Town of Clayton
Board of Adjustment Agenda
Wednesday, July 21, 2021 @ 6:00 PM
Council Chambers

THE TOWN OF CLAYTON WILL FOLLOW GUIDELINES FROM THE CENTERS FOR DISEASE CONTROL AND THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES WITH REGARD TO SOCIAL DISTANCING.

THE BOARD OF ADJUSTMENT MEETING WILL BE HELD IN PERSON.

ANY MEMBER OF THE PUBLIC IS INVITED TO THE ATTEND THE MEETING.

THE PUBLIC MAY VIEW THE LIVE MEETING ON THE TOWN'S YOU TUBE CHANNEL:
https://www.youtube.com/channel/UCwz_EIU1ENyy7BkFsqmWYzQ

BELOW PLEASE FIND ADDITIONAL INFORMATION REGARDING PROCEDURES FOR IN-PERSON MEETINGS:

ALL persons attending must wear a mask.
We will be following proper social distancing at all times.
Entrance AND Exit will be main door on Horne Street.
All council or board members will be socially distanced in the council chambers and wearing face masks.*
Staff will be socially distanced and seated within the council chambers. Face masks will be worn.*
Hand sanitizer will be available, both in the lobby and council chambers.
Podium/microphone will be sanitized after each speaker.

***Masks may be lowered when speaking*.**

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

a. • June 16, 2021 DRAFT Minutes
June 16 2021 BOA Draft minutes with attachment

POTENTIAL ACTION: Adoption of Minutes

4. PUBLIC HEARING

a. 2021-56-VAR O'Neil Overlook Variance
Tag #: 05H03189K / 05H03189M / 05H03189N
Location: Rollingwood Subdivision

Presenter: Planning Staff

Application - 2021-56-VAR - O'Neil Overlook (Combined)
Owners Consent - 2021-56-VAR - O'Neil Overlook Variance
Newspaper Notice - 2021-56-VAR - O'Neil Overlook Variance
Adjacent Property Notification - 2021-56-VAR - O'Neil Overlook Variance
Neighborhood Meeting Materials (Combined) - 2021-56-VAR - O'Neil Overlook Variance
2020-75-SD-O'NEIL OVERLOOK - PLAN SET Approved with Conditions
Staff Report - 2021-56-VAR - O'Neil Overlook
Staff Report Map - 2021-56-VAR - O'Neil Overlook Variance
Variance Exhibit - 2021-56-VAR - O'Neil Overlook Variance

POTENTIAL ACTION: Approval/Denial 2021-56-VAR

Additional Materials will be added to the agenda at a later date

5. OLD BUSINESS

a. 2021-40-VAR Crawford Cookshop Parking Variance
Tag#: 05011016
Location: 401 E. Main Street

POTENTIAL ACTION: Review findings and conclusions for the Crawford Cookhouse Variance case.

6. NEW BUSINESS

7. ADJOURNMENT

Town of Clayton
Board of Adjustment Minutes
Wednesday June 16, 2021 @ 6:00 PM
Council Chambers

BOARD MEMBERS PRESENT:
Bob Satterfield
Michael Sims
Porter Casey Jr.
Jim Perri cone
Marty Bizzell
John Saluppo
Thomas Antoine

STAFF PRESENT:
Dick Hails, Interim Planning Director
Jeff Caines, Senior Planner
Chrissy Freeman, Clerk to the Board
Francis Rasberry, Town Attorney

BOARD MEMBERS ABSENT:

1 CALL TO ORDER

a) The meeting was called to order at 6:00 p.m. Board Member Antoine was absent from this meeting.

2 ADJUSTMENT OF THE AGENDA

a)
Discussion of proposed "Rules of Procedure" to be heard under New Business.

3 APPROVAL OF MINUTES

a) Draft Minutes
- May 19, 2021 DRAFT Minutes

ACTION: Adoption of Minutes

Motion: Board Member Casey
Second: Board Member Satterfield
Vote: Unanimous

4 PUBLIC HEARINGS

a) 2021-40-VAR Crawford Cookshop Variance
Presenter: Jeff Caines, Senior Planner

The Town Attorney stated the alternate Board Member is standing by, but the five present members will be voting. Board Clerk Chrissy Freeman gave the affirmation.
Senior Planner Jeff Caines presented this item. The applicant is requesting a Variance to the minimum parking requirement of one parking space per every

three seats which includes outdoor seating. The proposed restaurant is located inside an existing downtown building which currently has limited off-street parking that can serve this use as well as other businesses inside the building. The applicant has submitted a site plan showing 44 off-street parking spaces. The applicant also submitted both parking calculations and operating hours for the various businesses located in the building showing peak times of use demonstrating that the same parking space can be used for different uses. Both UDO Section 155.204(5)(b)(3)(B) and UDO Section 155.401(B)(8) state that there may be an allowance for this parking variance so long "as much off-street parking and loading as can reasonable be provided is provided, and no foreseeable traffic congestion problems will be created." Staff has reviewed the building location as well as the associated off-street adjacent parking lot and has concluded that as much parking that can be reasonably provided has been provided, especially with the documentation of the different parking rations and peak times of the other building tenants. The applicant has addressed the Findings of Fact.

The applicant, Hunter Diefes from Atlas Stark was present. He went over a brief presentation of the request. There are various uses in this building which also require parking. The second floor consist of office use and the hair salon that is open also on Saturdays. The restaurant will only be open for dinner hours. There is a Horne Square parking lot and a shopping center that has a large parking lot. They have been in touch with the surrounding businesses to consider a shared parking agreement. The surrounding parking conditions would cause a hardship for the restaurant with the parking. Therefore, they are requesting the Variance request.

Board Member Sims asked about the operating hours. Currently Mr. Crawford, the owner is primarily only serving dinner, there could be in the future lunch hours. Board Member Satterfield asked about the shared parking. Mr. Diefes stated that Compared Foods has indicated they will possibly do a shared parking agreement. There is nothing concrete right now. Board Member Bizzell asked there if there will be no reservation for parking or assigned parking signs? Mr. Diefes stated their concern is for their tenants and their customers and being proactive so if they had to do signage they would. Board Member Perri cone asked is anything in place to restrict the tenants to changing operating hours? Mr. Diefes stated not at this time. Was there consideration to valet parking? Mr. Diefes stated they did discuss, but there is no area feasible at this time. The applicant does recognize that parking is a problem and want to be here long term. Parking garages are not here right now, and they would be happy to look at different options. Board Member Bizzell stated code requires spaces available, as far as this, do you have an idea realistically of occupancy? Mr. Diefes stated 150 seats, and outdoor there will be 40-50 seats. They are already at what code would allow. Most of the spaces are occupied by the offices during the day. There was nothing further for the applicant.

Board Member Bizzell had a question for staff. What were the requirements in the past with a restaurant? Senior Planner Jeff Caines stated these buildings were built years ago and parking wasn't mentioned. Vehicles and traffic were not a factor then and parking requirements were not an issue. Board Member Porter asked about how many spaces are in the Horne Parking lot. Mr. Caines

stated he wasn't sure at this time. Parking overnight is most likely prohibited. There were no further questions.

Howard Manning, owner of Manning's Restaurant spoke in favor to the Variance. He would like to utilize the applicant's proposal and would like some parking decks for parking in the Town. Mr. Manning stated he has a parking agreement as well for his restaurant, but people abuse parking and going to park anywhere.

Alan Tew, 202 S. Lombard Street spoke in denial of this parking variance. Mr. Tew's office is located near where the parking will be for the restaurant. Mr. Tew is concerned that the overflow of parking will result in cars parking his parking lot along with the dental office's parking. Mr. Tew handed out some exhibits for the Board to review. He went over his presentation of the parking issues in the Town.

Donovan Spence and his sister Sharon Spence Whitley were present to speak for their mother Ava Spence against the variance. Ava Spence owns the property across the street, and she has made it clear that she does not want her parking lot used. She is the one who maintains the parking lot such as paving, repairs etc.

Jeff Caines stated that there are approximately 30 spaces in the Horne Square Parking Lot and 12 parking spaces on N. Lombard Street. Mr. Tew asked about the 59 parking spaces for the Lil Hombre and the Cardinal are they part of this application. The application is only for the Crawford's Cookshop. Under the previous code the director has ability to wave the parking. Mr. Tew asked what ordinance was in effect prior for the Planning Director to grant the 59 spaces. Mr. Caines stated it was 160A where the Director can wave the parking. The code change was adopted the third Monday of February 2021.

