



**The Town of Clayton
Town Council Work Session Meeting Agenda
Monday, May 15, 2017 @ 6:30 PM
Council Chambers**

1. CALL TO ORDER

Pledge of Allegiance and Invocation

2. ADJUSTMENT OF THE AGENDA

- a. Allow Action to be Taken During Work Session

POTENTIAL ACTION: Motion to Allow Action During a Work Session

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

- April 17, 2017 - Regular Session

[April 17, 2017 DRAFT Minutes](#)

- b. Certification of Sufficiency - 2017-64-ANX

[Certificate of Sufficiency 2017-64-ANX - HP6 Clayton Health Investors](#)

- c. Certification of Sufficiency - 2017-69-ANX

[Certificate of Sufficiency 2017-69-ANX - Warrick Subdivision](#)

- d. Proclamation - Older Americans Month - May 2017

[Proclamation - Older American Month](#)

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

- a. Warranty Acceptances

- Ashcroft Subdivision Phase 1 & 3
- Britthaven (Final)
- South Tech Park, Tract 2 (Final)

[Cover - Warranty Acceptances](#)

[Warranty Acceptance - Ashcroft Subdivision Phase 1 & 3](#)

[Warranty Acceptance - Britthaven](#)

[Warranty Acceptance - South Tech Park, Tract 2](#)

POTENTIAL ACTION: Place on June 5, 2017 Consent Agenda

- b. Authorization Johnston & Wake Counties to Collect Taxes on Behalf of Clayton

[Resolution to Authorization Collection of Taxes - Johnston County](#)

[Resolution to Authorization Collection of Taxes - Wake County](#)

POTENTIAL ACTION: Place on June 5, 2017 Consent Agenda

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Swearing In - Police Chief Blair Myhand
Presenter: Mayor Jody McLeod

- b. Proclamation Request - Police Week
Presenter: Blair Myhand, Police Chief
[Proclamation - National Police Week](#)

POTENTIAL ACTION: Adoption of Proclamation

- c. Proclamation Request - Day of Prayer
Presenter: Angela Williams, Interstate Ministries
[Proclamation - National Day of Prayer](#)

POTENTIAL ACTION: Adoption of Proclamation

- d. 2017-2018 Clayton Sculpture Trail Selections
Presenter: Sara Perricone, Chair - Public Art Advisory Board
[Cover - 2017-2018 Clayton Sculpture Trail Selections](#)

6. PUBLIC HEARINGS

- a. 2017-2018 Fiscal Year Budget
Presenter: Adam Lindsay, Town Manager
[FY 2017-2018 Final Budget](#)
[Ordinance -Budget FY 17-18](#)
[Ordinance - Establishing Fees Charges 17-18](#)

POTENTIAL ACTION: Adoption of Ordinance #2017-05-03 (Budget)

POTENTIAL ACTION: Adoption of Ordinance #2017-05-04 (Fees & Charges)

- b. 2017-64-ANX - HP6 Clayton Health Investors
Presenter: Planning Department
[Cover - 2017-64-ANX - HP6 Clayton Health Investors](#)
[Application - 2017-64 ANX - HP6 Clayton Health Investors](#)
[Map - Aerial - 2017-64-ANX - HP6 Clayton Health Investors](#)
[Map - No Aerial - 2017-64-ANX - HP6 Clayton Health Investors](#)
[Ordinance - 2017-64-ANX - HP6 Clayton Health Investors](#)

POTENTIAL ACTION: Adoption of Ordinance #2017-05-05

- c. 2017-69-ANX - Warrick Subdivision
Presenter: Planning Department
[Cover - 2017-69-ANX - Warrick Subdivision](#)
[Application - 2017-69 ANX - Warrick Subdivision](#)
[Map - UPDATED Aerial - 2017-69-ANX Warrick Sub](#)
[Ordinance - 2017-69-ANX - Warrick Subdivision](#)

POTENTIAL ACTION: Adoption of Ordinance #2017-05-06

- d. Acquisition of Real Estate Pursuant to NCGS 158-71 for Economic Development Purposes
Presenter: Katherine Ross, Town Attorney
[Cover - Acquisition of Real Estate](#)
[Public Notice Public - Property Exchange](#)

7. ITEMS SCHEDULED FOR THE REGULAR MEETING

- a. Wastewater Allocation Request - 2014-95-PSD - Gordon Park
Presenter: Planning Department
[Cover- Gordon Park Subdivision Wastewater Allocation](#)
[Wastewater Allocation Request - Gordon Park - 2014-95-PSD](#)
[Resolution Wastewater Allocation - Gordon Park Subdivision](#)

POTENTIAL ACTION: Place on June 5, 2017 Consent Agenda

- b. Rezoning 2017-53-RZ - 9257 US Highway 70 Bus. West
Presenter: Planning Department
[Cover - 2017-53-RZ - 9257 US Hwy 70 Bus](#)
[Application - 2017-53-RZ - 9257 US HWY 70 Bus W](#)
[Staff Report - 2017-53-RZ - 9257 US HWY 70 Bus W](#)
[Staff Map - 2017-53-RZ - 9257 US Hwy 70 Bus W](#)
[Neighborhood Materials - 2017-53-RZ - 9257 US Hwy 70 Bus W](#)
[Public Notice - Rezoning 2017-53-RZ](#)

POTENTIAL ACTION: Set Public Hearing for June 5, 2017

- c. Recommendations for Appointments to the Downtown Development Association Advisory Board
Presenter: David DeYoung, Planning Director
[Cover - DDA Advisory Board Recommendations](#)
[DDA Application - J. Lipscomb](#)
[DDA Application - J. Lloyd](#)
[DDA Application - S. Hadding Jr.](#)
[DDA Application - T. Johnson](#)

POTENTIAL ACTION: Place on June 5, 2017 Consent Agenda

8. ITEMS CONTINGENT FOR THE REGULAR MEETING

9. NEW BUSINESS

- a. Boundary Extension - Clayton/Wilsons Mills
Presenter: David DeYoung, Planning Director
[Cover - Wilsons Mills Clayton Boundary Extension](#)
[Wilsons Mills Clayton Boundary Extension Agreement - DRAFT](#)
- b. Transfer of 231 East Second Street to Downtown Development Association
Presenter: David DeYoung, Planning Director

POTENTIAL ACTION: Authorization to Proceed

10. ITEMS FOR DISCUSSION

11. OLD BUSINESS

- a. Exchange of Property on Amelia Church Road and Powhatan Road
Presenter: Katherine Ross, Town Attorney
 - 19.84 acres located on the east side of Amelia Church Road & south of NC 42 West
 - 13.571 ares located at 3978 Powhatan Road

[Cover - Exchange of Real Estate](#)

[Resolution - Exchange of Real Estate](#)

POTENTIAL ACTION: Adoption of Resolution #2017-15

12. STAFF REPORTS

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

13. OTHER BUSINESS

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

14. ADJOURNMENT



**The Town of Clayton
Town Council Work Session Meeting Minutes
Monday, April 17, 2017 @ 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:

Adam Lindsay, Town Manager
Nancy Medlin, D/Town Manager
Kimberly Moffett, Town Clerk
Merrick Parrott, Town Attorney
David DeYoung, Planning Director
Ann Game, Customer Service Director
Lee Barbee, Fire Chief
Tim Simpson, Public Works Director
Larry Bailey, Parks & Recreation Director
Jay McLeod, Senior Planner
Stacy Beard, Public Information Officer
John Hamlin, A/Public Information Officer

COUNCIL ABSENT:

1 CALL TO ORDER

- a) Mayor McLeod called the meeting to order at 6:30 p.m. He asked that everyone join in a moment of silence in remembrance of Steve Biggs. Following the moment of silence, the Mayor led everyone in the Pledge of Allegiance and offered the 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) Resolution Awarding Badge and Service Firearm to Police Chief Bridges Upon His Retirement
b) Draft Minutes
 - April 3, 2017 Regular Session

ACTION: Approval of Consent Agenda as Presented

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

4 ADMINISTRATIVE ITEMS

- a) Warranty Acceptance - FINAL Water & Sewer Utilities
- Cleveland Draft House of Clayton

Placed on May 1, 2017 Consent Agenda

- b) All Star Waste Services Contract

Placed on May 1, 2017 Consent Agenda

5 INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a) Introduction New Employees
Presenter: Ann Game, Customer Service Director
- Allan Henkel, Meter Technician
 - Keva Wright, Customer Service Representative

Ms. Game introduced the two newest employees with the Customer Service Department. Keva Wright is a cashier who will be working afternoons and Allan Henkel is a meter technician. Both Keva and Allan stated they were happy to be part of the Clayton team. Council welcomed both employees.

- b) Introduction of the new Miss Clayton and Miss Clayton Outstanding Teen
- Alexis Massengill - Miss Clayton
 - Ahnna Chey - Miss Clayton Outstanding Teen

Mr. Keith Branch shared his condolences on the loss of Mr. Biggs. Mr. Branch introduced Miss Clayton and Miss Clayton Outstanding Teen. He shared information regarding the Miss Clayton Pageant that was recently held in town and stated there were approximately 450 people in attendance that visited our stores, hotels and restaurants.

Ahnna Chey introduced herself. She is Miss Clayton Outstanding Teen, is 16 years old and attends Friendship High School in Apex. She stated she is involved with lacrosse, track and dancing. She provided information regarding her platform, "gendercide", which is the discrimination and murder of females in India. She also shared information regarding her family's support of The Invisible Girl Project, which is an orphanage in India that provides support to young women. Ms. Chey offered her support to the town.

Alexis Massengill introduced herself. She is Miss Clayton and is a Four Oaks native. She is currently a student at Campbell University and will be graduating in less than one month. She will be attending Campbell Law School in August of this year. She provided information regarding her platform, which is Ovarian Cancer Awareness. She stated this disease personally affected her family and her goal is to spread the word about the sign and symptoms of this disease. She stated she is looking forward to serving the town in any way possible.

Mayor McLeod and Council offered their thanks and congratulations to both Ahnna and Alexis.

- c) **Presentation - Proposed Shared Trail Network - Walnut Hill Property & Riverwalk Property**
Presenters: Sandy Sweitzer, Executive Director & Leigh Ann Hammerbacher, Associate Director - Triangle Land Conservancy

Ms. Sweitzer was present and offered her condolences on the death of Mr. Biggs. She provided power point presentation that showed the location of many of the projects with regard to land conservation. Some of the services offered by the Triangle Land Conservancy include easements and protection of over 18,000 acres.

A grant will be applied for an upcoming project that includes the planning and developing of an integrated network of trails that would connect 10 miles of trails to more than 26 miles on the Neuse River Greenway, Mountains-To-Sea Trail and the Town of Clayton Greenway system. The development of these trails would be located 3.5 miles from downtown Clayton and the proposed trail system would be a regional destination. Support from the Town of Clayton is being sought for this project.

Mayor Pro Tem asked about timeline and Ms. Sweitzer stated applications are due by July of this year. It is anticipated that construction would start following receipt of funding and funding could take 6-12 months.

ACTION: Placed on May 1, 2017 Consent Agenda

- d) **Southeast Area Study**
Presenter: Alex Rickard, CAMPO

Mr. Rickard, provided information regarding the Southeast Area Study. He offered thanks and appreciation to the Town of Clayton for hosting informational meetings. The study has focused on existing and possible future land use patterns and impact on transportation system. A preferred growth scenario was prepared following the consideration of current plans and policies, as well as the goals developed. This would illustrate future land use patterns in order to achieve goals. One of the key features of the scenario would be the encouragement of additional growth. Mr. Rickard provided a Power Point that included final recommendations including all new roads, and improvements. Information showed what traffic might look like in 30 years if roads remained as they currently are. Information regarding critical projects to include the widening of NC Highway 42 was provided. There was brief discussion regarding the Ranch Road widening project, however this project has not yet been funded. There was also discussion about pedestrian recommendations and transit analysis. Mr. Richard requested council endorsement of the Southeast Area Study.

Mayor Pro Tem Grannis asked about the Ranch Road project and the time of when funding may be approved. Mr. Richard stated an aggressive schedule of

2021 might be possible with some tweaks and a tag on to current project, without that possibly 2028.

ACTION: Place Support of Southeast Area Study on May 1, 2017 Consent Agenda

6 ITEMS SCHEDULED FOR THE REGULAR MEETING

- a) SUP - 2017-08-SUP - Abbington Forest Apartments
Presenter: Planning Department

Mr. DeYoung provided report and stated applicant is requesting to obtain a Special Use Permit to develop a 72-unit apartment building located on US 70 just east of the Wake Med Building. Current zoning is Office-Institutional. This item was presented to Planning Board in March and staff did not support approval of the request, as there were some outstanding issues and the Planning Board denied the SUP. This allowed this item to move forward to Council. The accompanying Site Plan (2017-07-SP) was also presented to the Planning Board in March and was continued to the April 24, 2017 Planning Board meeting. There will also be a wastewater request. As of today, all issues have been addressed and staff will be recommending approval of the SUP at the April Planning Board meeting

Request is now consistent with the Comprehensive Plan and all criteria has been addressed. Staff requested that a public hearing be set for May 1, 2017 and further stated that approval from the Planning Board should be in place at the time of public hearing.

There were some questions regarding the traffic information that was provided by the applicant at the Planning Board and it was requested that current information be provided. There was also concern regarding the value comparisons. Mr. DeYoung stated he would ensure the applicant was aware of the concerns so applicant could address concerns at the public hearing.

