of this approval would fall directly under the Town Code. Mr. DeYoung stated none of it would apply, because this subdivision was approved and built by the Johnston County standards up to this point.

Council Member Lawter asked for confirmation that the open space requirement for Johnston County was met. Mr. DeYoung stated it did meet requirements.

With no further questions, the item was turned over to Council for deliberation at 8:05 p.m.

Council Member Satterfield stated he understood how the Planning Board reached their decision. He further stated he undersood that feelings can get in the the way, however, Council has to abide by the rules. He stated there is no hard core evidence that this area was to be open space and the Council needs to make decisions based on evidence presented. His vote this evening would be to approve.

Mayor Pro Tem Grannis stated he is of the same opinion of Council Member Satterfield. He stated decisions need to be based on the rules and evidence presented. He further added he feels this situation is very unfortunate and applauded the residents for showing up and trying to overturn what they perceived to be a bad thing for their community. He stated he has an obligation to vote in favor of the request and stated while he might not like it, there is not much of a choice.

Council Member Lawter reiterated the same sentiments. He stated as an Engineer, he deals in facts and there is criteria that needs to be followed. He stated he hated the circumstances and situation the residents were in, but evidence presented proved out the Findings of Fact that require him to approve the request.

ACTION: Approval of Preliminary Plat - Major Subdivision 13-106-01-SD with added condition that staff have authority to make final decision regarding the removal of walking trail.

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

b) Hocutt Baptist Church Western Parking Lot - 15-45-03-SUP

Attorney Ross provided information regarding procedures for a Quasi Judicial hearing to include the types of testimony and evidence that could be considered.

Those wishing to offer testimony were requested to come forward and the Town Clerk administered the oath.

Mr. McLeod of the Planning Department stated the applicant is requesting a Special Use Permit to use the subject parcels as a parking lot for Hocutt Baptist Church. Required neighborhood meeting was held on November 10, 2015. Planning Board recommends approval.

Mr. Hein, who represented applicant, was present and spoke about the project to include drainage and runoff to the swale area and installation of 2 boxes.

Mayor Pro Tem confirmed that staff is satisfied with the plan for run off and Mr. DeYoung stated town was.

There were no further questions and item was turned over to Council for deliberation.

Council Member Thompson stated this appeared to be a first class plan and is happy with this addition to the downtown area. Mayor McLeod offered his thanks and appreciation for the extra effort that went into to this project. Council Member Lawter agreed it was very well done.

ACTION: Approval of Special Use Permit

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

c) Rhodes Farm Preliminary Plat - Major Subdivision 15-56-01-SD

Attorney Ross provided information regarding a Quasi Judicial hearing and reminded type of testimony and evidence to be considered in process. Those wishing to offering testimony were asked to come forward and were given oath by the Town Clerk.

Mr. McLeod stated applicant is requesting approval of subdivision with 41 single family detached homes on 51.32 acres. Current zoning is R-E and is located off of Little Creek Church Road. Land is currently vacant.

Consistent with 2040 Comprehensive Plan, UDC and Surrounding Land Uses. Applicant will be paying fee-in-lieu for recreation. Main access will be located off of Little Creek Church Road with four other access points provided in form of stub-outs to connect to properties to the north and south of proposed development.

Applicant requested a ditch/swale road due to rural characteristics of development and also that it will connect to Little Creek Church Road, which also lacks curb and gutter. Applicant is also requesting waiver from 155.602(h)(1) requiring sidewalks be installed throughout development due to lack of curb & gutter.

Required neighborhood meeting was held on November 10, 2015.

Council Member Satterfield had concerns regarding waiver and setting a precedent regarding stub outs.

Applicant has completed Findings of Facts. Mr. McLeod stated that based on feedback from previous work session that waivers and sight conditions be better incorporated into the Conditions of Approval. Conditions of Approval have been modified to include the following:

All streets shall be built to NCDOT standards and successfully dedicated to NCDOT in accordance with NCDOT regulations.

Waivers:

All requested waiver for sidewalks on all roads shall be paid as fee-in-lieu prior to plat recordation.

Waiver from constructing curb and gutter road; all roads will be dedicated to NCDOT and will connect to NCDOT roads.

Council Member Satterfield asked if it were staff recommendation to grant waivers and Mr. McLeod stated it was.

Discussion took place regarding concern that we are setting precedent by

granting waiver. Mr. DeYoung stated staff is supporting waivers because it outside of our town limits and within our ETJ and we do not accept any roads. All roads within our ETJ are dedicated to NCDOT. NCDOT allows other roadway sections that we do not. Mr. DeYoung stated that DOT approval would be required. Council Member Holder stated he is concerned that we are not requiring curb and gutter in all subdivision. Mr. DeYoung stated this is a decision that Council needs to make with regard to recommendation on curb, gutter and sidewalks. However, in this circumstance it is a NCDOT road that this street will connect to and there is no curb and gutter at that location, there is no sidewalk. So whatever we require of this subdivision will not continue outside of subdivision. Discussion continued regarding varying lifestyles and choices and there are some places that are mostly rural larger lots and would mean a large expense to include curb, gutter and sidewalk. Council Member Satterfield stated he agreed about the sidewalks and asked if staff still felt strongly about the curb and gutter. Mr. DeYoung stated staff would still recommend the waiver.

Discussion regarding concerns about not having curb, gutter and sidewalks continued with regard to future growth and location of this area. Mr. DeYoung explained he looked at three different types of areas urban suburban and rural. He stated that rural areas are not served by town sewer, police, they do not pay town taxes and have heard from other residents in these types of areas who are happy with how things are. He doesn't feel we should try to urbanize larger country type settings with infrastructure that needs to be maintained by NCDOT. He stated he does not feel this is the time and place for curb, gutter and sidewalks.

Council stated after listening to Mr. DeYoung that he made good point and they agreed with his thought process.

Discussion took place regarding sight line on the road in relation to the entrance. Mayor Pro Tem Grannis and Mayor McLeod stated they felt this might be a hazard and a safety concern. Mr. DeYoung stated that since this is a NCDOT road it must meet their standards for sight distance. It is possible that entrance may need to shift to be in best possible location. Traffic study and review was discussed. This will take place during the permitting level not the planning stage level. Mr. DeYoung stated we have to sign off on these permits and we certainly could write something into the permit that required the safety of the point of connection be reviewed prior to issuance of permit. This condition will be added to approval.

Discussion was held regarding traffic study and other subdivisions that may be developed in area that would accumulate a total of more than 100 homes and included possible drafting of code amendment.

Staff will send email to Division 4 asking that intersection studied as part of the permit approval at Little Creek Church Road.
No further questions of staff.

Mr. Simmons, representing the applicant, and addressed NCDOT permit

process. He stated it is now required that a certified sealed statement regarding sight distance and posted speed limit be provided reference driveway permits and safety. This rule was changed 4 or 5 years ago. The applicant has absolutely no objection at all with shifting the entrance if necessary, even it were to mean the loss of a lot. The main concern of the applicant is safety.

With reference to curb, gutter and sidewalks works in a 10,000 sf lot, however, it does not work in a 30,000 sf or larger lots seen in rural subdivisions. Costs were addressed. Septic tanks still being reviewed and it is possible that some lots will be combined and made larger.

There were no questions for applicant and the item was turned over to Council for deliberation at 9:08 p.m.

ACTION: Approval with Modified Condition Regarding NCDOT Permit & Sight Issue

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

d) East Village Walk - **Two** Public Hearings Will Be Held
1. Rezoning 12-05-04-PDD
2. Preliminary Plat Subdivision 12-05-05-SD

Site is currently zoned PD-R and will again be PD-R. Reason for rezoning is part of Master Plan and with that Master Plan comes new conditions. With approval of this PDD Residential and subsequent subdivision, previous approval from 2013 will no longer be valid. Owner/Applicant is East Village Investments. Property were are discussing is the remaining residential property adjacent to the Arbors. It is 52.57 acres and is in the Watershed Protection Overlay, however, it has been granted the 10/70, for the 10% that can be 70% impervious. Required neighborhood meeting was held on September 9, 2015. It is consistent with our Future Land Use Plan, compatible with Surrounding Land Uses and applicant has addressed the rezoning criteria. Staff is recommending approval of the rezoning.

Mayor opened floor for those wishing to speak. Mr. Jimmy Teem introduced himself who was present as the planning consultant for the project. He introduced others in attendance.

Mayor Pro Tem Grannis asked the reason for requesting rezone and Mr. Teem stated it was due to a change in the street layout, density in the project and the concept of how the plan was being developed.

With there being no further questions, the item was turned over to Council for

deliberation.

ACTION: Approval of Rezoning

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

McLeod opened the Public Hearing for 12-05-05-SD. Attorney Ross provided information regarding public hearing and type of testimony and evidence to be considered in process. Those wishing to offering testimony were asked to come forward and were issued oath by the Town Clerk.

Mr. DeYoung request is for 52.57 acres and is currently vacant. This property did have previous approval. Previous approval was for a combination of single family and townhomes. There were two separate plans approved as developer did not know how sales would go for either portion.

Project is consistent with Future Land Use. Proposed developed as part of the new Master Plan are 300 single family lots and expect that to be made up of 136 village lots and 164 cottage lots. Greenway will continue as previously approved. This is a conceptual layout. Master Plan shows basically what is being considered for overall layout. As each phase comes it will need to meet all subdivision requirements. There are two options being considered to include alley loaded and courtyard homes. In the courtyard version, homes will front on a courtyard versus a road and thus brings the community closer together. Developer wants to ensure this is sellable but may need to transition to other option based on sales and demand.

Traffic Impact Analysis has been done and since this will be a senior adult housing it has a lower traffic generator than a standard residential unit. There is a condition of improvement that would require if it should convert from 55+ housing a traffic study would need to be done.

This project is compatible with Surrounding Land Use and UDC. Applicant has addressed the Master Plan Approval Criteria. Applicant is requesting waiver regarding reduced right of way widths.

The Planning Board has recommended approval. Staff recommends approval with conditions as stated in Staff Report. Staff is also in favor of waiver approval.

Additionally, there was an increase to total the amount of wastewater 24,480 gallons per pay.

Mr. Jimmy Teem, applicant representative, provided a Power Point presentation. He stated this will be a mature community, for those 55 and over. The concept is that of a pocket neighborhood/courtyard neighborhood.

He provided a history regarding this type of design. He shared information about high level of pedestrian connections, 3 dedicated parking spaces for each home, a total of 242 guest parking spaces, club house with an additional 40 parking spaces. He stated amenities will include; a clubhouse, a pool, a pocket park, a pickleball court, horseshoes, bocce ball court, a putting green and playground.

He stated he is very excited about this plan and feels it is a great opportunity for Clayton.

Mayor Pro Tem Grannis questioned what the width of the street would be should the courtyard concept not work. It was stated it would be 43' and lots would be slightly shorter, street would be 31' back to back.

Question was asked for clarification regarding parking spaces for each home. It was stated there would be 2 parking spaces in garage and 1 outside of garage. A total of 274 spaces would be spread throughout the project with 53 of those spaces being parallel. There was question regarding streets being large enough for garbage and fire trucks. Mr. Teem stated they felt confident they were.

There was discussion regarding the right of way of streets behind the homes and if consideration would be given to granting utility easements. It was stated that was the intent.

There was discussion regarding the private street and it was asked that the marketing material include the difference of public and private streets. Also discussed was the HOA responsibility for maintenance. It was stated that HOA would have option to pick up maintenance package for exterior of house and yards.

With no further questions turned over to Council for deliberation.

Mayor Pro Tem Grannis asked if anyone had a problem with the maintenance option. Mayor McLeod stated he believed the HOA would have minimum requirements.

ACTION: Approval of Subdivision to Include Waiver & Increase Wastewater Allocation

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

6 OLD BUSINESS

a) NC 42 East - Master Plan - 15-48-01-PDD - Amendments to Approval

Mr. DeYoung stated there were modified conditions for this item that were not carried over to the Ordinance and it was requested this be part of the record to

indicate those modifications were accepted. Condition #5 was changed from "prior to the issuance of a building permit" to "certificate of occupancy" and Condition #4 was changed to change point of access from two to one.

ACTION: Approval

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

7 NEW BUSINESS

8 STAFF REPORTS

a) Town Manager

- Update - Window Replacement Project

Mr. Biggs provided an update regarding funding opportunities to cover deficit of this project. Mr. Biggs stated that at this time $30,000 is available in building maintenance funds and estimate that with transition of health insurance a savings of $50,000 will be seen. Request approval of $15,468 fund balance appropriation. Council indicated they were comfortable with moving forward.

Discussion was held regarding the rebidding of the project. It was stated that the old windows will be available for public art projects. Mayor McLeod stated if necessary he would assist in finding storage for these windows.

ACTION: Approval of Fund Balance Adjustment

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

b) Town Attorney

c) Town Clerk

- Council Portrait - Tuesday - January 19, 2016 @ 5:45 p.m.

Reminded Council that portrait session would be on Tuesday, January 19, 2016 at 5:45 p.m.

d) Other Staff

9 OTHER BUSINESS

a) Informal Discussion & Public Comment

- Report on Status of Easement Acquisition North Substation Project

Mr. Biggs provided information regarding this item. He stated property heirs

prefer that the Town undertake the condemnation process for administrative purposes on their end. Attorney Ross stated the following steps would take place:

1st Step - Execution of Resolution
2nd Step - Further conversation with heirs to confirm they will receive written notice
3rd Step - 30 days after written notice, filing for condemnation can take place

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

b) Council Comments

10 ADJOURNMENT

a)

With there being nothing further the meeting was adjourned at 10:05 p.m.

ACTION: Adjournment

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

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

The Town Of Clayton
Regular Council Meeting Minutes
Monday, February 1, 2016 @ 6:30 PM
Council Chambers

COUNCIL PRESENT:	Mayor McLeod Mayor Pro Tem Grannis Council Member Satterfield Council Member Holder Council Member Thompson	**STAFF PRESENT:**	Steve Biggs, Town Manager Nancy Medlin, D/Town Manager Katherine Ross, Town Atty. Kimberly Moffett, Town Clerk David DeYoung, Planning Director Stacy Beard, Public Information Officer John Hamlin, A/Public Information Officer

COUNCIL ABSENT: Council Member Lawter

1 CALL TO ORDER

Pledge of Allegiance and Invocation

a) Mayor McLeod called the meeting to order at 6:33 p.m.

b) Mayor McLeod led the Pledge of Allegiance and offered the Invocation.

2 ADJUSTMENT OF THE AGENDA

a) Items 4a and 4b were re-arranged.

3 CONSENT AGENDA

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

a) Draft Minutes - December 7, 2015 / January 19, 2016 / January 19, 2016 (Closed Session)

b) Bid Approval - Vinson Road Water Line Extension

c) Administration of Oath at Public Hearings to be administered as Group Affirmation

d) Resolution Directing Clerk to Investigate Sufficiency of Annexation Petition 2016-4-ANX - Clayton Northside 230 KV Substation

ACTION: Approval of Consent Agenda as Presented

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

4 INTRODUCTIONS AND SPECIAL PRESENTATIONS

a) Nominees from Clayton High School for National All American Marching Band

- Isha Henry
- Megan Whitfield

Stacy Beard introduced Isha Henry and Megan Whitfield. Both are students at Clayton High Shool and were nominated for the All American Marching Band. This competion is an extremely involved year long process. The top 125 Marching Band Musicians in the country are selected. The winners received an all expenses paid trip to San Antonio Texas where are they mentored by the instructors in the country and get to perform at the U.S. Army All-American Bowl. This Bowl has the distinct honor and history of showcasing the most elite high school football players in the country. This performance is held at the Alamodome with a crowd of 40,000 in attendance and is broadcast to a world-wide audience. It is extreme honor to be nominated.

Mayor McLeod stated how proud the Town of Clayton was of both Isha and Megan. Both were presented with a Certificate of Appreciation.

b) 2016 DDA Town Square Concert Series

Mr. DeYoung provided information and details regarding a proposed new layout of 2016 DDA Concert Series. He shared ideas and suggestions to make the series bigger/better to include staging location and things for attendees to do.

Mr. DeYoung stated he was requesting Council approval to several items to include; removal shrubs located by the front of the parking lot of Town Square, moving of event items including tents and food vendor to Main Street which would require closure of Main Street from O'Neil to Fayetteville Street. The closure of the Main Street would not affect the general flow of traffic but allow for expansion of event.

Additional vendor tents will be added and half of those will be tents for non-profits. Would like to have a tent dedicated to the Police Department to allow for police presence. All the exclusive sponsors slots have been filled. Additional tents would be added for additional sponsorship opportunities. At least 3 food trucks for additional diversity in food selection. There will be additional of domestic beers added to the kraft beer line up.