The discussion was closed, and the Board read through each of the Finding of Facts with discussion.

ACTION: Approval 2021-40-VAR

Motion: Board Member Casey
Second: Board Member Satterfield
Vote: Unanimous

5 OLD BUSINESS

a) Training

Presenter: Attorney Rasberry

- Quasi-Judicial Training Continued

Training regarding the quasi-judicial process was provided by Attorney Rasberry

6 NEW BUSINESS

a) Discussion of proposed "Rules of Procedure"

Chair Bizzell state to please read through this and come back with any changes next month.

7 ADJOURNMENT

a) Adjourn the Meeting

With there being nothing further the meeting was adjourned at 7:58 p.m.

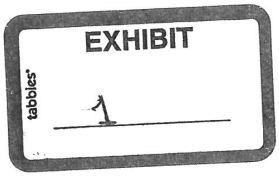
ACTION: Motion to Adjourn

Motion: Board Member Casey
Second: Board Member Satterfield
Vote: Unanimous

_____
Marty Bizzell, Chair

ATTEST:

_____
Chrissy Freeman
Clerk to the Board

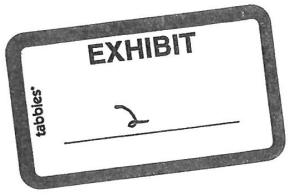


CRAWFORD COOKSHOP VARIANCE APPLICATION

PARKING SPACE ANALYSIS PER APPLICATION

Formula per code for restaurants	1 space per 3 seats	
AVALIABLE SPACES ON LOT	44	
SPACES ALLOCATED TO LOT PER APPLICATION		
21	EXISTING OFFICES 2ND FLOOR*	*Unknown how space need is calculated
6	FOR HAIR SALON*	
59	Lil Hombre and The Cardinal**	***Unknown if variance granted or these are part of this application*
86	CURRENT SEATS NEEDED	38 SPACES SHORT CURRENTLY
ADDITIONAL SPACES REQUESTED		
27	REQUESTED ASSUMES THAT THE 59 FOR LIL HOMBRE AND THE CARDINAL HAVE BEEN APPROVED BY VARIANCE OR OTHERWISE	
113	**TOTAL SPACES NEEDED**	**69 SPACES SHORT**

NOTE THAT THE SPACE CALCULATIONS DON'T INCLUDE STAFF PARKING



CRAWFORD COOKSHOP VARIANCE APPLICATION

Restaurants With Competing Day Time Hours

PEOPLE/SPACES

RESTAURANT	HOURS	DAYS	SEATS/SPACES*
Jones Café	6:30 am – 2:00 pm	5 closed Sun. & Wed.	99/338*
Mannings	11:30 am - 9:00 pm	6 closed Tuesday	192/65**
Lil Hombre, Cardinal	11:00 am – 11:00 pm	7 days	177/59**
Nanas	11:00 am – 9:00 pm	7 days except Sun 4:00 pm	99/33*
Clayton Steak	11:00 am – 2:00 pm	5 days	99/33*
TOTAL			**666/222**
SPILLOVER spaces			69

44 spaces available at site

**parking space requirement based on code formula 1 space for 3 seat EMAIL FROM Mr. Yarborough attached*

***seats calculated by formula*

NOTE THAT THIS DOESN'T ACCOUNT FOR STAFF PARKING

Allen R. Tew

From: Allen R. Tew
Sent: Wednesday, June 16, 2021 10:39 AM
To: Robert Yarborough
Cc: Sheila Blackmon
Subject: RE: occupancy limits

Mr. Yarborough,
Thank you for your response.
Regards,
Allen Tew

From: Robert Yarborough <ryarborough@townofclaytonnc.org>
Sent: Wednesday, June 16, 2021 7:36 AM
To: Allen R. Tew <allen@atewlawfirm.com>
Subject: RE: occupancy limits

Mr. Yarborough,
Jeff Caines referred me to you for the above information.
Please email me the occupancy limits for the following businesses:

1. Nanas;*[Robert Yarborough]* 99
2. Clayton Steak House;*[Robert Yarborough]* 99
3. Manning's; and *[Robert Yarborough]* 192
4. Jones Café.*[Robert Yarborough]* 99

Thank you.

Robert L. Yarborough
Town of Clayton N.C.
Senior Supervisor Code Enforcement Official
ryarborough@townofclaytonnc.org
(919) 623-8649
Below is link to TOC Web Site
http://www.townofclaytonnc.org/Public-Works/engineering-inspections.aspx

From: Allen R. Tew <allen@atewlawfirm.com>
Sent: Tuesday, June 15, 2021 1:18 PM
To: Robert Yarborough <ryarborough@townofclaytonnc.org>
Cc: Jeff Caines <jcaines@townofclaytonnc.org>
Subject: FW: occupancy limits
Importance: High

Be Advised: This email originated from outside of the Town of Clayton's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.



CRAWFORD COOKSHOP VARIANCE APPLICATION

Restaurants With Competing Evening Hours

PEOPLE/SPACES

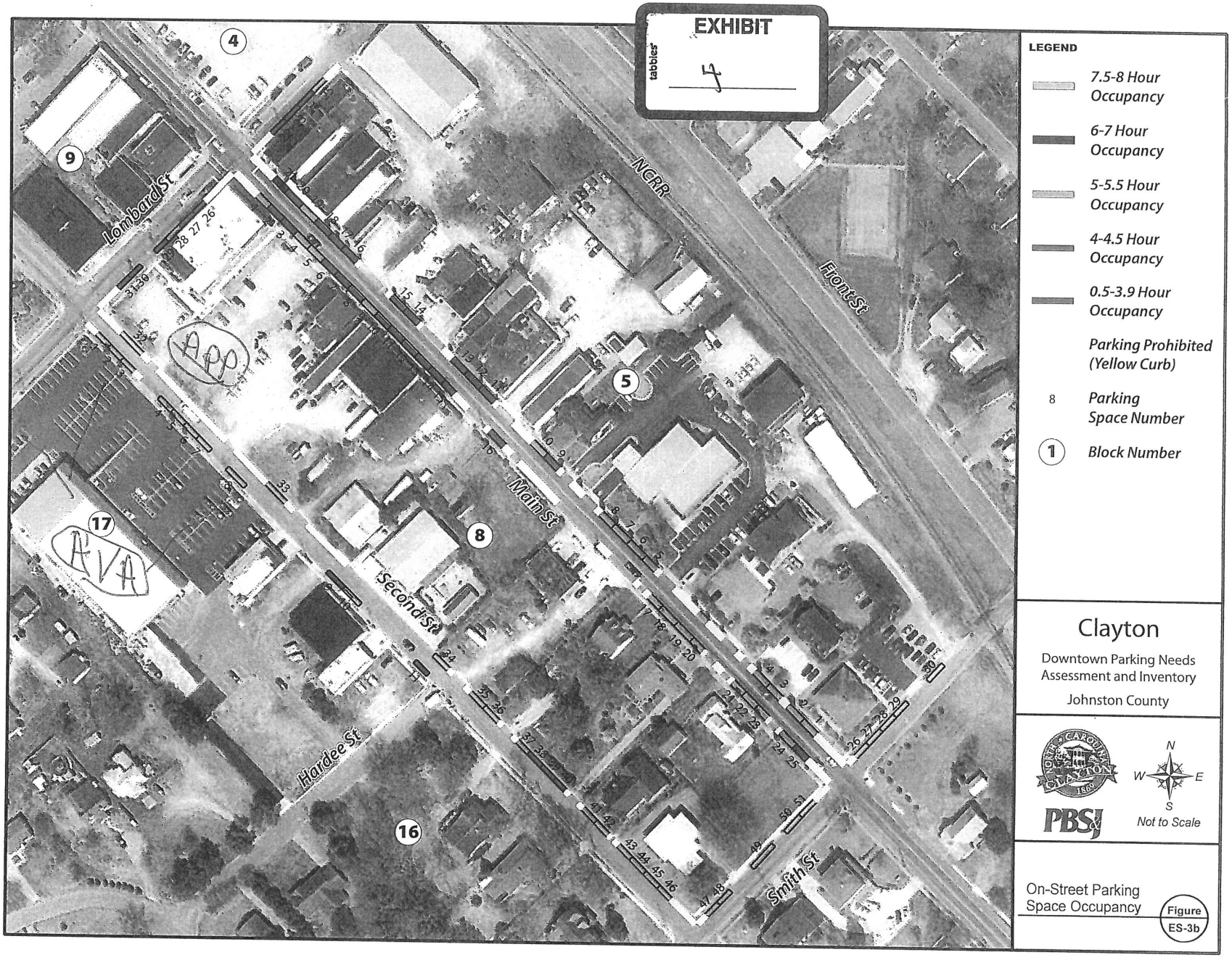
RESTAURANT	HOURS	DAYS	SEATS/SPACES*
Mannings	11:30 am - 9:00 pm	6 closed Tuesday	192/65**
Lil Hombre, Cardinal	11:00 am – 11:00 pm	7 days	177/59**
Nanas	11:00 am – 9:00 pm	7 days except Sun 4:00 pm	99/33*
Clayton Steak	11:00 am – 2:00 pm	5 days	99/33*
Crawford	4 pm – 10:00 pm	4 days M-T	
	4 pm – 11:00 pm	3 days F-S	81/27
TOTAL			**648/217**
SPILLOVER spaces			69