ACTION: Set Public Hearing for May 1, 2017

- b) Rezoning - #2017-20-RZ - Gateway Lot 6
Presenter: Planning Department

Mr. McLeod reported that the applicant is requesting to rezone Gateway Lot #6, which is located on Gateway Drive. Request is to rezone from Highway Business Special Use District (B3-SUD) to Office-Institutional (O-I). Mr. McLeod stated the required neighborhood meeting was held and no issues were raised. The request is compatible with Surrounding Land Uses and consistent with the Comprehensive Plan. Staff is recommending approval of the rezoning.

ACTION: Set Public Hearing for May 1, 2017

- c) Storm Water Management Agreement Review
Presenter: Tim Simpson, Public Works Director

Mr. Simpson provided information regarding storm water management agreement, which is up for renewal in November and this updated version simply renews and refreshes the agreement.

ACTION: Place on May 1, 2017 Consent Agenda

- d) Live Burn - 534 W. Main Street - May 6, 2017 - Street Closure Request
Presenter: Lee Barbee, Fire Chief

Chief Barbee provided information regarding this live burn. All required approval from the NCDOT was received. Request council authorize closing of W. Main Street between S. Moore and S. Robertson on Saturday, May 6, 2017 from 7:00 a.m. until 1:00 p.m.

ACTION: Place on May 1, 2017 Consent Agenda

7 ITEMS CONTINGENT FOR THE REGULAR MEETING

8 ITEMS FOR DISCUSSION

9 ITEMS REQUIRING ACTION

(In order for any action to be taken during a Work Session, a motion must be made and seconded to suspend the rule to allow action to be taken.)

10 STAFF REPORTS

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

11 OTHER BUSINESS

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

Mayor Pro Tem Grannis provided a brief update on the Universal Playground. He stated the fundraising firm that was contracted currently has commitments of \$350,000. This amount does not include the \$89,000 recently received. Additional details will be provided later.

12 ADJOURNMENT

- a) With there being nothing further, the meeting was adjourned at 7:21 p.m.

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

Duly adopted this 15th day of May 2017, while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

ANNEXATION PETITION 2017-64-ANX
HP6 Clayton Health Investors, LLC
Parcels: Portion of 05E99028B
Owners: HP6 Clayton Health Investors, LLC
Contiguous: 0.68 +/- 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-31.

In whereof, I have hereunto set my hand and affixed the seal of the Town of Clayton, this the 15th day of May, 2017.

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

ANNEXATION PETITION 2017-69-ANX
Warrick Park Subdivision
Parcel: Portion of 05G01016H
Owners: Sam's Branch, LLC
Non-Contiguous: 22.04 acres

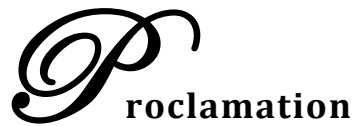
CERTIFICATE OF SUFFICIENCY

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 the 15th day of May, 2017.

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Older Americans Month 2017

Whereas, the Town of Clayton includes a community of older Americans who deserve recognition for their contributions to our nation; and

Whereas, the Town of Clayton recognizes that older adults are trailblazers—advocating for themselves, their peers, and their communities—paving the way for future generations; and

Whereas, the Town of Clayton is committed to raising awareness about issues facing older Americans and helping all individuals to thrive in communities of their choice for as long as possible; and

Whereas, we appreciate the value of inclusion and support in helping older adults successfully contribute to and benefit from their communities; and

Whereas, our community proudly provides opportunities to enrich the lives of individuals of all ages by:

- Promoting and engaging in activity, wellness, and social involvement.
- Emphasizing home- and community-based services that support independent living.
- Ensuring community members can benefit from the contributions and experience of older adults.

Now therefore, the Clayton Town Council does hereby proclaim May 2017 to be Older Americans Month and urge every resident to take time this month to acknowledge older adults and the people who serve them as powerful and vital individuals who greatly contribute to our community.

Duly adopted this the 15th day of May, 2017 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk





Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

Administrative Items

Item Title

Warranty Acceptances:

- Ashcroft Subdivision Phase 1 & 3
- Britthaven - Final
- South Tech Park, Tract 2 - Final

Presenter

Chris Rowland, Construction Project Administrator

Summary/Description

Warranty acceptance request for public water, sewer, storm drainage utilities, all pertinent easements and asphalt pavement structure. Following the warranty, a final inspection will be done and all deficient items corrected by the developer prior to final acceptance.

FINAL acceptance for South Tech & Britthaven for public water, sewer utilities and pertinent easements. Final inspections performed with no faults discovered. Following acceptance, town will assume all operational and maintenance duties.

Requested Action

Place on June 5, 2017 Consent Agenda

Additional Documents To Be Included in Agenda Packet

Memorandums

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: Jonathan Barnes, Dalton Engineering
Paralee Smith, Development Services Coordinator

Date: April 17, 2017

Subject: Ashcroft Subdivision, Phases 1 & 3

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

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: Para Smith, Development Services Coordinator
Jonathan Barnes, Dalton Engineering

Date: May 2, 2017

Subject: Britthaven

Please place a final acceptance request for the subject public water and sewer utilities along with all pertinent easements on the next available agenda. A final inspection was performed with no recognized faults discovered. Following acceptance, the Town will assume all operational and maintenance duties.

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: Jonathan Barnes, Dalton Engineering
Para Smith, Development Services Coordinator

Date: May 3, 2017

Subject: South Tech Park, Tract 2 (Source Recycling)

Please place a final acceptance request for the subject public water and sewer utilities, along with all pertinent easements, on the next available agenda. A final inspection was performed with no identified faults discovered. Following acceptance, the Town will assume all operational and maintenance duties.

**TOWN OF CLAYTON
RESOLUTION AUTHORIZING THE JOHNSTON COUNTY TAX
ADMINISTRATOR
TO LEVY AND COLLECT PROPERTY TAXES FOR THE TOWN OF CLAYTON**

BE IT RESOLVED by the Town Council of the Town of Clayton, North Carolina,
as follows:

The Johnston County Tax Administrator is hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Office of the Johnston County Tax Administrator in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Clayton, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

Duly adopted this 5th day of June 2017. while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

**TOWN OF CLAYTON
RESOLUTION AUTHORIZING THE WAKE COUNTY REVENUE
ADMINISTRATOR TO LEVY AND COLLECT PROPERTY TAXES FOR THE
TOWN OF CLAYTON**

BE IT RESOLVED by the Town Council of the Town of Clayton, North Carolina,
as follows:

The Wake County Revenue Administrator is hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the Office of the Wake County Revenue Administrator in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Clayton, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with the law.

Duly adopted this 5th day of June 2017, while in regular session.

Jody L. McLeod
Mayor

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Proclamation

National Police Week 2017

WHEREAS, Congress and the President of the United States have designated May 15, 2017 as “Peace Officers’ Memorial Day” and the week in which it falls as “National Police Week”; and

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Clayton Police Department; and

WHEREAS, the members of our law enforcement agency of Clayton play an essential role in safeguarding the rights and freedoms of our Town; and

WHEREAS, it is important for all citizens to know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund’s 29th Annual Candlelight Vigil on the evening of May 13, 2017;

NOW, THEREFORE, I, Jody McLeod, Mayor of the Town of Clayton, North Carolina, call upon our citizens and all patriotic, civic, and educational organizations to observe the week of May 15-21, 2017 as **NATIONAL POLICE WEEK** recognizing all law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities.

I further call upon all citizens to observe May 15, 2017 as “Peace Officers’ Memorial Day” to honor our law enforcement officers who have made the ultimate sacrifice in service to their community or have been disabled in the performance of their duties, and let us recognize and pay respect to the survivors of our fallen heroes.

Duly adopted this the 15th day of May, 2017 while in regular session.

Jody McLeod
Mayor

*P*roclamation

WHEREAS, the 66th observance of the National Day of Prayer was held on Thursday, May 4, 2017, with the theme “For Your Great Name’s Sake, Hear Us, Forgive Us, Heal Us” based on Daniel 9:19, “O Lord, listen! O Lord, forgive! O Lord, hear and act! For Your Sake, O my God”; and

WHEREAS, a National Day of Prayer has been part of our national heritage since it was declared by the First Continental Congress in 1775 and the United States Congress in 1952 approved as a Joint Resolution, “That the President shall set aside and proclaim a suitable day each year, other than a Sunday, as a National Day of Prayer, on which the people of the United States may turn to God in prayer and meditation at places of worship, in groups and as individuals”; and

WHEREAS, the United States Congress, in 1988 by Public Law 100-307, as amended, establishes, “An act to provide for setting aside the first Thursday in May as the date on which the National Day of Prayer is celebrated,” and

WHEREAS, leaders and citizens of our communities, cities, states and nation are afforded the privilege of prayer with the joy of seeking divine guidance, strength, protection and comfort from Almighty God; and

WHEREAS, the citizens of Clayton recognize the importance of the freedom to gather in prayer, exercising reliance on God’s power in the face of present challenges and threats, asking for His blessing on every individual in our town; and

NOW, THEREFORE, the Clayton Town Council does hereby proclaim that May 4, 2017 be recognized as the 2017 National Day of Prayer.

Duly adopted this the 15th day of May 2017, while in regular session

Jody McLeod
Mayor



Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

Introductions & Special Presentations

Item Title

2017-2018 Clayton Sculpture Trail Selections

Presenter (Name & Title)

Sara Perricone, Chairwoman, Public Art Advisory Board

Summary/Description

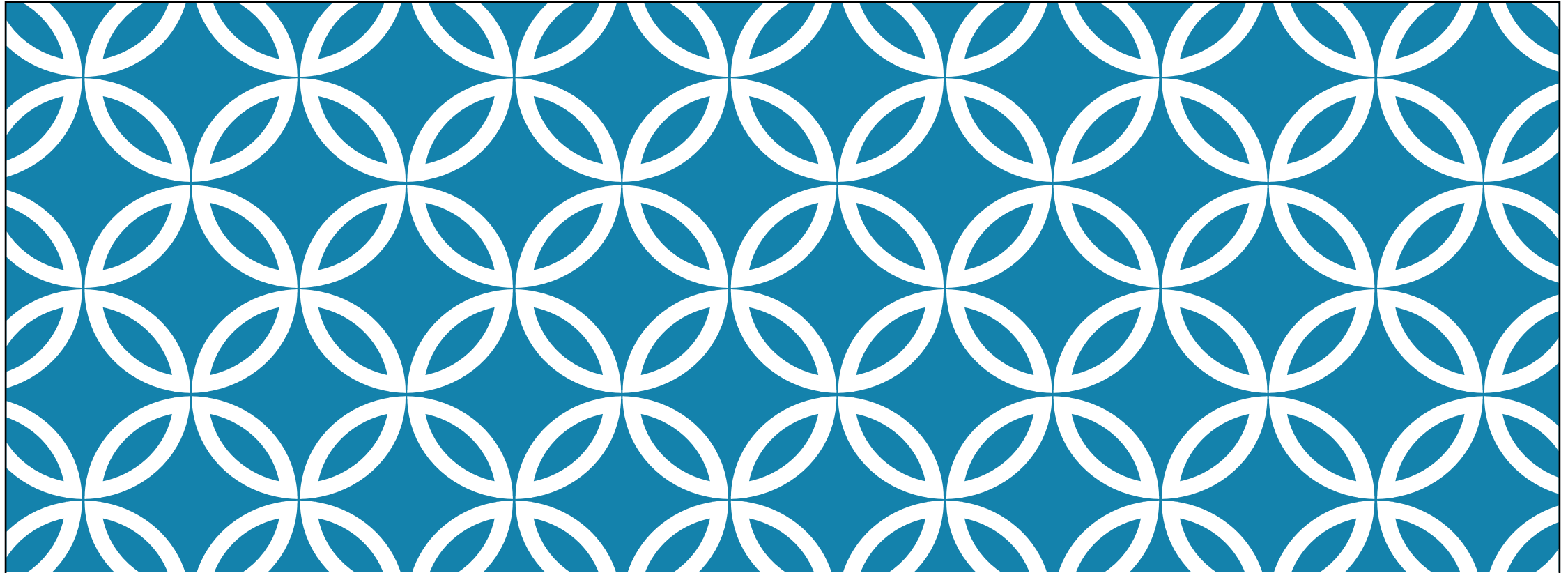
The Public Art Advisory Board is proud to be organizing the 5th Annual Clayton Sculpture Trail with 11 locations in public and private locations all around Clayton. Sara Perricone, chairwoman of the Public Art Advisory Board, will present the newest selections chosen by a subcommittee of the board to be installed in late May/June. More than 30 sculptures were submitted for consideration.

Requested Action

None - Informational Only

Additional Documents To Be Included in Agenda Packet

Sculpture Trail selection PowerPoint to be submitted after selection committee meets on May 9th so that it can be displayed during the meeting and given to elected officials.



FY 2017-2018 BUDGET TOWN OF CLAYTON

BUDGET PROCESS

December 2016 roll-out

Prepare

Public Hearing in February

Submit

Review

Reduce

Present

Public Hearing in May

Adopt by July 1, 2017



Last year's budget decisions impacted this year's budget.