Another suggested change would be including a Friday and Saturday night to the series, in addition to Thursday nights. Thought was that it may bring out

more families to the event.

Proposed Dates are as follows:

Friday - May 20, 2016
Saturday - June 18, 2016
Thursday - July 21, 2016
Thursday - August 18, 2016
Thursday - September 15, 2016

A conceptual layout was provided. Stage would be located in the parking lot area. Possibility exists of request for permanent stage.

Mr. DeYoung again stated he requested approval for removal of approximately 7 shrubs, closure of Town Square Parking Lot from 6:00 a.m. - 12:00 midnight on dates of concerts and closure of Main Street between Fayetteville & S. O'Neil Streets from 4:30 p.m. - 10:30 p.m. on concert dates.

Mr. DeYoung provided a photographic sample of a permanent stage.

Council Member Satterfield suggested that we need to do better with band selections. He stated history with beach music bands seemed to bring a larger following. He wanted to ensure that all the bands have a good crowd. He wasn't sure if budget might have been an issue with the booking of bands . Mr. DeYoung stated process had begun for band selection and further stated that most likely the issue of budget for bands would be re-visited and based on those being considered, budget cost could double. He also stated it was hoped a sound company from Raleigh would be brought in to provide for excellent experience regarding sound and lights.

There was a brief discussion regarding budgeting for permanent stage. Mr. DeYoung stated it was anticipated that the 2016 series would be on a temporary stage set up. Council Member Satterfield stated he likes the concept he saw brought before Council. Mayor Pro Tem Grannis asked about mix of bands. Mr. DeYoung stated there would be a mix of beach, rock, country and R&B music. He stated one of the bands being looked at was Natural Wonder.

Discussion was held regarding possible loss of parking spaces at Town Square. Mr. DeYoung stated there could be a loss of 1/3 of the parking spaces at this location with a permanent stage set up. Mr. DeYoung further stated that the addition of the new parking lot by the church and Clayton Center would bring an additional 18 parking spaces. Council had concerns regarding the possible loss of parking spaces at Town Square. Discussion continued and Mr. Biggs stated he would not be in favor of the loss of any parking spaces. He stated until we netted out new parking spaces, this project would not move forward. He further stated we are not even in the planning stages for this project.

Council Member Thompson stated he was a bit concerned about the closing of Main Street in that it may be confusing for folks who come upon the closing when they reach Main Street. He stated he would suggest looking for a detour process. Mayor McLeod agreed and stated we needed to look for a safer way to route people before they get to Main Street. Mayor Pro Tem stated that Second Street would not be a viable option due to parking of both sides of that street, and suggested perhaps looking at Front Street as an option. Council Member Holder stated he felt a good option would be Roberson and First Streets.

All agreed concept was very good.

ACTION: Approval of Requests of Interim Downtown Development Coordinator

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

5 PUBLIC HEARINGS

6 OLD BUSINESS

7 NEW BUSINESS

8 STAFF REPORTS

a) Town Manager

Addition of Closed Session

b) Town Attorney

c) Town Clerk

d) Other Staff

9 OTHER BUSINESS

a) Informal Discussion & Public Comment

James Lipscomb, who serves as the chair of DDA offered his thanks and appreciation to Mr. DeYoung for the outstanding job he has done. He added the association has spent a good deal of time discussing bands and diversity of music types. He stated they felt diversity was best achieve their goal of bringing new folks to the downtown area. Mr. Lipscomb thanked the Council for their support and allowing new ideas to be tested.

b) Council Comments

Mayor McLeod thanked the staff for amazing job during the recent ice/snow storm. The Mayor spoke of the positive feedback the Town received. Mr. Biggs addressed how well the teams worked together. Mayor Pro Tem Grannis acknowledged the Public Information Office for their great work. He also stated that Waste Management did an outstanding job was done on limb pick up. Mr. Biggs offered his thanks and appreciation to all the citizens for the great job they did with debris removal at curbside.

c) Closed Session Pursuant to G.S. 143-318.11(a)(3)

Council went into Closed Session at 7:13 p.m.

10 ADJOURNMENT

a)

Council returned from Closed Session at 7:26 p.m.

With there being nothing further, the meeting was adjourned at 7:27 p.m.

ACTION: Motion to Adjourn

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

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

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

CERTIFICATE OF SUFFICIENCY

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

I, Kimberly A. Moffett, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

In whereof, I have hereunto set my hand and affixed the seal of the Town of Clayton, this 15th day of February 16, 2016.

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Resolution # 2016-05

RESOLUTION TO REQUEST
STREET CLOSURE
2016 DDA CONCERT SERIES

WHEREAS, the Clayton Town Council has received a request from the Clayton DDA to close a portion of Main Street during the 2016 DDA Concert Series.

WHEREAS, the Clayton Town Council believes that it is in the best interest of the citizens of Clayton that they act favorably on said request and formally notify the NC Department of Transportation for the closing of Main Street, between O'Neil and Fayetteville Streets at said dates and times;.

Friday – May 20, 2016 – 4:30 – 10:30 p.m.
Saturday – June 18, 2016 – 4:30 – 10:30 p.m.
Thursday – July 21, 2015 – 4:30 – 10:30 p.m.
Thursday – August 18, 2016 – 4:30 – 10:30 p.m.
Thursday – September 15, 2016 – 4:30 – 10:30 p.m.

NOW, THEREFORE, the Clayton Town Council does hereby resolve as follows:

That the Clayton Town Council agrees to be the governmental entity making a request for the closing of said road at said times and for obtaining compliance with those requirements of the North Carolina Department of Transportation for the conducting of said road closure.

Duly adopted this the 15th day of February, 2016.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC, NCCMC
Town Clerk

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.

653 Highway 42 West • P.O. Box 879 • Clayton, North Carolina 27520 • (919) 553-1530 • Fax (919) 553-1541

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

AGENDA LOCATION:
Introductions & Special Presentations

Meeting Date:
February 15, 2016

ITEM TITLE:
Introduction of Two New Electric Department Employees

DESCRIPTION:
Two introductions will take place; John Beasley & Rodney Bush. Both employees are new to the Electric Department.

POTENTIAL ACTION:

DEPARTMENT:
Electric Distribution

PRESENTER:
Dale Medlin, Electric Systems Director

ITEM HISTORY:

Date: **Action Taken:**

Information Provided:

Date: **Action Taken:**

Information Provided:

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

AGENDA LOCATION:
Introductions & Special Presentations

Meeting Date:
February 15, 2016

ITEM TITLE:
Zaxby's Polar Plunge for Special Olympics of North Carolina

DESCRIPTION:
Frank Devoid will be present to share information regarding this annual fundraising event scheduled to be held on Saturday, March 5, 2016.

POTENTIAL ACTION:

DEPARTMENT:
Administration

PRESENTER:
Frank DeVoid

ITEM HISTORY:

Date: **Action Taken:**

Information Provided:

Date: **Action Taken:**

Information Provided:

NORTH CAROLINA LAW ENFORCEMENT

POLAR PLUNGE

2016

FOR SPECIAL OLYMPICS NORTH CAROLINA

Zaxby's Polar Plunge for Special Olympics NC

March 5, 2016

Zaxby's of Clayton
12857 Hwy 70 W

Registration: 11:00 a.m.
First plunge: 12:00 p.m.

$25 minimum donation required to plunge

Pre-registration available online and in-store
Door Prizes • 50/50 Raffle

For more information, please contact Robert Peake at (919)359-6100

Register online:

http://tiny.cc/2016ZaxbysPolarPlunge

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

AGENDA LOCATION:
Items Scheduled for Regular Meetings

Meeting Date:
February 15, 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:
Place on Consent Agenda

DEPARTMENT:
Customer Service Department

PRESENTER:
Ann Game, Customer Service Director

ITEM HISTORY:

Date: **Action Taken:**

Information Provided:

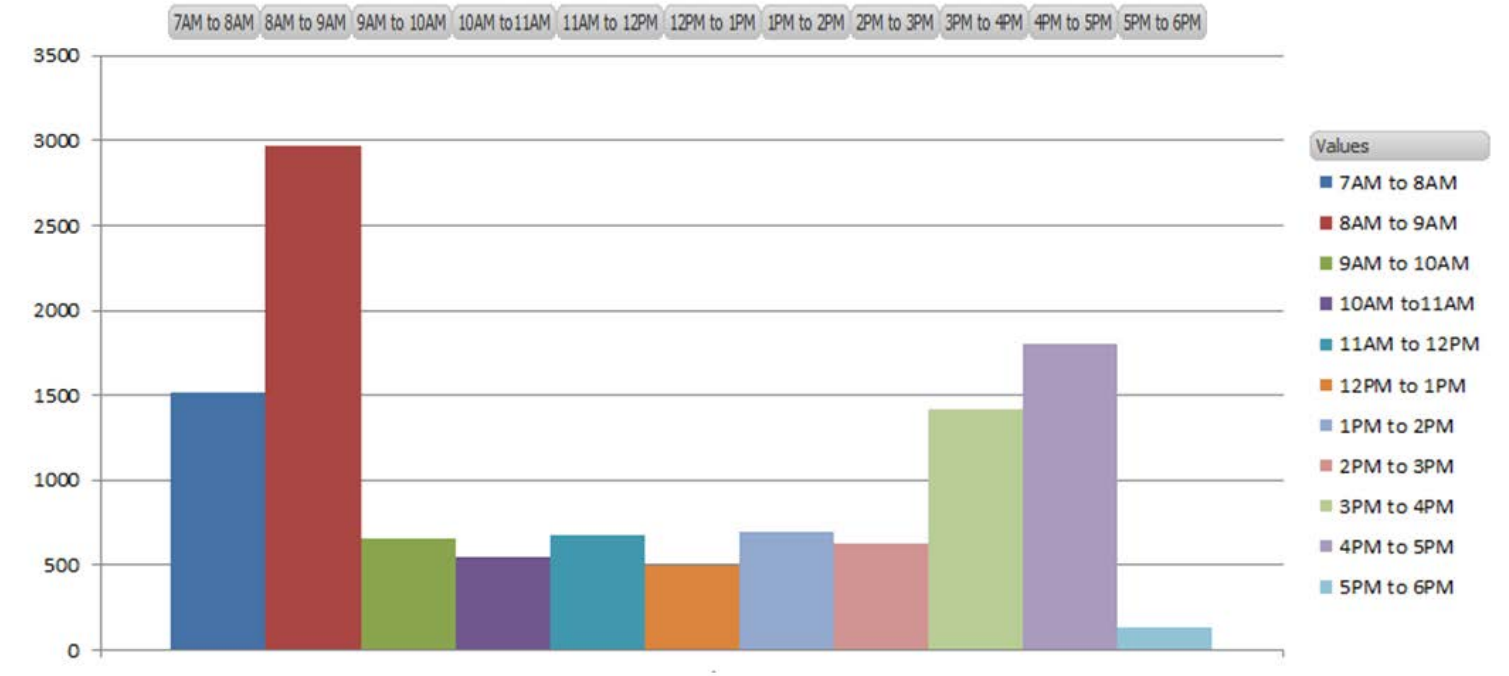
Date: **Action Taken:**

Information Provided:

CUSTOMER SERVICE COUNTS PER HOUR

[WEDNESDAYS – 2015]

7AM to 8AM	8AM to 9AM	9AM to 10AM	10AM to11AM	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
TOWN COUNCIL
AGENDA COVER SHEET

AGENDA LOCATION:
Items Scheduled for Regular Meetings

Meeting Date:
February 15, 2016

ITEM TITLE:
Downtown Development Advisory Board Recommendations for Appointment

DESCRIPTION:
The following names are under consideration for appointment for the Downtown Development Advisory Board, with the following term expirations:
Betsy Grannis - 12/31/2018
Kim Lawter - 12/31/2017
Temple Phipps - 12/31/2017
Linda Edwards - 12/31/2018
Heidi Peach - 12/31/2018

POTENTIAL ACTION:
Approval/Disapproval

DEPARTMENT:
Planning + Zoning

PRESENTER:
Dave DeYoung, Planning Director

ITEM HISTORY:

Date: **Action Taken:**

Information Provided:

Date: **Action Taken:**

Information Provided:

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

AGENDA LOCATION:
Items Scheduled for Regular Meetings

Meeting Date:
February 15, 2016

ITEM TITLE:
Mitchiner Property Lease Agreement

DESCRIPTION:
Proposal to lease-purchase certain property owned by Herman Mitchiner, east of Lombard Street and north of Main Street.

POTENTIAL ACTION:
Discussion Only

DEPARTMENT:
Administration

PRESENTER:
Steve Biggs, Town Manager

ITEM HISTORY:

Date: **Action Taken:**

Information Provided:

Date: **Action Taken:**

Information Provided:

AGREEMENT FOR THE PURCHASE AND SALE OF LAND

THIS AGREEMENT FOR THE PURCHASE AND SALE OF LAND (this "**Agreement**") is made and entered into this ___ day of _____ 20__ ("**Effective Date**") by and between **HERMAN A. MITCHINER** and wife, **SUE MITCHINER, LINDA M. MCADAMS**, a widow, and **DORIS V. PARKER**, a widow (collectively, "**Seller**"), and **THE TOWN OF CLAYTON,** a North Carolina municipality, and its successors and assigns ("**Buyer**"). Seller and Buyer may be referred to individually as a "**Party**" and collectively as the "**Parties**".

BACKGROUND:

Seller is the owner of certain real property in Johnston County, North Carolina, more particularly described in the attached **Exhibit A** (the "**Property**"). The Property is a portion of certain real property owned by Seller and located in the Town of Clayton, North Carolina, identified in the real estate tax records for Johnston County, North Carolina as Parcel ID # 05011044, 05011035 and 05011034, and more particularly described in those deeds recorded in Book 4458, Page 760 and in Book 1072, Page 685 in the Johnston County Registry (collectively, the "Parent Parcel"). Buyer desires to purchase, and Seller has agreed to sell to Buyer, the Property in accordance with the terms and conditions of this Agreement.

AGREEMENT:

In consideration of the mutual covenants made in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

ARTICLE 1. AGREEMENT TO PURCHASE PROPERTY

1.1 Agreement to Purchase Property. Subject to the terms and conditions of this Agreement, Seller hereby agrees to sell, and Buyer agrees to purchase, all of the Property more particularly described in the attached **Exhibit A**, together with all rights, titles, privileges, and easements appurtenant to the Property.

1.2 Purchase Price. The purchase price for the Property is One Dollar ($1.00) ("**Purchase Price**"). Buyer shall pay to Seller at Closing (as defined below) the Purchase Price, plus any cost pro-rations to be credited to Seller for items apportioned to Seller in this Agreement, in cash or other immediately available funds, less any cost pro-rations to be credited to Buyer at Closing. Buyer and Seller agree to fund all of their costs and prorations at closing with proceeds other than the Purchase Price.

ARTICLE 2. REPRESENTATIONS AND WARRANTIES

2.1 Seller's Representations and Warranties. Seller makes the following representations and warranties as of the Effective Date and as of Closing: (i) Seller has full right and authority to enter into this Agreement and to consummate the transactions contemplated in this Agreement; (ii) to Seller's knowledge, there are no parties currently in possession of the Property (other than Buyer), including lessees, tenants at sufferance, or trespassers, other than Seller and Buyer, and no one has been granted any license, lease, or other right relating to the use or possession of the Property, including the reservation of any oil, gas or mineral rights; (iii) to Seller's knowledge, there are no outstanding actual or potential liens (filed or unfiled) on the Property for labor, services, or materials for improvements to the Property, and all payments due to any person or company that has furnished labor, services, or materials in connection with the Property are current; and (iv) there are no outstanding or potential monetary liens or encumbrances on

the Property. Seller further represents and warrants, as of the Closing only, that there has been no material adverse change in the condition of the Property or the status of title to the Property since the Effective Date. Seller has not entered into any currently effective agreement concerning the Property that would survive Closing as an encumbrance against the Property. Neither Seller nor its agents has received any notice from any governmental authority of any taking of any of the Property. No taking is threatened or contemplated in connection with the Property. Seller shall provide to Buyer notice of, and if applicable a copy of, any notice Seller receives with respect to any proposed or threatened taking of the Property. Seller has not received notice and has no knowledge (A) that the Property is in violation of any federal, state and local environmental laws and regulations, or (B) that any underground or above-ground storage tanks or Hazardous Substances are located at the Property. Seller shall promptly provide to Buyer notice of, and if applicable a copy of, any notice Seller receives with respect to any adverse environmental matters or storage tanks at the Property. "**Hazardous Substances**" means any regulated quantity of any polychlorinated biphenyls, petroleum, radioactive materials, asbestos, pesticides, and any waste, substance, or material regulated by current or future law, regulation, or ruling applicable to environmental conditions on, under, or about the Property. Seller shall indemnify and hold Buyer harmless from any claim, liability or expense (including reasonable attorneys' fees and investigation, remediation or clean-up costs), losses on account of diminution in value of the Property, judgments and expenses (including consultants' or experts' fees and costs) suffered by or asserted against Buyer as a direct or indirect result of any representation or warranty made by Seller in this Agreement being false or untrue.