44 spaces available at site

**parking space requirement based on code formula 1 space for 3 seat EMAIL FROM Mr. Yarborough attached*

***seats calculated by formula*

NOTE THAT THIS DOESN'T ACCOUNT FOR STAFF PARKING


EXHIBIT
tabbies
4
LEGEND
7.5-8 Hour Occupancy
6-7 Hour Occupancy
5-5.5 Hour Occupancy
4-4.5 Hour Occupancy
0.5-3.9 Hour Occupancy
Parking Prohibited (Yellow Curb)
8 Parking Space Number
1 Block Number
Clayton
Downtown Parking Needs Assessment and Inventory
Johnston County
N
W
E
S
Not to Scale
PBSJ
On-Street Parking Space Occupancy
Figure ES-3b
Lombard St
NCRR
Front St
Main St
Second St
Hardee St
Smith St
9
5
8
17
16
A
A
A

Program Alert On W Count nan remains in Wake more »

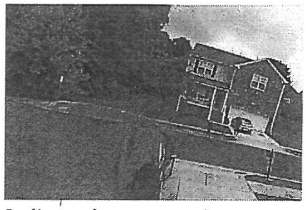
Program Alert On TV how t 5 On Your Side shows

Would you like to receive breaking news alerts from WRAL.com?

SUBSCRIBE NOT NOW

You Might Also Like

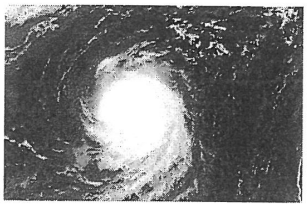
Recommended by



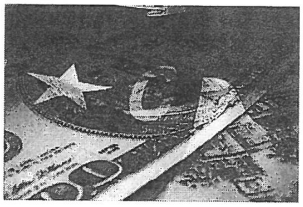
Police release security camera image of person suspected of attacking



[Pics] Ellen Got A Little Too Personal With Blake Shelton, So He Said This...
Sponsored | MagellanTimes



What you need to know about 2021 Atlantic hurricane season



NC tax revenue soars, $6.5B windfall predicted by mid-2023

WHAT'S ON TAP
Food, nightlife, music, arts & more



The Cardinal Bar to open second location

Tags: hot dogs, Voters' Choice Awards, food, restaurants, business, business opening

Posted August 18, 2020 11:30 a.m. EDT

Updated August 18, 2020 11:46 a.m. EDT

Would you like to receive breaking news alerts from WRAL.com?

SUBSCRIBE NOT NOW

Listen to this article now
00:54 Powered by Trinity Audio

By Kathy Hanrahan, Out and About editor

CLAYTON, N.C. — The **Cardinal Bar** will be opening a second location in downtown Clayton.

The bar and grill isn't the only venture expanding. The restaurant shared on Instagram that its sister bar, The Atlantic Lounge, is also opening a second location in Clayton. The lounge will be opening along with a new smoked taco restaurant, Lil Hombre.

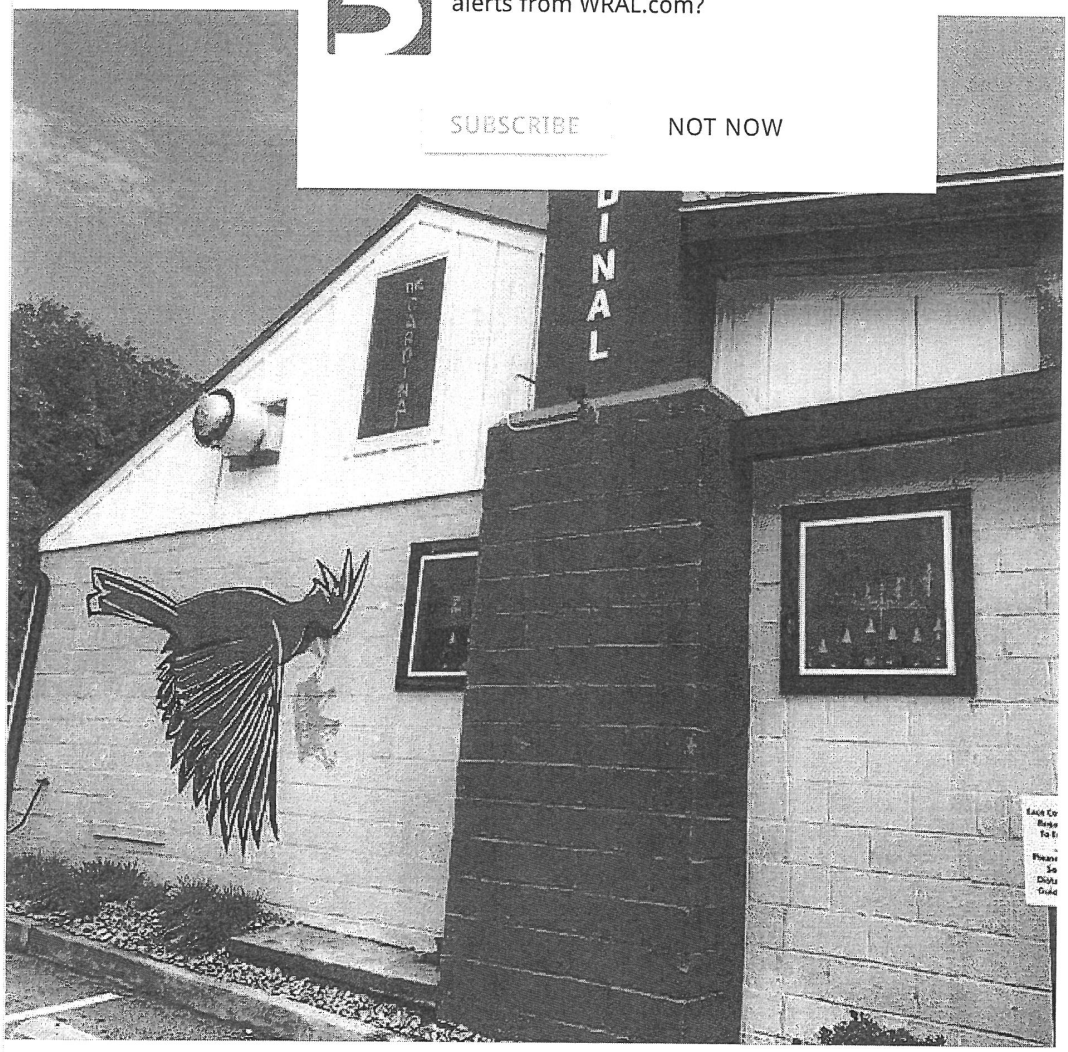
The two businesses will be moving into 408 E. Second St. and 105 S. Lombard by the end of the year, according to the Clayton Downtown Development Association.

thecardinalbar
3,734 followers

Would you like to receive breaking news alerts from WRAL.com?

View Profile

SUBSCRIBE NOT NOW



View More on Instagram

489 likes

thecardinalbar

We are very excited to announce our second location in beautiful downtown Clayton!We will be adding Live Music and a separate gaming area and a larger outdoor space. Also very excited for our sister bar @theatlanticlounge coming with lil hombre-a smoked taco joint. Thanks for all of your support. We couldn't have done it with out you. #makelemonadeoutoflemons #allin #smalltownamerica

The Cardinal Ba known for its ho **WRAL Voters' C**

Would you like to receive breaking news alerts from WRAL.com?

SUBSCRIBE NOT NOW

St. in 2016. It is in the **2019**



WRAL Voters' Choice Awards return in September

The **Atlantic Lounge** opened in January 2019 at 620 N. Person St. in downtown Raleigh. The 44-seat venue has bar and banquette seating. The small space is accessible through a foyer between Pelagic Beer and Wine and Crawford and Son.

