



**The Town Of Clayton
Clayton Board of Adjustment Agenda
Wednesday, November 16, 2016 @ 6:00 PM
Town Council Chambers**

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. June 15, 2016 Meeting Minutes.
[Board of Adjustment minutes.](#)

4. REPORTS AND COMMENTS

5. OLD BUSINESS

6. NEW BUSINESS

- a. 2016-210-VAR The Warrick Tract
[Staff Report - 2016-210-VAR](#)
[Staff Map - 2016-210-VAR](#)
[Application & Findings of Fact 2016-210-VAR](#)
[Site Plan 2016-210-VAR](#)
- b. 2017 Board of Adjustment Meeting Calendar
[2017 BOA Calendar - Pending Adoption](#)

7. INFORMAL DISCUSSION AND PUBLIC COMMENT

8. ADJOURN



**The Town Of Clayton
Clayton Board of Adjustment Minutes
Wednesday, June 15, 2016 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Donna White (ETJ) [Chair], Matt Evans (TL) [Vice Chair], Bill Wenzel (ETJ), Tom Medlin (TL), Johnny House (ETJ).

STAFF PRESENT:

Jay McLeod, Town Planner; Laura Gray, Clerk to Board and Merrick Parrott, Town Attorney.

MEMBERS ABSENT:

Alexander Atchison (TL) and Mark Helmer (TL-Alt.)

1 CALL TO ORDER

- a) Donna White called the meeting to order.
- b) Laura Gray, Clerk to Board, swore in all persons wishing to testify.

2 ADJUSTMENT OF THE AGENDA

- a) None.

3 APPROVAL OF MINUTES

- a) Board of Adjustment Minutes - March 16, 2016

ACTION: Motion to Approve.

Motion: Matt Evans
Second: Tom Medlin
Vote: Unanimous

4 REPORTS AND COMMENTS

- a) None.

5 OLD BUSINESS

- a) None.

6 NEW BUSINESS

- a) 2016-95-CUP Dairy Road Church - Conditional Use Permit
NC PIN: 165811-67-4218 / Tag #: 05H03197G

The project is located on the southern corner of Dairy Road and Barber Mill Road.

Jay McLeod, Town Planner, presented Dairy Road Church to the Board of Adjustment.

Mr. McLeod stated the applicant is requesting approval of a Conditional Use Permit to allow the use of a church to be located on the subject property which is zoned Residential-10 (R-10).

The applicant held the neighborhood meeting June 1, 2016.

The development will consist of a 7,500 square foot structure, along with a potential playground located directly east of the structure. There will be six classrooms located within the church, and the sanctuary will be 2,940 square feet in size.

The applicant is proposing 54 parking spaces, including an additional 3 handicap spaces.

As a part of this development, sidewalks will be added along Barber Mill Road and Dairy Road. Access will be provided from this sidewalk to the site via a sidewalk extension. Sidewalks will also be provided along the building and playground area. In order to provide better connectivity, staff recommended that the sidewalk connection from Barber Mill road connect through the southern portion of the site to the sidewalk adjacent to the playground area.

Mr. McLeod stated a Class C landscape buffer is required along the eastern and southern borders, where parking abuts residential properties. A Class A landscape buffer is required along the eastern edge where the building abuts the neighboring Residential-Estate zoning district. A Class A landscape buffer is required along thoroughfares, such as Barber Mill Road. All parking areas are required to be screened (with shrubs) from public rights-of-way.

Mr. McLeod stated the use is compatible with the surrounding uses, which consists of primarily residential. Mr. McLeod stated churches are often found in residential districts, and provide complimentary service to neighborhoods.

The applicant has addressed the Findings of Fact, which are found within their completed application. However, the criteria is not currently met for Finding of Fact #4 which reads "the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties". The applicant stated in the Findings that the proposed structure will be "built with the same character and standards with the adjacent property". However, the materials of the proposed building are metal while the adjacent property (medical office) consists of brick. Because of this staff does not feel that the material of the proposed structure is consistent with the character of adjacent development. Additionally, the applicant shall further clarify Finding of Fact #1.

Mr. McLeod stated the proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC), so long as the Conditional Use Permit is approved with the attached conditions of approval and any conditions that are generated as part of subsequent revisions to the Major Site Plan.

Johnny House asked what type of siding would staff request and would the materials need to be on all four sides.

Mr. McLeod stated brick is the preferred material and all four sides are required to have the same materials. Mr. McLeod clarified brick is the preferred material but is not the required material. Other materials may be explored.

The Board of Adjustment requested condition #6 change from 'approval of the Planning Staff' to 'approval of the Planning Board'.

Curk Lane with True Line Surveying, 205 West Main Street, represented the applicant.

Mr. Lane stated the conditions have been read and accepted by the applicant.

Matt Evans asked Mr. Lane if the applicant is agreeable to the change to condition #6.

Mr. Lane, on behalf of the applicant, agreed upon condition #6 to be approved by the Planning Board.

No further questions for Curk Lane.

Staff recommended that if the Board of Adjustment reaches positive conclusions on the required Findings of Fact, the approval of the petition be subject to the following conditions:

1. If approved by the Planning Board, three copies of the final site plan meeting the Conditions of Approval shall be submitted to the Planning Department for final approval.
2. The conditions of approval for both the Conditional Use Permit and the Major Site Plan (if applicable) shall be recorded on the cover sheet of the final site plan.
3. Development fees shall be paid prior to building permit issuance.
4. The site plan shall conform to the standards for non-residential development in a Residential-10 zoning district.
5. The elevations of the building shall be designed to meet or exceed the design standards of the surrounding buildings, including dormers to break up the roof line, architectural treatments along the façade, and upgraded materials.

6. Metal siding shall not be used for the walls. Final elevations shall meet the approval of the Planning Board for quality materials and architectural design.
7. Sidewalk(s) shall be provided along at least one side of the entrance drive, to provide direct access to the entrance to the building.
8. A sidewalk connection shall be made through the southern portion of the site, connecting the sidewalk along Barber Mill Road to the sidewalk along the western portion of the playground area.
9. The sidewalk connections from the exterior sidewalk along Barber Mill Road and Dairy Road shall connect to the site through a landscape island, rather than through a parking space.
10. All landscape islands shall meet the required minimum areas as specified in the UDC.
11. Any required stormwater management features shall be shown on the site and landscaping plans, and a detail drawing shall be provided on the plans.
12. Parking areas shall not encroach into the required landscape buffers.
13. Wheelstops shall be provided in appropriate locations, where parking areas abut 5' wide sidewalk.
14. Hammerhead turnouts in the parking area shall be widened to match the aisle width.
15. The end of each hammerhead area shall have a striped (no parking) turn-around space.
16. Parking spaces shall not be larger than 10' x 20' without approval of the Planning Department.
17. All signs shall require a separate sign permit to be approved by the Planning Department.
18. The applicant shall provide a Preliminary Grading Plan, which meets the requirements of the Planning Department.
19. The applicant shall provide a Preliminary Lighting Plan, which meets the requirements of the Planning Department.
20. All mechanical equipment and service areas (i.e. – dumpsters or trash cans) shall be completely screened from view.
21. Only a Church is permitted pursuant to this Conditional Use Permit. Expansion or addition of other uses, such as daycare or preschool shall require separate application and review.
22. Prior to issuance of a Certificate of Occupancy, a successful site and landscaping inspection shall be obtained from the Planning Department.

Donna White made a motion to go in closed session.

When considering a Conditional Use Permit application, the Board of Adjustment shall consider specific Findings of Fact. A Conditional Use which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved.

The Board of Adjustment deliberated.

Donna White reopened the session and asked for a motion.

Johnny House motioned to approve the Conditional Use Permit with the

revised conditions and read the Findings of Fact.

Having heard all the evidence and argument presented at the hearing, the Board of Adjustment made the following findings:

- (1) That the application will not materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.
- (2) That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances, or other applicable regulations.
- (3) That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
- (4) That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

ACTION: Motion to approve 2016-95-CUP with revised conditions.

Motion: Johnny House
Second: Matt Evans
Vote: Unanimous

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Donna White announced Michael Orłowski stepped down from his position as a Board Member.

8 ADJOURN

ACTION: Motion to adjourn.

Motion: Matt Evans
Second: Bill Wenzel
Vote: Unanimous

Donna White
Chair

ATTEST:

Laura Gray
Clerk to the Board

June 15, 2016
Minutes



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

Board of Adjustment
November 16, 2016

STAFF REPORT

Application Number: 2016-210-VAR
Project Name: Warrick Tract Lot Size Variance
NC PIN: 175000-30-9566 & 175000-30-6174
Town Limits/ETJ: ETJ
Agent/Applicant: Adams & Hodge Engineering; Donnie Adams (Donnie@adamsandhodge.com); Mark Hall (mark@adamsandhodge.com)
Owner: Linda Warrick/Woodley Warrick Heirs

PROJECT LOCATION: The property is located to the north of Old US HWY 70 W and the east of Fieldstone Dr.



SITE DATA:
Acreage: 25.33 acres
Present Zoning: Residential-Estate (R-E)
Existing Use: Vacant / Agriculture
Proposed Use: Single-family residential subdivision

REQUEST:

The applicant is requesting a variance from the minimum lot size requirements for single-family residential lots that are zoned Residential-Estate (R-E). Specifically, the applicant is requesting a variance to allow a minimum lot size of 25,000 square feet instead of the required 30,000 square feet. The applicant is also requesting to allow a maximum density of 1.03 dwelling units per acre. The proposed variance is as follows:

Request	UDC Section	Requirement	Variance Request
1	§155.203(G)(6), Table 2-2	Minimum lot area of 30,000 sq. ft. for single-family residential lots zoned R-E, with public water and septic, is 30,000 square feet.	To reduce the minimum lot size requirement to 25,000 square feet.
2	§155.203(G)(6), Table 2-2	Maximum density for single-family residential lots zoned R-E, with public water and septic, is 1 dwelling unit per acre.	To adjust the density requirements to better reflect the minimum lot size (a min. 30,000 sq. ft. lot would mathematically equate to a density of 1.45 units/acre).

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting a variance from the minimum lot size requirements and the maximum density requirements for a single-family residential subdivision zoned Residential-Estate (R-E). This request is running concurrently with a Major Subdivision application (2016-163-SD) to develop the subject parcels into 24 single-family residential lots. These lots are proposed to be on public water and septic. This associated project is currently under review by staff and will proceed to Planning Board on November 28th.

The Unified Development Code requires that all single-family residential lots zoned Residential-Estate and hooked to one of either public water or sewer have a minimum lot size of 30,000 square feet, and a maximum density of 1 dwelling unit per acre. The applicant is requesting a variance to allow the subject parcels to be developed into lots that have a minimum lot size of 25,000 square feet and a maximum density of 1.03 dwelling units per acre. The applicant's request is based on the soil characteristics, which would allow the denser layout with no loss in the provision of suitable septic field area for percolation on each lot. Said differently, the applicant proposes that the variance allows the subdivision to better conform to the physical restrictions of the site, while still maintaining a large lot subdivision that is consistent with the surrounding developments.