2.2 Buyer's Representations and Warranties. Buyer makes the following representations and warranties as of the Effective Date and as of Closing: (i) Buyer is a duly authorized and existing North Carolina municipality that is authorized to transact business in North Carolina; (ii) Buyer has full right and authority to enter into this Agreement and to consummate the transactions contemplated in this Agreement; and (iii) each of the persons signing this Agreement on behalf of Buyer is an agent of Buyer authorized to do so by appropriate corporate action.

2.3 Reliance; Survival. Buyer and Seller each acknowledge and agree that each Party is materially relying on the representations and warranties contained in this Article in entering into this Agreement. Each of the representations and warranties made in this Article shall survive Closing.

ARTICLE 3. CLOSING

3.1 Closing. The closing on the sale and purchase of the Property ("**Closing**") shall be held in the offices of Buyer in Clayton, North Carolina, or shall be conducted in escrow on the "**Closing Date,**" which date shall be no later than ninety (90) days following the Effective Date, unless extended by agreement of the Parties, provided Buyer notifies Seller of such date no fewer than five (5) days prior to such date. If Closing is conducted in escrow, the Parties and their attorneys do not need to be physically present at the Closing and may deliver documents by overnight delivery service or other means; provided, all deliveries of closing documents to Buyer's counsel to be held in escrow pending Closing shall be accompanied by a closing instruction letter clearly stating the terms and conditions (consistent with this Agreement) pursuant to which the documents may be released and recorded at Closing. Upon payment of the Purchase Price to Seller, Seller shall deliver possession of the Property to Buyer at Closing.

3.2 Seller's Closing Documents. At Closing, Seller shall sign and deliver the following signed documents to Buyer. Each document shall be in a form and substance satisfactory to Buyer.

(a) Special Warranty Deed. A North Carolina Special Warranty Deed, signed by Seller conveying to Buyer good and marketable fee simple title to the Property, together with all rights, titles, privileges, easements, and appurtenances thereto, free and clear of all deeds of trust,

vendor liens, mechanic's liens, encumbrances, leases, easements, restrictions, covenants, and other title encumbrances, subject only to ad valorem taxes for the current year.

(a) Access Easement. An access easement agreement signed by Seller, which provides Buyer with direct and full access across the Parent Parcel extending from the nearest public right-of-way to the Property, in a form and at a location mutually acceptable to Buyer and Seller.

(b) Lien Affidavit. A mechanics' and materialmen's lien waiver and indemnity and no possession affidavit signed by Seller and all contractors and subcontractors that have done work on the Property or supplied materials to the Property within the one hundred twenty (120) days prior to Closing, in the form acceptable to Buyer's title insurance company.

(c) Tax Affidavits. Substitute Form 1099A, Non-Foreign affidavit, North Carolina Resident Affidavit, and any other necessary affidavits, to satisfy federal and state tax reporting requirements;

(d) Settlement Statement. Signed Settlement Statement (to be prepared by Buyer); and

(e) Other Documents. Any other additional signed documents contemplated by this Agreement or mutually deemed by the Parties' attorneys to be appropriate to consummate the sale of the Property to Buyer.

3.3 Buyer's Closing Documents. At Closing, Buyer shall sign and deliver the following documents to Seller. Each document shall be in a form and substance satisfactory to Seller:

(a) Settlement Statement. A signed counterpart to the Settlement Statement; and

(b) Other Documents. Any other additional signed documents contemplated by this Agreement or mutually deemed by the Parties' attorneys to be appropriate to consummate the sale of the Property to Buyer.

3.4 Closing Costs. At Closing, Seller shall pay Seller's attorney's fees and all documentary stamps/excise tax. Buyer shall pay all usual and customary buyer expenses and closing costs in connection with the Closing, including the title examination, title insurance, Buyer's attorney's fees, recording fees for the deed(s).

3.5 Taxes. Ad valorem property taxes applicable to the Parent Parcel shall be paid in full by Seller at Closing, and ad valorem property taxes applicable to the Property for the calendar year of the Closing will be prorated at Closing (as estimated based on the prior year's taxes, prorated based on the acreage of the Property) with the Buyer paying for all taxes applicable from and after the Closing Date and Seller paying all taxes applicable prior to the Closing Date.

3.6 Rent. All rent payable under the Lease Agreement with Option to Purchase between Buyer and Seller shall be apportioned pro rata on a per diem basis as of the Closing Date.

3.7 Subdivision. Buyer shall, at its own cost, obtain a survey of the Property, from which a subdivision plat for the Property shall be prepared subdividing the Property from the Parent Parcel. Seller agrees to cooperate with Buyer in good faith and sign any plat, application, or other documents necessary

to obtain the subdivision contemplated in this Section. At closing, the description of the Property in the Special Warranty Deed delivered by Seller shall be to the Property as shown on the approved subdivision plat.

ARTICLE 4. REMEDIES

4.1 Buyer's and Seller's Remedies. Notwithstanding anything to the contrary in this Agreement, in the event of a breach under this Agreement by either Party, the breaching Party shall have ten (10) business days following receipt of notice of a breach from the non-breaching Party to cure such breach ("Cure Period"). If the breaching Party fails to cure such breach during the Cure Period, the non-breaching Party may pursue all remedies available at law or in equity.

ARTICLE 5. GENERAL PROVISIONS

5.1 Notices. To be effective, any notice or other communication required, permitted, or contemplated by this Agreement must be in writing and must be sent by facsimile, email, certified mail (return-receipt requested), overnight delivery service (with proof of delivery), or commercial courier (with proof of delivery) to the following addresses. Any notice given by facsimile or email shall also be delivered by certified mail, overnight delivery service, or commercial courier within two (2) days after the original transmission. Either Party may change its address(es) by giving five (5) days prior notice to the other Party of such change. Notice shall be deemed delivered or received upon the earliest to occur of: (a) receipt of the transmission if sent by facsimile or email; (b) three (3) days after the postmark if sent by certified mail; (c) the next day that is not a Saturday, Sunday, or legal holiday if sent by overnight delivery service, or (d) upon receipt if delivered by commercial courier.

If to Seller:

With Required Copies to:

If to Buyer:

Town of Clayton
Attention: Steve Biggs, Town Manager
P.O. Box 879
Clayton, NC 27528
sbiggs@townofclaytonnc.org
Fax: (919) 553-8919

With Required Copies to:

Parker Poe Adams & Bernstein LLP
Attn: Joanna Hasapis
301 Fayetteville Street
Suite 1400
Raleigh, NC 27601
joannahasapis@parkerpoe.com
Fax: (919) 834-4564

5.2 Weekends / Holidays. If the last day for any act to be performed by either Party under this Agreement falls on a Saturday, Sunday, federal holiday, or holiday in the state where the Property is located, then the deadline for performance of such act shall be extended to and include the next following business day.

5.3 Brokerage Commission. Seller and Buyer each represents to the other it has not entered into any agreement whereby a real estate brokerage fee or commission is, or shall be, due or owing in connection with the transaction contemplated by this Agreement. Seller and Buyer each shall indemnify, defend, pay, reimburse and hold harmless the other from and against any and all losses and expenses,

including reasonable attorneys' fees and costs of litigation, which such Party may suffer or incur by reason of any claim for a commission regarding the transaction contemplated by this Agreement.

5.4 Applicable Law. This Agreement shall be construed and interpreted in accordance with the laws of North Carolina, excepting only its conflict of laws principles.

5.5 Non-Waiver. No course of dealing between the Parties or any delay on the part of a Party to exercise any right it may have under this Agreement shall operate as a waiver of any of the rights under this Agreement or a waiver of any rights provided by law or equity. No waiver of any prior default shall operate as a waiver of any subsequent default. No express waiver shall affect any term or condition other than the one specified in such waiver, and such waiver shall apply only for the time and manner specifically stated therein.

5.6 Entire Agreement. This Agreement constitutes the entire agreement between Seller and Buyer with respect to the Property, and all prior or contemporaneous oral or written agreements or instruments are merged herein. No amendment to this Agreement shall be effective unless it is in writing and signed by both Buyer and Seller. Both Parties have participated in drafting and negotiating this Agreement, and no interpretive presumption shall be drawn against either Party by virtue of its role in drafting this Agreement.

5.7 Severability. If any provision of this Agreement is held to be invalid or unenforceable, then such provision will be fully severable from this Agreement, and the remaining provisions of this Agreement will remain in full force and effect and will not be affected thereby. In lieu of such invalid or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such invalid or unenforceable provision as may be reasonably possible and valid and enforceable.

5.8 Counterparts. This instrument may be signed in multiple counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument.

5.9 Principles of Interpretation and Definitions. In this Agreement, unless the context requires otherwise: (a) the singular includes the plural, and the plural includes the singular; (b) the pronouns "it", "its", and "they" include the masculine and feminine; (c) references to statutes or regulations include all statutory and regulatory provisions consolidating, amending, or replacing the statute or regulation; (d) references to contracts and agreements shall be deemed to include all amendments thereto; (e) the words "include", "includes", and "including" are to be interpreted as if they were followed by either the phrase "without limitation" or "but not limited to"; (f) references to an "Article", "Section", "section", or "paragraph" shall mean an article or section of this Agreement; (g) headings and titles of sections, paragraphs, and articles are for convenience only and shall not be construed to affect the meaning of this Agreement; (h) the word "shall" is mandatory; and (i) all exhibits, attachments, or documents attached to this Agreement or referred to in this Agreement are incorporated by reference into this Agreement as if fully set forth herein.

[SIGNATURES ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, Seller and Buyer have caused this Agreement to be duly signed under seal on the day and year first above written.

BUYER:

TOWN OF CLAYTON,
a North Carolina municipality

By: _____(SEAL)

Print Name: _____

Title: _____

SELLER:

_____(SEAL)
HERMAN A. MITCHINER

_____(SEAL)
SUE MITCHINER

_____(SEAL)
LINDA M. MCADAMS

_____(SEAL)
DORIS V. PARKER

EXHIBIT A: Legal Description

BEING all of that tract of land containing 0.25 of an acre, more or less, located in the Town of Clayton, Johnston County, North Carolina, more particularly described as follows:

Parcel 1: BEING a 0.09-acre parcel of land (Tax Parcel ID # 05011044), being a portion of property more particularly described in that deed recorded in Book 4458, Page 760, Johnston County Registry, which 0.09-acre parcel consists of a 45 foot by 84 foot strip of land, being bound as follows: on the northeast by the North Carolina Railroad Company right of way, on the southeast by property described in that deed recorded in Book 4458, Page 760, Johnston County Registry (Tax Parcel ID # 05011035), on the southwest by property described in that deed recorded in Book 1072, Page 685, Johnston County Registry (Tax Parcel ID # 05011034), and on the northwest by property described in that deed recorded in Book 3973, Page 424, Johnston County Registry (Tax Parcel ID # 05011038A).

Parcel 2: BEING the northwesterly portion of property more particularly described in that deed recorded in Book 4458, Page 760, Johnston County Registry (a portion of Tax Parcel ID # 05011035), which portion of property consists of a 65 foot by 85 foot (approximately 0.13 acre) parcel, being bound as follows: on the northeast by the North Carolina Railroad Company right of way, on the southeast by the remaining portion of the parent parcel described in that deed recorded in Book 4458, Page 760, Johnston County Registry (a portion of Tax Parcel ID # 05011035), on the southwest by property described in that deed recorded in Book 1072, Page 685, Johnston County Registry (a portion of Tax Parcel # 05011034), and on the northwest by Parcel 1.

Parcel 3: BEING the northwesterly portion of that property more particularly described in that deed recorded in Book 1072, Page 685, Johnston County Registry (a portion of Tax Parcel ID # 05011034), which portion of property consists of a 13 foot by 108 foot (approximately 0.03 acre) strip of land, being bound as follows: on the northeast by Parcel 1 and Parcel 2, on the southeast by the remaining portion of the parent parcel described in that deed recorded in Book 1072, Page 685, Johnston County Registry (a portion of Tax Parcel ID # 05011034), on the southwest by property described in that deed recorded in Book 3596, Page 789, Johnston County Registry (Tax Parcel ID # 05011037), and on the northwest by property described in that deed recorded in Book 3973, Page 424, Johnston County Registry (Tax Parcel ID # 05011038A).

TOGETHER WITH all gaps, gores, or strips or parcels of land, if any, lying between (i) the boundary lines of Parcel 1, Parcel 2 and Parcel 3, (ii) the boundary lines of Parcel 1, Parcel 2 and Parcel 3 and the adjoining tracts of land now or formerly owned by Seller and described in those deeds recorded in Book 4458, Page 760, and in Book 1072, Page 685, Johnston County Registry, and (iii) the boundary lines of Parcel 1, Parcel 2 and Parcel 3 and the North Carolina Railroad Company right of way and the adjoining tracts described in those deeds recorded in Book 3973, Page 424, and in Book 3596, Page 789, 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.

A map generally depicting the Property is attached hereto as Exhibit A-1 and incorporated herein.

EXHIBIT A-1: Legal Description

[Attached Hereto]

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

AGENDA LOCATION:
Items Scheduled for Regular Meetings

Meeting Date:
February 15, 2016

ITEM TITLE:
2016-4-ANX Clayton Northside 230KV Substation

DESCRIPTION:
Consideration for 7.56 acres for Voluntary Contiguous Annexation.

POTENTIAL ACTION:
Set Public Hearing

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

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: 7.56 acres
   Existing housing units: NA
   Population of acreage to be annexed: NA
   Existing Zoning District*: R-E Residential-Estate
   Proposed Town Zoning District*: P-F Public Facility
   Reason for petitioner to annex: ____ Receive Town Services
   X Other (please specify): To include the 7.56 acres that was recently combined with the TOC property that is currently in the Town Limits

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	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.

Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Register of Deeds Filed 12/18/2015 04:42:40 PM
DEED BOOK: 4697 PAGE: 849-852 INSTRUMENT # 2015474934
Real Estate Excise Tax: $318.00 Deputy/Assistant Register of Deeds: Patty Woodall

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 Johnson

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

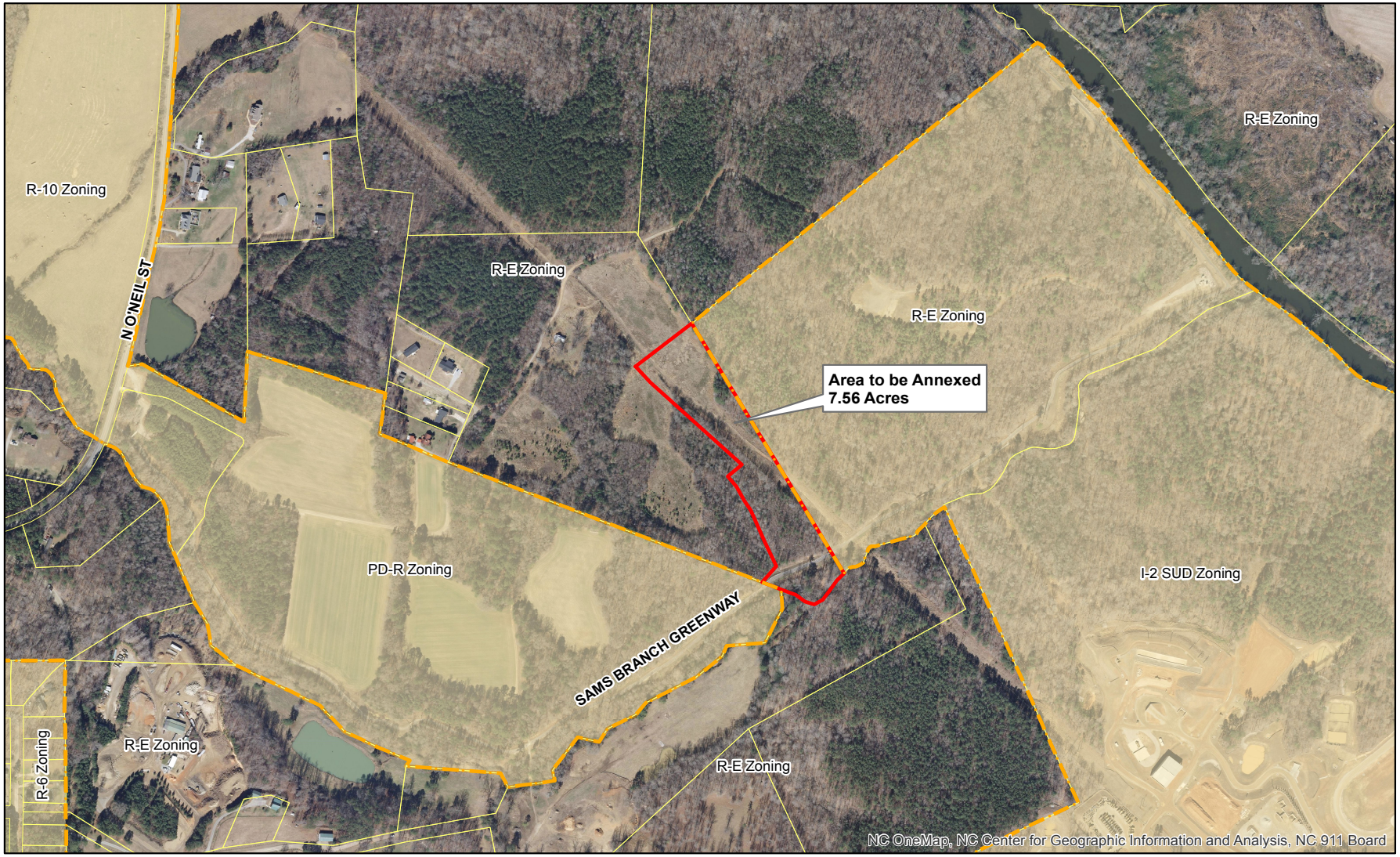
By: Jennifer Proctor
Print Name: Jennifer Proctor
Notary Public

[SEAL OR STAMP]

JENNIFER PROCTOR
Notary Public
Johnston County
North Carolina

My Commission Expires: 3/1/2020

PPAB 2965398V2



Legend

- Parcels
- Clayton Town Limits
- Area to be Annexed

Produced by: TOC Planning
January 7, 2016

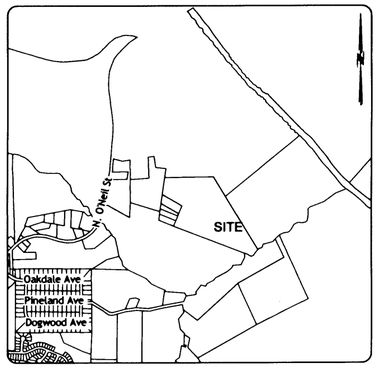
Annexation Map

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

N
W E
S

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 STATUES. 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 CERTIFACTE

Toni R. Sandiford, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REUIREMENTS 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 Olive — REG. OF DEEDS
BY Donna D. Carter — ~~ASST~~ REG. OF DEEDS
Deputy

Book 82 page 140

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON _X_ IS __ 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.

TAYLOR LAND CONSULTANTS PLLC
License No P-0829
5448 Apex Peakway, #165
Apex, NC 27502
(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

NORTH CAROLINA PROFESSIONAL SEAL L-3841 LAND SURVEYOR JEREMY TAYLOR

EX. 2" IRON PIPE 0.5' ABOVE GROUND

LEE, W. GATTIS
D.B. 3944, PG 847
PIN: 166900-88-9327

S 31°39'53" E 644.93'

NC GRID COORDINATES
N: 698,962.48
Y: 2,168,254.17
EX. 1" IRON ROD
GROUND LEVEL

N 59°51'02" E 324.68'

EX. 4' WIRE FENCE

OLD PROPERTY LINE

S 32°27'21" E 1340.82'

W. GATTIS LEE
D.B. 4381, PG. 338
PIN: 166900-76-9720

EXISTING AREA: ± 42.79 ACRES (P.B. 70, PG 403)
- 7.56 ACRES TO TOWN OF CLAYTON
NEW AREA: ± 35.23 ACRES

N 48°41'39" W 634.32'

NEW PROPERTY LINE

50' GRAL EASEMENT

N 45°18'01" E 84.45'

62.25'

N 44°03'13" W

N 39°41'26" W 78.44'

L6

N 27°19'32" W 144.69'

NEW PROPERTY LINE

N 39°01'36" E 83.64'

N 69°51'51" W 145.66'

L5 L4 L3 L2 L1

EX. 1/2" IRON PIPE (PINCHED)
0.2' ABOVE GROUND

N 69°51'51" W 1568.36'

JOHNSTON LAND GROUP, LLC &
CEBCO CONSTRUCTION, INC.
D.B. 3270, PG 986
PIN: 166900-75-1549

LINE	BEARING	DISTANCE
L1	S 47°08'47" W	46.06'
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°36'14" W	55.19'
L6	N 36°40'59" W	58.41'

329,233 SF
7.558 Ac

0.2% CHANCE ANNUAL FLOOD HAZARD

"AE" ZONE

10' EX. ASPHALT TRAIL

L SAMS BRANCH

C/L OF SAMS BRANCH IS THE PROPERTY LINE

L SAMS BRANCH

"AE" ZONE

JOSEPH T. HARDEE
D.B. 1307, PG 552
PIN: 166900-74-3548

50' RIPARIAN BUFFER

0.2% CHANCE ANNUAL FLOOD HAZARD

NOTES:

1. All distances shown are hortzontal 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).

NC GRID NAD 83/2011

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.

12-03-15
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: 166900-76-9720

LEGEND & NOMENCLATURE

O	Existing Iron Pipe (unless noted otherwise)
●	New 3/4" Iron Pipe
■	Concrete Monument Set
●	Computed Point
D.B.	Deed Book
B.M.	Book of Maps
Pg.	Page
S.F.	Square Feet
Ac.	Acres
S.T.	Sight Triangle
000	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.

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

AGENDA LOCATION:
Items Scheduled for Regular Meetings

Meeting Date:
February 15, 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:
Set Public Hearing

DEPARTMENT:
Planning + Zoning

PRESENTER:
Jay McLeod, Planner

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

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: 500.00 File Number: 2015-79-RZ

RECEIVED
Town of Clayton
Planning Department

PROPERTY OWNER INFORMATION

Name: Carolina Park LLC.

Mailing Address: 303 Parkridge dr. Clayton NC, 27527

Phone Number: 919-333-0701 **Fax:** _____

Email Address: kamalcat@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 *Required if applicant is not property owner.*	☐	☒			
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) *See sample letter and meeting requirements included in this packet*	☒				
9. Neighborhood meeting summary form (1 copy) *Included in this packet*	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) *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.*	☒				

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.

PARCEL NUMBER	NAME	ADDRESS
05G02001I	Cadillac Sand Realty LLC	10689 N Pennsylvania St. Suit 100 Indianapolis, IN 46280-1099
05G02001H	Levinson, James R	P O Box 117 Benson, NC 27504-0117
05G02001F	PCG Enterprises of Clayton LLC	12905 HW 70 West Clayton, NC 27520-0000
05G01201	Mohamed & Sons Inc	P O Box 1236 Smithfield, NC 27577-0000
05G01201A	WH Capital LLC	P O Box 6450 Norcross, GA 30091-0000
05G01201B	Boddie Noell Enterprises INC	1021 Noell Lane Rockey Mount, NC 27804-1908
05G01201C	Fixapet LLC	1651 Folly Creek Way Charleston, SC 29412-0000

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)

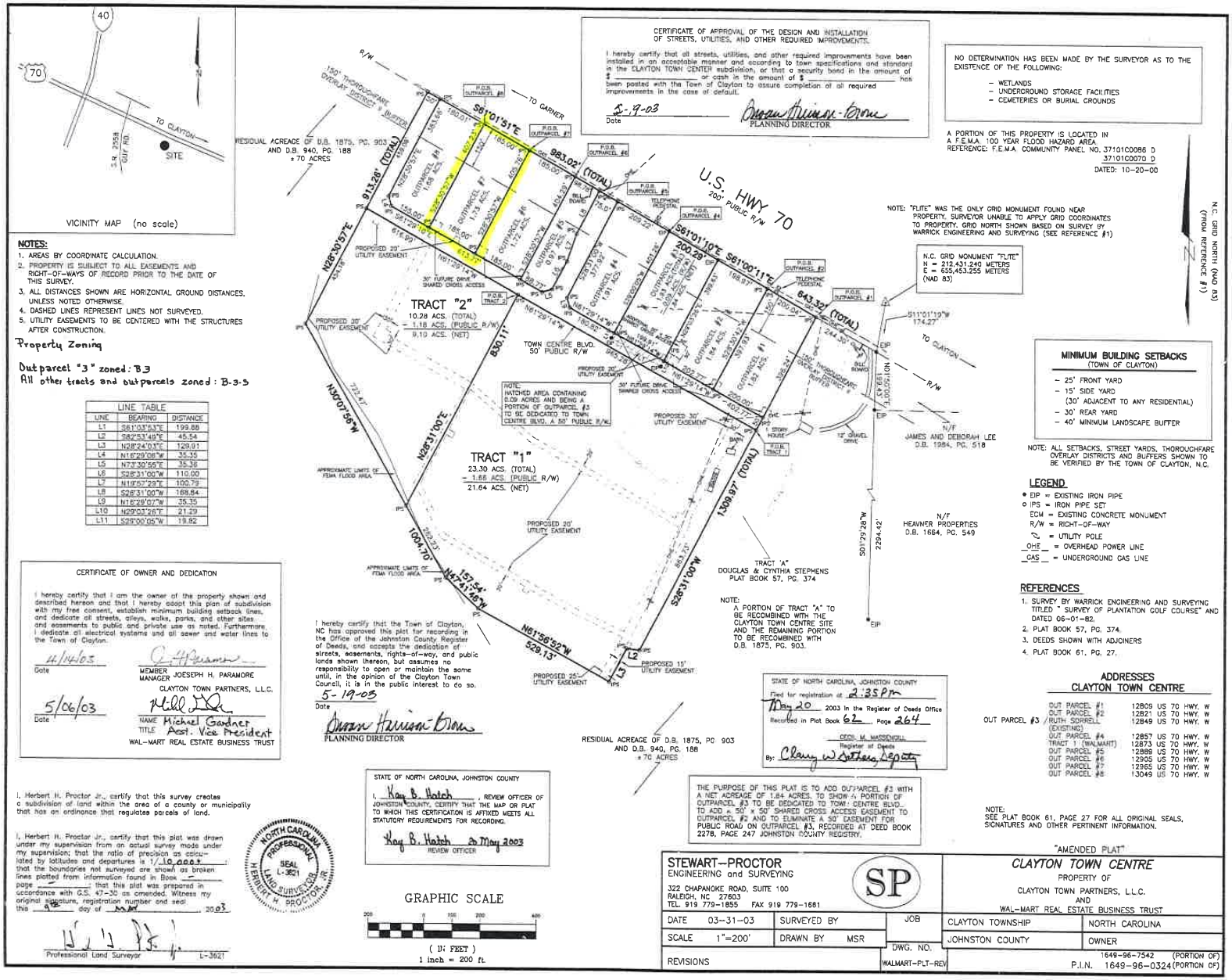
_____ _____
(Owner's Signature) (City, State, Zip)

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: _____


VICINITY MAP (no scale)
TO CLAYTON
SITE
SR 2558 GUY RD.
CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS.
PLANNING DIRECTOR
NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
- WETLANDS
- UNDERGROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
A PORTION OF THIS PROPERTY IS LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA.
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3710IC0086 D
3710IC0070 D
DATED: 10-20-00
NOTE: "FLITE" WAS THE ONLY GRID MONUMENT FOUND NEAR PROPERTY. SURVEYOR UNABLE TO APPLY GRID COORDINATES TO PROPERTY. GRID NORTH SHOWN BASED ON SURVEY BY WARRICK ENGINEERING AND SURVEYING (SEE REFERENCE #1)
N.C. GRID MONUMENT "FLITE"
N = 212,431.240 METERS
E = 655,453.255 METERS
(NAD 83)
N.C. GRID NORTH (NAD 83) (FROM REFERENCE #1)
NOTES:
1. AREAS BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
4. DASHED LINES REPRESENT LINES NOT SURVEYED.
5. UTILITY EASEMENTS TO BE CENTERED WITH THE STRUCTURES AFTER CONSTRUCTION.
Property Zoning
Outparcel "3" zoned: B-3
All other tracts and outparcels zoned: B-3-S
LINE TABLE
LINE | BEARING | DISTANCE
L1 | S81°01'51"E | 199.88
L2 | S8°25'11"E | 45.54
L3 | N28°24'01"E | 129.91
L4 | N16°29'08"W | 35.35
L5 | N73°30'55"E | 35.36
L6 | S28°31'00"W | 110.00
L7 | N16°57'29"E | 100.79
L8 | S28°31'00"W | 168.84
L9 | N16°29'07"W | 35.35
L10 | N29°03'26"E | 21.29
L11 | S29°00'05"W | 19.82
TRACT "1" 23.30 ACS. (TOTAL) - 1.66 ACS. (PUBLIC R/W) 21.64 ACS. (NET)
TRACT "2" 10.28 ACS. (TOTAL) - 1.18 ACS. (PUBLIC R/W) 9.10 ACS. (NET)
U.S. HWY 70 200' PUBLIC R/W
TOWN CENTRE BLVD. 50' PUBLIC R/W
NOTE: HATCHED AREA CONTAINING 0.09 ACRES AND BEING A PORTION OF OUTPARCEL #3 TO BE DEDICATED TO TOWN CENTRE BLVD. A 50' PUBLIC R/W.
RESIDUAL ACREAGE OF D.B. 1875, PG. 903 AND D.B. 940, PG. 188 ± 70 ACRES
JAMES AND DEBORAH LEE D.B. 1984, PG. 518
N/F HEAVNER PROPERTIES D.B. 1664, PG. 549
TRACT "A" DOUGLAS & CYNTHIA STEPHENS PLAT BOOK 57, PG. 374
NOTE: A PORTION OF TRACT "A" TO BE RECOMBINED WITH THE CLAYTON TOWN CENTRE SITE AND THE REMAINING PORTION TO BE RECOMBINED WITH D.B. 1875, PG. 903.
MINIMUM BUILDING SETBACKS (TOWN OF CLAYTON)
- 25' FRONT YARD
- 15' SIDE YARD (30' ADJACENT TO ANY RESIDENTIAL)
- 30' REAR YARD
- 40' MINIMUM LANDSCAPE BUFFER
NOTE: ALL SETBACKS, STREET YARDS, THOROUGHFARE OVERLAY DISTRICTS AND BUFFERS SHOWN TO BE VERIFIED BY THE TOWN OF CLAYTON, N.C.
LEGEND
EIP = EXISTING IRON PIPE
IPS = IRON PIPE SET
ECM = EXISTING CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
UTILITY POLE
OHE = OVERHEAD POWER LINE
GAS = UNDERGROUND GAS LINE
REFERENCES
1. SURVEY BY WARRICK ENGINEERING AND SURVEYING TITLED " SURVEY OF PLANTATION GOLF COURSE" AND DATED 06-01-82.
2. PLAT BOOK 57, PG. 374.
3. DEEDS SHOWN WITH ADJOINERS
4. PLAT BOOK 61, PG. 27.
ADDRESSES CLAYTON TOWN CENTRE
OUT PARCEL #1 12809 US 70 HWY. W
OUT PARCEL #2 12821 US 70 HWY. W
OUT PARCEL #3 / RUTH SORRELL (EXISTING) 12849 US 70 HWY. W
OUT PARCEL #4 12857 US 70 HWY. W
TRACT 1 (WALMART) 12873 US 70 HWY. W
OUT PARCEL #5 12889 US 70 HWY. W
OUT PARCEL #6 12905 US 70 HWY. W
OUT PARCEL #7 12965 US 70 HWY. W
OUT PARCEL #8 13049 US 70 HWY. W
CERTIFICATE OF OWNER AND DEDICATION
I hereby certify that I am the owner of the property shown and described hereon and that 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.
4/14/03 Date
MEMBER JOSEPH H. PARAMORE MANAGER
CLAYTON TOWN PARTNERS, L.L.C.
5/06/03 Date
NAME Michael Gardner
TITLE Asst. Vice President
WAL-MART REAL ESTATE BUSINESS TRUST
I hereby certify that the Town of Clayton, NC 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.
5-19-03 Date
PLANNING DIRECTOR
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
Filed for registration at 2:35 PM
May 20 2003 in the Register of Deeds Office
recorded in Plat Book 62 Page 264
CECIL M. MASSENGILL Register of Deeds
By: Clancy W. Sutton, Deputy
I, Herbert H. Proctor Jr., certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
I, Herbert H. Proctor Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book — page — ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 9th day of May, 2003.
NORTH CAROLINA PROFESSIONAL SEAL L-3621 LAND SURVEYOR HERBERT H. PROCTOR, JR.
Professional Land Surveyor L-3621
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
I, Kay B. Hatch, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Kay B. Hatch 20 May 2003
REVIEW OFFICER
GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.
THE PURPOSE OF THIS PLAT IS TO ADD OUTPARCEL #3 WITH A NET ACREAGE OF 1.84 ACRES, TO SHOW A PORTION OF OUTPARCEL #3 TO BE DEDICATED TO TOWN CENTRE BLVD., TO ADD A 50' x 50' SHARED CROSS ACCESS EASEMENT TO OUTPARCEL #2 AND TO ELIMINATE A 50' EASEMENT FOR PUBLIC ROAD ON OUTPARCEL #3, RECORDED AT DEED BOOK 2278, PAGE 247 JOHNSTON COUNTY REGISTRY.
NOTE: SEE PLAT BOOK 61, PAGE 27 FOR ALL ORIGINAL SEALS, SIGNATURES AND OTHER PERTINENT INFORMATION.
"AMENDED PLAT"
CLAYTON TOWN CENTRE
PROPERTY OF CLAYTON TOWN PARTNERS, L.L.C. AND WAL-MART REAL ESTATE BUSINESS TRUST
STEWART-PROCTOR ENGINEERING and SURVEYING
322 CHAPANOKE ROAD, SUITE 100
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1681
DATE 03-31-03 SURVEYED BY
SCALE 1"=200' DRAWN BY MSR
REVISIONS
JOB CLAYTON TOWNSHIP NORTH CAROLINA
DWG. NO. WALMART-PLT-REV JOHNSTON COUNTY OWNER
1649-96-7542 (PORTION OF)
P.I.N. 1649-96-0324 (PORTION OF)

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.