Do you currently volunteer with a local organization?

No	58%
Yes	43%

CLOSED TO RESPONSES | 3,218 RESPONSES SKIP ›

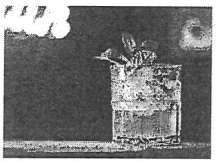
View Breakdown

ADVERTISING

Learn more

Would you like to receive breaking news alerts from WRAL.com?

SUBSCRIBE NOT NOW



U[illegible]w open in Raleigh

WEEKEND BEST BETS

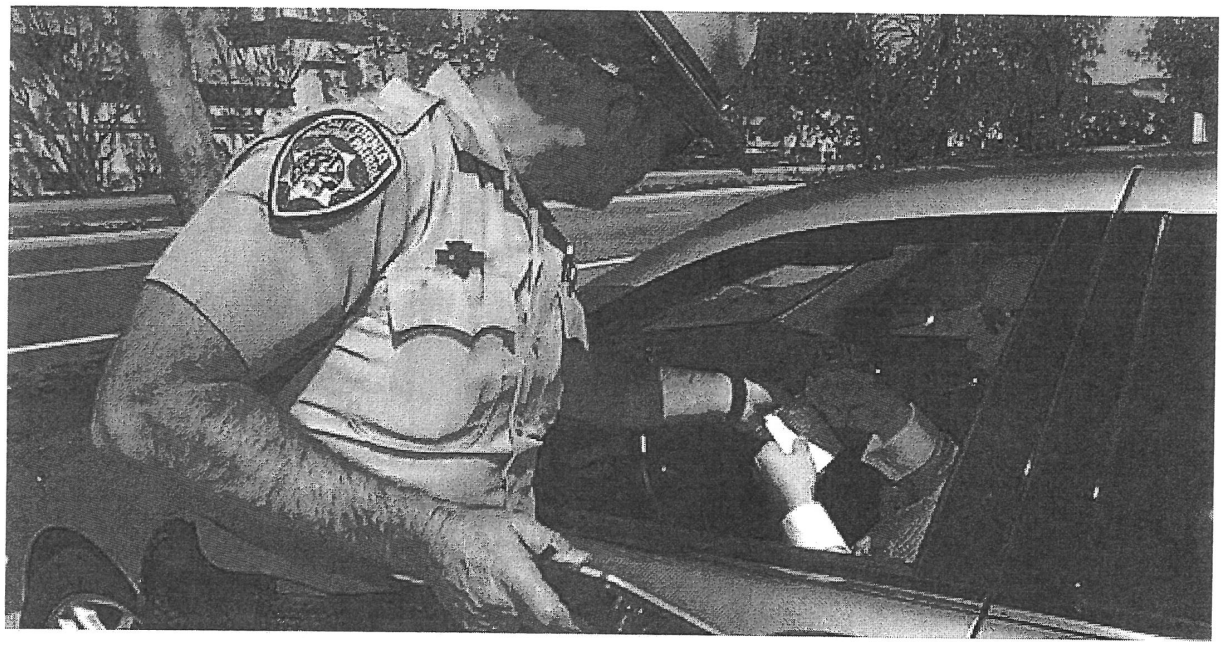
Sign up for weekly Out & About emails.

Email address

SUBMIT

SUGGEST A CORRECTION

RECOMMENDED



SPONSORED CONTEN
Selma, North Ca
By SmartFinancial

Would you like to receive breaking news alerts from WRAL.com?

New Rule

SUBSCRIBE NOT NOW



Tags: hot dogs, Voters' Choice Awards, food, restaurants, business, business opening

CREDITS

Web Editor Kathy Hanrahan

Copyright 2020 by Capitol Broadcasting Company. All rights reserved. This material may not be published, broadcast, rewritten or redistributed.

Would you like to receive breaking news alerts from WRAL.com?

SUBSCRIBE NOT NOW

O'Neil Overlook Variance Request: Explanation of Request

A variance from Section 155.500 of the Unified Development Code (UDC) is requested to allow 12,515 sf of impacts to a slope that meets the definition of a "Resource Conservation Area" (RCA) as defined in Section 155.500(B)(3) of the UDC.

155.500(B) states:

> "Determination of resource conservation areas. The following are considered resource conservation areas and shall be unoccupied or predominately unoccupied by buildings or other impervious surfaces.
>
> (1) The 100-year floodplain;
>
> (2) Stream buffer areas;
>
> (3) Slopes above 25% of at least 5,000 square feet contiguous area; and
>
> (4) Jurisdictional wetlands under federal law that meet the definition applied by the United States Army Corps of Engineers."

This request is associated with the O'Neil Overlook subdivision. The preliminary plat for O'Neil Overlook (project #2020-75-SD) was approved by the Town Council on May 3, 2021. A copy of that approved preliminary plat is included in this application. That approval was conditioned on the project receiving all requisite approvals for environmental or RCA impacts. This is a fairly standard condition; preliminary plat approval does not automatically grant approval for impacts or construction level design.

In this case, the request for the impacts is associated with the road connection between "Street A" of the O'Neil Overlook preliminary plat and Oakdale Avenue, which is located in the Rollingwood Subdivision. This connecting road is shown as "Street C" on the preliminary plat.

Building "Street C" will necessarily impact the slopes in this location; there are no feasible design alternatives that avoid impact. The slopes are associated with a stream which is not regulated by the Town (all permits from the relevant regulatory agencies will be required prior to impacting the stream). "Street C" crosses the stream and as part of the road construction a portion of the stream will be "piped" as shown in the attached exhibit with fill dirt used to remove the slopes.

According to the analyses from Jennifer Burdette, the environmental consultant for the project, the slopes are very unstable and appear to be contributing a significant amount of sediment downstream (to the east). Threats to Oakdale Avenue within the right-of-way due to the erosion are already visible. The fill dirt used to create the road will stabilize the erosion already seen in this area. Extending the fill farther downstream to allow creation of Lot 17 actually creates a more stable condition for downstream water quality. Other alternatives were evaluated, but the proposed design was the solution that best facilitates stream stability and leaves the higher functioning stream and riparian area intact to the east of the site. The application to the US Army Corps of Engineers as submitted by Ms. Burdette is included with this application.

The variance request reflects the impacts associated with "piping" the stream in this area and building the road, for the reasons and with the benefits noted above. If granted, the variance will allow impacts to a total of 12,515 square feet of steep slopes.

Overview of Applicable Environmental Regulation:

There is a small stream in this location which has steep slopes on either side. Streams can be subject to review by the State of North Carolina (State) and the United States Army Corp of Engineers (USACE). The Town only defines stream buffers as RCAs when the State Department of Environmental Quality (NCDEQ) determines that the stream is subject to regulatory requirements outlined in 15A NCAC 02B.0714. In this case, an on-site determination was made by NCDEQ and it was not found to meet the criteria until further downstream. Therefore, there are not any State or local restrictions on impacts or development in the buffers of this stream.

The USACE does not regulate buffers, but does oversee "waters" of the United States if they meet criteria to be considered jurisdictional. The USACE conducted a Jurisdictional Determination site visit on September 20, 2020 with Jennifer Burdette, Senior Environmental Consultant for the project. The stream was determined to meet the criteria for a jurisdictional waterway. As such, permits are required from USACE for any impacts to the stream. A permit has been submitted to the USACE for review and a decision on that request will be received before this request is heard by the Board of Adjustment.

In summary, the stream in this area is regulated by the USACE but not the Town of Clayton. The stream does not meet the criteria set by the State of NC for buffer regulation, and so the Town also does not have regulatory authority over the stream buffer area. The only item regulated by the Town is the steep slope associated with the stream. No impacts to the stream will take place without the required permits from the USACE.

O'Neil Overlook Variance Request

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.

Response:

The impacts to the steep slopes are associated with the construction of a second entrance to O'Neil Overlook. In order to provide safe ingress/egress, the Town's Unified Development Code (UDC) (155.500(E)(2)(a)) and Appendix D of the Fire Code require a second entrance when more than 30 single family lots are proposed. Due to topography and other unique site features, the only feasible location for this road is between "Street A" of the future O'Neil Overlook subdivision and Oakdale Avenue within the existing Rollingwood subdivision. Further, the UDC limits road length to 750 feet for lots under 20,000 sf in size (Section 155.602(G)(1)), and so the secondary entrance also allows the O'Neil Overlook subdivision to be compliant with this requirement. This connection has the additional benefit of creating a second entrance for the Rollingwood Subdivision, which currently has 114 single family homes served by just one entrance.