BUDGET HIGHLIGHTS

No tax rate increase, ad valorem growth

Sales Tax growth better than expected

\$1.3 million in new revenue

\$8 million dollar deficit

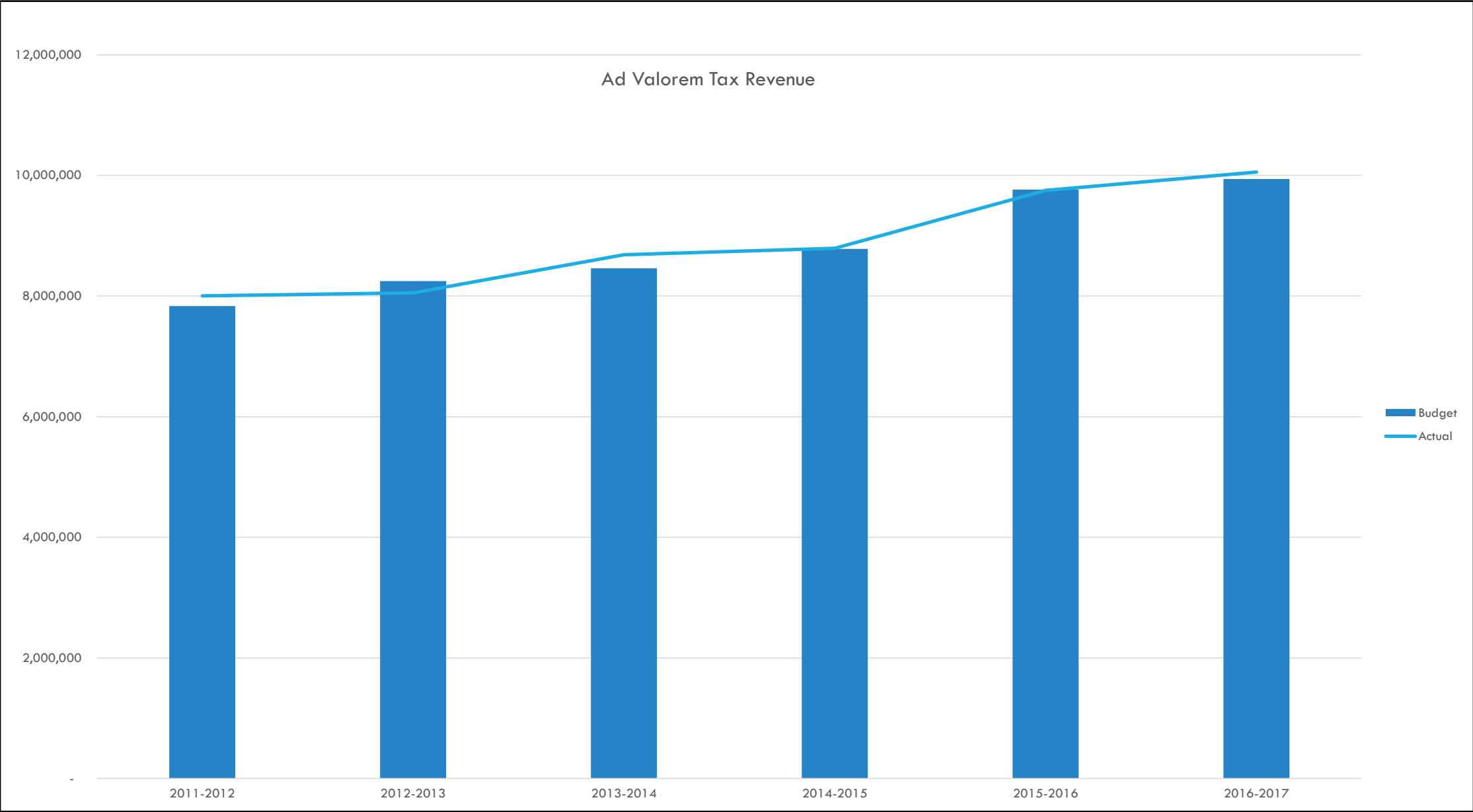
3 (out of 14 requested) new positions funded

Changes to State Health Plan

6% water rate increase effective July 1 (County pass along)

Water base rate charge will double effective January 1, 2018

(\$5 ➡ \$10 and \$10 ➡ \$20)



BUDGET HIGHLIGHTS

No tax rate increase

Sales Tax growth better than expected

\$1.3 million in new revenue

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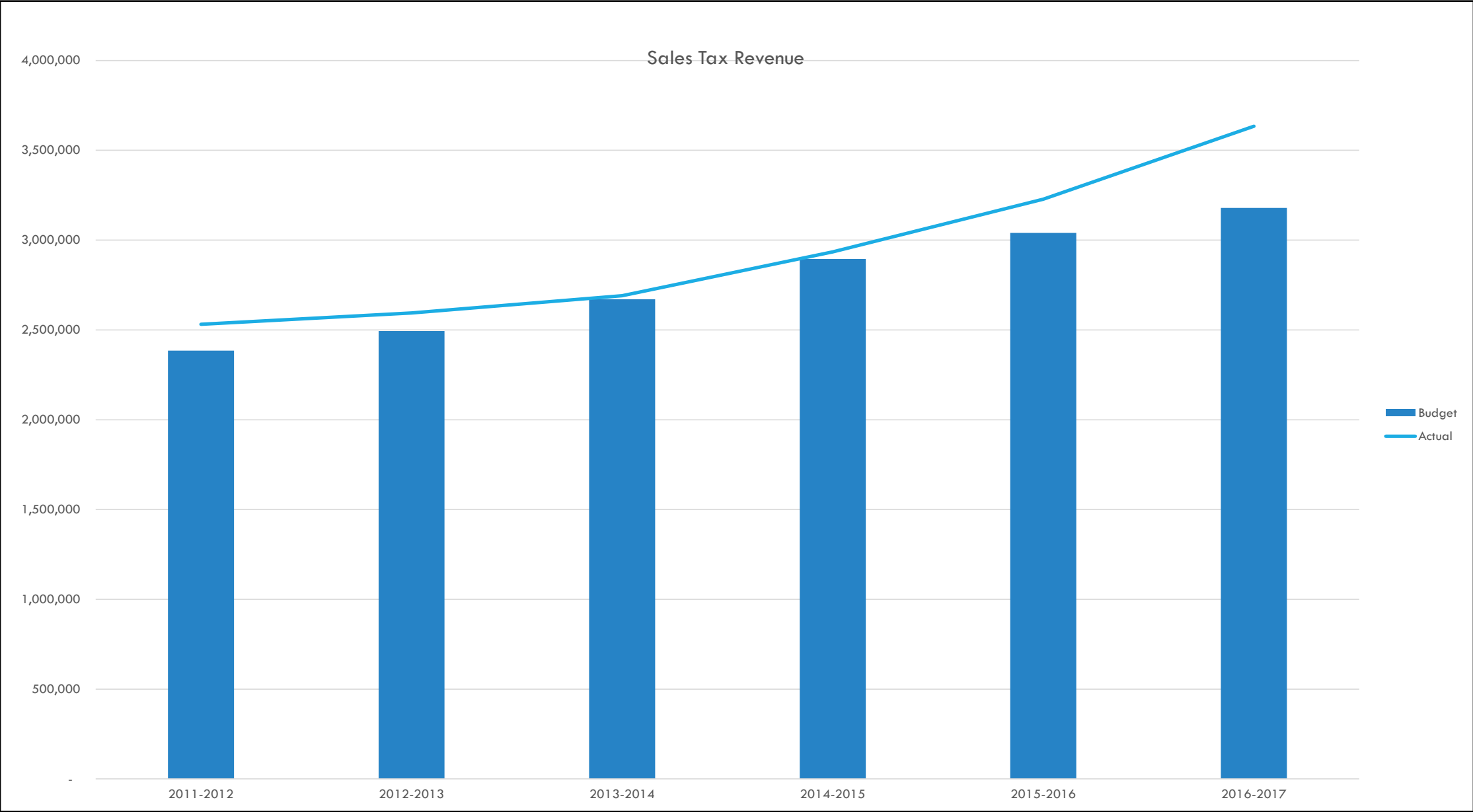
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Changes to State Health Plan

6% water rate increase effective July 1 (County pass along)

Water base rate charge will double effective January 1, 2018

(\$5 → \$10 and \$10 → \$20)

BUDGET HIGHLIGHTS

No tax rate increase

Sales Tax growth better than expected

\$1.3 million in new revenue

\$8 million dollar deficit

3 (out of 14 requested) new positions funded

Changes to State Health Plan

6% water rate increase effective July 1 (County pass along)

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6% water rate increase effective July 1 (County pass along)

Water base rate charge will double effective January 1, 2018

(\$5 → \$10 and \$10 → \$20)

2017-2018 Fiscal Year Budget											
Personnel Requests											
Department	Classification Title	Grade	FY 17-18 Cost	FY 18-19 Cost	Starting	# of	Salary	Benefits	Total		
General Fund											
Full time											
Finance	Accountant	19	\$ 25,051	\$ 48,210	1/1/2018	1	\$ 25,051	\$ 8,207	\$ 33,258		
Planning	Code Enforcement Officer	14	\$ 30,996	\$ 37,587	9/1/2017	1	\$ 30,996	\$ 11,970	\$ 42,966		
Police	Officer	16	\$ 125,000	\$ 180,000	10/1/2017	4	\$ 196,700	\$ 75,324	\$ 272,024		
Fire	Fire Fighter	14	\$ 71,051	\$ 118,470	1/1/2018	3	\$ 69,318	\$ 25,671	\$ 94,989		
Fire	Fire Inspector	19	\$ 18,758	\$ 37,500	1/1/2018	1	\$ 18,758	\$ 5,216	\$ 23,974		
Public Works	Assistant PW Director	26	\$ 66,625	\$ 68,291	7/1/2017	1	\$ 66,625	\$ 20,704	\$ 87,329		
Street	Street Maintenance Worker	9	\$ 22,363	\$ 30,297	10/1/2107	1	\$ 22,363	\$ 10,399	\$ 32,762		
Recreation	Park Maintenance Specialist	11	\$ 10,701	\$ 33,500	3/1/2018	1	\$ 10,701	\$ 4,591	\$ 15,292		
Part time											
Library	Library Assistants		\$11/hour		1/1/2018	2	\$ 16,282	\$ 1,304	\$ 17,586		
						General Fund Total	13	\$ 456,794	\$ 163,386	\$ 620,180	
Enterprise Fund											
Full time											
Electric	Electric Field Crew Supervisor	20	\$ 58,097	\$ 59,550	7/1/2017	1	\$ 58,097	\$ 20,494	\$ 78,591		
						Enterprise Fund Total	1	\$ 58,097	\$ 20,494	\$ 78,591	

BUDGET HIGHLIGHTS

No tax rate increase

Sales Tax growth better than expected

\$1.3 million in new revenue

\$8 million dollar deficit

3 (out of 14 requested) new positions funded

Changes to State Health Plan

6% water rate increase effective July 1 (County pass along)

Water base rate charge will double effective January 1, 2018

(\$5 ➡ \$10 and \$10 ➡ \$20)

BUDGET HIGHLIGHTS

No tax rate increase

Sales Tax growth better than expected

\$1.3 million in new revenue

\$8 million dollar deficit

3 (out of 14 requested) new positions funded

Changes to State Health Plan

6% water rate increase effective July 1 (County pass along)

Water base rate charge will double effective January 1, 2018

(\$5 → \$10 and \$10 → \$20)

BUDGET HIGHLIGHTS

No tax rate increase

Sales Tax growth better than expected

\$1.3 million in new revenue

\$8 million dollar deficit

3 (out of 14 requested) new positions funded

Changes to State Health Plan

6% water rate increase effective July 1 (County pass along)

Water base rate charge will double effective January 1, 2018

(In Town \$5 ➡ \$10 and Out of Town \$10 ➡ \$20)



Special thanks to Nancy Medlin and Robert McKie for their help in developing the budget.

Special thanks to staff for their assistance and timeliness in submitting and refining their budget requests.

Special thanks to my family that allowed me to focus on the budget over the past several months, sometimes with some late nights and missed activities.

ANY QUESTIONS?



Town of Clayton
Fiscal Year 2017 - 2018
Budget Ordinance

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON, NORTH CAROLINA that the following shall be the Fiscal Year 2017 - 2018 Budget:

Section 1: The following amounts are hereby appropriated in the General Fund for the operation of the town government and its activities for the fiscal year beginning July 1, 2017 and ending June 30, 2018 in accordance with the chart of accounts heretofore established for this town:

General Government	1,489,390
Financial Services	1,330,836
Community Development Services	892,004
Law Enforcement	4,551,950
Fire Protection	2,896,717
Public Works	5,716,864
Parks & Recreation Services	1,474,283
Cultural & Performing Arts	783,449
Library Operations	595,894
Debt Service	1,687,483
Total =	21,418,870

Section 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2017 and ending June 30, 2018:

REVENUES PENDING

Ad Valorem Taxes	10,598,562
State Shared Revenues	5,531,751
Intergovernmental	1,649,708
Permits & Fees	1,038,870
Sales & Services	1,921,677
Grants & Donations	22,831
Other Financing Sources	12,000
Miscellaneous	295,974
Fund Balance/Cap. Reserve	347,497
Total =	21,418,870

Section 3. The following amounts were hereby appropriated in the Water and Sewer Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2017 and ending June 30, 2018 in accordance with the chart of accounts heretofore approved for the Town:

Non-Departmental	3,180,500
Operations	3,762,094
Preventive Maintenance	1,068,875
Wastewater Treatment Plant	3,050,591
Debt Service	999,990
Capital Outlay	2,859,554
Inter-Departmental	1,736,894
Total =	16,658,498

Section 4. It is estimated that the following revenues will be available in the Water/Sewer Fund for the fiscal year beginning July 1, 2017 and ending June 30, 2018:

REVENUES PENDING

Permits & Fees	1,002,202
Sales & Services	9,905,557
Grants & Donations	0
Other Financing Sources	3,628,212
Miscellaneous	7,192
Fund Balance/Cap. Reserve	2,115,335
Total =	16,658,498

Section 5. The following amounts are hereby appropriated in the Electric Fund for the operation of the electric utility for the fiscal year beginning July 1, 2017 and ending June 30, 2018 in accordance with the chart of accounts heretofore approved for the Town:

Non-departmental	5,500
Administration	301,241
Operations	10,442,798
Debt Service	788,526
Capital Outlay	635,955
Inter-departmental	990,254
Total =	13,164,274

Section 6. It is estimated that the following revenues will be available in the Electric Fund for the fiscal year beginning July 1, 2017 and ending June 30, 2018:

REVENUES PENDING

Permits & Fees	349,750
Sales & Services	12,404,077
Grants & Donations	0
Other Financing Sources	0
Miscellaneous	54,062
Fund Balance/Cap. Reserve	356,385
Total =	13,164,274

Section 7. There is hereby levied a tax at the rate of fifty-five cents (\$0.55) per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2017 for the purpose of raising the revenue listed as “Ad Valorem Taxes” in the General Fund in Section 2 of this ordinance. This rate is based on estimated real property valuation for the purposes of taxation of \$1,735,546,200 and an estimated rate of collection of 99.98%. The estimated rate of collection is based on the fiscal year 2015-2016 collection rate of 99.98%. The estimated vehicle property valuation for the purpose of taxation is \$174,201,164.