If platted at 26 lots, the applicant's requested variance would still result in an average lot size of 42,437 sq. ft., even though the minimum lot size would be 25,000 sq. ft. Even if the land proposed to remain with the existing home is removed from the equation, the remaining 25 lots would still have an average lot size of 39,158 sq. ft.

The subject parcels are located within the Town of Clayton's ETJ, and are bordered by two existing residential subdivisions. The neighboring subdivisions are on well water with septic fields, and are both zoned Residential-Estate with single-family residential lots that are not less than 30,000 square feet in size. The County Environmental Health Department has regulations regarding minimum separation requirements between wells and septic drain fields. The subdivision would still have to adhere to these requirements.

CONSIDERATIONS:

The applicant has addressed the required Findings of Fact, which are included as an attachment to this Staff Report. As noted within the Unified Development Code (155.716(F)(2)), no variance shall be approved by the Board of Adjustment unless all of the following findings are made:

- a. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.
- c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-create hardship.
- d. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that the public safety is secured and substantial justice is achieved.

FINDINGS:

When considering a Variance application, The Board of Adjustment shall consider specific Findings of Fact. A Variance which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the findings expressly established by Chapter 155.716 of the UDC. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

CONDITIONS OF APPROVAL:

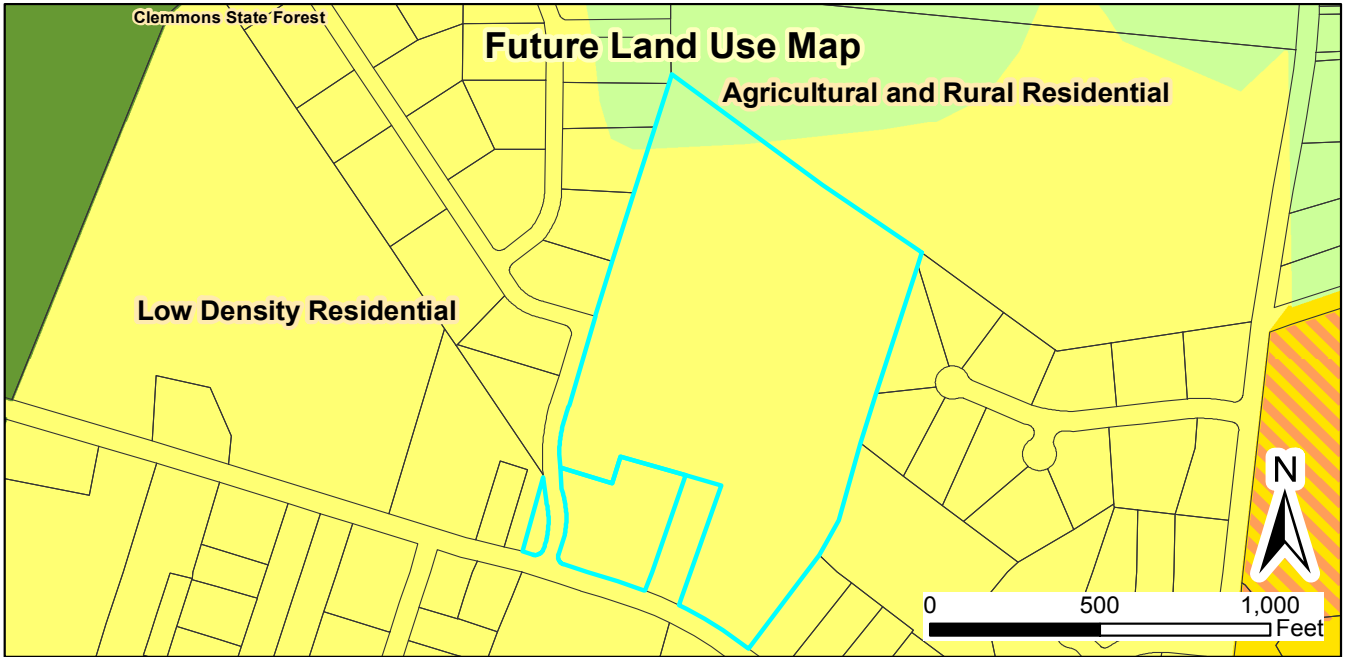
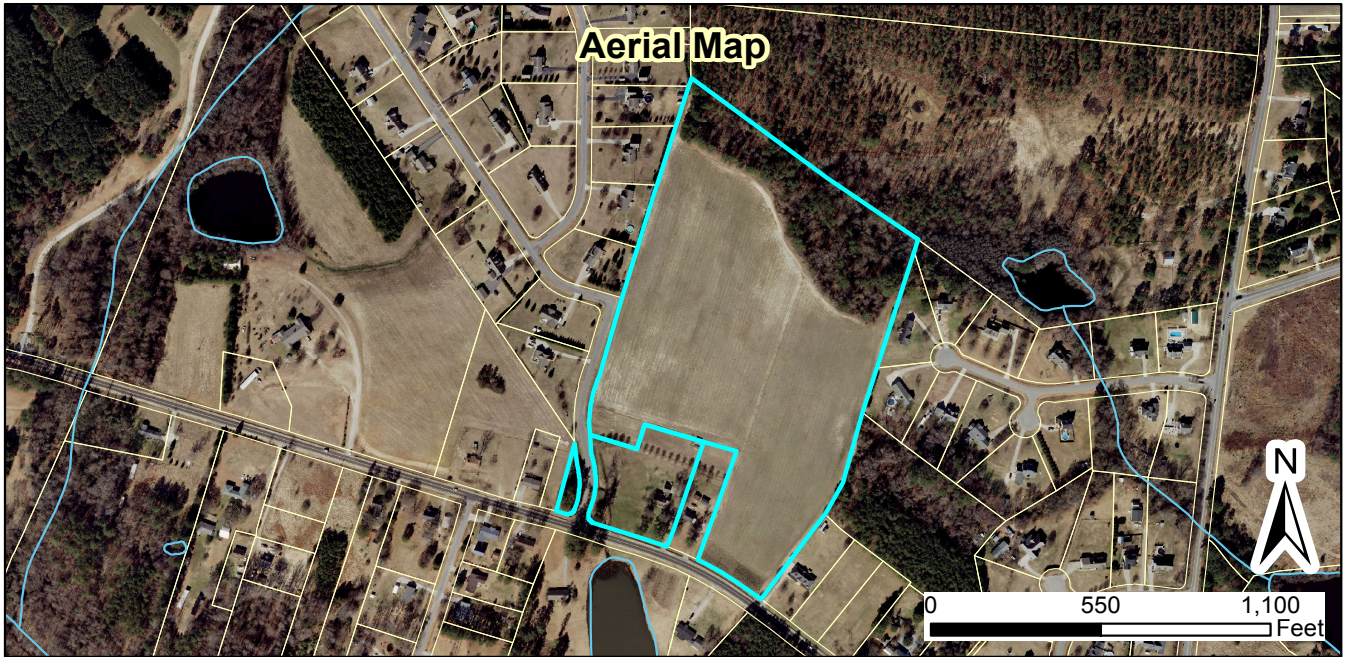
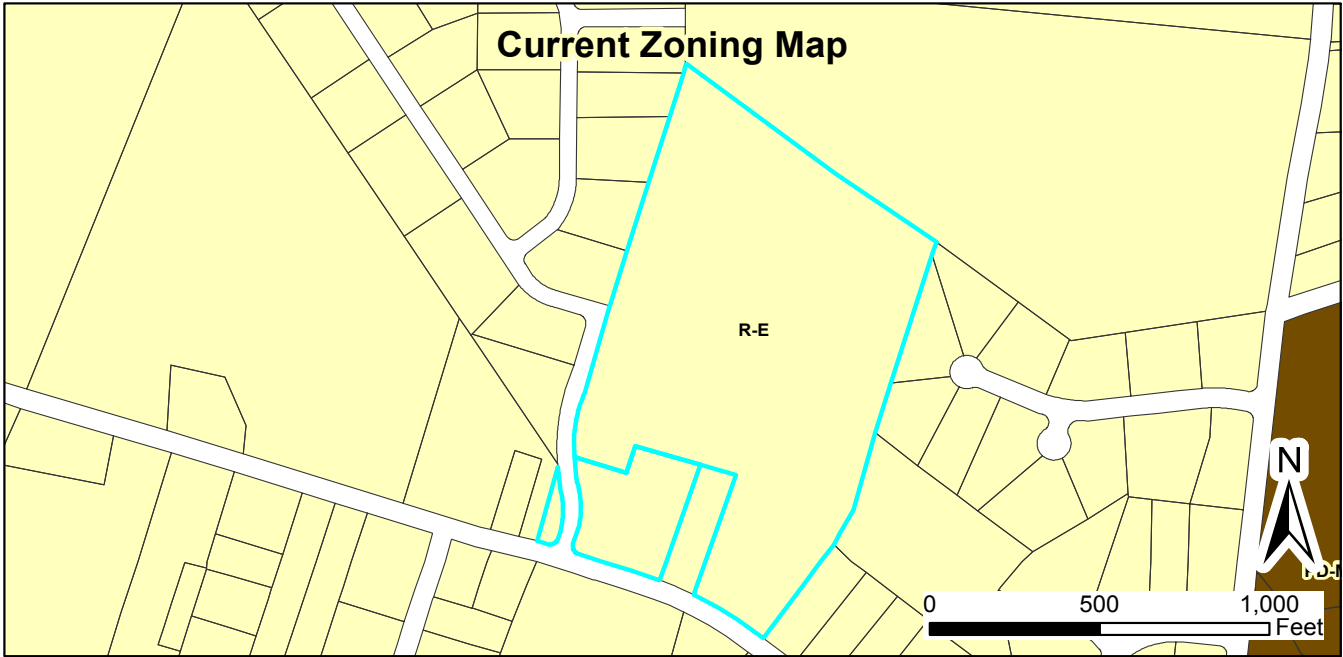
1. Any subdivision shall still adhere to the minimum separation requirements for well and septic fields, as determined and administered by the appropriate body; in this case, the Johnston County Environmental Health Department.
2. Average lot size shall be at least 30,000 sq. ft. This calculation shall not include existing homes on land to be subdivided off of the rest of the tract.
3. Minimum lot size shall be 25,000 sq. ft.
4. The maximum number of lots for the land in question shall be 26.

STAFF RECOMMENDATION:

Approval with conditions.