If strict application of the ordinance was applied here, the road could not be constructed and a second entrance would not be provided.

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.

Response:

The hardship is a result of topography and as such is peculiar to the property. While steep slopes exist throughout Clayton, they do not routinely affect every property and are not found in every subdivision. In Rollingwood Subdivision, for example, the vast majority of lots do not require slope impacts to develop the property. The lots impacted by these slopes cannot be developed without impacts.

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.

Response:

The hardship is a natural topographic condition created by stormwater flow and natural water flow and as such did not result from actions taken by the applicant or property owner.

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.

Response:

In order to provide safe ingress/egress and public safety, the UDC and Fire Code Appendix D require a secondary entrance when more than 30 single family homes are proposed, as is the case in the O'Neil Overlook Subdivision. The road connection provides an additional benefit of bringing the existing Rollingwood Subdivision closer to compliance with this requirement and improving safety for those neighborhood residents. Currently, the Rollingwood Subdivision has one entrance and serves 114 single family homes.

Additionally, the slopes impacted by this variance request are unstable which creates multiple public safety concerns. According to the analyses from Jennifer Burdette, the environmental consultant for the project, the slopes are very unstable and appear to be contributing a significant amount of sediment downstream (to the east). Threats to Oakdale Avenue within the right-of-way due to the erosion are already visible. The project will stabilize the erosion already seen in this area and create a more stable condition for downstream water quality.

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

OWNER'S CONSENT FORM

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

Project Name: O'Neil Overlook **Address or PIN #:** 166910-45-0119, 166910-35-8704, 166910-45-4651, 166910-45-1211, 166910-45-2199, 166910-45-3212

AGENT/APPLICANT INFORMATION:

Emily Beddingfield	217 W Stallings St
(Name - type, print clearly)	(Address)
	Clayton, NC 27520
	(City, State, Zip)

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

Preliminary Plat — Variance
Rezoning — All other development approvals

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:

J & B Real Estate Consultants, LLC - James Upchurch	328 E. Main Street
(Name - ~~type, print~~ clearly)	(Address)
(Owner's Signature)	Clayton, NC 27520
	(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Mia M. Richard, a Notary Public for the above State and County, this the 1 day of October, 2019.

SEAL — MIA M. RICHARD NOTARY PUBLIC JOHNSTON CO., NC July 2018

Mia M. Richard
Notary Public

My Commission Expires: 6-27-2021

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

VARIANCE APPLICATION COVER SHEET

Name of Project: O'Neil Overlook Steep Slope Variance **Date:** June 1, 2021

Applicant Name: Emily Beddingfield for J&B Real Estate Consultants, LLC

The following checklist to be completed by applicant:

[X] Pre-application Meeting on: included in O'Neil Overlook meeting
[X] Application Review fee
[X] Advertising Fee
[X] Completed Application
[X] Owner's Consent Form
[X] Neighborhood Meeting Letter
[X] Adjacent property Owner's List
[X] Set of Stamped, addressed, empty envelopes for adjacent owner notification
[X] Copy of the plan in PDF on USB

11 plan sets of the following:

[X] Preliminary plan sheet depicting the variance request
[X] Signed and sealed Boundary Survey

**All documents submitted digitally. Boundary survey is located in the O'Neil Overlook Preliminary Plat Set (included in application)

Reviewed by:_____

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

VARIANCE APPLICATION

Application Fee: **$250.00**
Advertisement Fee: $200.00
Please note if a variance is sought "after the fact", the application fee is $500.00

SITE INFORMATION

Name of Project: O'Neil Overlook

Acreage of Property: 15.55 **Zoning District:** R-8

County Tag #: 05H03189K, 05H03189L, 05H03189M, 05H03189N **NC Pin #:** 166910-45-0119, 166910-45-1211, 166910-45-2119, 166910-45-3212

Address/Location: Rollingwood Subdivision

Existing Use: Vacant **Proposed Use:** SF Residential, Road

Is project within a Planned Development? ☐ **Yes** ■ **No If yes, which:** _____

Is project within an Overlay District? ☐ **Yes** ■ **No If yes, which:** _____

APPLICANT INFORMATION

Name: Emily Beddingfield for J&B Real Estate Consultants, LLC

Mailing Address: 328 E Main Street, Clayton NC 27520

Phone Number: 321-795-7413 **Fax:** _____

Email Address: Emily@myHTR.com

FOR OFFICE USE ONLY

Date Received:_____ Amount Paid:_____ Permit Number: _____

PROPERTY OWNER INFORMATION

Name: J&B Real Estate Consultants, LLC

Mailing Address: 328 E Main Street, Clayton NC 27520

Phone Number: 919-422-4704 **Fax:**

Email Address: James@myHTR.com

BURDEN OF PROOF / EXPLANATION OF REQUEST

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

Code Section: See Attached

Code Requirement: See Attached

Variance Sought (*describe specific request*): See Attached

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

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.

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..

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.

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.

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.

Emily Beddingfield		06/01/2021
Print Name	***Signature of Applicant***	***Date***

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

OWNER'S CONSENT FORM

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

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

AGENT/APPLICANT INFORMATION:

_____ _____
(Name - type, print clearly) (Address)

_____
(City, State, Zip)

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

_____ _____

_____ _____

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

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

OWNER AUTHORIZATION:

_____ _____
(Name - type, print clearly) (Address)

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

STATE OF _____
COUNTY OF _____

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

SEAL

_____
Notary Public

My Commission Expires: _____

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

The neighborhood meeting must be held prior to the 1st scheduled public meeting date.

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information required to be provided at the Neighborhood Meeting:

At a minimum, the following materials must be present and discussed at a Neighborhood Meeting:

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

Information provided to Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at least ten (10) calendar days prior to the 1st scheduled public meeting in electronic or hard copy format:

- ☐ Adjacent Property Owner's List (aka "mailing list") *Should be submitted with original application packet*
- ☐ Copy of the letter mailed *Should be submitted with original application packet*
- ☐ Attendance Roster (aka "sign-in sheet") *Submit no later than 10 days prior to 1st public meeting date*
- ☐ Neighborhood Meeting Summary Form with minutes (see below) *Submit no later than 10 days prior to the 1st public meeting date*

ADJACENT PROPERTY OWNERS LIST

Project Name: _____

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

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

PARCEL NUMBER	NAME	ADDRESS

SAMPLE NEIGHBORHOOD MEETING LETTER
(PLACE ON AGENT'S OR OWNER'S LETTERHEAD)

<Date>

Dear Clayton Area Property Owner:

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

Meeting Date: _____ Meeting Time: _____

Meeting Location: _____

Type of Application: _____

Project/proposal property address: _____

Description of project/proposal: _____

_____

Upcoming public meetings for this application: _____

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

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

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

If you have any questions prior to or after this meeting, you may contact us at ***<Insert phone number of applicant>***. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Sincerely,

<Applicant>

Cc: Town of Clayton Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: _____

Application: _____

Location/Date: _____

NAME	ADDRESS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:

Date of Mailing:

Date of Meeting: Time of Meeting:

Location of Meeting:

I hereby attest that letters were mailed to the addresses listed on the Adjacent Property Owners List (attached) ten days prior to the Neighborhood Meeting, and that all required information was presented at the Meeting:

Printed Name: Signature:

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

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

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

OWNER'S CONSENT FORM

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

Project Name: O'Neil Overlook **Address or PIN #:** 166910-45-0119, 166910-35-8704, 166910-45-4651, 166910-45-1211, 166910-45-2199, 166910-45-3212

AGENT/APPLICANT INFORMATION:

Emily Beddingfield	217 W Stallings St
(Name - type, print clearly)	(Address)
	Clayton, NC 27520
	(City, State, Zip)

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

Preliminary Plat — Variance
Rezoning — All other development approvals

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:

J & B Real Estate Consultants, LLC - James Upchurch	328 E. Main Street
(Name - ~~type, print~~ clearly)	(Address)
(Owner's Signature)	Clayton, NC 27520
	(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Mia M. Richard, a Notary Public for the above State and County, this the 1 day of October, 2019.