Section 8. The Budget Officer is hereby authorized to transfer appropriations with the exception of amounts in line item for Council Contingency as contained herein under the following conditions:

- a. The Budget Officer may transfer amounts between line item expenditures within a department without limitation and without a report being required. These changes should not result in increases in recurring obligations such as salaries.
- b. The Budget Officer may transfer amounts up to \$1,000 between departments, including contingency appropriations, within the same fund. He must make an official report on such transfers at the next regular meeting of the Town Council.
- c. The Budget Officer may not transfer any amounts between funds except as approved by the Town Council in the Budget Ordinance, as amended.
- d. No expenditure or transfer shall be made from line item for Council Contingency without express, prior approval by the Town Council.

Copies of this Budget Ordinance shall be furnished to the Clerk, the Council, the Budget Officer, and Finance Officer to be kept on file by them for their direction in the disbursement of funds.

Duly adopted this 15th day of May 2017 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly Moffett, CMC, NCCMC
Town Clerk

**Town of Clayton
Ordinance Establishing Rates and Fees**

Be it hereby adopted by the Town Council for the Town of Clayton, North Carolina that the following fees are established as noted herein:

1. Water Base Charge increased to \$15.00 month, effective January 1, 2018.
2. All other rates, fees, and charges for FY 17-18 shall remain as indicated in the Town of Clayton Comprehensive List of Fees and Charges for FY 16-17 unless the subject of other action.

Duly adopted this 15th day of May 2017 while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

Public Hearing

Item Title

2017-64-ANX – HP6 Clayton Health Investors

Presenter

Planning Department

Summary/Description

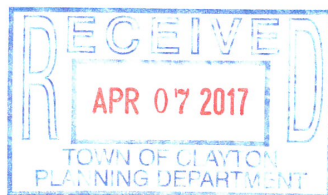
Applicant is requesting annexation of .068 contiguous acres.

Requested Action

Approval of Annexation

Additional Documents to be Included in Agenda Packet

Application
Maps (Aerial & No Aerial)
Ordinance



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

PETITION FOR VOLUNTARY ANNEXATION

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

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

Request Information

☒ **Contiguous Annexation**

☐ **Non-Contiguous Annexation**

The following items must accompany an annexation petition:

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

PROCESS:

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

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

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

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

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

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

Petition for Voluntary Annexation Application – Property Information
COMPLETE IF A LIMITED LIABILITY COMPANY:

Submittal Date: 4-7-2017

Petition No.: 2014-64 ANX

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

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

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

2. The area to be annexed is ☒ contiguous, ☐ 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: 0.681 AC.
Existing housing units: ONE
Population of acreage to be annexed: 0
Existing Zoning District*: B-3
Proposed Town Zoning District*: SAME

Reason for petitioner to annex: ☒ Receive Town Services
☐ Other (please specify): REQUIRED FOR MINOR S/D

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

In witness whereof, HPL CLAYTON HEALTH INVESTORS LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 16TH day of MARCH, 20 17.

Name of Limited Liability Company:

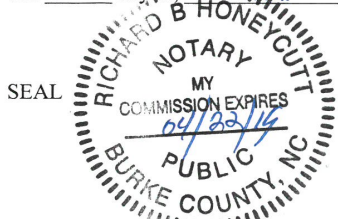
HPL CLAYTON HEALTH INVESTORS LLC

By:

Manager
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON CATWABA

Sworn and subscribed before me, RICHARD B. HONEYCUTT, a Notary Public for the above State and County, this 16TH day of MARCH, 20 17.



RICHARD B. HONEYCUTT
Notary Public

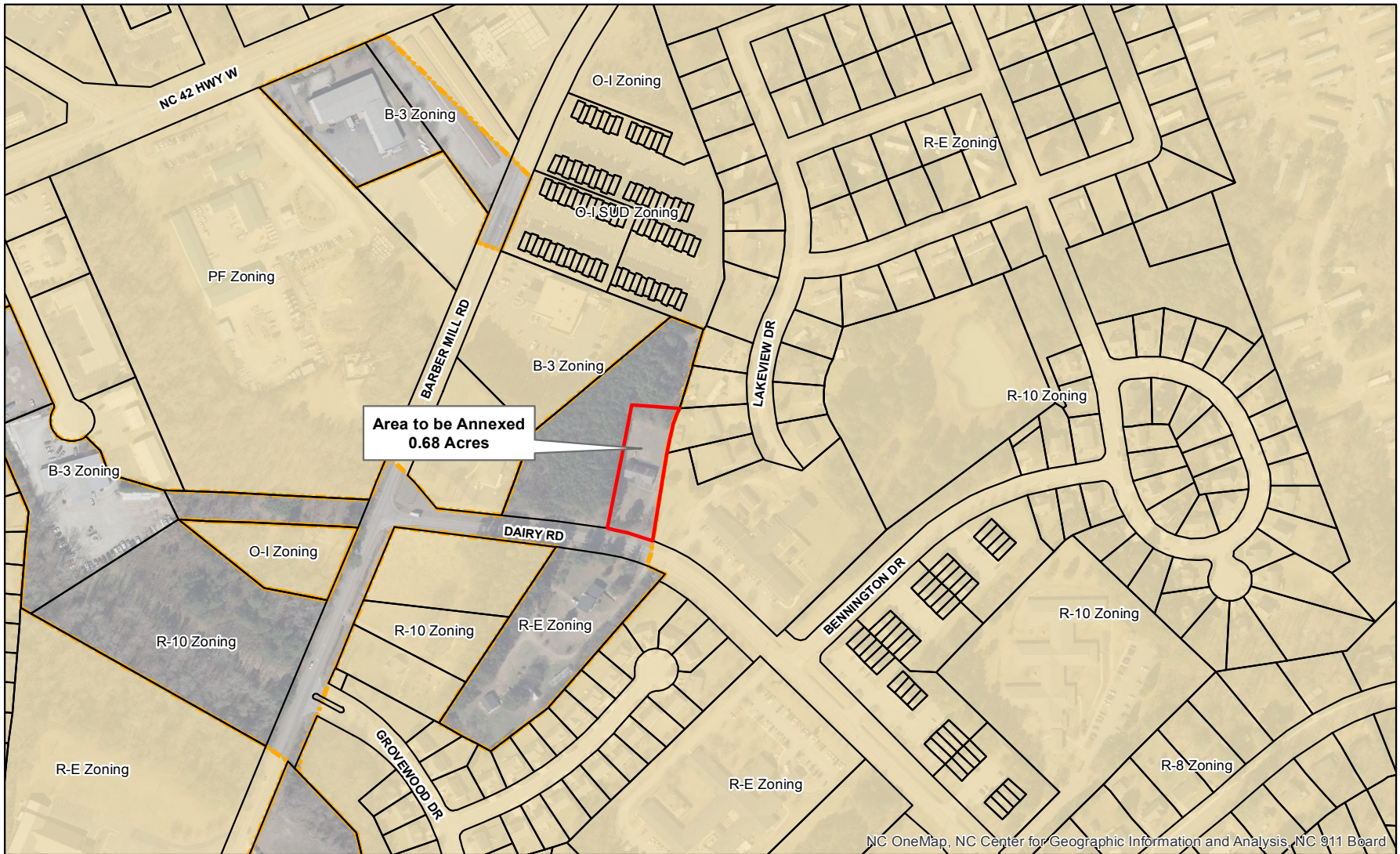
My Commission Expires: 04/22/2019

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 or NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	The following certification must be placed on the map near a border to allow the map to be sealed: Annexation # _____ I, 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.

LEGAL DESCRIPTION
"LOT 2"

Beginning on a 5/8" existing iron stake located in the Northern right-of-way of Dairy Road (SR 1583), said existing iron stake being a corner with the Herman A. Mitchiner and Sue R. Mitchiner tract as described in Deed Book 3954, Page 676 and shown on a plat recorded in Plat Book 62, Page 226; thence running along the Eastern line of the said Mitchiner tract N 08°-12'-36" E 286.96 feet to a 3/4" existing iron pipe; thence continuing with the said Mitchiner tract S 86°-17'-08" E 107.95 feet to a 3/4" existing iron pipe located in the Western line of the Shelby Clark lot as described in Deed Book 1675, Page 326, said Clark lot being Lot 84 of Clayton Estates, Section II as recorded in Plat Book 15, Page 189; thence running along the Western line of the said Clark lot S 19°-35'-37" W 41.74 feet to a 3/4" existing iron pipe; thence continuing with the Western line of the said Clark lot S 08°-01'-27" W 66.05 feet to a 1" existing iron stake, said 1" existing iron stake being a common corner with Lot 2 of the HP6 Clayton Health Investors, LLC property as shown on a plat referenced herein and is a part of the property described in Deed Book 4750, Page 896; thence running along the dividing line between said Lot 1 and Lot 2 of the HP6 Clayton Health Investors, LLC property S 08°-01'-27" W 48.69 feet to a 1" existing iron pipe; thence continuing along the said dividing line between Lot 1 and Lot 2 S 08°-13'-23" W 153.76 feet to a point in the Northern right-of-way of Dairy Road (SR 1583); thence running along the Northern right-of-way of Dairy Road and along a curve to the left, having a radius of 507.46 feet, a delta angle of 11°-23'-16", an arc length of 100.86 feet, a chord bearing and distance of N 73°-47'-55" W 100.69 feet to a 5/8" new iron stake, the point and place of beginning and containing 0.681 acres and being designated Lot 2 on a plat prepared by Byrd Surveying, P.A., dated April 5, 2017 titled "Annexation Map for the Town of Clayton".



NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board

Legend

- Clayton Town Limits
- Clayton ETJ
- Parcels
- Area to be Annexed

Produced by: TOC Planning
April 20, 2017

Annexation Map

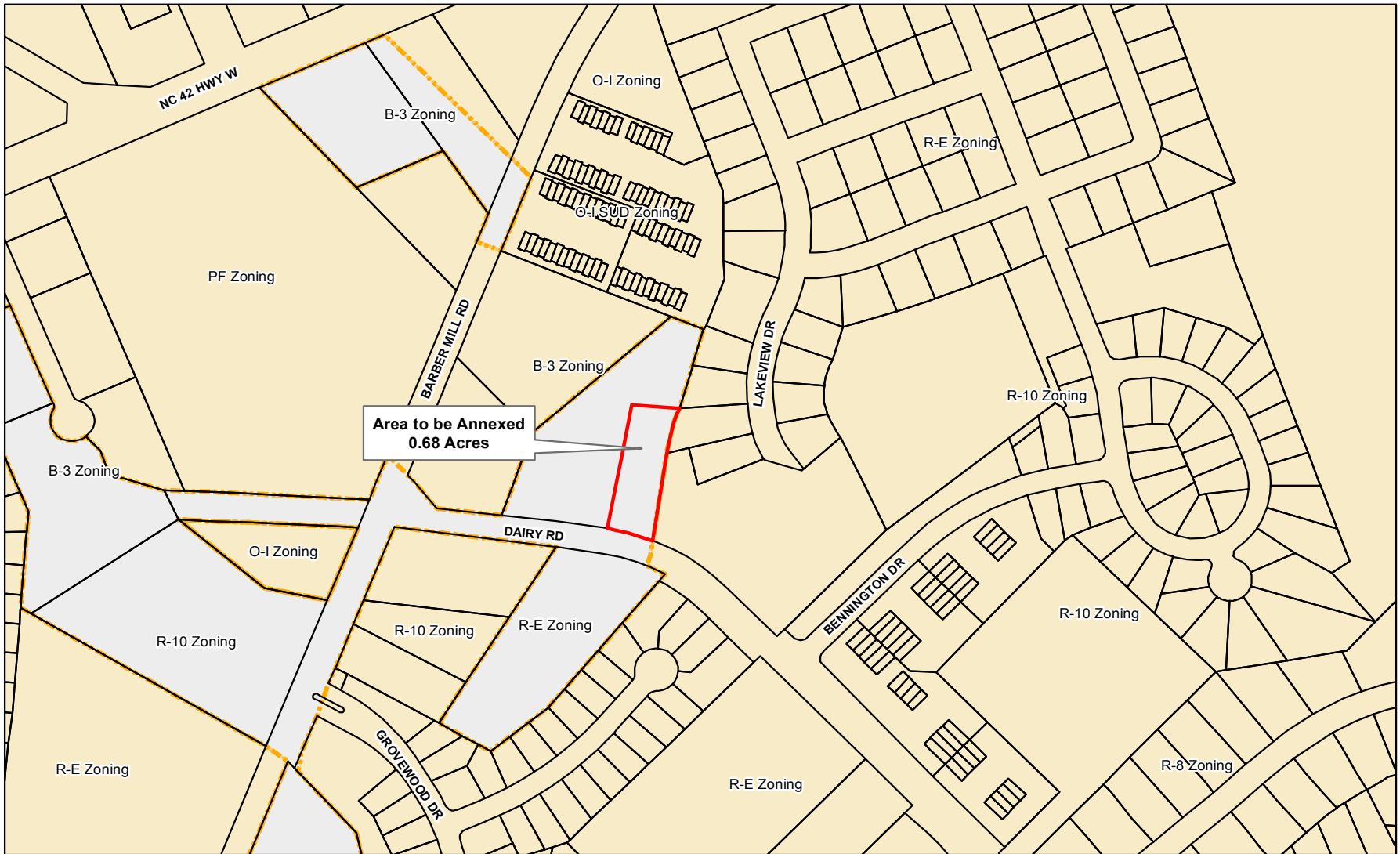
Applicant(s): HP6 Clayton Health Investors, LLC
Property Owner(s): HP6 Clayton Health Investors, LLC
Parcel Number(s) Portion of 05E99028B
File Number(s): 2017-64-ANX