ATTACHMENTS:

1. Application
2. Staff Report Maps
3. Findings of Fact



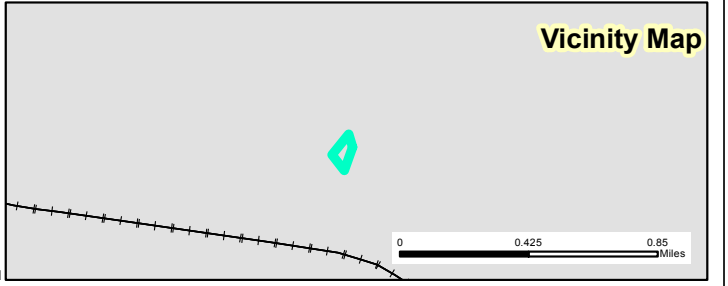
2016-210-VAR Warrick Tract Variance
Request: To obtain a variance from the minimum lot size requirements
Applicant: Adams & Hodge Engineering, PC
Property Owner: Linda Warrick/Woodley Warrick Heirs
Parcel ID Numbers: 175000-30-9566 & 175000-30-6174
TAG #s: 05G01016H & 05G01020K



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2016\2016-163-SD Warrick Tract\Maps\Staff Rpt Map - Warrick Tract 2016-163-SD.mxd

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

09/07/2016
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.





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

VARIANCE APPLICATION

Pursuant to Article 7, Section 155.716 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Board of Adjustment to allow a Variance. Variances must not be contrary to the public interest and must meet four findings of fact as outlined in Section 155.716 and addressed by the applicant in this application.

Application Fee: \$250.00 (please note if a variance is sought "after the fact" the fee is \$500.00)

Advertisement Fee: \$100.00

All fees are due when the application is submitted.

SITE INFORMATION

Name of Project: The Warrick Tract **Acreage of Property:** 25.33

County Tag #: O5G01016H, O5G01020K **NC PIN:** 175000-30-9566, 175000-30-6174

Address/Location: 1804 Old U.S. Hwy 70 W, West of Shotwell Road

Existing Use: Vacant tract and single family residence **Proposed Use:** 26 Lot subdivision

Zoning District: R-E

Is project within a Planned Development? ☒ No
☐ Yes (list): _____

Is project within an Overlay District? ☒ No
☐ Yes (list): _____

Variance(s) Requested: *List each requested variance. Attach additional pages if necessary.*

Code Section: 155.203(G)(6)

Code Requirement: Minimum lot size for conventional subdivision lots with public water and septic systems is 30,000 sq.ft.

Variance Sought (describe specific request): Reduction of the 30,000 sq.ft. minimum lot size to a 25,000 sq.ft. minimum lot size and a maximum density of 1.03 DU/AC

FOR OFFICE USE ONLY

Date Received: <u>OCT 03 2016</u>	Amount Paid: <u>\$350.00</u>	Permit Number: <u>2016-210-VAR</u>
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6/10/2016 TOWN OF CLAYTON PLANNING DEPT. & CLERK

Page 1 of 5

PROPERTY OWNER INFORMATION

Name: Woodley C. Warrick Heirs/Linda Harris Warrick
Mailing Address: 1804 Old US Hwy 70 W, Clayton, NC 27520/1812 Old US Hwy 70 W, Clayton, NC 27520
Phone Number: 919-736-7278 Fax: N/A
Email Address: donnie@adamsandhodge.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Boulevard, Clayton, NC 27527
Phone Number: 919-736-7278 Fax: N/A
Contact Person: Donnie Adams/Mark Hall
Email Address: donnie@adamsandhodge.com/mark@adamsandhodge.com

REQUIRED INFORMATION (to be submitted with the application)

Please fill out the following checklist. The following items must accompany a Variance application.

Applicant: Fill out the checklist below.			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☒				
2. Site Plan Review Fee (\$250) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form <i>Required if the applicant is not the property owner.</i>	☐	☒			
5. Survey of the property (not more than a year old unless approved by the Planning Department)	☐	☒			
6. Site Plan, architectural elevations, or drawing as applicable showing requested variance. <i>This document should reference requirements – for example, if the request is for a setback variance, show the required setback and the requested setback.</i>	☒	☐			
7. Adjacent property owners list <i>See sheet included as part of this packet with instructions. For questions on how to determine property owners, please speak with Planning staff.</i>	☒				
8. Stamped, addressed, empty envelopes with no return address for each Adjacent Property Owner (One set) <i>To be used for Town's public noticing of the Board of Adjustment hearing.</i>	☒				

Staff may request additional documentation to support the request.

BURDEN OF PROOF / EXPLANATION OF REQUEST

Use this section to describe the request. An applicant seeking a variance has the burden of presenting evidence sufficient to allow the Board of Adjustment to reach conclusions for the Required Findings of Fact. Attach additional sheets/pertinent information as necessary.

SEE ATTACHED SUPPORTING DOCUMENTATION

REQUIRED FINDINGS OF FACT

Section 155.716(F)(2) of the Unified Land Development Code requires applications requesting a Variance to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

SEE ATTACHED SUPPORTING DOCUMENTATION

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from person circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance..

SEE ATTACHED SUPPORTING DOCUMENTATION

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

SEE ATTACHED SUPPORTING DOCUMENTATION

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

SEE ATTACHED SUPPORTING DOCUMENTATION

APPLICANT AFFIDAVIT

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

Donnie Adams, PE

Print Name


Signature of Applicant

10/03/2016

Date

9/30/2016

Page 4 of 5



The Warrick Tract – Supporting Documentation

Attachments for the Variance Application

BURDEN OF PROOF / EXPLANATION OF REQUEST:

The subject property is located in Johnston County just outside the current Clayton city limits. This property was subject to Johnston County development standards until the Town of Clayton (T.O.C.) Extra Territorial Jurisdiction (ETJ) was expanded. This site is currently within the Town's ETJ and zoned Residential-Estate (R-E). R-E zoning allows for minimum lot areas ranging from 20,000 sq. ft. to 40,000 sq.ft. and a development density from 1 to 2 DU/AC dependent upon the type/method of water and wastewater service provided. This site is serviced by public water (Town of Clayton) and individual septic systems. Therefore, by a strict application of the ordinance this site is limited to a 30,000 sq. ft. minimum lot area with a development density of 1 DU/AC. This scenario is similar to a recent decision by the T.O.C. to allow a development originally started under Johnston County development guidelines to have a minimum lot size of 25,000 sq.ft. That particular developer also petitioned the T.O.C. for voluntary annexation into the Town.

In consideration of the above noted circumstances, the Applicant respectfully requests a variance to reduce the minimum lot area to 25,000 sq.ft. and a variance to reduce the development density to 1.05 DU/AC. The goal of the developer is to develop a successful, feasible and desirable neighborhood that is "compatible with the open and rural character of the area" and blends in with and compliments the existing surrounding developments. We feel the granting of these variances will contribute to that goal.

REQUIRED FINDINGS OF FACT:

1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

The subject property is inside the T.O.C. ETJ but not within the city limits and is surrounded by properties that have been developed under Johnston County standards which have no minimum lot area requirements while allowing a maximum density of 1.5 DU/AC. Per the T.O.C. UDO 155.200, "(a) R-E / Residential-Estate. The R-E district is comprised of low density, single-family dwellings, and other selected uses which are compatible with the open and rural character of the area. The established regulations for this district are designed to promote and encourage an environment for family life and agriculture." According to the measurements set aside within the R-E district, lots as small as 20,000 sq. ft. will "promote and encourage an environment for family life and agriculture." Strict application of the ordinance by limiting the minimum lot area to 30,000 sq. ft. creates an unnecessary hardship. "Worthy of note is the fact that R-E zoning's predecessor, AR/R-40/20 allowed for a 20,000 sq.ft. minimum lot size if using public water or sewer. This lot minimum of 20,000 sq.ft. was also allowed under the 2006 UDO.

2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from person circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

The subject property's location was originally under Johnston County development standards until the T.O.C. ETJ was expanded. This has created a scenario where the subject property is now under a zoning classification that is similar to its original classification but with a stricter minimum lot size. As the design of the subject property includes the use of public water, the developer also plans to petition the T.O.C. for voluntary annexation, which will add to the T.O.C. tax base.

3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

The hardship arises from the R-E zoning classification's 30,000 sq.ft. minimum lot size and extension of the T.O.C. ETJ to include property that would otherwise have been developed under County standards, and previous T.O.C. standards, that would allow for a smaller minimum lot size. It is worth noting that the current design of the subject property would be approved under Johnston County and previous T.O.C. standards without the need to request a variance.

Also, the current T.O.C. UDO appears to favor high density developments with much smaller lot sizes which is not the goal of the developer of the subject property, i.e., in the R-E zoning district property served by public water and public sewer may have a minimum lot size of 20,000 sq.ft. which is only 5,000 sq.ft. less than the proposed variance request.

4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance and will result in a development that is "compatible with the open and rural character of the area" that resembles the density character of neighboring properties. As noted earlier, this scenario is similar to a recent decision by the T.O.C. to allow a development originally started under Johnston County development guidelines to have a minimum lot size of 25,000 sq.ft.

ADJACENT PROPERTY OWNERS LIST

Project Name: The Warrick Tract

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

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

PARCEL NUMBER	NAME	ADDRESS
175000-41-8275	Kathryn Ann & Donald J. Creasy	Kathryn Ann & Donald J. Creasy
175000-40-6794	Phillip Jay & Kristi L. Stott	3404 Sparrowwood Dr, Wake Forest, NC 27587-4993
175000-40-4644	Eula Jean Thompson Hunter	25 Seven Oaks Dr, Clayton, NC 27520-8034
175000-40-4493	Patricia Moulthrop & Edward Poole	22 Seven Oaks Dr, Clayton, NC 27520-8033
175000-40-5111	Mary H. Rogel Heirs	113 Farida Dr, Asheville, NC 28804
165906-49-2805	H. I. Potts, Jr.	1722 Old US Hwy 70 W, Clayton, NC 27520
165906-49-1370	ASCO Builders, Inc.	319 Chapanoke Rd, Suite 201, Raleigh, NC 27603
165906-39-7457	Benny Wayne & Shelia Ann Powell	1805 Old US Hwy 70 W, Clayton, NC 27520-6568
165906-39-5615	Stephen L. & Barbara M. Poole	1821 Old US Hwy 70 W, Clayton, NC 27520
165906-39-2991	Hubert Donald Jones	1827 Old US Hwy 70 W, Clayton, NC 27520
175000-30-3139	Kristopher Z. Hogg	1830 Old US Hwy 70 W, Clayton, NC 27520
175000-30-3404	Rona Frost Privette & Mark D. Frost	1900 Old US Hwy 70 W, Clayton, NC 27520
175000-30-3584	Richard L. & Annie Pearl Stevens	103 Fieldstone Dr, Clayton, NC 27520
175000-30-4710	Curtine & Bernice Powell	101 Pebble Dr, Clayton, NC 27520-8042
175000-30-5829	Martin S. Pellicer	100 Pebble Dr, Clayton, NC 27520-8042
175000-31-5085	Gregory Bruce & Beth Rhodes Franson	304 Rock Circle, Clayton, NC 27520
175000-31-6233	Thomas R. & Wanda Sue Howard	308 Rock Circle, Clayton, NC 27520