JOHNSTON COUNTY
NORTH • CAROLINA

*** 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).

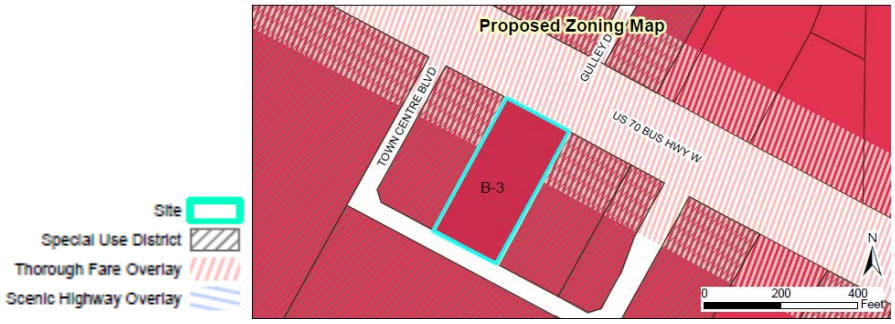
SITE DATA:

Acreage: 3.2 acres

Existing Uses: Commercial/Retail & Vacant

ADJACENT ZONING AND LAND USES:

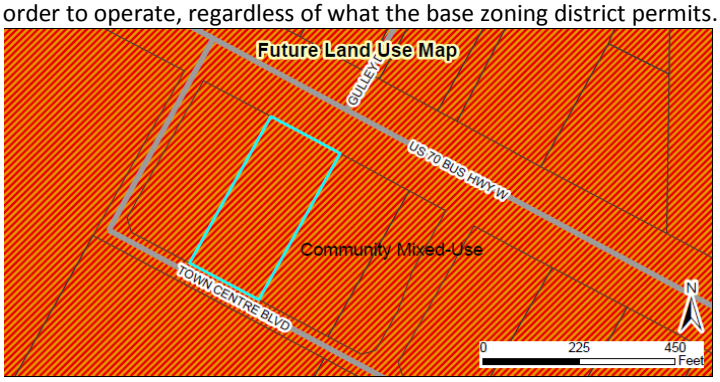
Direction	Zoning	Existing Use
North	Highway-Business (Special Use District)	Commercial
South	Highway-Business (Special Use District)	Commercial
East	Highway-Business (Special Use District)	Commercial
West	Highway-Business (Special Use District)	Commercial



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:

- Rezonings are 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:

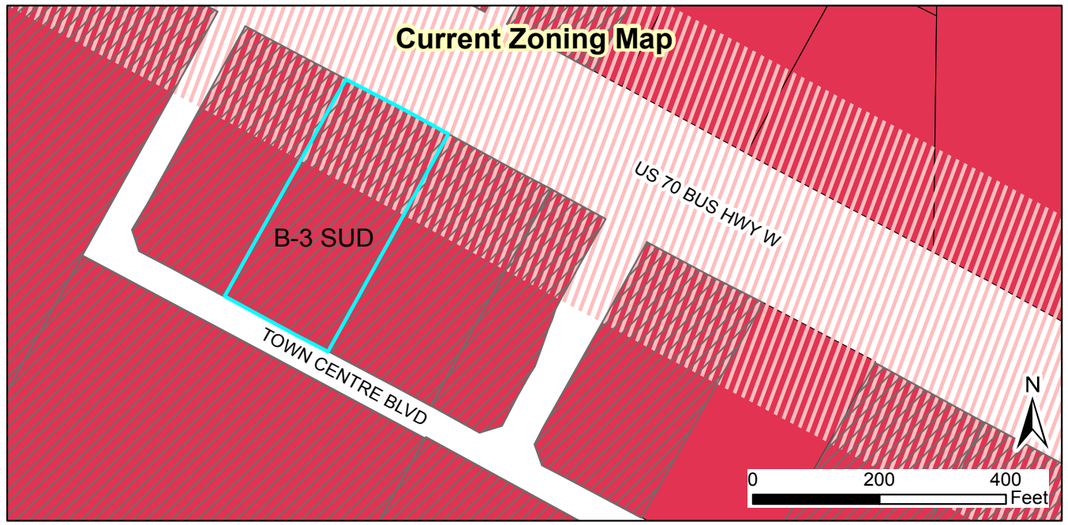
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

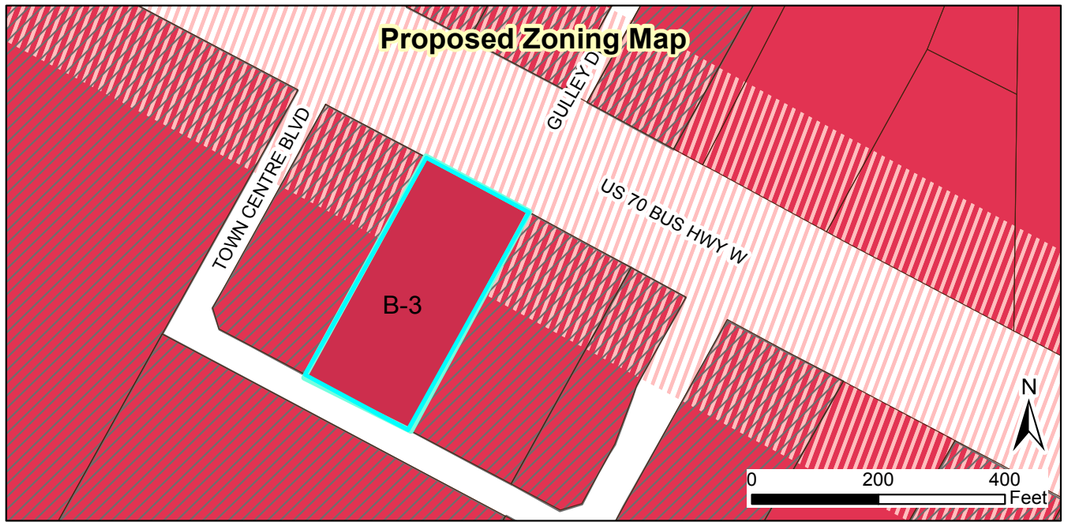
STAFF RECOMMENDATION:

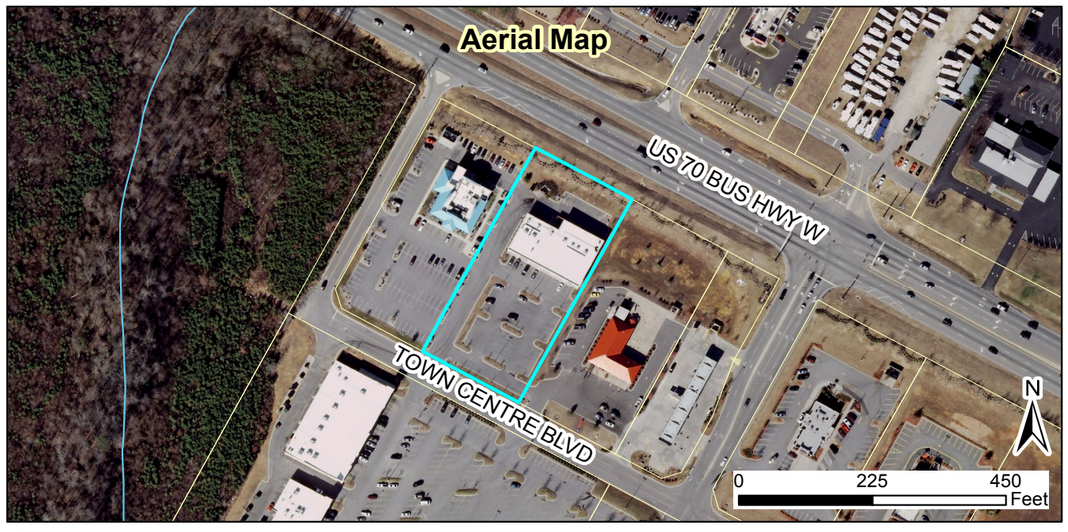
Staff is recommending ***approval*** of the rezoning of the subject parcel.

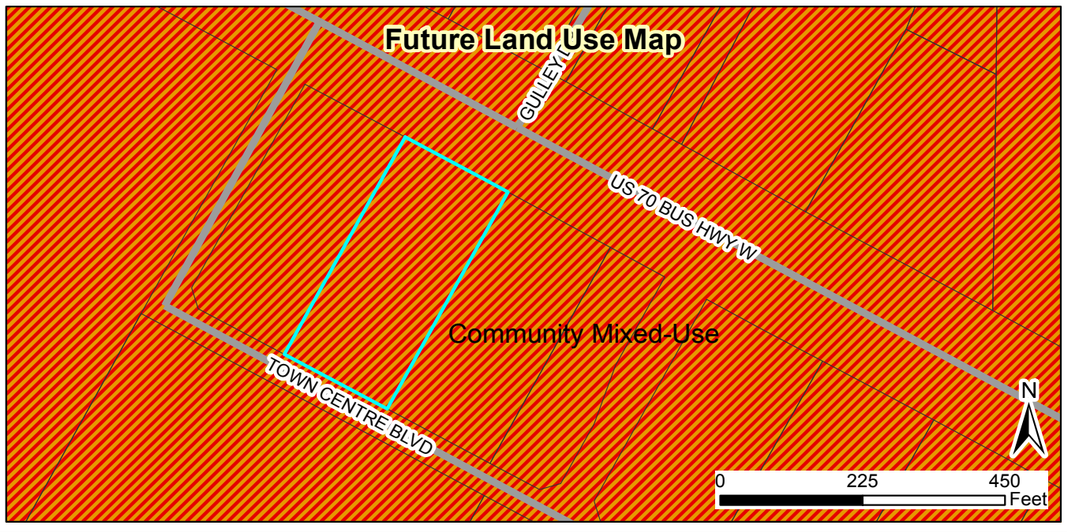
ATTACHMENTS:

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







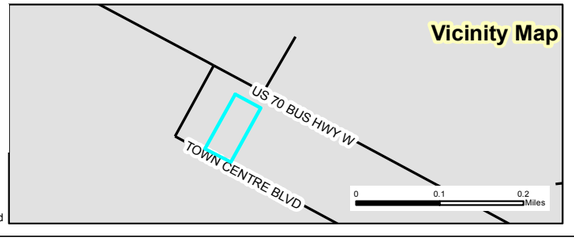


2015-79-RZ Carolina Park LLC
Request: Rezoning from B-3 SUD to B-3
Applicant: Carolina Park LLC
Property Owner: Carolina Park LLC
Parcel ID Number: 164900-87-8294
Tag #: 05G02001G

N

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,

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.

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.

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 KAMALPASHA 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
PLANNING BOARD WRITTEN RECOMMENDATION
ZONING ORDINANCE AMENDMENT
Rezoning

2015-76-RZ Carolina Park Rezoning

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

Recommendation to Town Council to:

☑ approve the request

☐ deny the request

Recommendation(s) made this 25 day of January, 2016 while in regular session.

Signed:

Frank Price, Planning Board Chair

PPAB 2575888v1

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.

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

AGENDA LOCATION:
Items Scheduled for Regular Meetings

Meeting Date:
February 15, 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:
Set Public Hearing

DEPARTMENT:
Planning + Zoning

PRESENTER:
Jay McLeod, Planner

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

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:* ☐
☐ New Subdivision Master Plan

☐ Modification to Approved Preliminary Plat
Major: _____ *Minor:* ☐

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

RECEIVED
NOV 02 2015
Town of Clayton
Planning Department

Date Received: NOV 02 2015 Amount Paid: $475 File Number: 15-60-01-SD

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 *Not required for minor modifications. Form is included in this packet.*	☑	☐			
5. Owner's Consent Form *Required if applicant is not the property owner. Included in this packet*	☑	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed *Checklist is included in this packet*	☑				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☑	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(I)(7).	☐	☑			
9. Adjacent Property Owners List	☑	☐			
10. Road Name Application *Included in this packet*	☐	☑			
11. Wastewater allocation request OR verification of wastewater allocation *Letter format, to the attention of the Town Manager.*	☐	☑			

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 1 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		11-1-2015
Print Name	***Signature of Applicant***	***Date***

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 meet 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		11-1-2015
Print Name	***Signature of Applicant***	***Date***

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.*

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

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.