1 inch = 300 feet



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



Legend

- Clayton Town Limits
- Clayton ETJ
- Parcels
- Area to be Annexed

Produced by: TOC Planning
April 20, 2017

Annexation Map

Applicant(s): HP6 Clayton Health Investors, LLC
Property Owner(s): HP6 Clayton Health Investors, LLC
Parcel Number(s) Portion of 05E99028B
File Number(s): 2017-64-ANX



1 inch = 300 feet



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

Ordinance#2017-05-05

ANNEXATION PETITION 2017-64-ANX
HP6 Clayton Health Investors, LLC
Parcel: Portion of 05E99028B
Owners: HP6 Clayton Health Investors LLC
Contiguous; 0.68 +/- acres

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

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

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall at 6:30 PM on May 15, 2017, after due notice by publication on May 3, 2017; and

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

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

Section 1. By virtue of the authority granted by G.S. 160A-58, the following

described territory is hereby annexed and made part of the Town of Clayton as of May 15, 2017:

Beginning on a 5/8" existing iron stake located in the Northern right-of-way of Dairy Road (SR 1583), said existing iron stake being a corner with the Herman A. Mitchiner and Sue R. Mitchiner tract as described in Deed Book 3954, Page 676 and shown on a plat recorded in Plat Book 62, Page 226; thence running along the Eastern line of the said Mitchiner tract N 08°-12'-36" E 286.96 feet to a 3/4" existing iron pipe; thence continuing with the said Mitchiner tract S 86°-17'-08" E 107.95 feet to a 3/4" existing iron pipe located in the Western line of the Shelby Clark lot as described in Deed Book 1675, Page 326, said Clark lot being Lot 84 of Clayton Estates, Section II as recorded in Plat Book 15, Page 189; thence running along the Western line of the said Clark lot S 19°-35'-37" W 41.74 feet to a 3/4" existing iron pipe; thence continuing with the Western line of the said Clark lot S 08°-01'-27" W 66.05 feet to a 1" existing iron stake, said 1" existing iron stake being a common corner with Lot 2 of the HP6 Clayton Health Investors, LLC property as shown on a plat referenced herein and is a part of the property described in Deed Book 4750, Page 896; thence running along the dividing line between said Lot 1 and Lot 2 of the HP6 Clayton Health Investors, LLC property S 08°-01'-27" W 48.69 feet to a 1" existing iron pipe; thence continuing along the said dividing line between Lot 1 and Lot 2 S 08°-13'-23" W 153.76 feet to a point in the Northern right-of-way of Dairy Road (SR 1583); thence running along the Northern right-of-way of Dairy Road and along a curve to the left, having a radius of 507.46 feet, a delta angle of 11°-23'-16", an arc length of 100.86 feet, a chord bearing and distance of N 73°-47'-55" W 100.69 feet to a 5/8" new iron stake, the point and place of beginning and containing 0.681 acres and being designated Lot 2 on a plat prepared by Byrd Surveying, P.A., dated April 5, 2017 titled "Annexation Map for the Town of Clayton".

Section 2. Upon and after May 15, 2017, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Clayton and shall be entitled to the same privileges and benefits as other parts of the Town of Clayton. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Duly adopted this 15th day of May, 2017, while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Katherine Ross
Town Attorney

**NORTH CAROLINA
JOHNSTON COUNTY**

This the _____ day of _____, 2017, personally appeared before me Kimberly A. Moffett, Clerk of the Town of Clayton, who, being duly sworn by me, says that she knows the common seal of the Town of Clayton and is acquainted with Jody L. McLeod, who is the Mayor and presiding member of said municipal corporation; and that she saw the said Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument by said Mayor, and that she, the said Kimberly A. Moffett, signed her name in attestation of said instrument in the presence of said Mayor.

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

(SEAL)

Notary Public - Signature

Notary Public - Printed Name

Commission Expires: _____

County of Commission: _____



Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

Public Hearing

Item Title

2017-69-ANX - Warrick Subdivision

Presenter

Planning Department

Summary/Description

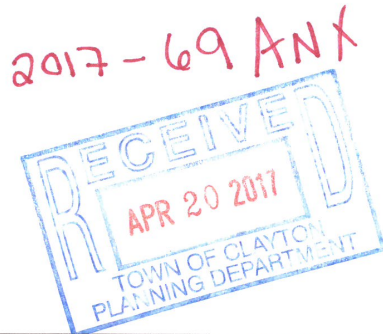
Applicant is requesting annexation of 22.04 non-contiguous acres.

Requested Action

Approval of Annexation

Additional Documents to be Included in Agenda Packet

Application
Updated Map
Ordinance



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

PETITION FOR VOLUNTARY ANNEXATION

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

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

Request Information

☐ Contiguous Annexation

☒ Non-Contiguous Annexation

The following items must accompany an annexation petition:

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

PROCESS:

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

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

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

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

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

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

Petition for Voluntary Annexation Application – Property Information
COMPLETE IF A LIMITED LIABILITY COMPANY:

Submittal Date: 20 04/19/2017

Petition No.: 2017-69 ANX

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

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

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

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

Total acreage to be annexed:	<u>+/- 22.041 Acres</u>
Existing housing units:	<u>None</u>
Population of acreage to be annexed:	<u>N/A</u>
Existing Zoning District*:	<u>R-E</u>
Proposed Town Zoning District*:	<u>R-E</u>
Reason for petitioner to annex:	☒ Receive Town Services
	<u>Other (please specify):</u>

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

In witness whereof, Sam's Branch, LLC a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 20 day of APRIL, 2017.

Name of Limited Liability Company: Sam's Branch, LLC

By:

[Signature]
Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Patricia B. Creel Notary Public for the above State and County, this 20~~th~~ day of April, 2017.

SEAL

Patricia B Creel
Notary Public
Wake County, North Carolina
My Commission Expires 7/24/17

Patricia B. Creel
Notary Public

My Commission Expires: 7/24/17

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 or NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	The following certification must be placed on the map near a border to allow the map to be sealed: Annexation # _____ I, 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.

WARRICK PARK ANNEXATION REQUEST – LEGAL DESCRIPTION

Commencing at a point, said point being an iron pipe found located the northern right-of-way of Old US Hwy 70 in Clayton Township, Johnston County, North Carolina. Said point also described as the southwestern corner of Lot 30 in Plantation Meadows Subdivision as recorded in Plat Book 37 Page 371, Johnston County Registry. Point further described as the southeastern corner of the Sam's Branch, LLC. property as recorded in Deed Book 4938 Page 256 and the **POINT OF BEGINNING**. Thence N 52°07'23" W a distance of 79.41 feet to an iron pipe found. Thence with a curve turning to the left with an arc length of 151.39 feet, a radius of 600.00 feet, a chord bearing of N 59°21'05" W, and a chord length of 150.98 feet to an iron pipe set. Thence N 66°34'46" W a distance of 8.85 feet to an iron pipe set. Thence N 20°09'53" E a distance of 387.86 feet to an iron pipe found. Thence N 72°38'10" W a distance of 110.09 feet to an iron pipe found. Thence N 72°52'23" W a distance of 401.64 feet to an iron pipe set. Thence with a curve turning to the right with an arc length of 35.65 feet, a radius of 225.00 feet, a chord bearing of N 12°37'44" E and a chord length of 35.62 feet to an iron pipe set. Thence N 17°10'07" E a distance of 344.30 feet to an iron pipe found. Thence N 17°10'07" E a distance of 174.09 feet to an iron pipe found. Thence N 17°10'58" E a distance of 220.00 feet to an iron pipe found. Thence N 17°04'54" E a distance of 204.84 feet to an iron pipe found. Thence N 17°04'22" E a distance of 141.09 feet to an iron pipe found. Thence S 54°10'39" E a distance of 896.32 feet to a concrete monument found. Thence S 16°38'32" W a distance of 24.61 feet to an iron pipe found. Thence S 16°17'50" W a distance of 415.56 feet to an iron pipe (bent) found. Thence S 16°06'23" W a distance of 162.92 feet to an iron pipe found. Thence S 16°18'52" W a distance of 246.29 feet to an iron pipe found. Thence S 24°54'13" W a distance of 80.21 feet to an iron pipe found. Thence S 37°01'13" W a distance of 33.00 feet to an iron pipe found. Thence S 37°51'09" W a distance of 102.04 feet to an iron pipe (bent) found. Thence S 36°19'53" W a distance of 242.99 feet to an iron pipe found and the **POINT OF BEGINNING** and containing 22.041 acres (960105 square feet).



NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board

Legend

- Clayton Town Limits
- Clayton ETJ
- Parcels
- Area to be Annexed

Produced by: TOC Planning
April 20, 2017

Annexation Map

Applicant(s): Sam's Branch, LLC
Property Owner(s): Sam's Branch, LLC
Parcel Number(s) Portion of 05G01016H
File Number(s): 2017-69-ANX



1 inch = 300 feet



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

Ordinance #2017-05-06

ANNEXATION PETITION 2017-69-ANX
Warrick Park Subdivision
Parcel: Portion of 05G01016H
Owners: Sam's Branch, LLC
Non-Contiguous; 22.04 acres

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

WHEREAS, the Town of Clayton has been petitioned under G.S. 160A-58 to annex the area described below; and

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall at 6:30 PM on May 15, 2017, after due notice by publication on May 3, 2017; and

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

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

Section 1. By virtue of the authority granted by G.S. 160A-58, the following

described territory is hereby annexed and made part of the Town of Clayton as of May 15, 2017:

Commencing at a point, said point being an iron pipe found located the northern right-of-way of Old US Hwy 70 in Clayton Township, Johnston County, North Carolina. Said point also described as the southwestern corner of Lot 30 in Plantation Meadows Subdivision as recorded in Plat Book 37 Page 371, Johnston County Registry. Point further described as the southeastern corner of the Sam's Branch, LLC. property as recorded in Deed Book 4938 Page 256 and the POINT OF BEGINNING. Thence N 52°07'23" W a distance of 79.41 feet to an iron pipe found. Thence with a curve turning to the left with an arc length of 151.39 feet, a radius of 600.00 feet, a chord bearing of N 59°21'05" W, and a chord length of 150.98 feet to an iron pipe set. Thence N 66°34'46" W a distance of 8.85 feet to an iron pipe set. Thence N 20°09'53" E a distance of 387.86 feet to an iron pipe found. Thence N 72°38'10" W a distance of 110.09 feet to an iron pipe found. Thence N 72°52'23" W a distance of 401.64 feet to an iron pipe set. Thence with a curve turning to the right with an arc length of 35.65 feet, a radius of 225.00 feet, a chord bearing of N 12°37'44" E and a chord length of 35.62 feet to an iron pipe set. Thence N 17°10'07" E a distance of 344.30 feet to an iron pipe found. Thence N 17°10'07" E a distance of 174.09 feet to an iron pipe found. Thence N 17°10'58" E a distance of 220.00 feet to an iron pipe found. Thence N 17°04'54" E a distance of 204.84 feet to an iron pipe found. Thence N 17°04'22" E a distance of 141.09 feet to an iron pipe found. Thence S 54°10'39" E a distance of 896.32 feet to a concrete monument found. Thence S 16°38'32" W a distance of 24.61 feet to an iron pipe found. Thence S 16°17'50" W a distance of 415.56 feet to an iron pipe (bent) found. Thence S 16°06'23" W a distance of 162.92 feet to an iron pipe found. Thence S 16°18'52" W a distance of 246.29 feet to an iron pipe found. Thence S 24°54'13" W a distance of 80.21 feet to an iron pipe found. Thence S 37°01'13" W a distance of 33.00 feet to an iron pipe found. Thence S 37°51'09" W a distance of 102.04 feet to an iron pipe (bent) found. Thence S 36°19'53" W a distance of 242.99 feet to an iron pipe found and the POINT OF BEGINNING and containing 22.041 acres (960105 square feet).

Section 2. Upon and after May 15, 2017, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Clayton and shall be entitled to the same privileges and benefits as other parts of the Town of Clayton. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Duly adopted this 15th day of May, 2017, while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

Katherine Ross
Town Attorney

**NORTH CAROLINA
JOHNSTON COUNTY**

This the _____ day of _____, 2017, personally appeared before me Kimberly A. Moffett, Clerk of the Town of Clayton, who, being duly sworn by me, says that she knows the common seal of the Town of Clayton and is acquainted with Jody L. McLeod, who is the Mayor and presiding member of said municipal corporation; and that she saw the said Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument by said Mayor, and that she, the said Kimberly A. Moffett, signed her name in attestation of said instrument in the presence of said Mayor.