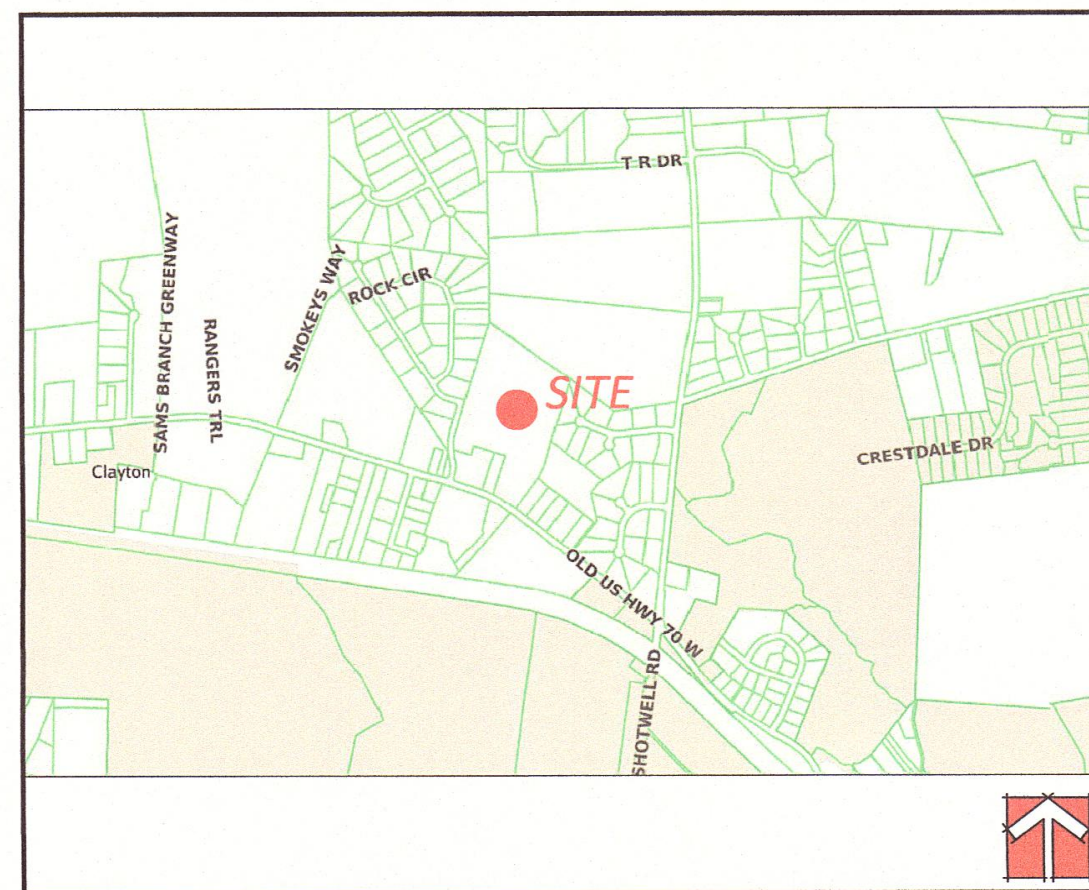
ADJACENT PROPERTY OWNERS LIST

Project Name: The Warrick Tract

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]



SITE VICINITY MAP
NOT TO SCALE

PRELIMINARY SUBDIVISION PLAN

FOR

THE WARRICK TRACT CLAYTON, NORTH CAROLINA

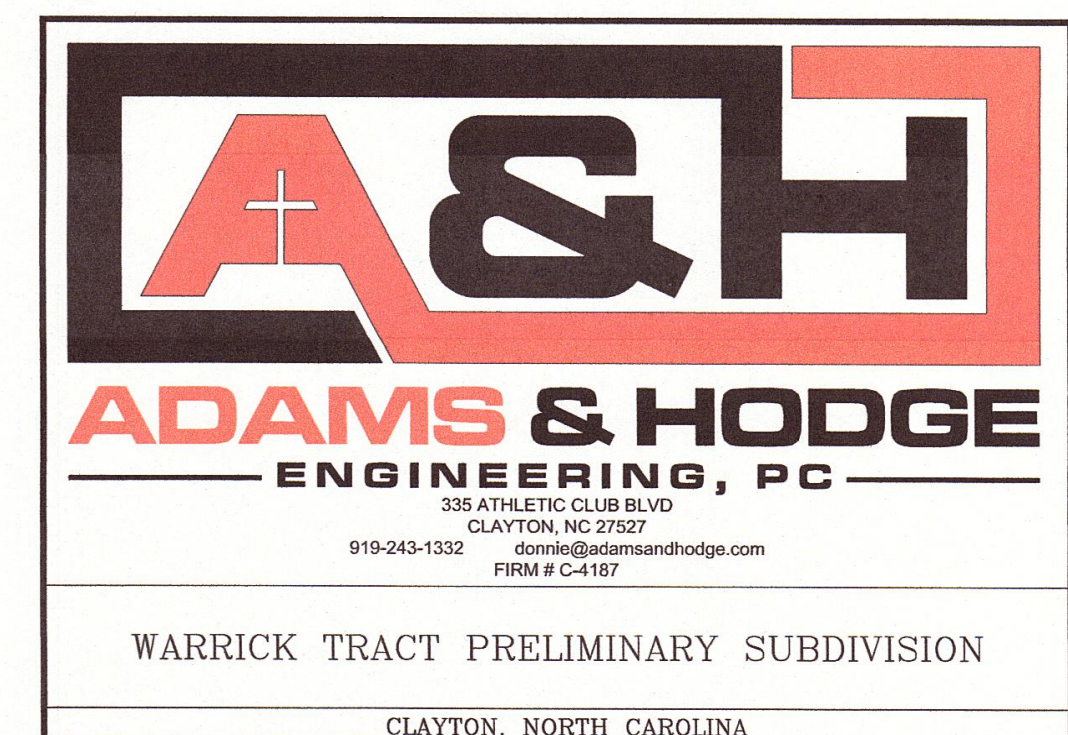
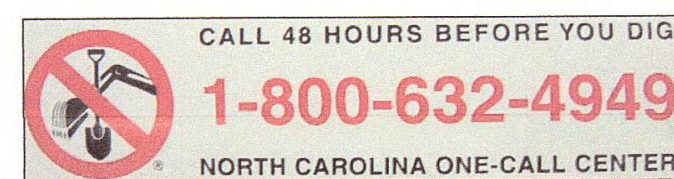
SHEET INDEX

SHEET TITLE	SHEET No.
EXISTING CONDITIONS.....	EC01
SUBDIVISION PLAN.....	SD01
CBU SITE PLAN & DETAILS.....	SD02
CLASS "A" BUFFER DIRECTIVES.....	SD03
UTILITY PLAN.....	UT01

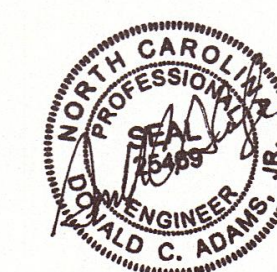
DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NORTH CAROLINA 27529

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



OCTOBER 3, 2016

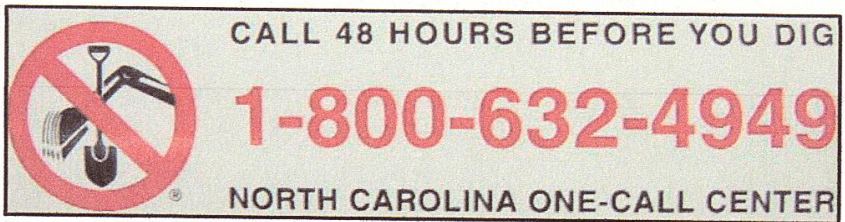


FOR REVIEW AND
COMMENT ONLY

REVISED
5:30 pm, Sep 29, 2016



REFERENCE T.O.C. PROJECT: 2016-163-SDM



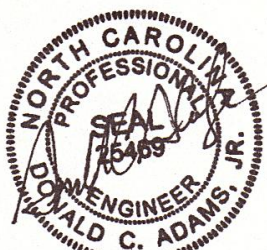
DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NORTH CAROLINA 27529
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

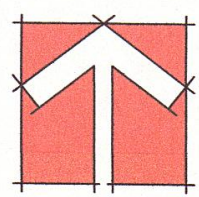
SITE INFORMATION

1. OWNER: WOODLEY C. WARRICK HEIRS/ LINDA HARRIS WARRICK
1804 OLD US HWY 70 W
CLAYTON, NC 27520
2. PARCEL #: 175000-30-9566, 175000-30-6174
3. TAG #: 05G01016H, 05G01020K
4. TAX #: 4368815, 4383728
5. TOTAL ACREAGE = 25.33 AC/ 1,103,375 SF
6. CURRENT ZONING: R-E
7. CURRENT USE: LARGER TRACT IS VACANT, SMALLER TRACT HAS A RESIDENCE LOCATED ON IT

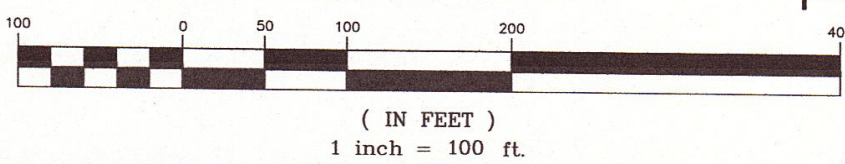
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COMMENT ONLY



REVISED
5:30 pm, Sep 29, 2016



GRAPHIC SCALE



T.O.C. PROJECT: 2016-163-SDM

WARRICK TRACT

EXISTING CONDITIONS

DESIGN	DCA/TMH
DRAWN	TMH
CHECKED	DCA
HORIZONTAL SCALE	SEE DRAWING SCALE
VERTICAL SCALE	SEE DRAWING SCALE
DATE	10/03/2016
JOB NO.	AH-
SHEET	EC01