PARCEL NUMBER	NAME	ADDRESS

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

Applicant: Saint John's Wood Phase III

Location/Date: HomeTowne Realty 328 East Main Street Clayton NC 27520

	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 Tabular 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)	☑	☐	

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	☑	☐	

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	☐	☑	

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: _____

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: _____

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: _____

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	***Signature of Applicant***	***Date***

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

JOHNSTON COUNTY
NORTH • CAROLINA

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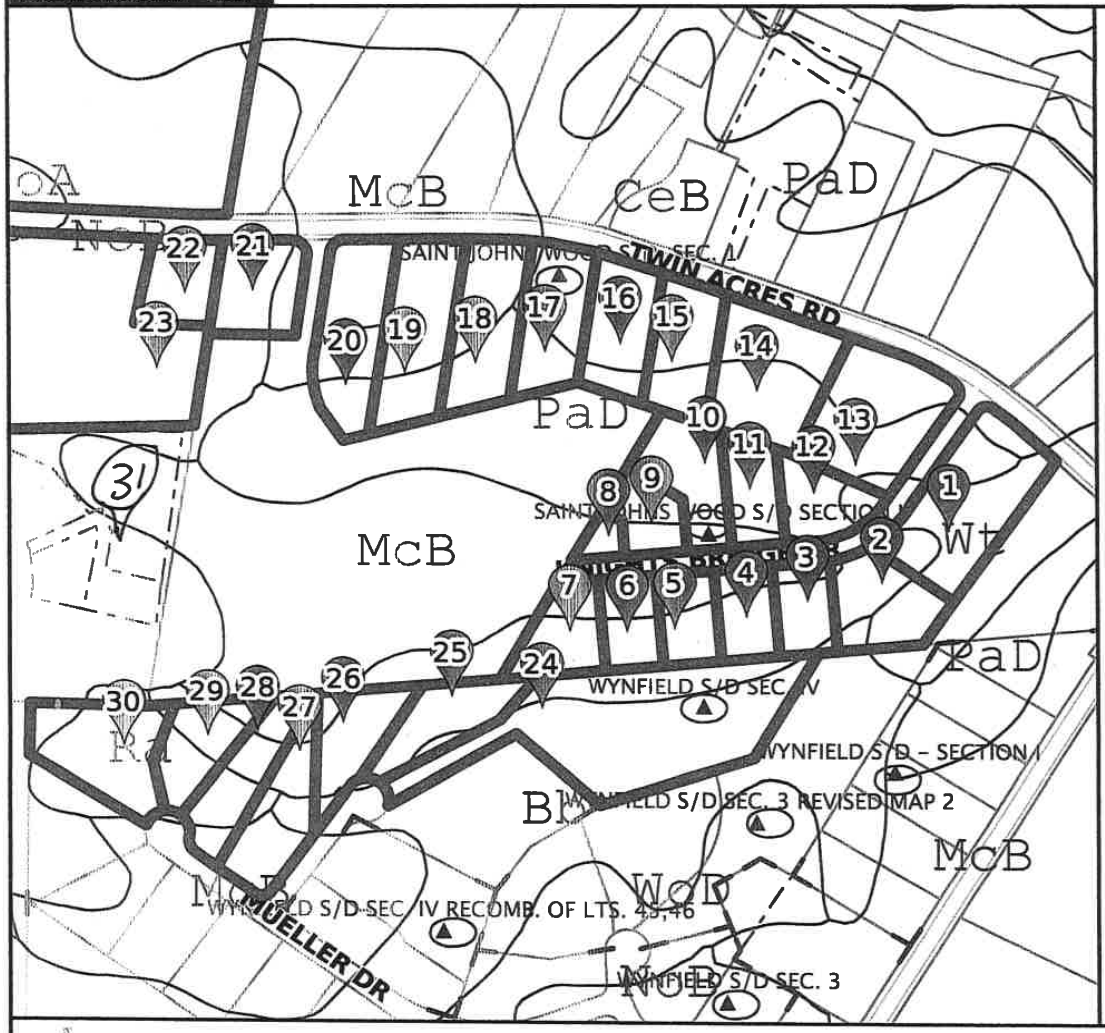

Result 1

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

JOHNSTON COUNTY NORTH CAROLINA

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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

JOHNSTON COUNTY NORTH CAROLINA

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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

JOHNSTON COUNTY NORTH CAROLINA

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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 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 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 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

JOHNSTON COUNTY NORTH CAROLINA

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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

JOHNSTON COUNTY NORTH • CAROLINA

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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, LYNDA 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

JOHNSTON COUNTY NORTH CAROLINA

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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

JOHNSTON COUNTY NORTH•CAROLINA

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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 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: 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

JOHNSTON COUNTY NORTH CAROLINA

*** DISCLAIMER ***

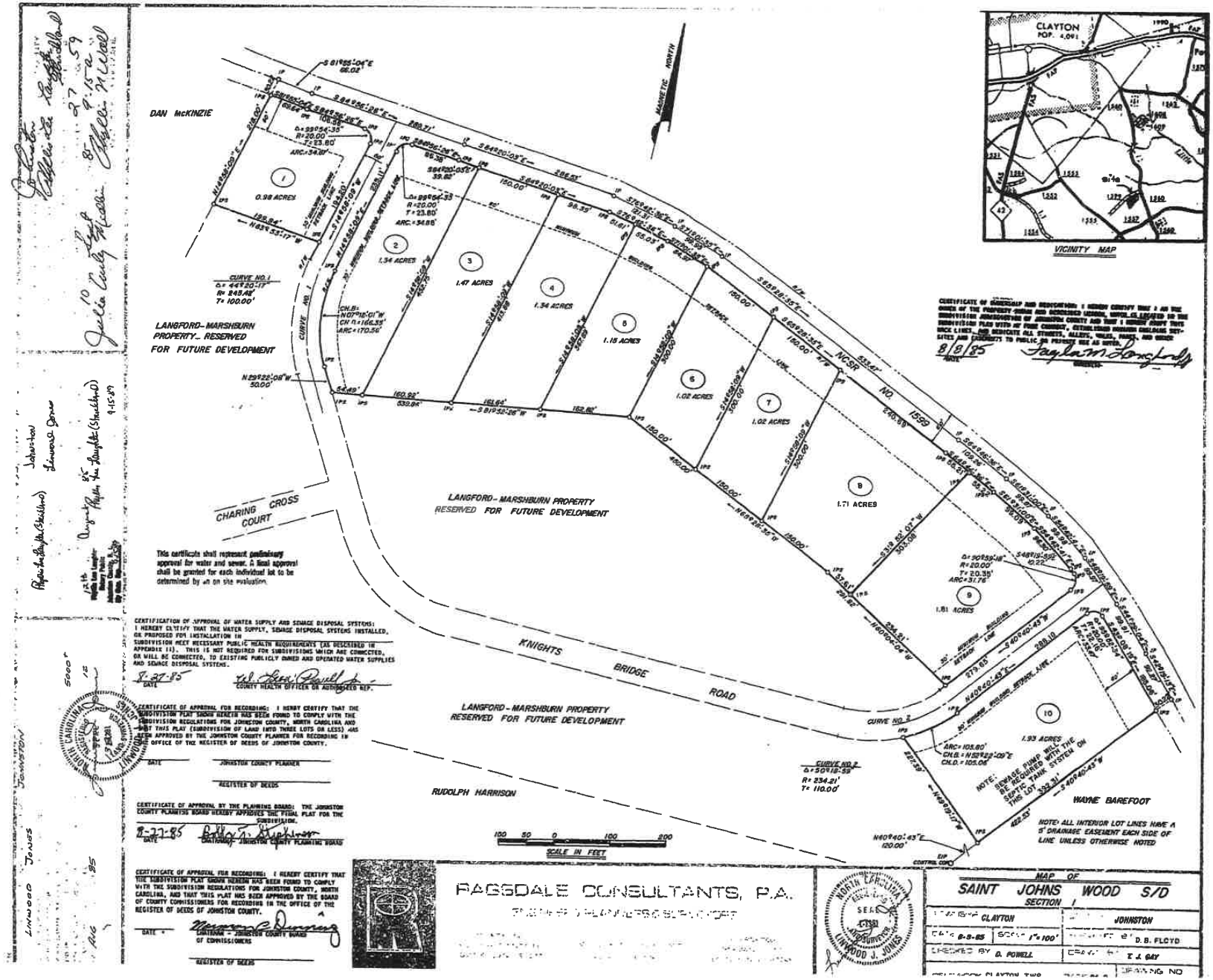
Johnston County assumes no legal responsibility for the information represented here.

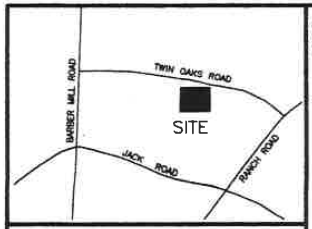
Result 30

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

RESULT 31

165702-56-0263
BLUE POND LLC
273 BLUE POND ROAD
CLAYTON NC 27520


CLAYTON
POP. 4,091
VICINITY MAP
DAN McKINZIE
LANGFORD-MARSHBURN PROPERTY- RESERVED FOR FUTURE DEVELOPMENT
LANGFORD-MARSHBURN PROPERTY RESERVED FOR FUTURE DEVELOPMENT
LANGFORD-MARSHBURN PROPERTY RESERVED FOR FUTURE DEVELOPMENT
RUDOLPH HARRISON
WAYNE BAREFOOT
CHARING CROSS COURT
KNIGHTS BRIDGE ROAD
MAGNETIC NORTH
SCALE IN FEET
NOTE: SEWAGE PUMP WITH THE SEPTIC TANK SYSTEM ON THIS LOT REQUIRED
NOTE: ALL INTERIOR LOT LINES HAVE A 5' DRAINAGE EASEMENT EACH SIDE OF LINE UNLESS OTHERWISE NOTED
This certificate shall represent preliminary approval for water and sewer. A final approval shall be granted for each individual lot to be determined by an on site evaluation.
CERTIFICATION OF APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS:
CERTIFICATE OF APPROVAL FOR RECORDING:
CERTIFICATE OF APPROVAL BY THE PLANNING BOARD:
CERTIFICATE OF APPROVAL FOR RECORDING:
PAGSDALE CONSULTANTS, P.A.
MAP OF
SAINT JOHNS WOOD S/D
SECTION 1
JOHNSTON
D.B. FLOYD
T. J. GAY



VICINITY MAP (NOT TO SCALE)

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

DATE SUBDIVISION ADMINISTRATOR

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE SAINT JOHNS WOOD SUBDIVISION, SECTION II, LOTS 1-7, AS SET FORTH BY THE JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSES OF RECORDING THE SUBDIVISION MAP.

Timothy G. Brown PE 2/4/11
DIRECTOR OF INFRASTRUCTURE & ENGINEERING

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT

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

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN SAINT JOHNS WOOD 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.

25 March 10 Donald Southerland
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) GRID TIE BY GPS
9) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
10) ZONING: R-E
11) PARENT TRACT DEED DB 1181 PG 188
12) NC PIN NO. 165702-76-1207
13) PARCEL NO. 05G04002L

REFERENCES:

DB 1191 PG 188
DB 1348 PG 316
DB 802 PG 113
DB 3101 PG 439
DB 1337 PG 668
DB 3574 PG 890
DB 931 PG 771
DB 1542 PG 114
DB 2373 PG 681
DB 1214 PG 391
PB 27 PG 59
PB 70 PG 389

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 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.

12-3-08 DATE — Bobby Worlds OWNER

09-11-10 DATE — Donna Spence OWNER

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

THIS SURVEY:

- [x] 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).

12-3-08 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.

12-3-08 DATE — SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON 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 1181, PAGE 188, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1181, PAGE 188; 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 3RD DAY OF DEC., A.D., 2008

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

SURVEYOR

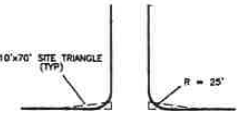
L-3990
LICENSE NUMBER

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED J. M. Castle / NLM
DISTRICT ENGINEER
12/1/08

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



TYPICAL INTERSECTION DETAIL

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.

NOTE: THE FOLLOWING LOTS SHALL ACCESS THE INTERNAL STREET SYSTEM ONLY: ALL LOTS

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.

2-4-11 DATE — PLANNING DIRECTOR

REVIEW OFFICER'S CERTIFICATE

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

2-4-11 DATE — REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 4 DAY OF February 20 11 AT 11:54:25 AM

CRAIG OLIVE BY Anne Stallings
REGISTER OF DEEDS ASST. DEPUTY REG. OF DEEDS

RECORDED IN PB 76 PG 68

OWNER: BOBBY WORLDS
DONOVAN SPENCE
2350 TWIN ACRES ROAD
CLAYTON, N.C. 27520

LEGEND

⊙	IRON PIPE FOUND
○	IRON PIPE SET
⊕	CONCRETE MONUMENT FOUND
⊗	PARKER-KALON NAIL FOUND
PKS	PARKER-KALON NAIL SET
RBS	RAILROAD SPIKE
CC	CONTROL CORNER
CP	COMPUTED POINT
PP	POWER POLE
OHP	OVERHEAD POWER LINE
R/W	RIGHT OF WAY
SF	SQUARE FEET
AC	ACRES
BOB	BOOK OF BEARINGS
PLAT BOOK	BOOK OF MAPS
PAGE	PAGE
LF	LINEAR FEET
155	LOT HAS OFFSITE SEWER
OSSL	OFFSITE SEWER LOT
RCL	RECOMBINATION LOT
188	STREET ADDRESS
	LINES NOT SURVEYED

SUBDIVISION PLAT OF

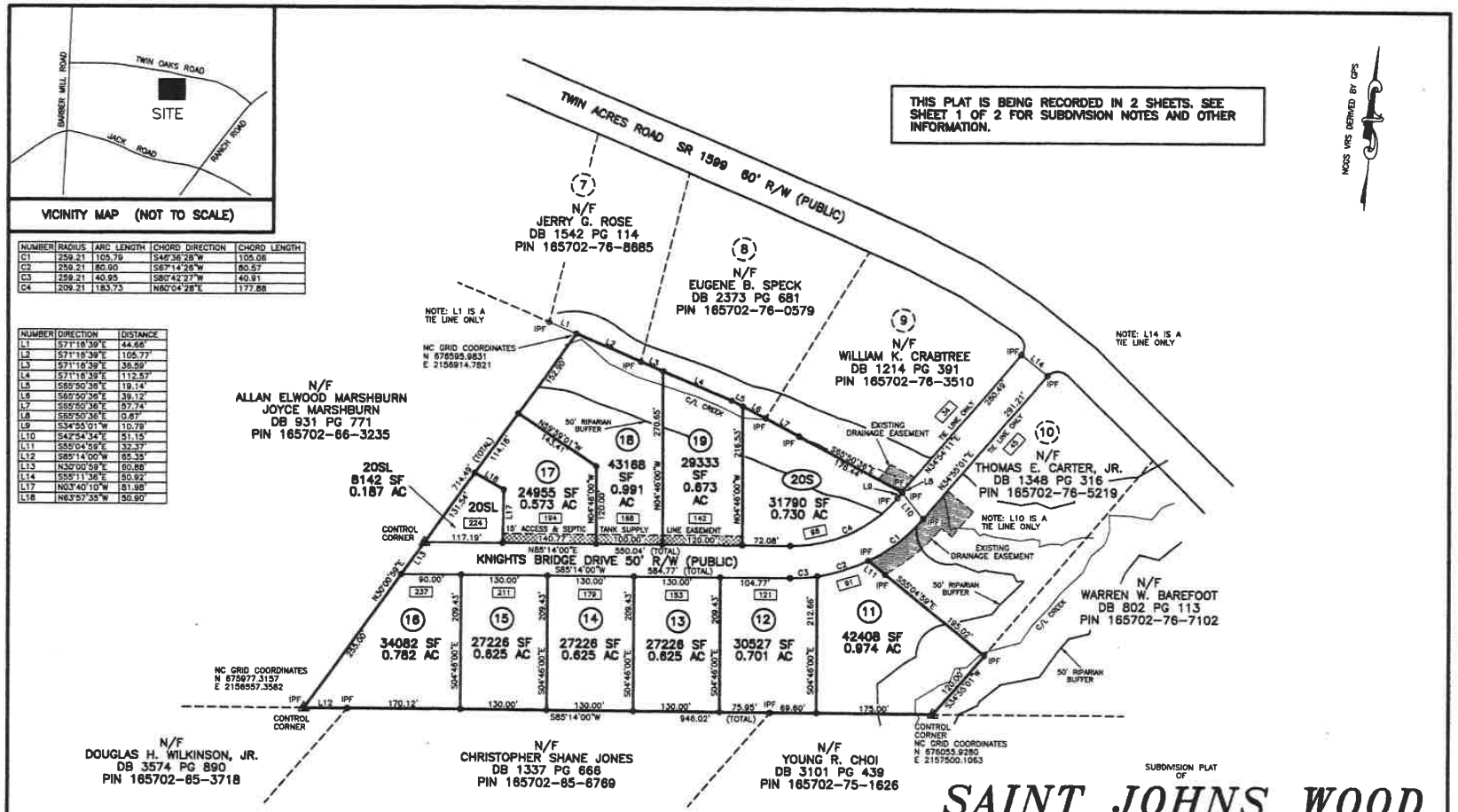
SAINT JOHNS WOOD SECTION II

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
NOVEMBER 5, 2008
SHEET 1 OF 2

SURVEYED BY:	JONES
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	RECORD.DWG
SURVEY DATE:	5-15-08
JOB NO.	446.004

TRUE LINE SURVEYING, P.C.

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



NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	259.21	105.79	S46°36'28"W	105.06
C2	259.21	80.90	S67°14'26"W	80.57
C3	259.21	40.95	S80°42'27"W	40.91
C4	209.21	183.73	N60°04'28"E	177.88

NUMBER	DIRECTION	DISTANCE
L1	S71°16'39"E	44.66'
L2	S71°16'39"E	105.77'
L3	S71°16'39"E	36.59'
L4	S71°16'39"E	112.57'
L5	S65°50'36"E	19.14'
L6	S65°50'36"E	39.12'
L7	S65°50'36"E	57.74'
L8	S65°50'36"E	0.87'
L9	S34°55'01"W	10.78'
L10	S42°54'34"E	51.15'
L11	S55°04'59"E	32.37'
L12	S85°14'00"W	85.35'
L13	N30°00'59"E	60.88'
L14	S55°11'36"E	80.92'
L17	N03°40'10"W	81.98'
L18	N63°57'35"W	50.90'

STATE OF NORTH CAROLINA, JOHNSTON 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 1801, PAGE 182, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1801, PAGE 182; 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 21 DAY OF Dec., A.D., 2008

NORTH CAROLINA PROFESSIONAL SEAL L-3990 LAND SURVEYOR CURK T. LANE

SURVEYOR

L-3990
LICENSE NUMBER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF February 20 11 AT 11:51 o'clock

CRAIG OLIVE REGISTER OF DEEDS BY Donna Stallings ASST/DEPUTY REG. OF DEEDS

RECORDED IN PB 76 PG 69

SUBDIVISION PLAT OF

SAINT JOHNS WOOD SECTION II

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

SURVEYED BY:	JONES
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	RECORD.DWG
SURVEY DATE:	5-15-08
JOB NO.	446.004

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

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 165302-66-3235

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
Johnston County
My Commission Expires
4-3-16
NORTH CAROLINA

Kimberly Starr Marshburn
Notary Public

My Commission Expires: 4-3-16

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.