SEAL — MIA M. RICHARD NOTARY PUBLIC JOHNSTON CO., NC July 2018

Mia M. Richard
Notary Public

My Commission Expires: 6-27-2021

Public Notice

In accordance with NC GS 160D-302, the Clayton Board of Adjustment will conduct the following evidentiary hearing on Wednesday, July 21, 2021 at 6:00 PM in the Town Council Chambers in Town Hall, located at 111 E. Second Street:

- **Request for a Variance (File # 2021-56-VAR) from Section 155.500(B) – specifically the prohibition of building a road and additional lots on a Resource Conservation Area classified as steep slopes above 25% grade of at least 5,000 square feet of contiguous area; TAG numbers: 05H03189K, 05H03189L, 05H03189M, 05H03189N**

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

Ben Paynter, Planner
919-553-5002

_____

Johnstonian Newspaper

Please advertise on the following dates:
July 7, 2021
July 14, 2021

Affidavit of publication required.

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

July 9 2021

NOTICE

SUBJECT: **Project:** 2021-54-VAR O'Neil Overlook Variance

Request: Variance for building in RCA related to steep slopes

Address: Rollingwood Subdivision/future O'Neil Overlook subdivision

TAG #: 05H03189K, 05H03189L, 05H03189M, 05H03189N

Applicant: Emily Beddingfield for J&B Real Estate Consultants, LLC

Dear Clayton Area Property Owner:

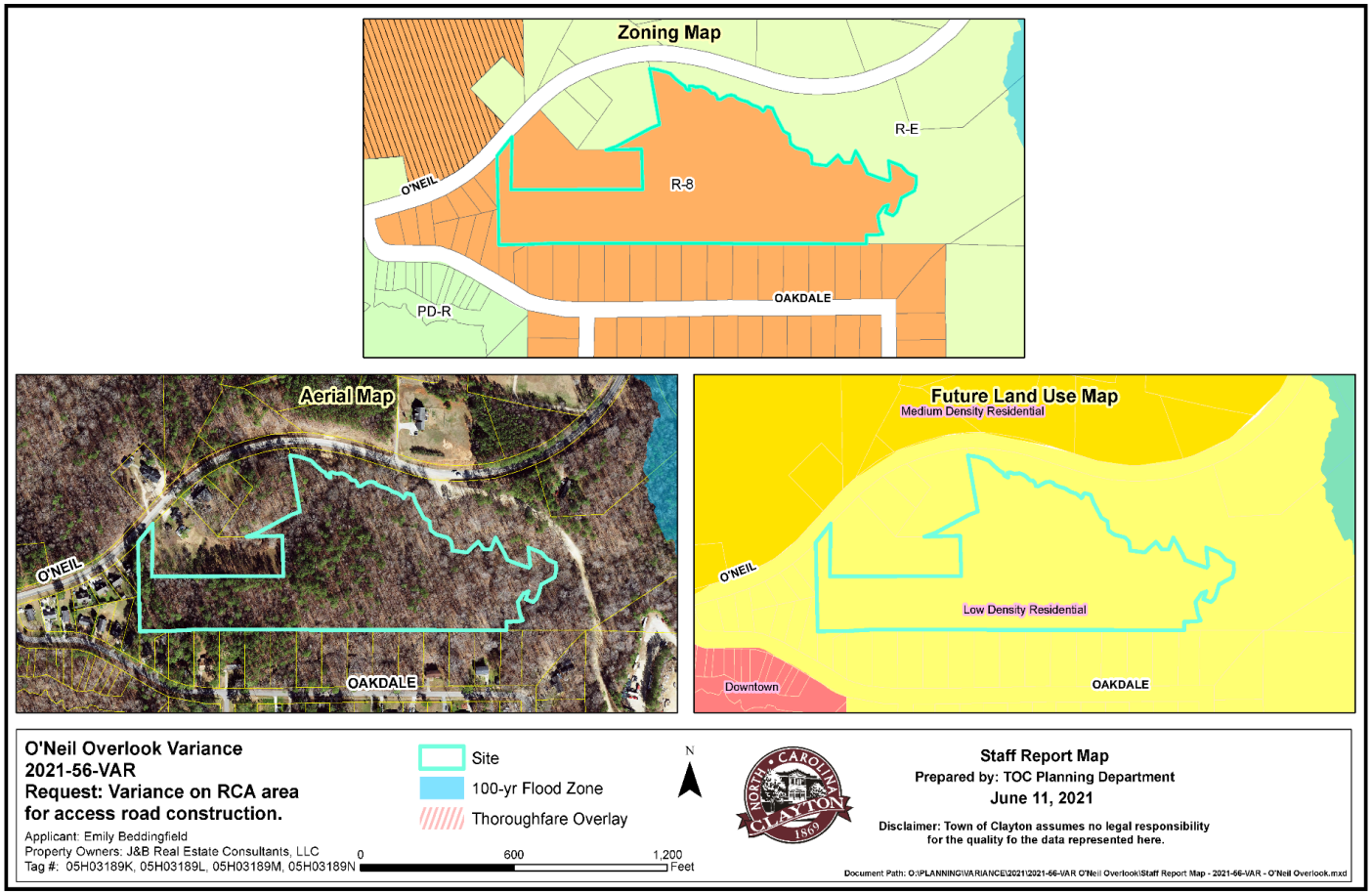
Notice is hereby given that the Clayton Board of Adjustment will hold an evidentiary hearing on July 21, 2021 at 6:00 PM at Town Hall, 111 E Second Street, to consider the above referenced Variance application. The applicant is requesting a variance from 155.500(B)(3) of the Unified Development Code in order to build an access street and lots in an RCA designated area. The property is zoned R-8 and is located adjacent to the Rollingwood subdivision. Please see the map on the back of this letter.

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

If you should need additional assistance or information, please contact Ben Paynter in the Town Planning Department at 919-553-5002 or email at bpaynter@townofclaytonnc.org

Sincerely,

Ben Paynter, Planner


Zoning Map
R-E
R-8
O'NEIL
OAKDALE
PD-R
Aerial Map
O'NEIL
OAKDALE
Future Land Use Map
Medium Density Residential
O'NEIL
Low Density Residential
Downtown
OAKDALE
O'Neil Overlook Variance
2021-56-VAR
Request: Variance on RCA area
for access road construction.
Applicant: Emily Beddingfield
Property Owners: J&B Real Estate Consultants, LLC
Tag #: 05H03189K, 05H03189L, 05H03189M, 05H03189N
Site
100-yr Flood Zone
Thoroughfare Overlay
N
0
600
1,200
Feet
Staff Report Map
Prepared by: TOC Planning Department
June 11, 2021
Disclaimer: Town of Clayton assumes no legal responsibility
for the quality fo the data represented here.
Document Path: O:\PLANNING\VARIANCE\2021\2021-56-VAR O'Neil Overlook\Staff Report Map - 2021-56-VAR - O'Neil Overlook.mxd

June 04, 2021

Re: Variance Request for the O'Neil Overlook Subdivision

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use change or development proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a Neighborhood Meeting must be held to provide information to area residents about the proposal.

Due to current social distancing resulting from COVID-19, the Town of Clayton has authorized temporary use of Virtual Neighborhood Meetings. This letter includes instructions on how to access the virtual neighborhood meeting for this application. A representative of the applicant will coordinate this meeting and explain the application, answer questions, and solicit comments.

Meeting Date: June 22nd, 2021 **Meeting Time**: 6:00 PM

Virtual Zoom Meeting Instructions:

Join Zoom Meeting: https://us02web.zoom.us/j/89259837343

Meeting ID: 892 5983 7343

Dial by your location
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Find your local number: https://us02web.zoom.us/u/kzYXwUk7q

Information about the proposal:

Type of Application:	Variance Request
Parcel identification numbers:	166910-45-0119, 166910-45-1211, 166910-45-2119, 166910-45-3212
Project/proposal property location:	The Variance request is part of the approved O'Neil Overlook Subdivision. The Variance supports the road connecting the future O'Neil Overlook Subdivision and Oakdale Avenue.
Developer:	J & B Real Estate Consultants
Description of proposal and action requested:	O'Neil Overlook subdivision was approved by the Town Council on May 3, 2021. *This Variance request does NOT change the design of the approved subdivision at all.* However, the Town requires a separately approved "variance" for impacts associated with any approved design. In this case, the approved design includes a new road which will connect the future

subdivision to Oakdale Avenue in Rollingwood. The road will impact an area of steep slopes. As such, the Town is requiring the developer to acquire a Variance from 155.500(B) of the Unified Development Code, which prohibits impacts to steep slopes. Steep slopes are considered a "Resource Conservation Area" which are protected from most impacts by the Town's ordinances – unless a Variance is approved)

In this case, the variance request is to allow a total of 12,515 square feet of steep slopes to be removed by filling in the area with fill and rerouting/piping the stream in this location. The result will stabilize the unstable slopes and improve stream stability to the east. Currently, the unstable slopes are eroding and creating sediment issues downstream and threatening to undermine Oakdale Avenue. Stabilization and fill will solve these problems while also allowing creation of the connecting road shown in the O'Neil Overlook Subdivision, which will enhance public safety by creating a second entrance to the Rollingwood Subdivision.