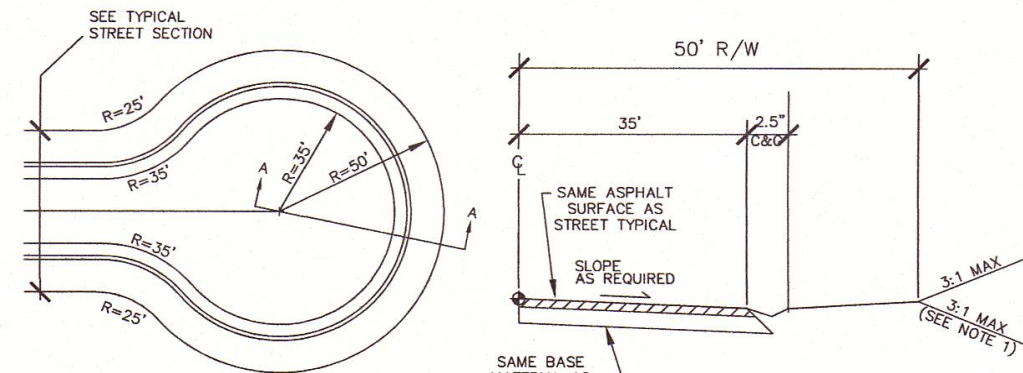
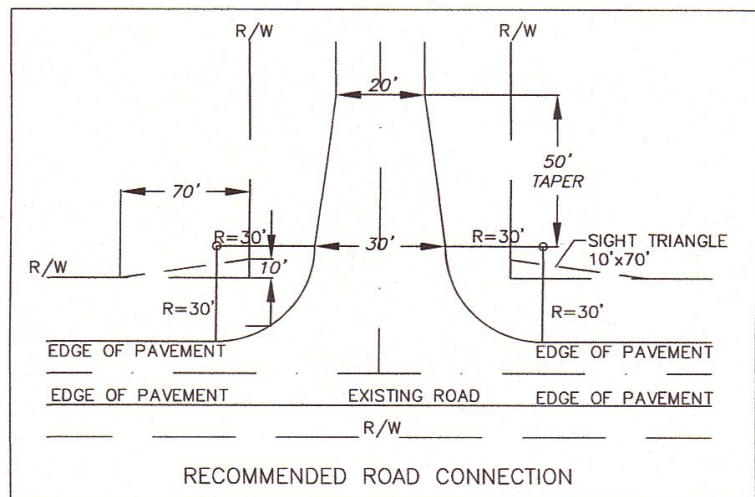
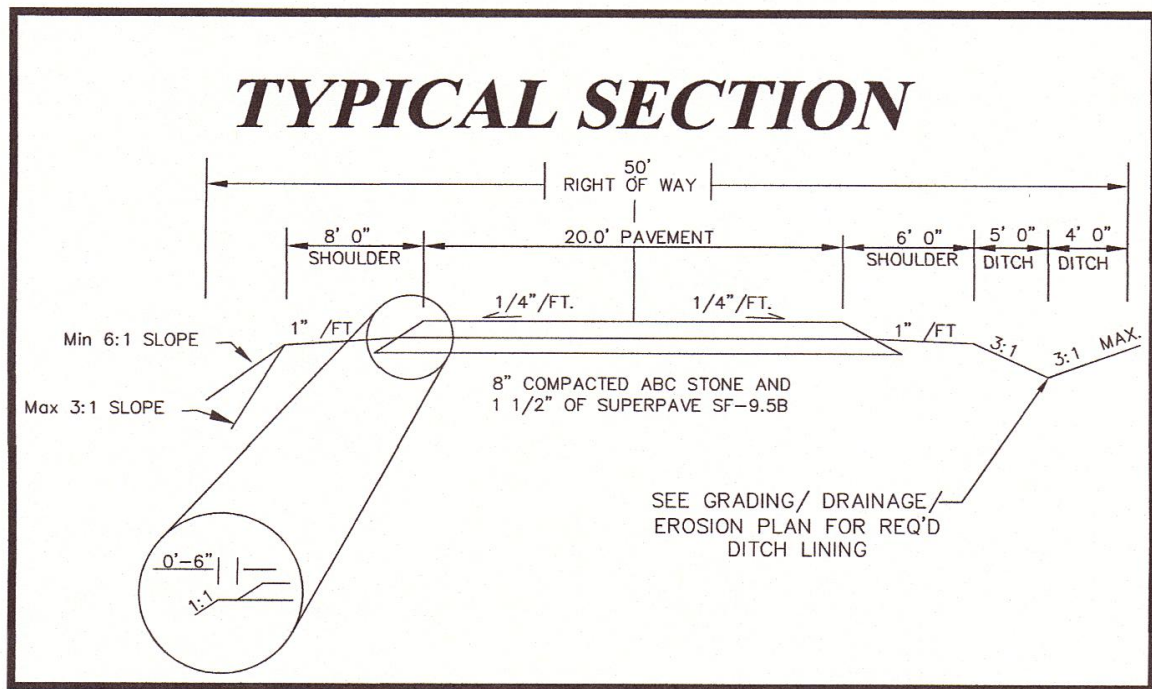
ADAMS & HODGE
ENGINEERING, PC



SAM'S BRANCH, LLC

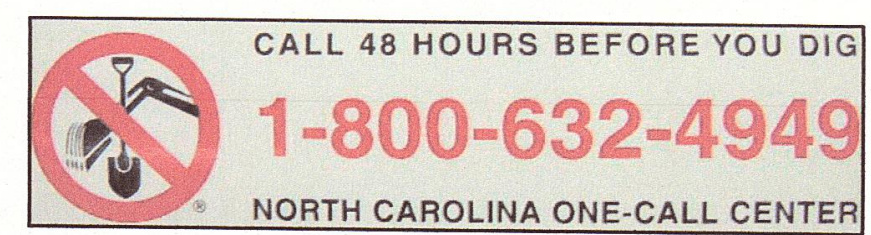
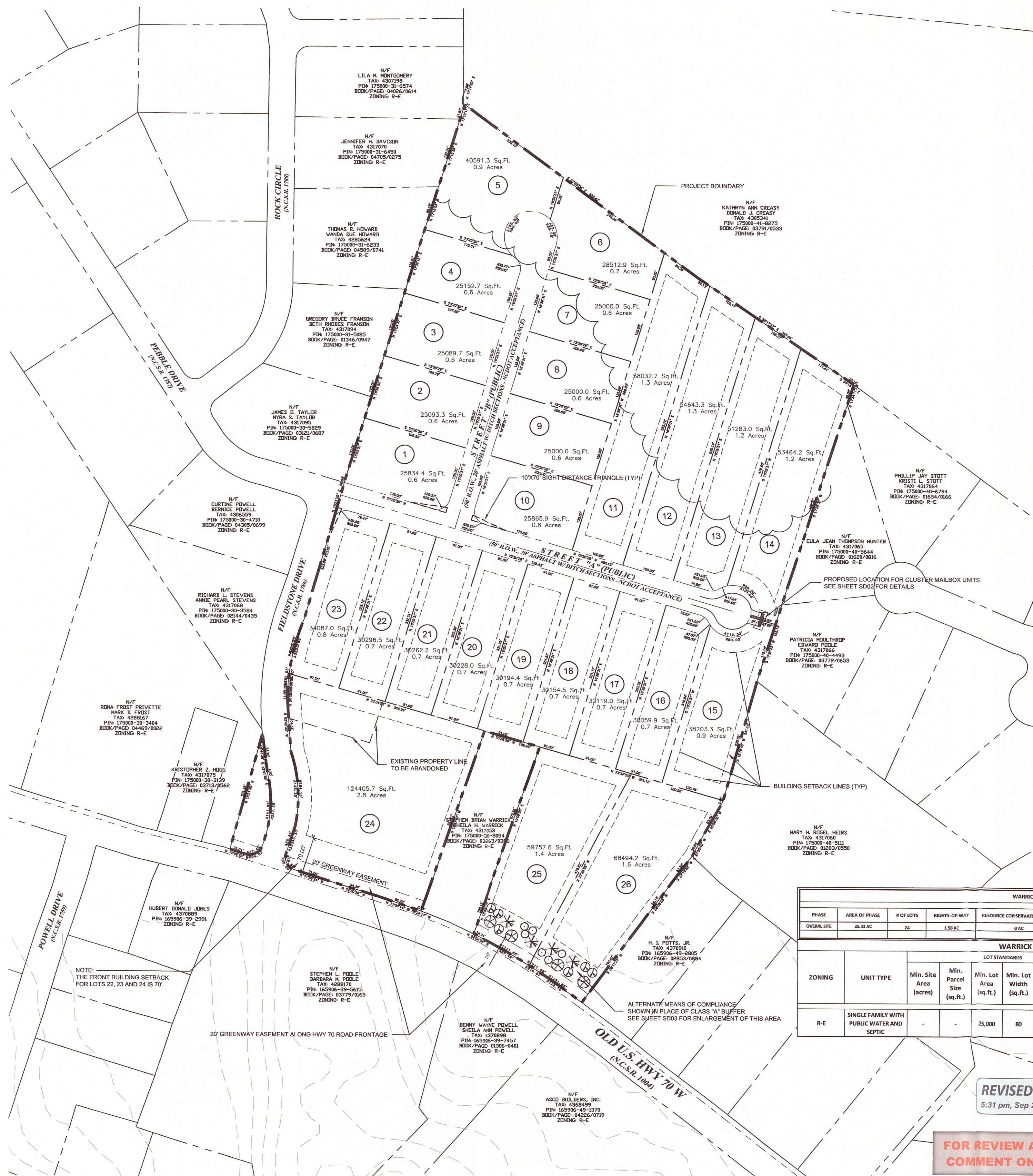
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adams-hodge.com
919-243-1312
FIRM # C-187





NCDOT TYPICAL SYMMETRICAL CULDESAC

- NO SCALE
- NOTES: 1. Steeper sidewalks of 1:5.1 may be used in steep or hilly terrain.
2. Use roadside 18 inch (see separate detail) when necessary to continue drainage around culdesacs in 18 inch sections.
3. CONTRACTOR shall provide subgrade, base, and pavement testing on all streets in accordance with NCDOT Standards.
4. This detail is intended to meet or exceed the typical NCDOT culdesac criteria (see NCDOT Subdivision Roadway Construction Standards 2000 version).



DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NORTH CAROLINA 27529
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

SITE INFORMATION

- OWNER: WOOLEY C. WARRICK HEIRS
1804 OLD US HWY 70 W
CLAYTON, NC 27529
- DEVELOPER/APPLICANT: SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NC 27529
- PARCEL #: 175000-30-9566, 175000-30-6174
- TAG #: 05G01016H, 05G01020K
- TAX #: 4368815, 4383726
- TOTAL ACREAGE = 25.33 AC/ 1,103,375 SF
- CURRENT ZONING: R-E
- SITE IS LOCATED WITHIN THE TOWN OF CLAYTON E.T.J.
- CURRENT USE: LARGER TRACT IS VACANT, SMALLER TRACT HAS A RESIDENCE LOCATED ON IT
- PROPOSED USE: RESIDENTIAL SUBDIVISION
- PROPOSED LOTS: 26, SINGLE FAMILY, DETACHED
- DENSITY: 0.47 DPHMC 1.03 DPHMC
- ELECTRIC PROVIDER: DUKE ENERGY PROGRESS
- WATER PROVIDER: TOWN OF CLAYTON
- SEWER PROVIDER: INDIVIDUAL SEPTIC SYSTEMS
- THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD MAP # 370175000K DATED 05/02/2006
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.
- MAXIMUM IMPERVIOUS AREA PER LOT: 50% (INCLUDING STREETS)

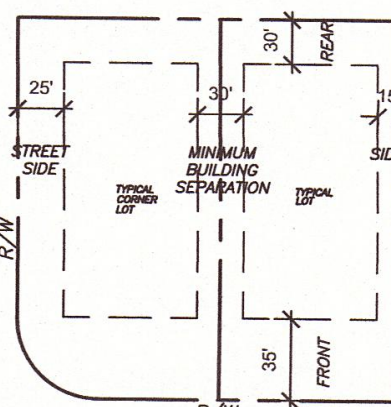
STREET YARD TREES

- STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FT. (SPACE A MAXIMUM OF 50 FT. APART).
- ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED IN THE TREE STRIP NO LESS THAN FIVE FT. OR MORE THAN 15 FT. FROM THE BACK OF THE SIDEWALK.
- NUTTALL OAK, QUERCUS NUTTALLII, IS THE DESIGNATED STREET TREE