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(I). 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:

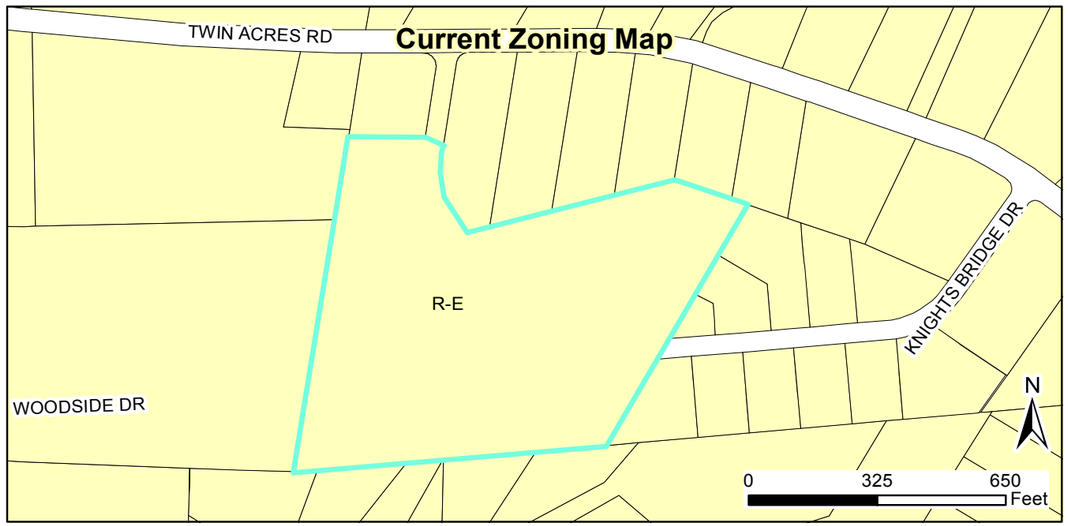
6. A waiver is hereby granted for providing cross-access street connectivity.
7. A waiver is hereby granted for excessive cul-de-sac length, provided that Knights Bridge Rd shall provide right-of-way to the property line, and any subsequent development on the adjacent parcel shall require connection.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

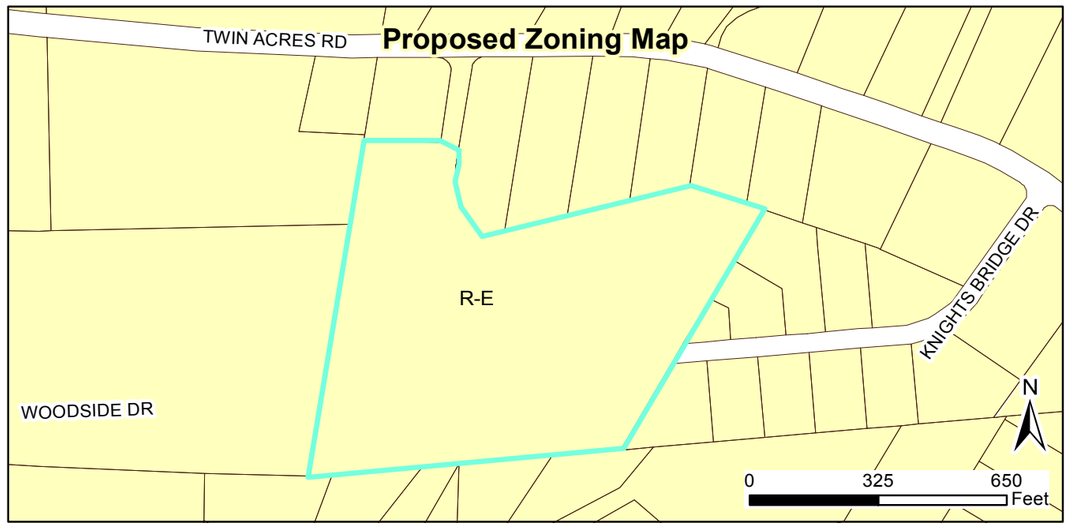
STAFF RECOMMENDATION:

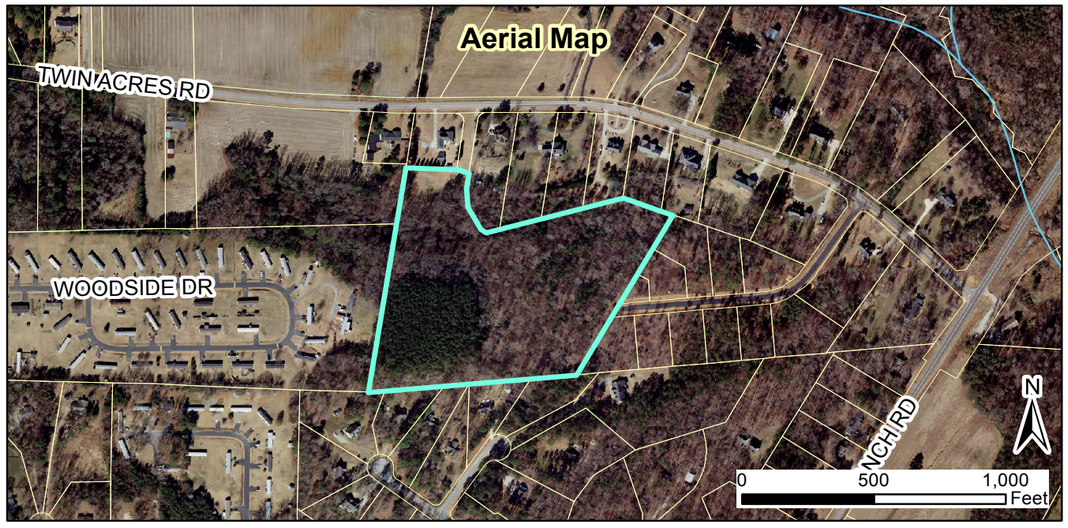
Staff is recommending approval with conditions of the subdivision of the subject parcel.

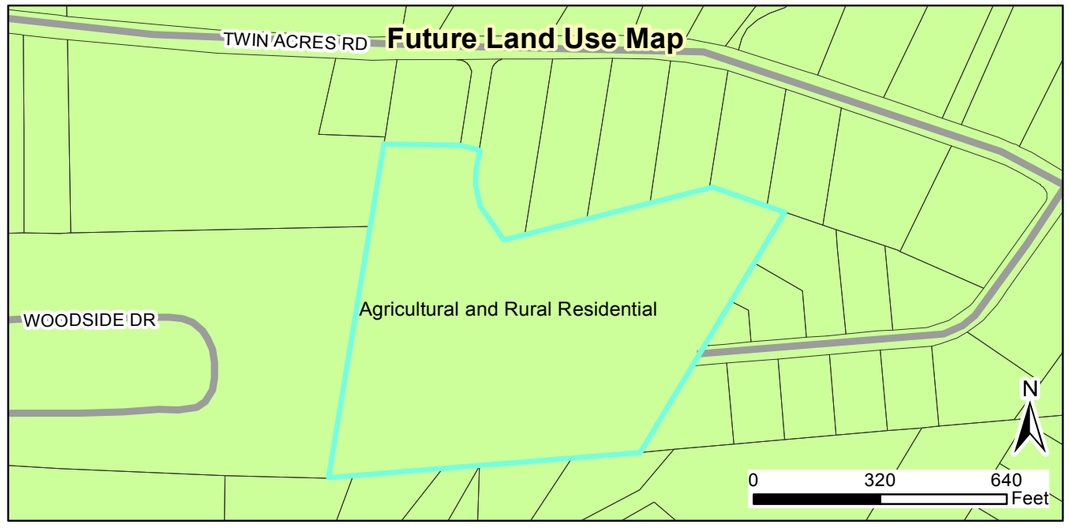
ATTACHMENTS:

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









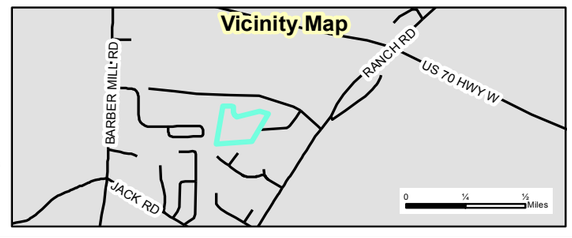
15-60-01-SD - Saint John's Wood Phase III Major Subdivision
Request: To develop 15 lots on 10 acres of land

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

N

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.



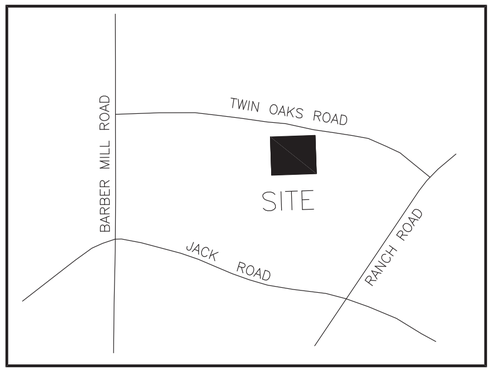
Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2015\15-60-01-SD Saint John's Woods Phase III Major Subdivision\Maps\StaffReportMap- Saint John's 15-60-01SD - new1.mxd

PERLIMINARY SUBDIVISION DESIGN

SAINT JOHNS WOOD SECTION III

IN

CLAYTON TOWNSHIP JOHNSTON COUNTY, NC



SITE VICINITY MAP

NOT TO SCALE

NOT RELEASED FOR CONSTRUCTION

FOR REVIEW AND COMMENT ONLY

REVISED
6:30 pm, Jan 13, 2016

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

ADAMS & HODGE ENGINEERING, PC
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-763-7278 donnie@adamsandhodge.com
FIRM # C-4187

SAINT JOHNS WOODS SECTION III
CLAYTON TOWNSHIP, JOHNSTON COUNTY, NC

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

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

VICINITY MAP (NOT TO SCALE)

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

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

PB 76 PG 68

TWIN ACRES ROAD SR 1599 60' R/W (PUBLIC)

N/F
STANLEY WALL
DB 4053 PG 551
PIN
165702-56-9739

N/F
TONY RAY CARROLL
PIN 165702-57-5363
PIN 05G03048A

RIPARIAN BUFFER

RIPARIAN BUFFER

SAINT JOHN'S WOOD
SECTION I
PB 27 PG 59

SAINT JOHN'S WOOD
SECTION II
PB 77 PG 228

WOODSIDE MOBILE
HOME PARK
PB 75 PG 197

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

KNIGHTS BRIDGE DRIVE 50' R/W (PUBLIC)

SAINT JOHN'S WOOD
SECTION II
PB 77 PG 228

WYNFIELD SUBDIVISION
SECTION IV
PB 35 PG 83

WYNFIELD SUBDIVISION
SECTION IV
PB 35 PG 83

2B 3 4 5 6 7 8 18 19 20S 17 20SL 16 15 13 12 37 38 39 40 41 42 43

290 280 270 260 320

NOT RELEASED FOR CONSTRUCTION

FOR REVIEW AND COMMENT ONLY

REVISED
6:32 pm, Jan 13, 2016

0 100 200 300
SCALE: 1" = 100'

EC01

EXISTING CONDITIONS
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

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
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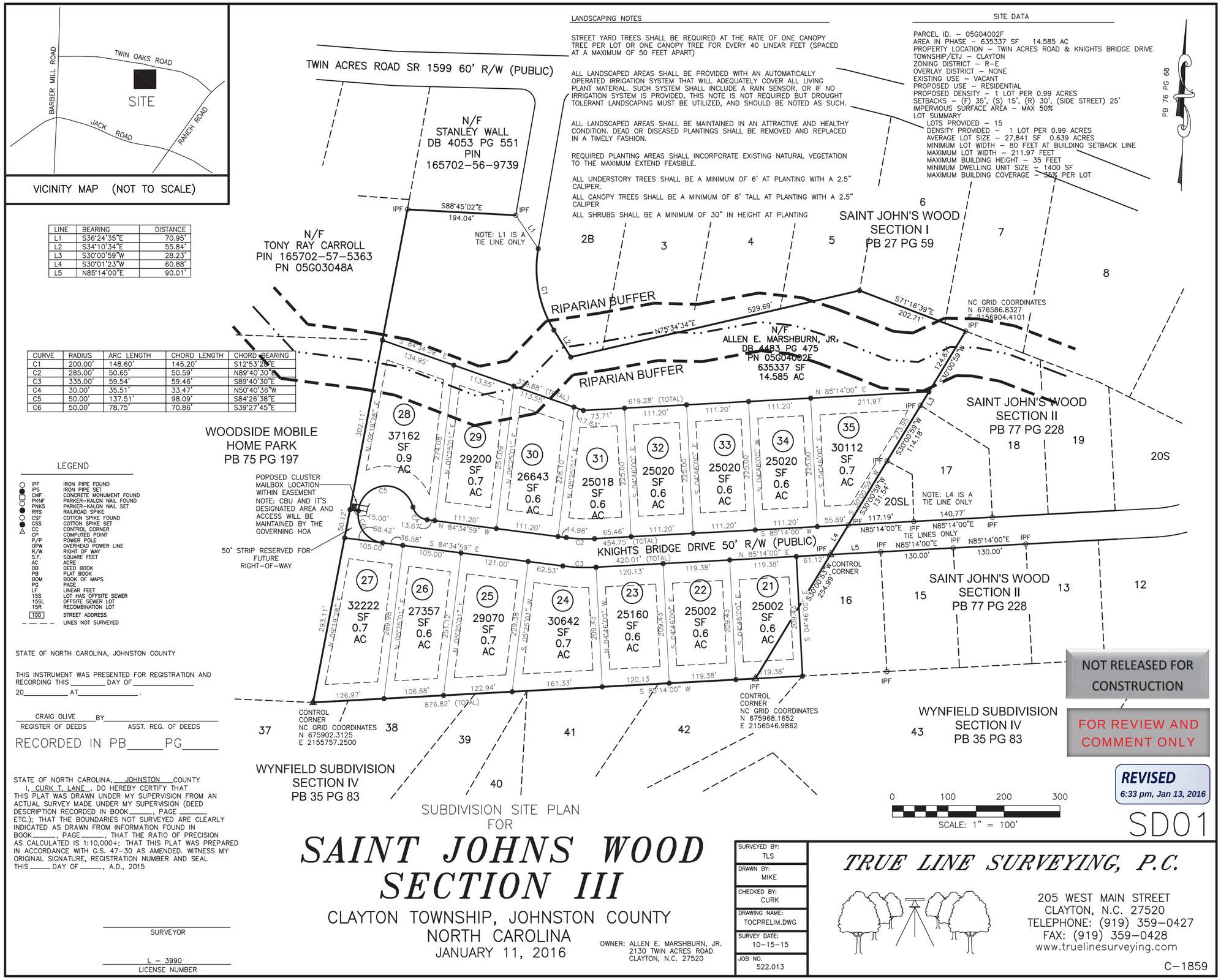
C-1859



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°53'28"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
PKNF	PARKER–KALON NAIL FOUND
PNKS	PARKER–KALON NAIL SET
RRS	RAILROAD SPIKE
CSF	COTTON SPIKE FOUND
CSS	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
– – – –	LINES 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, JOHNSTON 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

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

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
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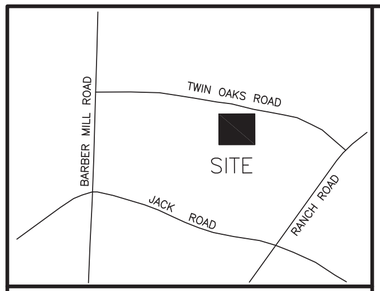
C–1859



VICINITY MAP (NOT TO SCALE)

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 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

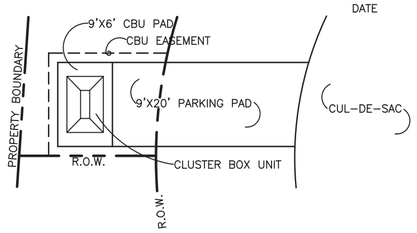
I, HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT CODE OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

DATE _____ PLANNING DIRECTOR _____

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 _____



CLUSTER MAIL BOX UNIT LAYOUT

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.