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

(SEAL)

Notary Public - Signature

Notary Public - Printed Name

Commission Expires: _____

County of Commission: _____



Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

Public Hearing

Item Title

Acquisition of Real Estate for Economic Development Purposes

Presenter

Katherine Ross, Town Attorney

Summary/Description

A public hearing will be held regarding acquisition of real estate pursuant to NCGS 158-71 for Economic Development Purposes.

Requested Action**Additional Documents to be Included in Agenda Packet**

Public Notice

**PUBLIC NOTICE
EXCHANGE OF REAL ESTATE AND
ACQUISITION FOR ECONOMIC DEVELOPMENT PURPOSES**

The Clayton Town Council has called a public hearing for Monday, May 15, 2017 at 6:30 p.m. The hearing will be held at Town Hall, 111 E. Second Street, pursuant to North Carolina General Statute § 160A-271. The Town Council for the Town of Clayton (“the Town”) states its intention to authorize the exchange of certain Town-owned property for certain property owned by the Young Men’s Christian Association of the Triangle Area, Inc., (“YMCA”). Furthermore, the Town states its intention to acquire the property owned by the YMCA pursuant to North Carolina General Statute § 158-7.1.

The Town’s property is located in Johnston County, North Carolina southwest of Short Johnson Road, along the east side of Amelia Church Road, and south of NC Hwy 42 West and consists of approximately 19.840 acres of land, has PIN #165803-04-8891, and has an estimated value of \$950,000.00. The YMCA’s property is located in Johnston County, North Carolina, with a current street address of 3798 Powhatan Road, Clayton, North Carolina 27527 and consists of approximately 13.571 acres of land, has PIN #167700-49-6694, and has an estimated value of \$1,000,000.00.

The Town will acquire fee simple interest in the property on Powhatan Road and the YMCA will acquire fee simple interest in the property off NC Hwy 42. The Town will make no direct expenditure for the acquisition of the property; however, part of the consideration the Town anticipates providing to the YMCA for the property is an agreement to lease a portion of the property back to the YMCA, for a period not to exceed ten years, at a lease rate of \$1.00 per year.

Clayton News Star
To Be Published: May 3, 2017



Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

New Business

Item Title

PSD-2014-95 Gordon Park Subdivision Wastewater Allocation Request

Presenter (Name & Title)

Planning Department

Summary/Description

Gordon Park Subdivision is requesting a wastewater allocation of 44,250 gallons per day, for 177 single-family residential units.

Requested Action

Place on June 5, 2017 Consent Agenda

Additional Documents To Be Included in Agenda Packet

PSD-2014-95 Wastewater Allocation Request



TOWN OF CLAYTON

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

Wastewater Allocation Request

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

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

SITE INFORMATION

Name of Project: Gordon Park Subdivision Acreage of Property: 61.29 acres (approx.)
County Tag Number: Note : See list, attached. NC PIN: Note : See list, attached.
Address/Location: The project is located in the Northeast quadrant of the
intersection of Powhatan Road and Glen Laurel Road.

Zoning District: R-8 and R-10

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

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

Applicant: Dalton Engineering and Associates, P.A.

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

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

Contact Person: Jerry T. Dalton

Email Address: jdalton@daltonengineering.com

PROPERTY OWNER INFORMATION

Name: Note : See list, attached.

Mailing Address: _____

Phone Number: _____

Fax: _____

Email Address: _____

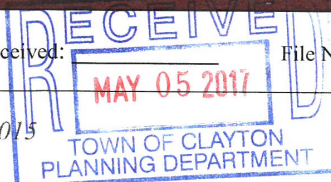
FOR OFFICE USE ONLY

Date Received: _____

File Number: _____

Associated Project Number: _____

June 2015



Page 1 of 6

PROJECT INFORMATION

Use: ☒ New ☐ Expanded ☐ Change

Use Type: ☒ Residential ☐ Non-Residential

Proposed Use(s): Single-family residential subdivision Existing Use(s): Commercial and agricultural

Invoice shall be mailed to the following:

Developer Name: Powhatan Road Limited Partnership

Mailing Address: Post Office Box 327 Clayton, North Carolina 27528

Phone Number: (919) 553 - 7904 Fax Number: (919) 553 - 3706

Email Address: gordonebginc@aol.com

ALLOCATION REQUEST

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

Residential:

Gross Acreage: 61.29 acres (approx.)

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units	0	N/A	0
3 Bedroom Units	0	N/A	0
>3 Bedroom Units	177	250	44,250
Total	177	-----	44,250

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

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

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

Gross Acreage: 0.00 acres

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
N/A	N/A	0	N/A	0
N/A	N/A	0	N/A	0
N/A	N/A	0	N/A	0
Total	N/A	0	-----	0

TOTAL REQUESTED GALLONS PER DAY: 44,250 GPD

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

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

Approval:

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

APPLICANT AFFIDAVIT

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

Jerry T. Dalton

Print Name



Signature of Applicant

5/5/17

Date

Engineer Seal:



June 2015

Page 3 of 6

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

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

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

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:

Attach a copy of the resolution and any associated documentation.

APPENDIX A: DESIGN FLOW RATES

The following table from the North Carolina Administrative Code 02T.0114 shall be used to determine the minimum allowable design daily flow of wastewater facilities. Alternatively, the Town in its sole and absolute discretion may calculate the customer's initial average daily wastewater flow based on data from the customer's operations (or from similarly situated customers) with a comparable sanitary sewer system, where such data are available and reasonably current.

Establishment Type	Daily Flow Rate
Barber and Beauty Shops	
Barber Shops	50 gal/chair
Beauty Shops	125 gal/booth or bowl
Businesses, Offices and Factories	
General business and office facilities	25 gal/employee/shift
Factories, excluding industrial waste	25 gal/employee/shift
Factories or businesses with showers or food preparation	35 gal/employee/shift
Warehouse	100 gal/loading bay
Warehouse – self storage (not including caretaker residence)	1 gal/unit
Churches	
Churches without kitchens, day care or camps	3 gal/seat
Churches with kitchen	5 gal/seat
Churches providing day care or camps	25 gal/person (child & employee)
Fire, Rescue and Emergency Response	
Fire or rescue stations without on-site staff	25 gal/person
Fire or rescue stations with on-site staff	50 gal/person/shift
Food and Drink Facilities	
Banquet, dining hall	30 gal/seat
Bars, cocktail lounges	20 gal/seat
Caterers	50 gal/100 sq. ft. floor space
Restaurant, full Service	40 gal/seat
Restaurant, single service articles	20 gal/seat
Restaurant, drive-in	50 gal/car space
Restaurant, carry out only	50 gal/100 sq. ft. floor space
Institutions, dining halls	5 gal/meal
Deli	40 gal/100 sq. ft. floor space
Bakery	10 gal/100 sq. ft. floor space
Meat department, butcher shop or fish market	75 gal/100 sq. ft. floor space
Specialty food stand or kiosk	50 gal/100 sq. ft. floor space
Hotels and Motels	
Hotels, motels and bed & breakfast facilities, without in-room cooking facilities	120 gal/room
Hotels and motels, with in-room cooking facilities	175 gal/room
Resort hotels	200 gal/room
Cottages, cabins	200 gal/unit
Self-service laundry facilities	500 gal/machine
Medical, Dental and Veterinary Facilities	
Medical or dental offices	250 gal/practitioner/shift
Veterinary offices (not including boarding)	250 gal/practitioner/shift
Veterinary hospitals, kennels, animal boarding facilities	20 gal/pen, cage, kennel or stall
Hospitals, medical	300 gal/bed
Hospitals, mental	150 gal/bed
Convalescent, nursing, rest homes without laundry facilities	60 gal/bed
Convalescent, nursing, rest homes with laundry facilities	120 gal/bed
Residential care facilities	60 gal/person

Establishment Type	Daily Flow Rate
Parks, Recreation, Camp Grounds, R-V Parks and other Outdoor Activity Facilities	
Campgrounds with comfort station, without water or sewer hookups	75 gal/campsite
Campgrounds with water and sewer hookups	100 gal/campsite
Campground dump station facility	50 gal/space
Construction, hunting or work camps with flush toilets	60 gal/person
Construction, hunting or work camps with chemical or portable toilets	40 gal/person
Parks with restroom facilities	250 gal/plumbing fixture
Summer camps without food preparation or laundry facilities	30 gal/person
Summer camps with food preparation and laundry facilities	60 gal/person
Swimming pools, bathhouses and spas	10 gal/person
Public access restrooms	325 gal/plumbing fixture
Schools, Pre-school and Day Care	
Day care and preschool facilities	25 gal/person (child & employee)
Schools with cafeteria, gym and showers	15 gal/student
Schools with cafeteria	12 gal/student
Schools without cafeteria, gym or showers	10 gal/student
Boarding schools	60 gal/person (student & employee)
Service Stations and Car Wash Facilities	
Service stations, gas stations	250 gal/plumbing fixture
Car wash facilities	1200 gal/bay
Sports Centers	
Bowling center	50 gal/lane
Fitness, exercise, karate or dance center	50 gal/100 sq. ft.
Tennis, racquet ball	50 gal/court
Gymnasium	50 gal/100 sq. ft.
Golf course with only minimal food service	250 gal/plumbing fixture
Country clubs	60 gal/member or patron
Mini golf, putt-putt	250 gal/plumbing fixture
Go-kart, motocross	250 gal/plumbing fixture
Batting cages, driving ranges	250 gal/plumbing fixture
Marinas without bathhouse	10 gal/slip
Marinas with bathhouse	30 gal/slip
Video game arcades, pool halls	250 gal/plumbing fixture
Stadiums, auditoriums, theaters, community centers	5 gal/seat
Stores, Shopping Centers, Malls and Flea Markets	
Auto, boat, recreational vehicle dealerships/showrooms with restrooms	125 gal/plumbing fixture
Convenience stores, with food preparation	60 gal/100 sq. ft.
Convenience stores, without food preparation	250 gal/plumbing fixture
Flea markets	30 gal/stall
Shopping centers and malls with food service	130 gal/1000 sq. ft.
Stores and shopping centers without food service	100 gal/1000 sq. ft.
Transportation Terminals	
Air, bus, train, ferry, port and dock	5 gal/passenger

Source: North Carolina Administrative Code 02T.0114, January 1, 2007

Owner Information :

1. CGC Properties, L.L.C.
113 State Avenue
Suite 101
Clayton, North Carolina 27520
2. Powhatan Road Limited Partnership
Post Office Box 327
Clayton, North Carolina 27528
(919) 553 – 7904 (office)
(919) 553 – 3706 (fax)

**TOWN OF CLAYTON
RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY
FOR GORDON PARK SUBDIVISION**

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

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

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

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

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

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

1. The Town of Clayton has, according to the most recent accounting, sufficient excess and unallocated treatment capacity to approve additional allocation.
2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.
3. An allocation for wastewater treatment capacity is granted in the amount of 44,250 GPD to Dalton Engineering as outlined in allocation request from Valor Engineering; **herewith attached**.
4. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.
5. Said allocation is non transferable, non assignable, and made for the projects as described and for the noted location unless explicitly approved by the Town of Clayton.

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

Duly resolved by the Clayton Town Council this 5th day of June, 2017 while in regular session.

Jody L. McLeod
Mayor

Kimberly A. Moffett, CMC, NCCMC
Town Clerk



Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

New Business

Item Title

Rezoning: 2017-53-RZ - 9257 US Hwy 70 Business

Presenter (Name & Title)

Planning Department

Summary/Description

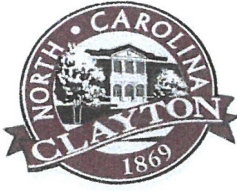
Rezoning request at the old Ashley Furniture Building (9257 US Hwy 70 Business) from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3).

Requested Action

Set Public Hearing

Additional Documents To Be Included in Agenda Packet

- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

REZONING APPLICATION

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

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

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

SITE INFORMATION

Name of Project: MOORING CAPITAL FUND LLC Acreage of Property: 8.07ACRES
County Tag Number: 05104017 NC PIN: 166800-84-0769
Address/Location: 9257 US HWY 70 BUS CLAYTON NC 27520
Existing Zoning District: B-3 SUD
Proposed Zoning District: B-3

APPLICANT INFORMATION

Applicant: ALSEY J. GILBERT
Mailing Address: 442 1/2 EAST MAIN ST. CLAYTON NC 27520
Phone Number: 919-553-5104 Fax: 919-553-3663
Contact Person: ALSEY GILBERT
Email Address: alseygilbert@ymail.com

FOR OFFICE USE ONLY

Date Received:

APR 03 2017

Amount Paid:

\$600⁰⁰

File Number:

2017-53-PZ

RECEIVED
APR 16 2017
TOWN OF CLAYTON
PLANNING DEPARTMENT

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: Mooring Capital Fund LLC

Mailing Address: 8609 Westwood Center Drive Suite 450 Vienna Va. 22182

Phone Number: 703-917-4489

Fax: 703-923-8917

Email Address: amiller@mooringfinancial.com

EXPLANATION OF PROJECT

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

Provide a multi tenant platform for building. Centered around family based projects. ie: Nicks Flipping Kids, Edge soccer and to utilize the existing offices located on second floor. It is the hopes this facility will be and continue to be a training and family center.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>3/27/2017</u>	☒	☐			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☒	☐			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☒				
6. If property to be rezoned is a <u>portion</u> of a parcel:					
- Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.)	☐	☒			
- Plat showing property to be rezoned, matching legal description.	☐	☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>			Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
Property will be consistent with the Town of Clayton zoning. The use along US 70 is consistent with the B-3 zoning. All uses with the exception of the property across the highway which is I2 are already zoned B-3 or B-3 SUD

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
Uses currently in the project comply with the current and proposed. The High Bay warehouse are compatible in the B-3 zoning district and is a unique item outside of an industrial zoning.
The building is a fine fit the indoor entertainment and training facilities plus the offices located on the 2nd floor.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
Our purpose is to remove the SUD from the B3 zoning as the building has moved from a single tenant to a multi-tenant platform. At the time the zoning was granted the building was located on the outer edge of Town, but now has a unique chance to be a hub within the Town of Clayton for training kids and a meeting area with Town.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
Building has existing turn lanes and stormwater drainage which should remain intact with no additional impacts.