- SETBACKS AS SHOWN ARE TYPICAL
- MAXIMUM BUILDING HEIGHT = 35'
- MAXIMUM IMPERVIOUS COVERAGE PER LOT = 50%
- MAXIMUM LOT COVERAGE = 35%
- MINIMUM LOT SIZE = 25,000 SF
- MINIMUM DWELLING UNIT SIZE = 1,400 SF

MINIMUM BUILDING SETBACKS

FRONT = 35'
SIDE = 15'
REAR = 30'
STREET SIDE = 25'



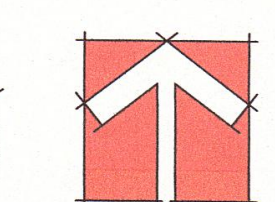
NOTE:
MINIMUM LOT WIDTH = 80'
MINIMUM LOT DEPTH = 150'

DIMENSIONAL INFORMATION FOR 1 LOTS

WARRICK TRACT DEVELOPMENT CHART											
PHASE	AREA OF PHASE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	% OF OVERALL SITE	STATUS OF PHASE		
OVERALL SITE	25.33 AC	24	3.58 AC	0 AC	0 AC	11.67 AC (50%)	13.66 AC (50%)	100.00%	SUBMITTED FOR APPROVAL		

WARRICK SUBDIVISION STANDARDS														
ZONING	UNIT TYPE	LOT STANDARDS					MINIMUM SETBACKS (FT.)				BUILDING STANDARDS			
		Min. Site Area (acres)	Min. Parcel Size (sq.ft.)	Min. Lot Area (sq.ft.)	Min. Lot Width (sq.ft.)	Max. Lot Coverage (%)	Max. Impervious Surface (%)	Density (dwelling units/ acre)	Front	Side Interior	Side Street	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq.ft.)
R-E	SINGLE FAMILY WITH PUBLIC WATER AND SEPTIC	-	-	25,000	80	35	50	1	35	15	25	30	35	1,400

REVISED
5:31 pm, Sep 29, 2016



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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T.O.C. PROJECT: 2016-163-SDM

338 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
919-243-1332
donnie@adamsandhodge.com
FIRM # C-1187

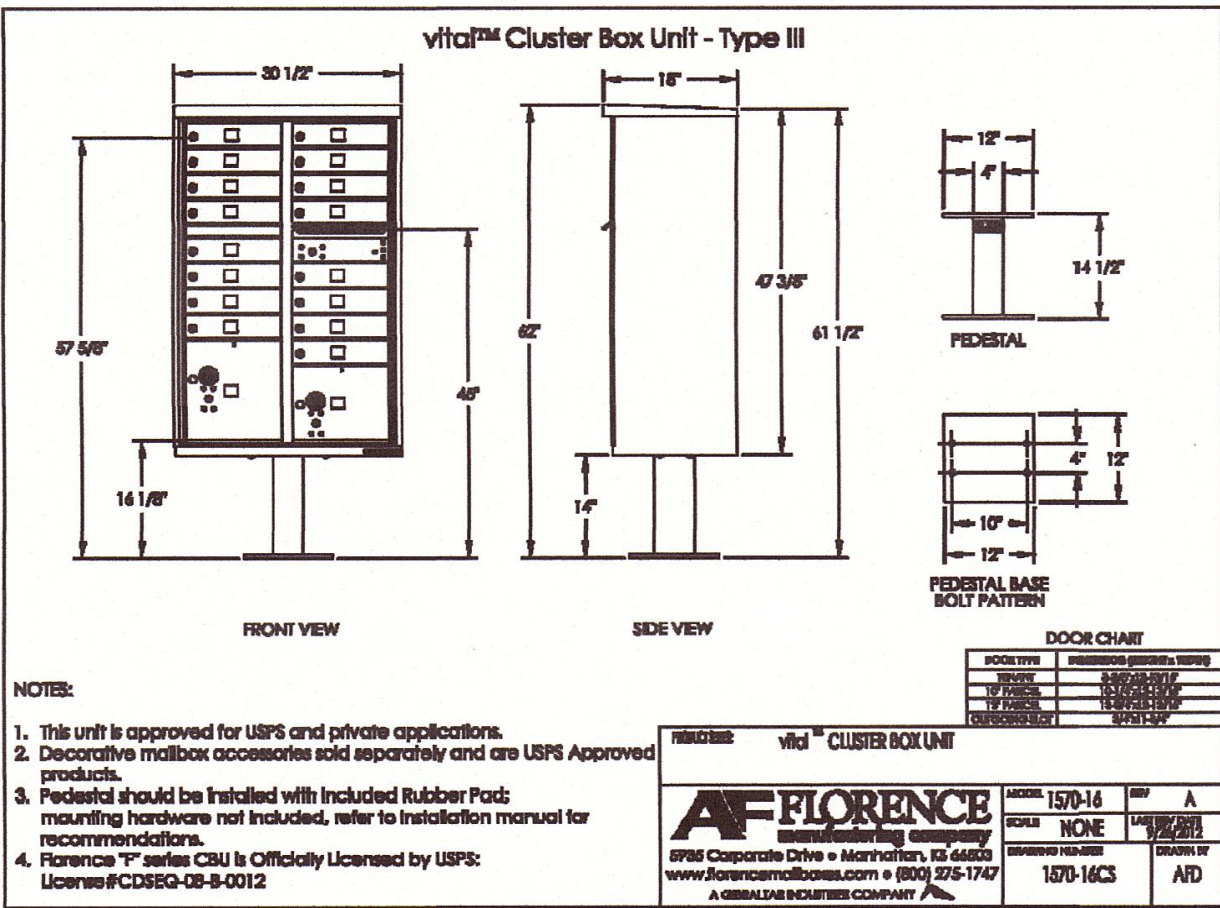
ADAMS & HODGE
ENGINEERING, PC

WARRICK TRACT
SAM'S BRANCH, LLC

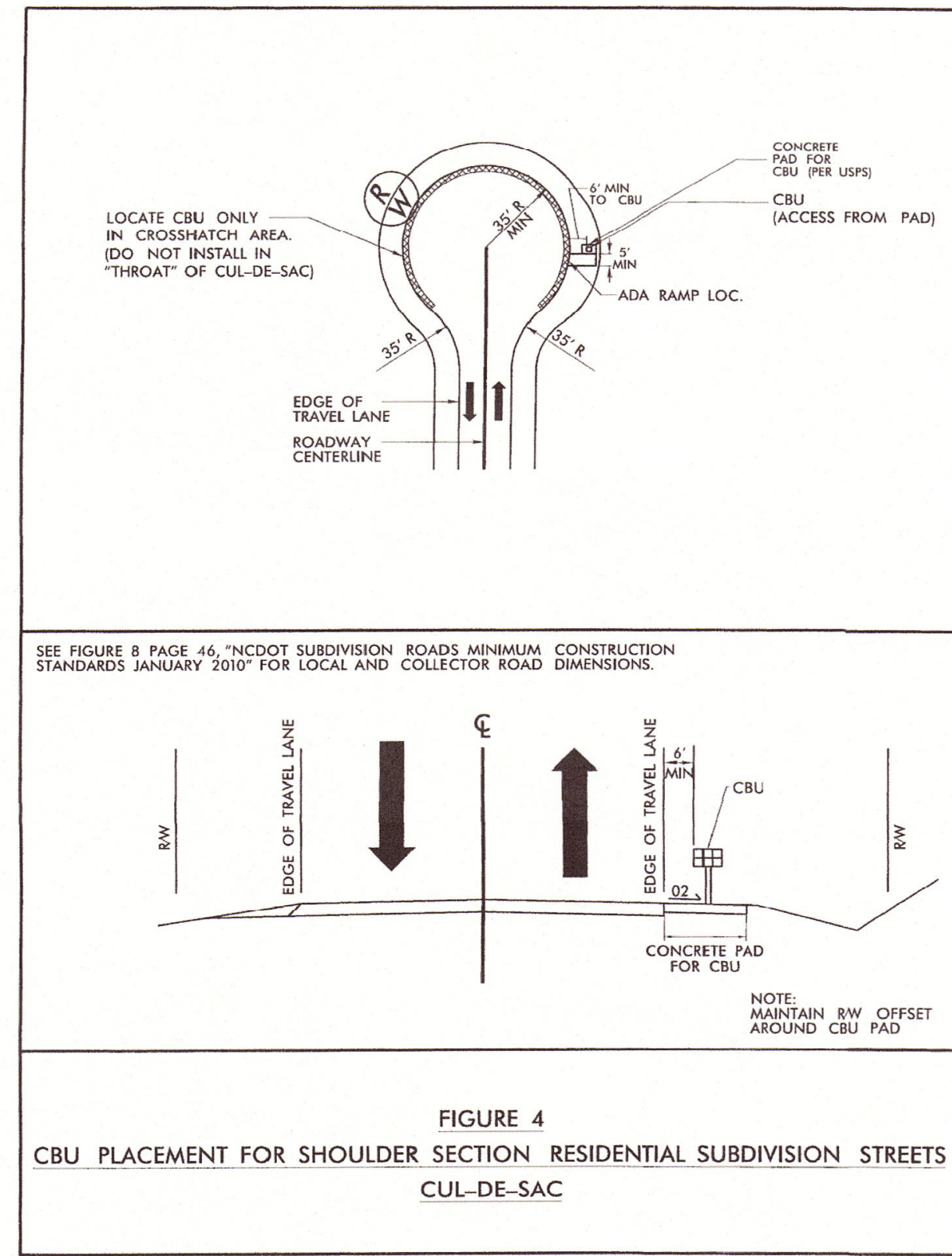
SUBDIVISION PLAN

DESIGN: DCA/TMH
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 10/03/2016
JOB NO: AH-
SHEET

SD01



CLUSTER MAILBOX UNIT
NOT TO SCALE



NCDOT TYPICAL CBU PLACEMENT DETAIL
NOT TO SCALE

DEVELOPER/APPLICANT:

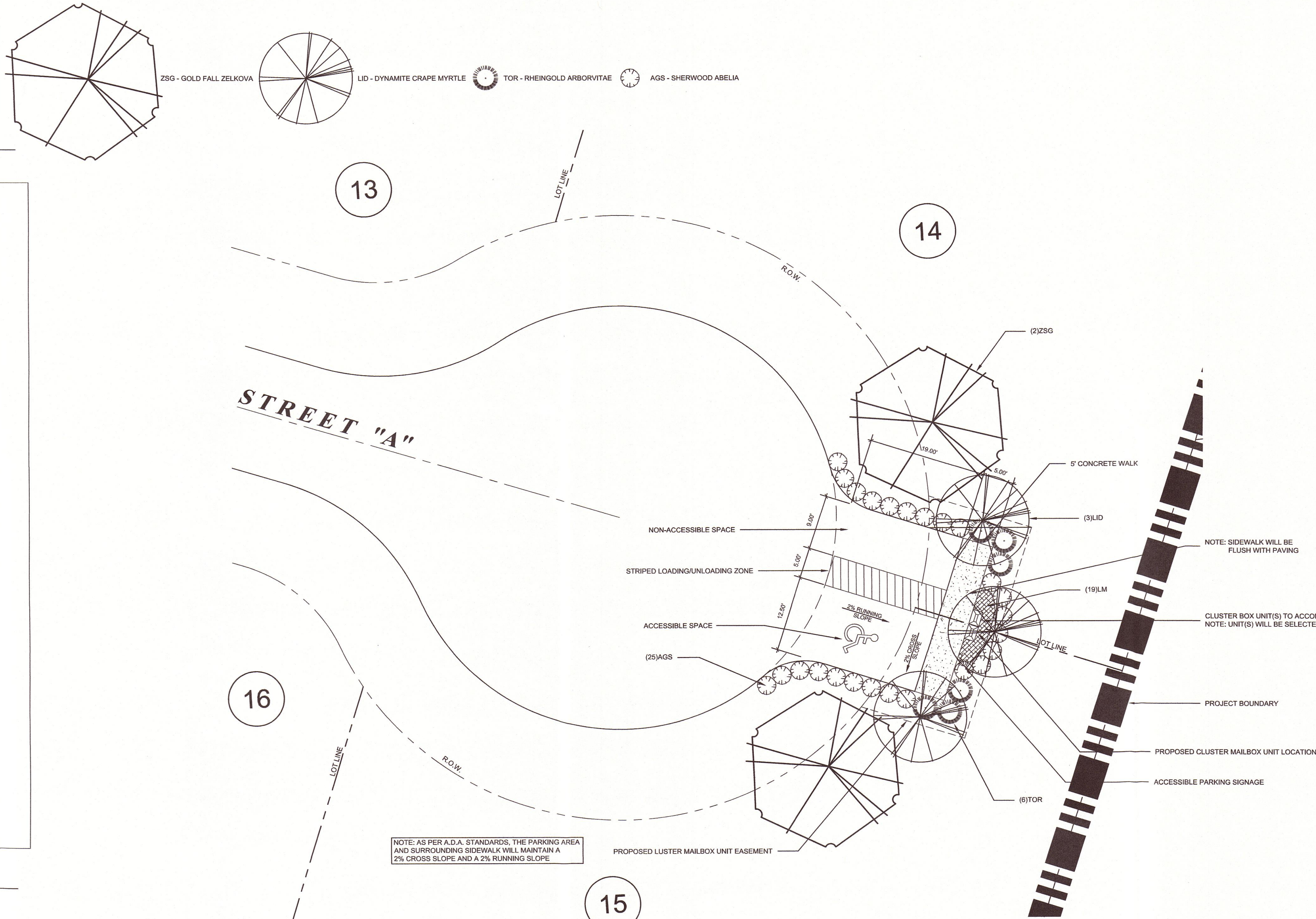
SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NORTH CAROLINA 27529
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

CBU - Plant List

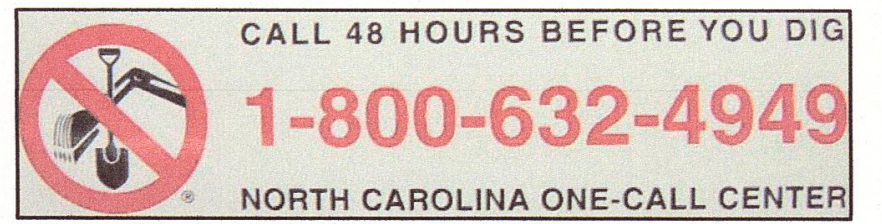
PLANT LIST - CBU SITE ONLY

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
AGS	25	ABELIA GRANDIFLORA 'SHERWOOD'	SHERWOOD ABELIA	-	-	-	5 GAL.	CBU PLANTINGS
LID	3	LAGERSTROEMIA INDICA 'WHIT II'	DYNAMITE CRAPE MYRTLE (MULTI-STEM)	-	6' MIN.	-	8 & 8	CBU PLANTINGS
LM	19	LIRIOPE MUSCARI 'VAREGATA'	VAREGATE LIRIOPE	-	-	-	1 GAL.	CBU PLANTINGS
TOR	6	THUJA OCCIDENTALIS 'RHEINGOLD'	RHEINGOLD ARBORVITAE	-	-	-	7 GAL.	CBU PLANTINGS
ZSG	2	ZELKOVA SERRATA 'GOLD FALL'	GOLD FALL ZELKOVA	2.5"	8' MIN.	-	CONT/8&8	CBU PLANTINGS

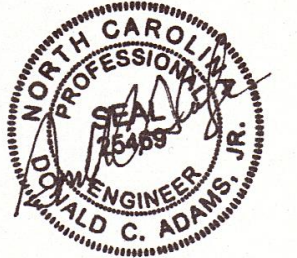
- ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY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



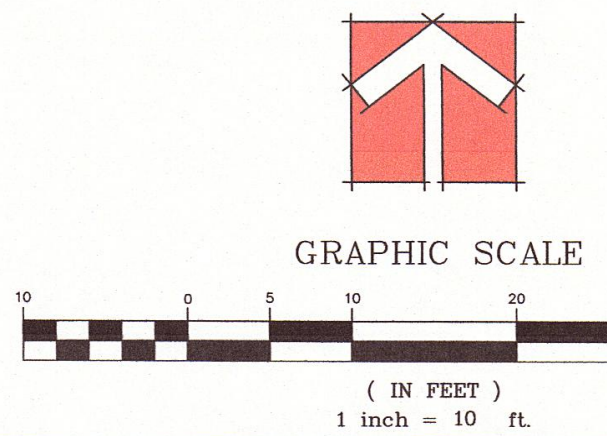
CLUSTER MAIL BOX UNIT - ENLARGED SITE PLAN



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5:32 pm, Sep 29, 2016



T.O.C. PROJECT: 2016-163-SDM

WARRICK TRACT
SAM'S BRANCH, LLC

CBU SITE PLAN
& DETAILS

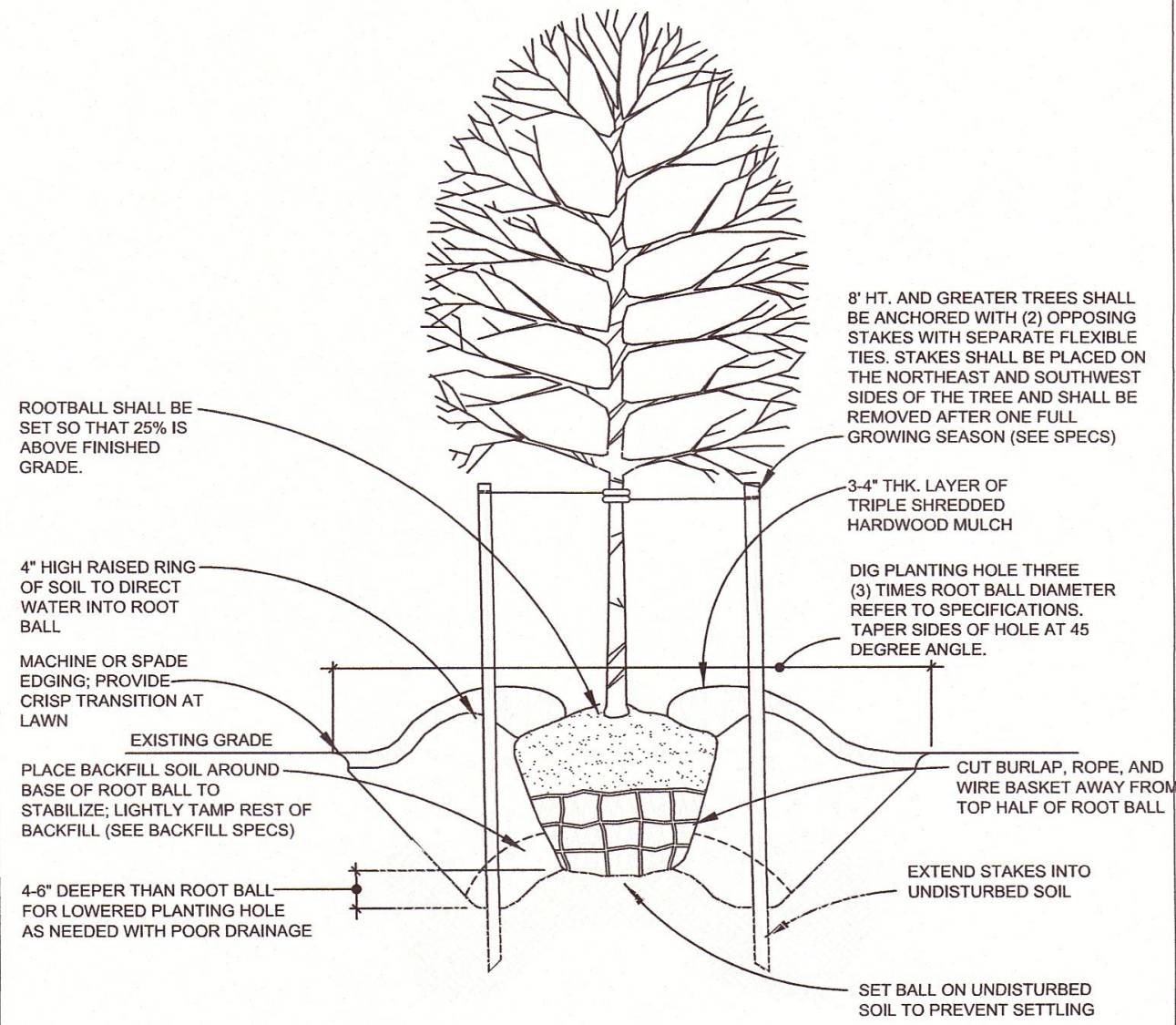
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DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 10/03/2016
JOB NO.: NH-
SHEET: SD02

ADAMS & HODGE
ENGINEERING, PC

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adams-hodge.com
919-243-1332
FIRM # C-4187

NOTES

1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS, ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SIGHT DISTANCE STANDARDS.
3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 8" OVER THE ENTIRE BED AREA.
5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.