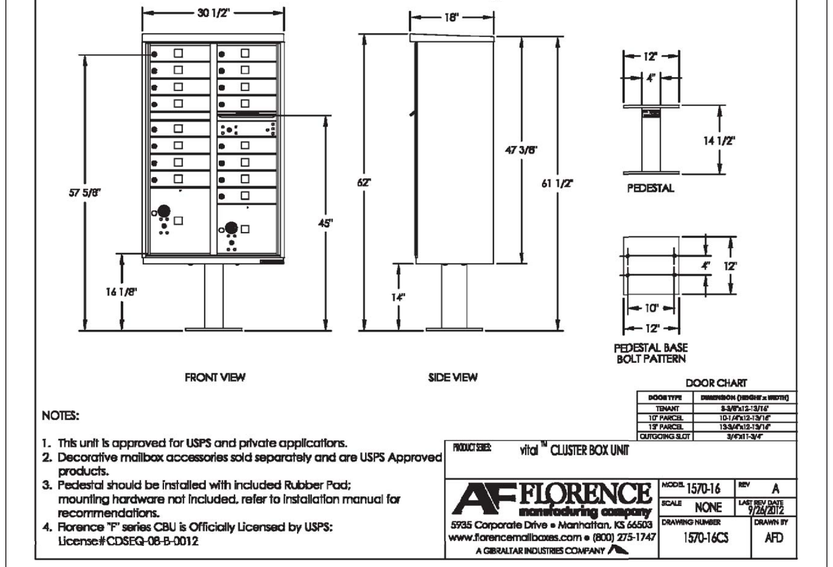
NOTES:

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

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



CLUSTER MAIL BOX UNIT

NOT RELEASED FOR CONSTRUCTION

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 REGISTER OF DEEDS BY_____ ASST. REG. OF DEEDS

RECORDED IN PB_____ PG_____

LEGEND

○ IPF	IRON PIPE FOUND
● IPS	IRON PIPE SET
□ CMF	CONCRETE MONUMENT FOUND
○ PKNF	PARKER-KALON NAIL FOUND
● PKNS	PARKER-KALON NAIL SET
● RRS	RAILROAD SPIKE
○ CSF	COTTON SPIKE FOUND
● CSS	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
- - - -	LINES NOT SURVEYED

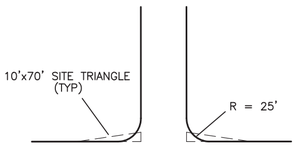
DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

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



TYPICAL INTERSECTION DETAIL

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.

FOR REVIEW AND COMMENT ONLY

GENERAL & SITE NOTES FOR

SAINT JOHNS WOOD SECTION III

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JANUARY 11, 2016

REVISED
6:34 pm, Jan 13, 2016

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

SD02

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.

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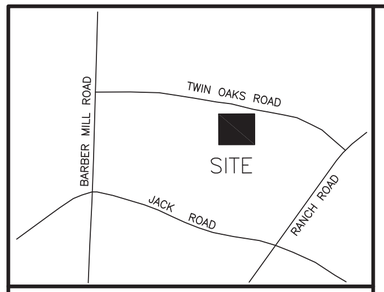


VICINITY MAP (NOT TO SCALE)

ADAMS & HODGE
ENGINEERING, PC
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-553-7278 donnie@adamsandhodge.com
FIRM # C-4187

SAINT JOHNS WOODS SECTION III

CLAYTON TOWNSHIP, JOHNSTON COUNTY, NC

PB 76 PG 68

TWIN ACRES ROAD SR 1599 60' R/W (PUBLIC)

N/F
STANLEY WALL
DB 4053 PG 551
PIN
165702-56-9739

N/F
TONY RAY CARROLL
PIN 165702-57-5363
PN 05G03048A

SAINT JOHN'S WOOD
SECTION I
PB 27 PG 59

PROPOSED
6" PVC WATERLINE
(C-900) BLUE

RIPARIAN BUFFER

N/F
ALLEN E. MARSHBURN, JR.
DB 4483 PG 475
PN 05G04002G
199389 SF
4.577 AC

(1)-FH
ASSEMBLY

PERMANENT
BLOW-OFF
ASSEMBLY

WOODSIDE MOBILE
HOME PARK
PB 75 PG 197

POPOSED CLUSTER
MAILBOX LOCATION
WITHIN EASEMENT

50' STRIP RESERVED FOR
FUTURE
RIGHT-OF-WAY

KNIGHTS BRIDGE DRIVE 50' R/W (PUBLIC)

28	29	30	31	32	33	34	35	27	26
37162 SF 0.9 AC	29200 SF 0.7 AC	26643 SF 0.6 AC	25018 SF 0.6 AC	25020 SF 0.6 AC	25020 SF 0.6 AC	25020 SF 0.6 AC	30112 SF 0.7 AC	32222 SF 0.7 AC	27357 SF 0.6 AC

25	24	23	22	21	16	15
29070 SF 0.7 AC	30642 SF 0.7 AC	25160 SF 0.6 AC	25002 SF 0.6 AC	25002 SF 0.6 AC		

SAINT JOHN'S WOOD
SECTION II
PB 77 PG 228

EXISTING
F.H.

CONNECT
TO EX.
6" W/L

EX. 6" W/L

(1)-FH
ASSEMBLY

WATER SERVICE
(TYP.)

WYNFIELD SUBDIVISION
SECTION IV
PB 35 PG 83

WYNFIELD SUBDIVISION
SECTION IV
PB 35 PG 83

NOT RELEASED FOR CONSTRUCTION

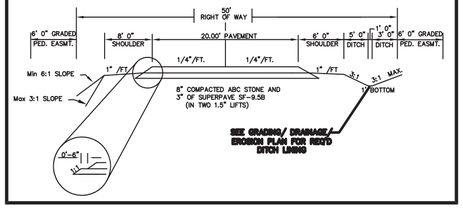
FOR REVIEW AND COMMENT ONLY

REVISED
6:34 pm, Jan 13, 2016

0 100 200 300
SCALE: 1" = 100'

C01

TYPICAL SECTION



UTILITY 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

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

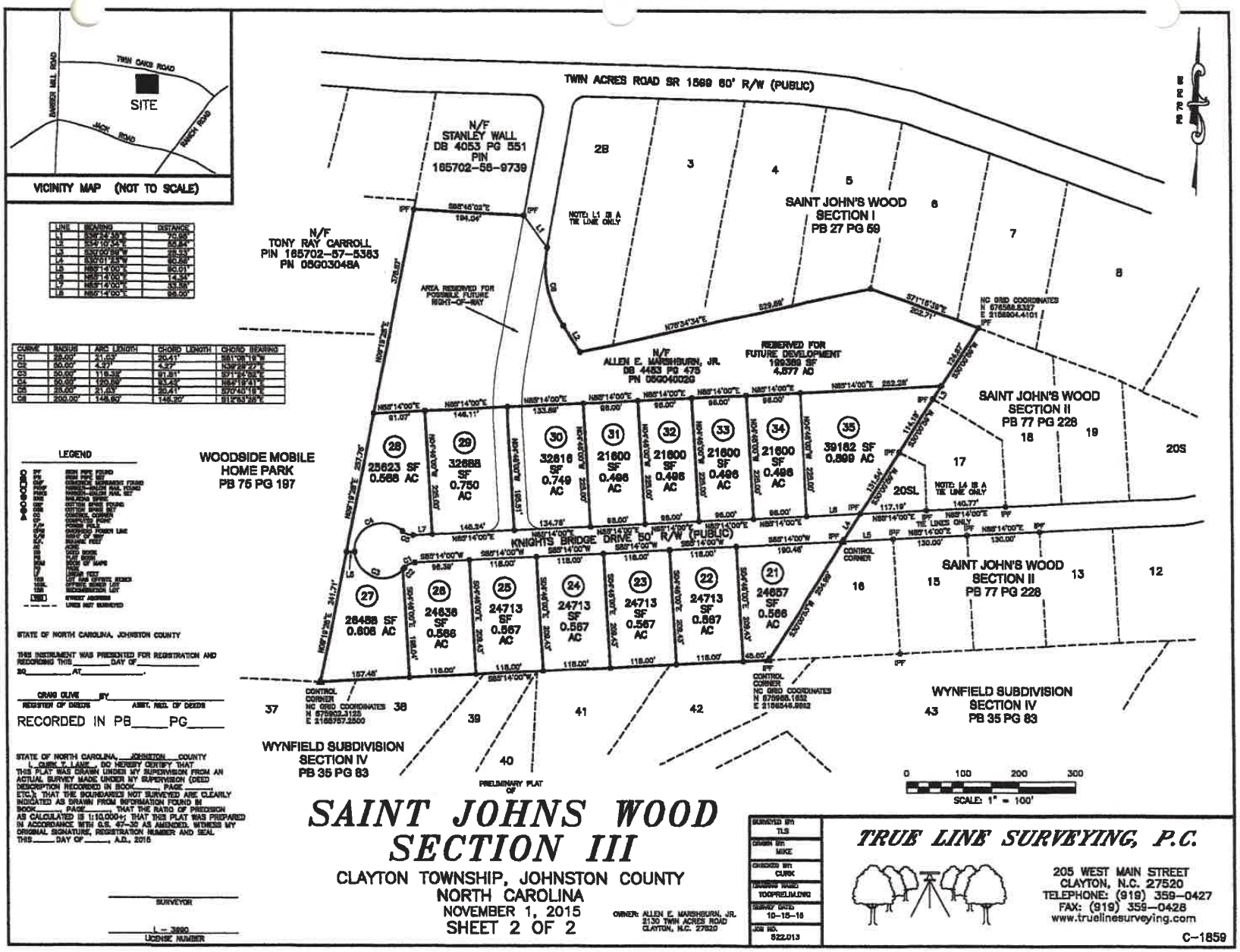
Type of Application: Single family residential subdivision being developed as 15 lots of phase III of Saint John's Wood. See attached preliminary subdivision plat map.

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.


VICINITY MAP (NOT TO SCALE)
TWIN OAKS ROAD
SITE
BARBER MILL ROAD
JACK ROAD
RANCH ROAD
TWIN ACRES ROAD SR 1569 60' R/W (PUBLIC)
N/F STANLEY WALL DB 4053 PG 551 PIN 165702-56-9739
N/F TONY RAY CARROLL PIN 165702-67-5363 PN 05G03048A
AREA RESERVED FOR POSSIBLE FUTURE RIGHT-OF-WAY
N/F ALLEN E. MARSHBURN, JR. DB 4453 PG 475 PN 05G04002G
RESERVED FOR FUTURE DEVELOPMENT 109,350 SF 4,577 AC
SAINT JOHN'S WOOD SECTION I PB 27 PG 59
SAINT JOHN'S WOOD SECTION II PB 77 PG 228
WOODSIDE MOBILE HOME PARK PB 75 PG 197
KNIGHTS BRIDGE DRIVE 50' R/W (PUBLIC)
WYNFIELD SUBDIVISION SECTION IV PB 35 PG 83
LEGEND
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
RECORDED IN PB____ PG____
SURVEYOR
L-3690
LICENSE NUMBER
PRELIMINARY PLAT OF
SAINT JOHNS WOOD SECTION III
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
NOVEMBER 1, 2015
SHEET 2 OF 2
OWNER: ALLEN E. MARSHBURN, JR. 2130 TWIN ACRES ROAD CLAYTON, N.C. 27520
SCALE: 1" = 100'
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

Tuesday, December 8, 2015

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

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.

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/Tracy Ayer	96 Knights Bridge Dr.
Wetzel Smith	2201 Twin Acres Rd.
Jennifer Weatherly	168 Knights Bridge Dr.
Debbie & Scott Childress	142 Knights Bridge Dr.
Dianne Aydlett	237 Knights Bridge Dr.
Jason M. Webb	211 Knights Bridge Dr.
Robert P. Weatherly	168 Knights
George & Leuka RAZIM	391 - Mueller Dr.
Linda Adams	321 Mueller Drive
David Mooring	179 Knights Bridge Dr.
David Marshburn	2095 Twin Acres Rd.
Valerie & James Lipscomb	3407 Barber Mill Rd.

JOHNSTON COUNTY
NORTH CAROLINA

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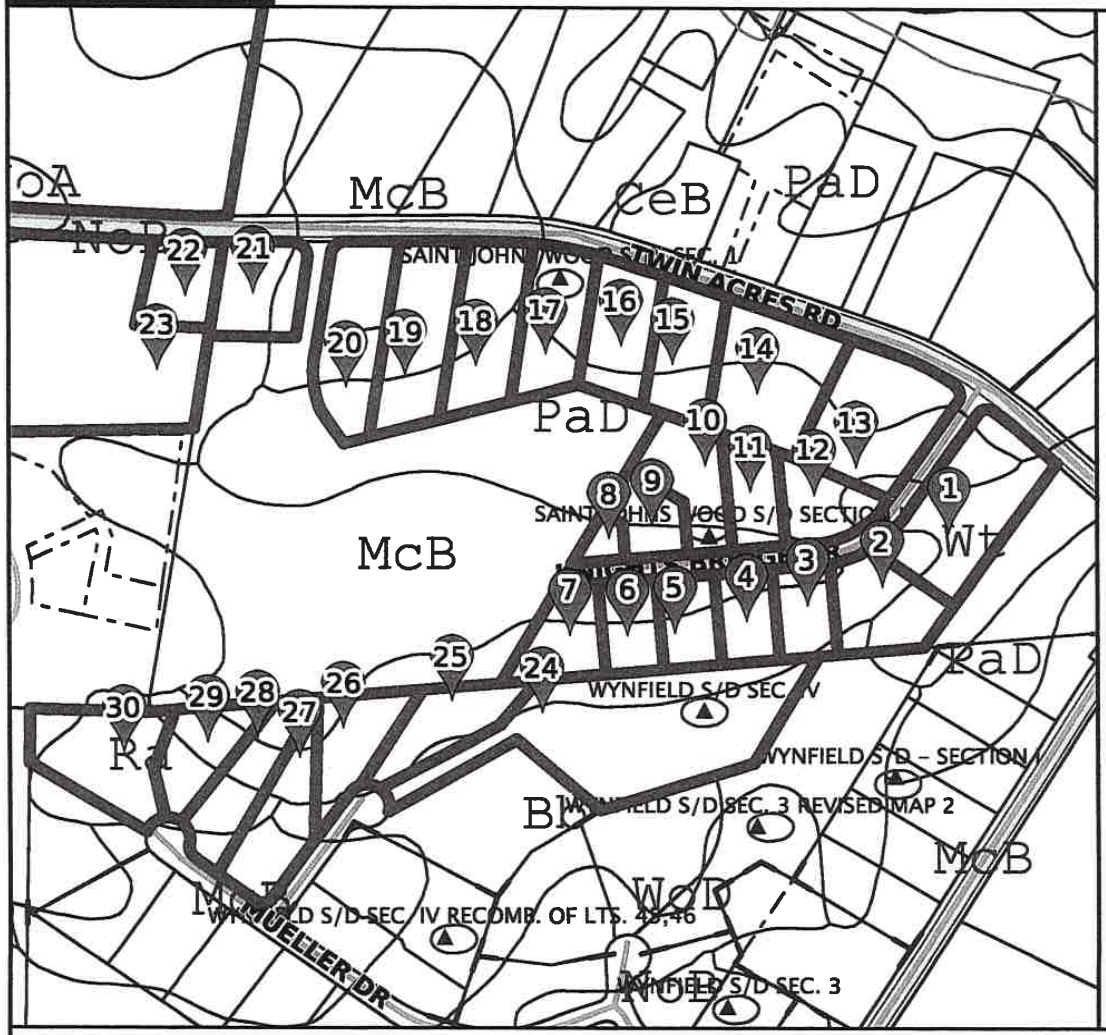

Result 1

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

JOHNSTON COUNTY NORTH CAROLINA

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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

JOHNSTON COUNTY NORTH CAROLINA

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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

JOHNSTON COUNTY NORTH CAROLINA

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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 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 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 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

JOHNSTON COUNTY NORTH CAROLINA

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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

JOHNSTON COUNTY NORTH CAROLINA

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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, LYNDA 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

JOHNSTON COUNTY NORTH CAROLINA

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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

JOHNSTON COUNTY NORTH CAROLINA

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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 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: 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

JOHNSTON COUNTY NORTH CAROLINA

*** 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.