5. It has been determined that the legal purposes for which zoning exists are not violated.
All existing and new uses must comply with Town of Clayton Zoning.

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.
Project will be in harmony with the adjacent B-3 uses.

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
No one owner will benefit from the change, just allows the use of the building to a multi tenant platform.

APPLICANT AFFIDAVIT

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

Alsey J. Giblert

Print Name



Signature of Applicant

4/3/17

Date



TOWN OF CLAYTON
Planning Department

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

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: Mooring Capital Property **Address or PIN #:** 9257 W HWY 70, Clayton, NC

AGENT/APPLICANT INFORMATION:

Alsey Gilbert
(Name - type, print clearly)

442 1/2 EAST MAIN ST
(Address)
CLAYTON NC 27520
(City, State, Zip)

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

Rezoning Application

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

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

OWNER AUTHORIZATION:

Mooring Capital Fund, LLC - Liz Ulrich
(Name - type, print clearly)

8609 Westwood Center Drive, Suite 450
(Address)

Liz Ulrich
(Owner's Signature) VP, Asset Management

Vienna, VA 22182
(City, State, Zip)

STATE OF Virginia
COUNTY OF Fairfax

Sworn and subscribed before me Austin Porter Miller, a Notary Public for the above State and County, this the 30th day of March, 2017.

SEAL

Austin Porter Miller
Notary Public
My Commission
Expires:

August 31, 2020





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
April 24, 2017

STAFF REPORT

Application Number: 2017-53-RZ
Project Name: 9257 US HWY 70 Rezoning

NC PIN / Tag #: 166800-84-0769 / 05I04017
Town Limits/ETJ: Town Limits
Overlay: Special Use District, Thoroughfare Overlay District
Applicant: Alsey Gilbert
Owner: Mooring Capital Fund, LLC
Location: 9257 US HWY 70

Public Noticing:

- Neighborhood meeting April 20, 2017
- Signs Posted prior to April 13, 2017
- Letters mailed prior to May 25, 2017
- Newspaper ad published April 24, 2017 and April 31, 2017

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

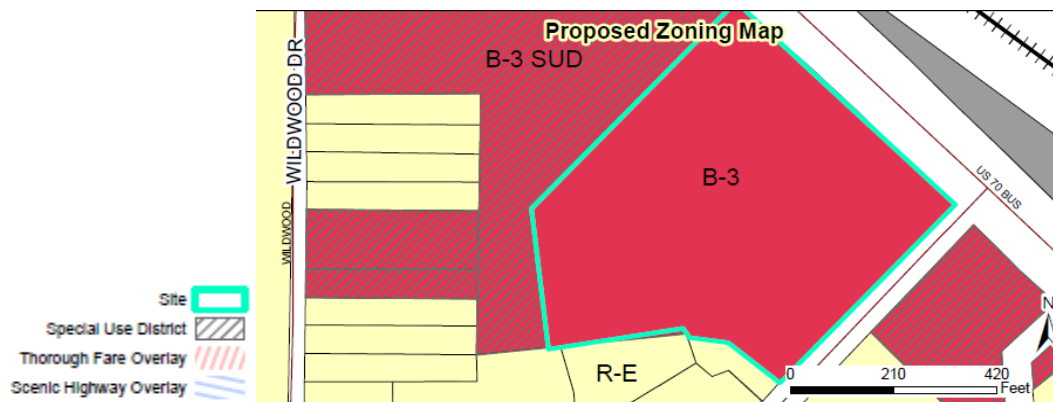


SITE DATA:

Acreage: 8.33 acres
Existing Uses: Indoor Entertainment and Warehousing

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Industrial-Heavy (I-2)	Vacant
South	Residential Estate (R-E)	Single-family residential
East	Highway Business SUD (B-3 SUD), Industrial-Heavy (I-2)	Commercial & Vacant
West	Highway Business SUD (B-3 SUD)	Vacant & Single –family residential

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

The applicant is requesting to rezone the subject parcel from Highway Business-Special Use District (B-3-SUD) to Highway Business (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. Nick's Flippin Kids (30,000 square feet) and IGT Technology Warehousing (40,000 square feet) currently occupy the building. The remaining 40,000 square feet of the building is currently vacant.

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 does not affect the compatibility with the surrounding land uses.

Consistency with the 2040 Comprehensive Plan

The proposed zoning change is generally consistent with the Comprehensive Plan 2040.

CONSIDERATIONS:

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

APPROVAL CRITERIA:

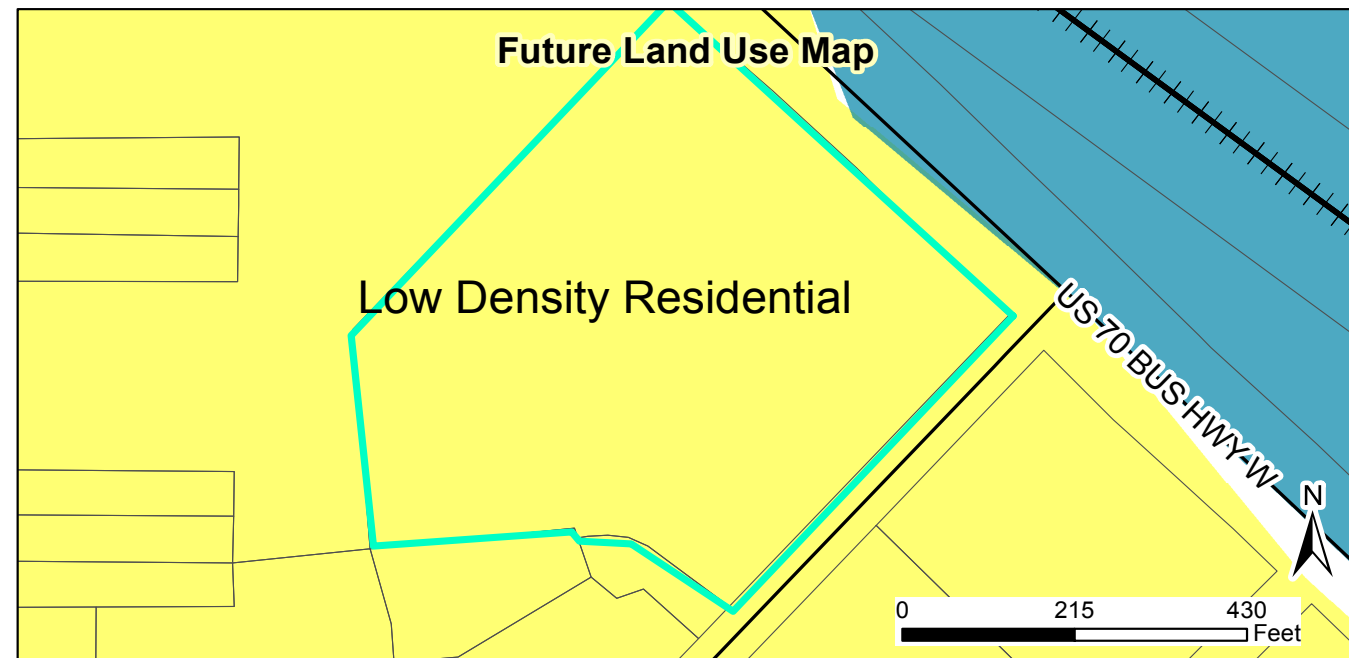
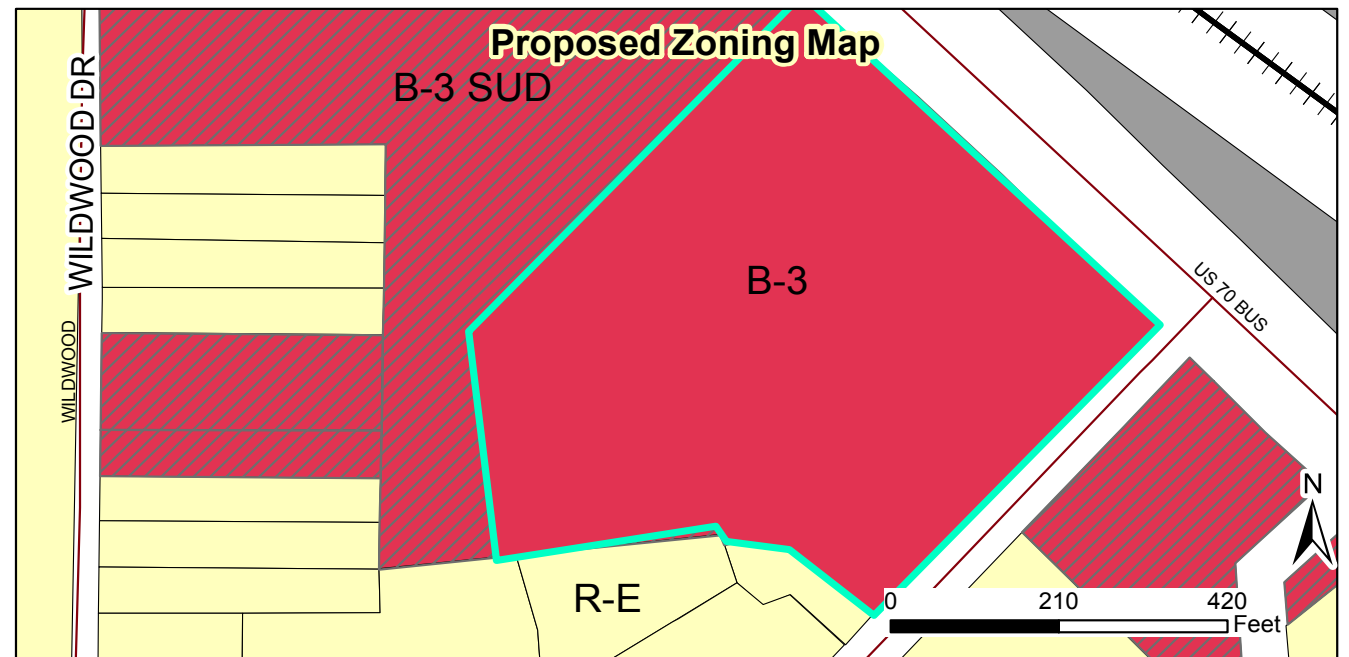
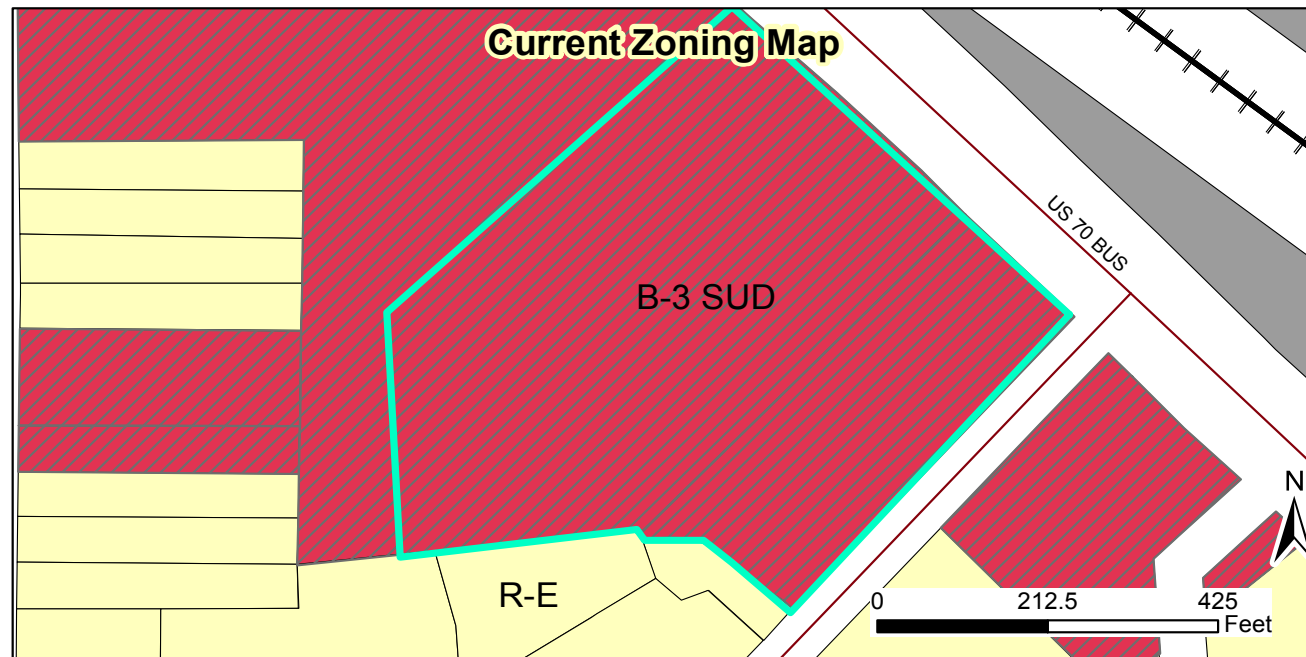
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials



2017-53-RZ 9257 US HWY 70 Rezoning
Request: To rezone subject parcel from B-3 SUD to B-3
 Applicant: Alsey Gilbert
 Property Owners: Mooring Capital Fund, LLC
 Parcel ID: 166800-84-0769
 Tag #: 05104017



- Parcels
- All_Roads
- Special Use District
- Scenic Highway Overlay
- Roads
- Railroads



Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-53-RZ 9257 US Hwy 70 Bus W - Mooring Capital Fund\Map\StaffReportMap- 2017-53-RZ 9257 US HWY 70 Rezoning.mxd

ADJACENT PROPERTY OWNERS LIST

Project Name: Mooring Capital Fund LLC

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

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

[illegible]

Alsey J. Gilbert PLS

442 ½ East Main Street
Clayton N.C. 27520
Email:alseygilbert@ymail.com
Phone 919-553-5104
Fax: 919-553-3663

Dear Neighbors,

A neighborhood meeting will be held on Wednesday, April 20th 2017 at 6:00 to discuss changing the zoning on the existing Mooring Capital Building (formerly Ashley furniture) from B-3sud to B-3. Please feel free to attend.