*FOR BOTH CANOPY OR UNDERSTORY TREES
* TYPICAL TREE INSTALLATION
SCALE: NTS

Landscape Notes

GENERAL LANDSCAPE NOTES

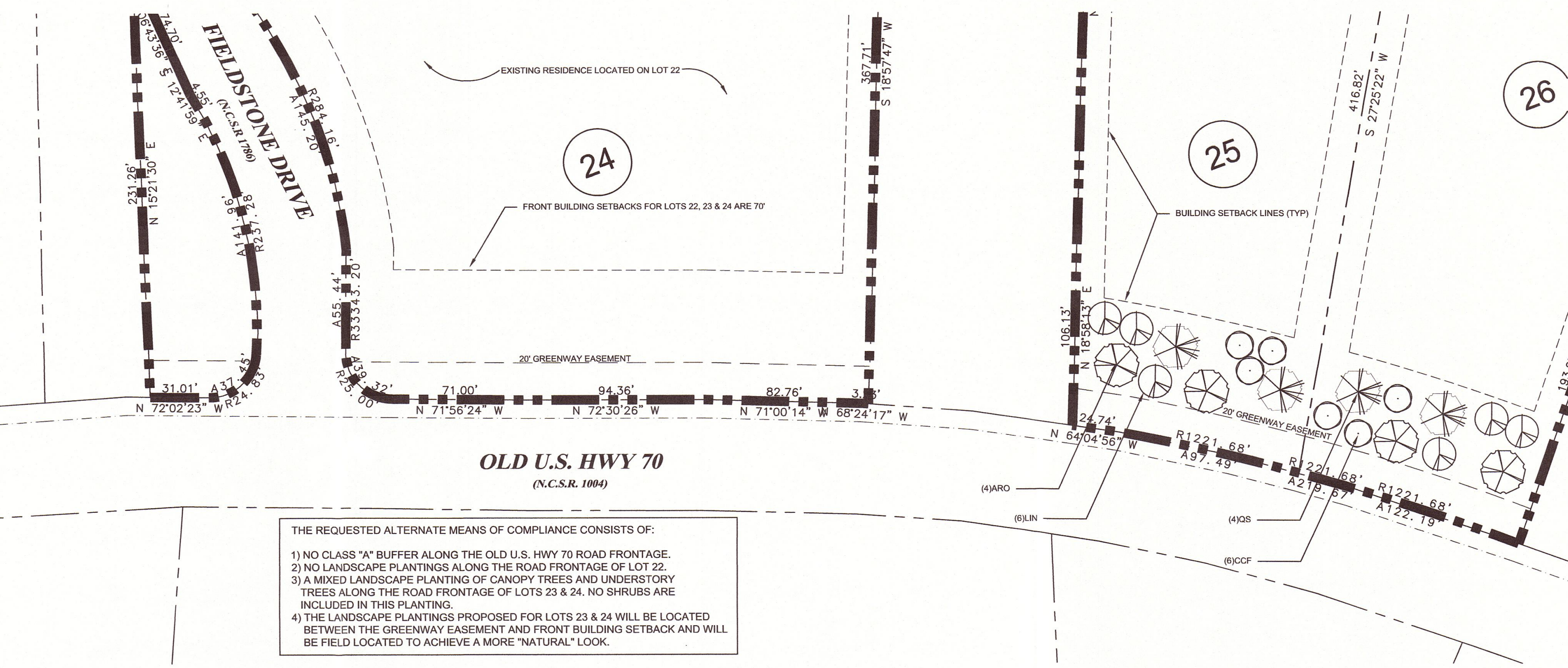
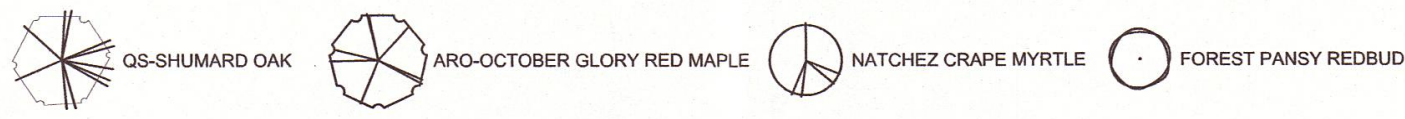
1. ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
2. THE LANDSCAPE CONTRACTOR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

CLASS "A" BUFFER - Plant List

PLANT LIST - CLASS "A" BUFFER ONLY

ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
C A N O P Y T R E E S (CANOPY TREES = 93, INCLUDES TREES USED FOR SCREENING/BUFFERS)								
ARO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	8' MIN.	-	B & B	BUFFER PLANTINGS
OS	4	QUERCUS SHUMARDII	SHUMARD OAK	2.5"	8' MIN.	-	B & B	BUFFER PLANTINGS
U N D E R S T O R Y T R E E S (UNDERSTORY TREES = 77, INCLUDES TREES USED FOR SCREENING/BUFFERS)								
CCF	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2"	6' MIN.	-	CONT/B&B	BUFFER PLANTINGS
LIN	6	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ GRAPE MYRTLE	2"	6' MIN.	-	CONT/B&B	BUFFER PLANTINGS

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



THE REQUESTED ALTERNATE MEANS OF COMPLIANCE CONSISTS OF:

- 1) NO CLASS "A" BUFFER ALONG THE OLD U.S. HWY 70 ROAD FRONTAGE.
- 2) NO LANDSCAPE PLANTINGS ALONG THE ROAD FRONTAGE OF LOT 22.
- 3) A MIXED LANDSCAPE PLANTING OF CANOPY TREES AND UNDERSTORY TREES ALONG THE ROAD FRONTAGE OF LOTS 23 & 24. NO SHRUBS ARE INCLUDED IN THIS PLANTING.
- 4) THE LANDSCAPE PLANTINGS PROPOSED FOR LOTS 23 & 24 WILL BE LOCATED BETWEEN THE GREENWAY EASEMENT AND FRONT BUILDING SETBACK AND WILL BE FIELD LOCATED TO ACHIEVE A MORE "NATURAL" LOOK.

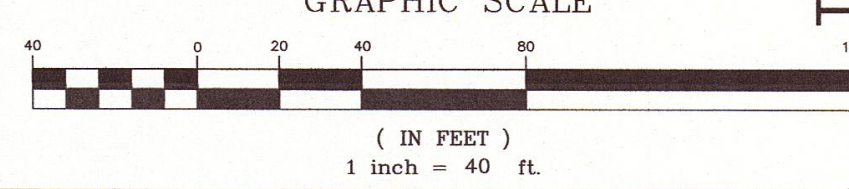
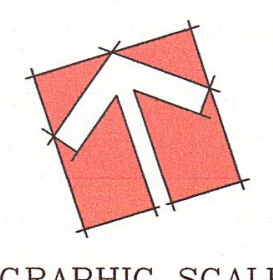
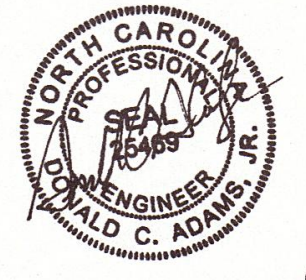
CLASS "A" BUFFER ALTERNATE MEANS OF COMPLIANCE

DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NORTH CAROLINA 27529
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

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5:32 pm, Sep 29, 2016



T.O.C. PROJECT: 2016-163-SDM

WARRICK TRACT
SAM'S BRANCH, LLC

CLASS "A" BUFFER
DIRECTIVES

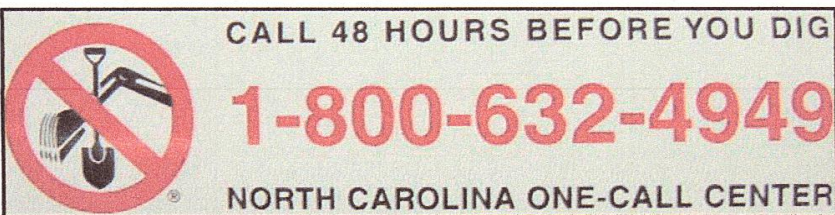
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DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 10/03/2016
JOB NO.: AH-
SHEET: SD03

ADAMS & HODGE
ENGINEERING, PC

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adamsandhodge.com
919-241-1332
FRONT C-187

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

REVISION:



DEVELOPER/APPLICANT:

SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NORTH CAROLINA 27529
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

SITE INFORMATION

1. OWNER: WOODLEY C. WARRICK HEIRS
1804 OLD US HWY 70 W
CLAYTON, NC 27520
2. DEVELOPER/APPLICANT: SAM'S BRANCH, LLC
216 U.S. HWY 70 WEST
GARNER, NC 27529
3. PARCEL #: 175000-30-9566, 175000-30-6174
4. TAG #: 050010141, 05001020K
5. TAX #: 416815, 430723
6. TOTAL ACREAGE = 25.33 AC/ 1,103,375 SF
7. CURRENT ZONING: R-E
8. SITE IS LOCATED WITHIN THE TOWN OF CLAYTON E.T.I.
9. CURRENT USE: LARGER TRACT IS VACANT, SMALLER TRACT HAS A RESIDENCE LOCATED ON IT.
10. PROPOSED USE: RESIDENTIAL SUBDIVISION
11. PROPOSED LOTS: 26, SINGLE FAMILY, DETACHED
12. DENSITY: 0.48/ACRE (1.53 D.U./AC)
13. ELECTRIC PROVIDER: DUKE ENERGY PROGRESS
14. WATER PROVIDER: TOWN OF CLAYTON
15. SEWER PROVIDER: INDIVIDUAL SEPTIC SYSTEMS
16. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD MAP # 372017500K DATED 05/02/2006
17. THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.
18. MAXIMUM IMPERVIOUS AREA PER LOT: 50%

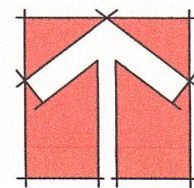
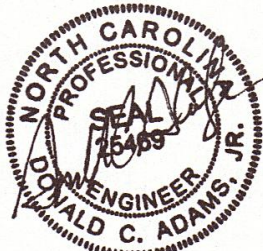
THE TOWN OF CLAYTON AND/OR JOHNSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

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

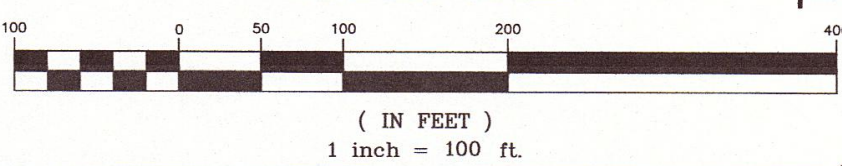
LEGEND	
EXISTING	PROPOSED
	WATERLINE
	BLOWOFF
	HYDRANT
	VALVE
	REDUCER
	METER
	SEWERLINE
	MANHOLE
	CLEANOUT
	STORM DRAINAGE
	CATCH BASIN
	DROP INLET/YARD INLET
PROPOSED DITCH FLOW	

REVISED
5:33 pm, Sep 29, 2016

FOR REVIEW AND
COMMENT ONLY



GRAPHIC SCALE



T.O.C. PROJECT: 2016-163-SDM

WARRICK TRACT

UTILITY PLAN

DESIGN: DCA/TMH
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 10/03/2016
JOB NO.: 163-SDM
SHEET: UT01

ADAMS & HODGE
ENGINEERING, PC

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adams-hodge.com
919 241-1333
FIRM # C-4187



**Town of Clayton
Board of Adjustment
2017 Meetings
(Adopted _____)**

January 18, 2017

February 15, 2017

March 15, 2017

April 19, 2017

May 17, 2017

June 21, 2017

July 19, 2017

August 16, 2017

September 20, 2017

October 18, 2017

November 15, 2017

December 20, 2017

Meetings are held the third Wednesday of the month at 6:00 PM in the Council Chambers located at 111 East Second Street, unless otherwise noted.

In accordance with NC GS 143-318.10, this is an official meeting of the board and it is open to the public.

Clayton - Premier Community for Active Families www.townofclaytonnc.org