Upcoming public meetings for this application:	Board of Adjustment: Date to be determined (notice will be mailed by the Town to adjacent property owners in advance of the hearing)

The following is enclosed with this letter and will be discussed during the virtual Neighborhood Meeting:

1. Copy of Application
2. Exhibit showing area of steep slope impact
3. Copy of Approved O'Neil Overlook Subdivision Plan

If you have any questions prior to or after this meeting, you may contact us at Emily@myHTR.com or 321-795-7413. Please feel free to email me in advance if you want me to send you the meeting link, would like more detailed information emailed to you, or if you prefer to discuss the project outside of the meeting.

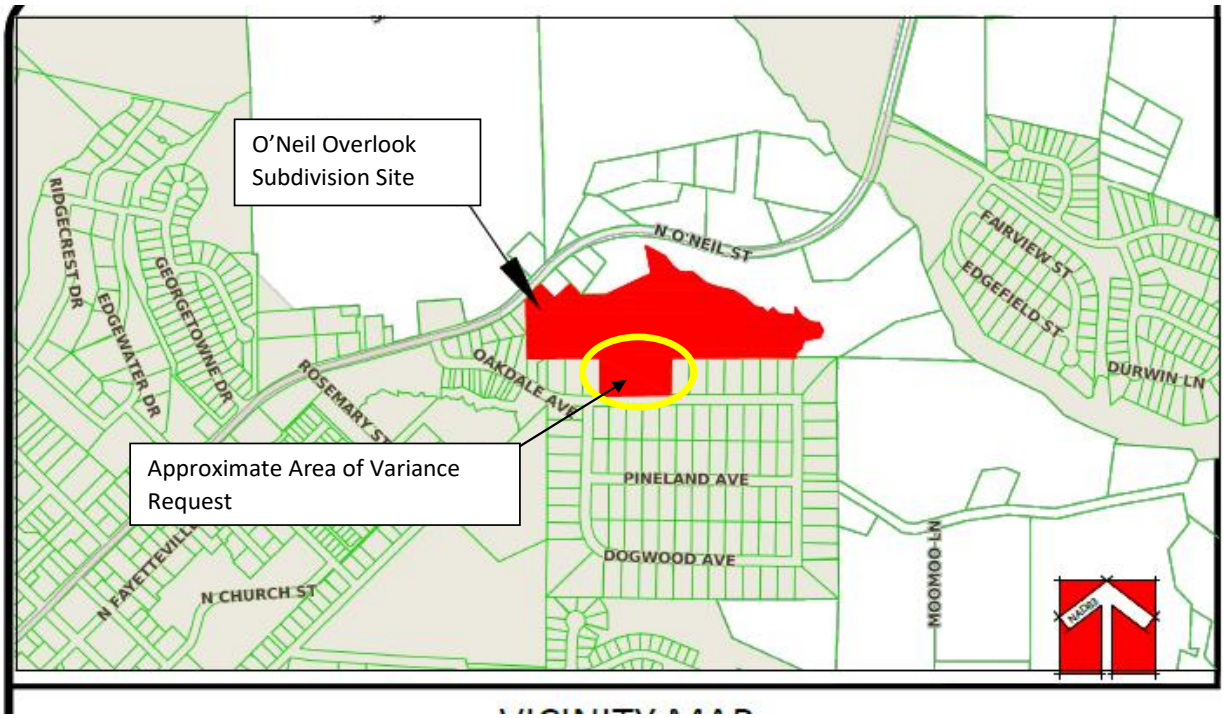
You may also contact the Planning Department at 919-553-5002.

Sincerely,

Emily Beddingfield

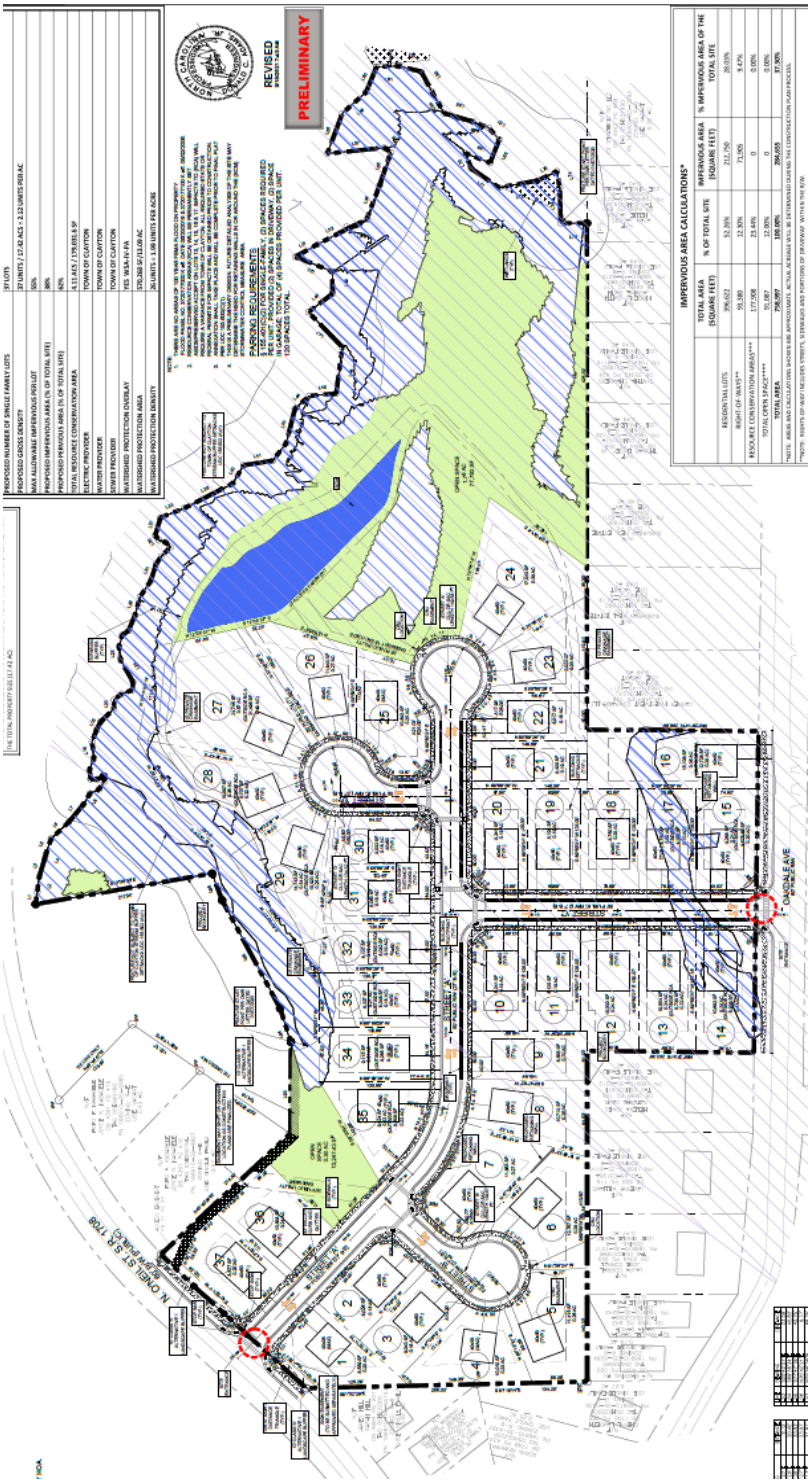
Emily Beddingfield, AICP

Cc: Town of Clayton Planning Department



VICINITY MAP

APPROVED O'NEIL OVERLOOK PRELIMINARY PLAT SITE PLAN:



Notes from O'Neil Overlook Variance Neighborhood Meeting

June 30, 2021 6:00pm via ZOOM

Attendees: There were seven (7) people on the zoom call, plus Emily Beddingfield, who led the meeting as the representative of the Applicant/Developer.

Summary of Meeting:

Emily explained the purpose of the meeting and the request. While the design of the neighborhood (preliminary plat) had been approved by the Town Council, a separate approval is required for impacts to "steep slopes."