Alsey J. Gilbert PLS 3701

PUBLIC NOTICE

In accordance with NC GS 160A-384, the Clayton Town Council will hold a public hearing on Monday, June 5, 2017, at 6:30 PM at Town Hall, 111 East Second Street, to consider rezoning request 2017-53-RZ 9257 US HWY 70 Rezoning. Parcel number 166800-84-0769. The request is to rezone the property from Highway-Business Special Use District (B-3 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.

Haley Hogg, Planner
919-553-5002

The Clayton News Star

Please advertise on the following dates:

May 24, 2017

May 31, 2017

Affidavit of publication required.



Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

Items Scheduled for the Regular Meeting

Item Title

Recommendation of Appointments to Downtown Development Association Advisory Board.

Presenter (Name & Title)

David DeYoung, Planning Director

Summary/Description

Following interviews, the following recommendations are made for appointment to the DDA Advisory Board. All appointments would fill a three year term, expiration date of 6/30/2020:

James Lipscomb (Re-Appointment)

Jessica Lloyd (Re-Appointment)

Scott Hadding

Tony Johnson

Requested Action

Place on Consent Agenda

Additional Documents To Be Included in Agenda Packet

Applications



ADVISORY BOARD CANDIDATE APPLICATION

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

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

CHOOSE ONE:

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

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

Please type or use dark ink.

Name: JAMES LIPSCOMB

Mailing Address: 3407 BARBER MILL ROAD CLAYTON 27520

Physical HOME Address: SAME

Phone Number (HOME): — (WORK) 919-422-4704

FAX Number: — Mobile Number: 919-422-4704

Email Address: JAMES@myHTR.com

*Female ☐ *Male ☒

Employer: HOME TOWN BEAUTY

Occupation: REALTOR

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

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

Length of residence in Clayton: 48 YEARS

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

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

Newspaper ☐ Email ☐ Twitter ☒ Mail ☒ Other TOWN COUNCIL

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

FORMER TOWN COUNCILMEMBER 1994-2004, DOWNTOWN BUSINESS OWNER, DOWNTOWN PROPERTY OWNER, ACTIVE IN COMMUNITY WITH FESTIVALS, CHAMBER AND MULTIPLE SPONSORSHIPS OF DOWNTOWN EVENTS ETC.

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

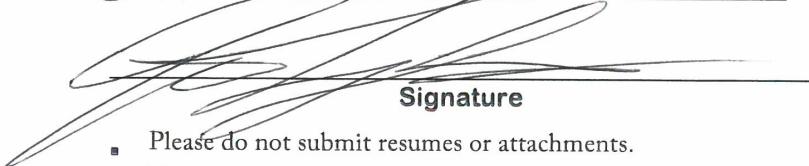
FOR DOWNTOWN CLAYTON AND WELCOMING TO SUPPORT GROWTH AND NEW IDEAS IN DOWNTOWN

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

DOE TO BEING AN OWNER/PARTNER IN MULTIPLE BUILDINGS DOWNTOWN I MAY HAVE TO ABSTAIN FROM VOTES ON OCCASIONS

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

Boards/Committees/Civic	From	To
<u>CLAYTON TOWN COUNCIL</u>	<u>1994</u>	<u>2004</u>
<u>CLAYTON PLANNING BOARD</u>	<u>1992</u>	<u>1994</u>
<u>CLAYTON PDA</u>	<u>2015</u>	<u>CURRENT</u>
<u>CLAYTON CHAMBER</u>	<u>FORMER CHAIRMAN</u>	<u>CURRENT</u>


Signature

4-12-17
Date

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

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



ADVISORY BOARD CANDIDATE APPLICATION

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

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

CHOOSE ONE:

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

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

Please type or use dark ink.

Name: Jessica Lloyd

Mailing Address: 336 Barbour Street Clayton, NC 27520

Physical HOME Address: 336 Barbour Street Clayton, NC 27520

Phone Number (HOME): _____ **(WORK)** _____

FAX Number: _____ **Mobile Number:** 919-749-5253

Email Address: jlalloyd@gmail.com

***Female** ☒ ***Male** ☐

Employer: Lloyd Consultants, LLC

Occupation: Accounting Consultant

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

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

Length of residence in Clayton: 4 years

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

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

Newspaper ☐ Email ☐ Twitter ☒ Mail ☐ Other _____

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

I have been an active member of the CDDA for the last 3 years. My passion for
Growing our downtown activities, awareness and charm has been my driver for my participation.

My family owns a business on Main Street and we are owners of property
In the downtown historic district. I have a vested interest in Downtown
Clayton and love to watch it prosper. An active downtown is attractive to
businesses and residents that are looking for a place to call home.

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

I am a Quickbooks Proadvisor and was the Treasurer of the CDDA for the last
2 years. I have been responsible for the bookkeeping and financial reporting
filing for the last 2 years and have been successfully reporting for our Board. I
have also been tracking the budget on Quickbooks. I also have been very
active on our Promotion Committee and have helped plan and execute
concerts and movie nights for the last 3 years. I am always looking for ideas
to streamline the concert process to eliminate wasteful use of volunteer time.

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

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

Boards/Committees/Civic	From	To
<u>Clayton Chamber of Commerce Board</u>	<u>January 2017</u>	<u>Current</u>
<u>Clayton DDA Treasurer (2015-2016)</u>	<u>January 2014</u>	<u>Current</u>
<u>Cooper Elementary PTA</u>	<u>August 2014</u>	<u>Current</u>
<u>Quickbooks Advisor, Non-profit accounting</u>	_____	_____

Jessica Lloyd

Signature

4/10/17

Date

- Please do not submit resumes or attachments.
- This application is a **public record**.
- Information in the application will be considered in making appointments.

- Candidates may be interviewed prior to appointment.
- If not initially appointed to serve, this application will remain active for one year from date of receipt.

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



ADVISORY BOARD CANDIDATE APPLICATION

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

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

CHOOSE ONE:

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

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

Please type or use dark ink.

Name: Scott A. Hadding, Jr.

Mailing Address: 217 Alder Ln., Clayton, NC 27520

Physical HOME Address: 217 Alder Ln., Clayton, NC 27520

Phone Number (HOME): N/A (WORK) 919-209-2182

FAX Number: N/A Mobile Number: 919-279-7166

Email Address: sahaddingjr@johnstoncc.edu

*Female ☐ *Male ☒ *Race Caucasian

Employer: Johnston Community College

Occupation: Director of Alumni and Annual Giving

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

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

Length of residence in Clayton: 20+ years

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

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

Newspaper ☐ Email ☐ Twitter ☐ Mail ☒ Other Referral

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

Years of downtown/economic development experience, fundraising development practices and strategies, detail oriented with a teamwork mindset, and overly passionate about the Town of Clayton! I wish to serve on the Downtown Development Association Board because I want to give my time and efforts to see that the Town of Clayton continues to preserve the Downtown History while expanding on economic growth and success.

State why you would be an asset to this board or committee. I feel that I would be an asset to this board because of my connections with Johnston Community College, and the benefits that would bring, as well as, my understanding of how the Downtown area has developed over the last 20 years.

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

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

Boards/Committees/Civic	From	To
Clayton Parks and Rec. Events	May 2008	May 2013
Event Planning and Procedures	May 2010	Present
Marketing/Advertisement Experience	May 2010	Present

Scott A. Hadding, Jr.

Digitally signed by Scott A. Hadding, Jr.
DN: cn=Scott A. Hadding, Jr., o=Johnston Community College Foundation, Inc., ou=JCCCF,
email=sahadding@johnstoncc.edu, c=US
Date: 2017.02.21 14:21:50 -0500

2/21/2017

Signature

Date

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

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



received
4/6/17
ETJ

ADVISORY BOARD CANDIDATE APPLICATION

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CHOOSE ONE:

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

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

Please type or use dark ink.

Name: TONY JOHNSON

Mailing Address: 2008 ELIZABETH CT CLAYTON NC 27520

Physical HOME Address: SAME

Phone Number (HOME): _____ (WORK) 919-550-7717

FAX Number: _____ Mobile Number: 919-524-4996

Email Address: TLJARCH@AOL.COM

*Female ☐ *Male ☒

Employer: TONY JOHNSON, ARCHITECT

Occupation: ARCHITECT

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

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

Length of residence in Clayton: 23 YEARS

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

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

Newspaper ☐ Email ☐ Twitter ☒ Mail ☒ Other ☐

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

AS AN ARCHITECT I INTERACT WITH OWNERS, TENANTS, PLANNING STAFF, INSPECTIONS STAFF AND PUBLIC WORKS STAFF. THIS GIVES ME A UNIQUE INSIGHT INTO ALL ASPECTS OF DOWNTOWN DEVELOPMENT.

State why you would be an asset to this board or committee. I HAVE WORKED ON

OVER 40 PROJECTS IN DOWNTOWN CLAYTON IN MY ROLE AS AN ARCHITECT. I KNOW THE PROBLEMS AND PITFALLS OF DOWNTOWN DEVELOPMENT.

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

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

Boards/Committees/Civic

From

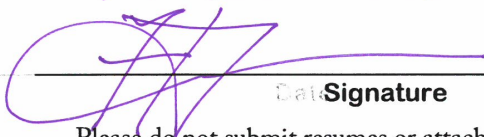
To

CLAYTON DOWNTOWN DESIGN GUIDELINES WORKGROUP 2010

CLAYTON ROTARY CLUB 2015 - PRESENT

CHRISTMAS PARADE VOLUNTEER 2015-2016

HARVEST FESTIVAL VOLUNTEER 2015-2016



Signature

4/6/17

Date

- Please do not submit resumes or attachments.
- This application is a **public record**.

Information in the application will be considered in making appointments.

- Candidates may be interviewed prior to appointment.

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



Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

Staff Reports

Item Title

Clayton / Wilson's Mills Boundary Extension Agreement

Presenter (Name & Title)

Planning Department

Summary/Description

Negotiate with Wilson's Mills to establish a mutually-acceptable boundary extension between the two jurisdictions. If established, the boundary would not expand either jurisdiction's current ETJ area, but would create a line beyond which each jurisdiction would not extend their own ETJ in any future expansion.

Staff is requesting guidance from Council.

Requested Action

Other

Additional Documents To Be Included in Agenda Packet

1) Map showing boundary extension proposals



Extraterritorial Jurisdiction Extension Limits Concord Draft 1

Map date: 02/28/2017

Legend

- Clayton Proposed ETJ
- Wilsons Mills Proposed ETJ
- Town Limits and ETJs

Clayton
Town Limits and ETJ

Wilson's Mills
Town Limits and ETJ



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Printed Date: 3/7/2017
Document Path: O:\PLANNING\GIS Maps\2017\ETJ agreement Wilsons Mills - draft 1 - 20170227.mxd



Town Council Agenda Cover Sheet

Meeting Date

May 15, 2017

Agenda Location

Items for the Regular Meeting

Item Title

Exchange of Real Estate for Economic Development Purposes

Presenter

Katherine Ross, Town Attorney

Summary/Description

Exchange of the following real estate:

- 19.84 acres located on the east side of Amelia Church Road & south of NC 42 West
- 13.571 acres located at 3798 Powhatan Road

Requested Action

Adoption of Resolution

Additional Documents to be Included in Agenda Packet

Resolution

RESOLUTION AUTHORIZING EXCHANGE OF PROPERTY

Whereas, The Town of Clayton (the "Town") owns property located in Johnston County, North Carolina southwest of Short Johnson Road, along the east side of Amelia Church Road, and south of NC Hwy 42 West, consisting of approximately 19.84 acres of land, with PIN #165803-04-8891, and with an estimated value of \$950,000.00 (the "Exchange Property"); and

Whereas, The Capital Area Young Men's Christian Association, Incorporated (the "YMCA") owns property located in Johnston County, North Carolina, with a current street address of 3798 Powhatan Road, Clayton, North Carolina 27527, consisting of approximately 13.571 acres of land, with PIN #167700-49-6694, and with an estimated value of \$1,000,000.00 (the "Real Estate"); and

Whereas, the Town and the YMCA wish to make an exchange of the two described properties; and

Whereas, North Carolina General Statute § 160A-271 authorizes the Town to make such an exchange if authorized by the Town Council by a resolution adopted at a regular meeting of the Town Council upon at least 10 days' public notice; and

Whereas, the Town Council has given the required public notice, and the Town Council is convened in a regular meeting.

Therefore, the Town Council for the Town of Clayton resolves that:

1. The exchange of properties described above is authorized.
2. The Town acquires title to the Real Estate pursuant to North Carolina General Statute §158-7.1(b)(2) and (b)(3), having given notice and having held a public hearing as required by the relevant North Carolina General Statutes.
3. The appropriate county officials are directed to negotiate the exchange and execute the appropriate instruments necessary to carry out the exchange.

Duly adopted this the 15th day of May 2017 while in regular session

Jody McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC, NCCMC
Town Clerk