A neighbor asked about the potential impacts from erosion – if these slopes are filled in, there will be a lot of new dirt moved to the area. How can we be sure that dirt won't wash off into the downstream area, causing erosion issues for the downstream neighbors? Emily explained that there would be a retaining wall. In addition, we were required to submit a grading & erosion control plan to the Town that will be reviewed for consistency with the policies & regulations. Those regulations are in place in part for to ensure that as land is reshaped, it does not cause erosion or other issues to adjacent properties.

There was a question regarding noticing requirements and why some residents did not receive a notice. Emily explained that the Town asks applicants to notify property owners within 100 feet of the property boundaries. Neighbors responded that they wish the entire neighborhood had been notified for this and for the initial subdivision request because it impacts the entire neighborhood.

It was asked if there were any traffic signals or road improvements required for the subdivision. Emily responded that yes, NCDOT would require a turn lane for the O'Neil Overlook primary entrance, but no improvements were proposed or required for Oakdale Avenue or the Rollingwood entrance. The amount of traffic associated for this proposed subdivision was not enough to trigger a requirement for a traffic signal on O'Neil.

Neighbors asked about construction traffic. They noted that when the new townhomes were put in (on Oakdale, closer to O'Neil Street), there were construction vehicles parked on Oakdale Ave, often blocking traffic. The construction created noise and muddied the streets. Emily explained that the construction entrance for the O'Neil Overlook subdivision would not be through the Rollingwood neighborhood but rather at the new entrance to the new subdivision. Construction equipment would be kept on the O'Neil Overlook property as much as possible. It was asked if police regularly monitor construction sites to ensure safety (i.e. streets are not blocked). Emily said she was not sure but would encourage them to call the town if they observe any issues.

It was asked if this was the same developer as that for Academy Point. Emily said that no, this was not the same developer. A builder has not yet been chosen.

It was asked if the neighbors had any say over whether this subdivision was approved. Emily explained that the Council had already approved the subdivision design, and this request is simply for the impacts to the steep slopes. This Variance would be approved by the Board of Adjustment and neighbors were

welcome to attend that meeting. Property owners within 100 feet of the project will receive a notice from the town in advance of that meeting.

A neighbor asked if there was a set plan in place if the construction negatively impacted their property. Emily said that the construction plans would be reviewed for consistency with the applicable regulations and the project is expected to be built to those approved plans. If they experience an issue they are welcome to contact us or the Town Engineering department to determine if something was incorrectly constructed.

With no further questions, Emily thanked everyone for attending and noted they could be in contact with her if they thought of any further questions. The time was 6:50pm.

ELLIOTT, ESMOND
108 CREEKSTONE DR
BENSON, NC 27504-0000

PEEDIN, EDNA S
2721 US 70 EAST
SELMA, NC 27576-8174

KABASELE, FOFO F
KABASELE, JOYCE R
102 ROWAN DR
CLAYTON, NC 27520-2980

JONES, HELENA
DAVIS, NATASHA M
202 OAKDALE AVE
CLAYTON, NC 27520-1839

SMITH, KIMBERLY E.
SMITH, JASMINE S.
210 KENTUCKY DR
GARNER, NC 27529-4275

C2 STRATEGIC NC LLC
512 CAMEL ST
CLAYTON, NC 27520-1815

WILLIAMS, LAVERNE
PO BOX 307
CLAYTON, NC 27528-0307

BARNES, TIMOTHY LEE JOINT TENANTS (WROS)
MCSWAIN, ANDREA DENIECE JOINT TENANTS (WROS)
222 OAKDALE AVE
CLAYTON, NC 27520-1839

CHAMBERS, SYNTHIA H
238 OAKDALE AVE
CLAYTON, NC 27520

JACOBS, ADAM
JACOBS, KELLIE
246 OAKDALE AVE
CLAYTON, NC 27520

LINDSEY, THOMAS B JR
234 OAKDALE AVE
CLAYTON, NC 27520-0000

CORRAL, LAURA
CORRAL, JOSE
192 OAKDALE AVE
CLAYTON, NC 27520-0000

GIBBS, EDWARD JOE JR
111 JASMIN DR
CLAYTON, NC 27520-0000

FU, XIAOXING
2670 JANE DR
CREEDMOOR, NC 27522-8650

GARCIA, MANUEL
GARCIA, MARIA
164 OAKDALE AVENUE
CLAYTON, NC 27520-0000

LAMBETH, CHERYL M
154 OAKDALE AVE
CLAYTON, NC 27520-1837

FEREZ, NICHOLAS J
780 LIGHTFOOT DR
CLAYTON, NC 27520-2136

GRAHAM, MICHAEL T
892 N ONEIL STREET EXT
CLAYTON, NC 27520-6282

DURAN, ANGELA
930 N ONEIL STREET EXT
CLAYTON, NC 27520-6241

HAITHCOCK, EMMUNEL ALBERTO
945 N ONEIL STREET EXT
CLAYTON, NC 27520-6242

NEWKIRK, SONYA Y
150 OAKDALE AVE
CLAYTON, NC 27520-1837

MASSEY, JOHN W.
8041 ST ANDREWS DR
LAURINBURG, NC 28352-2155

JOHNSON, DOROTHY G
201 OAKDALE AVE
CLAYTON, NC 27520

WILLIAMS, WILLIE
WILLIAMS, JOYCE
205 OAKDALE DRIVE
CLAYTON, NC 27520-1838

TOUDLE, WILLIS EDWARD
TOUDLE, CYNTHIA H
209 OAKDALE DR
CLAYTON, NC 27520-1838

SANDERS, EULA
PO BOX 463
CLAYTON, NC 27520-0463

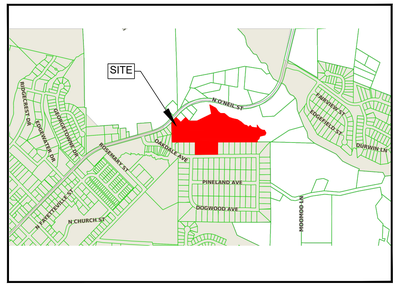
MANNE, LAKSHMANA R
MANNE, LAKSHMANI
113 CULLEN PL
GARNER, NC 27529-4792

GAINEY, FELTON NORRIS
GAINEY, ANNIE
221 OAKDALE AVE
CLAYTON, NC 27520-0000

MURPHY, WILLIAM & ELIZABETH
910 O'NEIL ST EXT
CLAYTON, NC 27520-6241

SUBURBAN REAL ESTATE
PO BOX 759
SMITHFIELD, NC 27577-0000

J&B REAL ESTATE
Attn: James Lipscomb
328 E MAIN STREET
CLAYTON, NC 27520



VICINITY MAP
NTS

FILE COPY
Town of Clayton
Planning Department
Date: 05/27/2021
By:
Plan Approval

MAJOR SUBDIVISION PLAN

FOR

O'NEIL OVERLOOK

2020-75-SD

IN

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

Recommend Conditions of Approval (2020-75-SD O'Neil Overlook Subdivision):

1. Following Town Council approval, three copies of the Preliminary Plat meeting the Conditions of Approval shall be submitted to the Planning Department for final approval. The Conditions of Approval for the preliminary plat and associated applications shall be recorded on the cover sheet.
2. Property shall be annexed by the Town prior to Final Plat
3. No building permits shall be issued prior to annexation.
4. The applicant shall obtain all required local, state, and federal permits in order to fill in any Resource Conservation Area.
5. All Environmental impact permits (NCDEQ, USACE, etc.) are required to be obtained prior to Construction Drawing Approval.
6. Maximum impervious limits per lot to be included on recorded plat.
7. Stormwater Maintenance Covenant required to be recorded prior to building permit issuance.
8. Any proposed impacts to the Resource Conservation Area must demonstrate compliance with 155.500 and be approved by the appropriate authority.
9. No more than 30 building permits shall be issued without secondary access point fully constructed and approved by the Town of Clayton.
10. Street shall not be more than 750-feet in length without approved fire turnaround.
11. Fire hydrants shall be located and installed per North Carolina Fire Code & NFPA as shown on Final TC Plan Set.

APPLICANT AFFIDAVIT

I/We, the undersigned, do herby certify that I have reviewed the recommended conditions of approval and am in agreement within this letter.

Emily Bedding Bell — *Print Name*
Signature of Applicant
4/30/21 — *Date*

SEAL 15683 NORTH CAROLINA PROFESSIONAL ENGINEER DONALD C. ADAMS, JR.

REVISED
5/11/2021 3:34 PM

SHEET INDEX

SHEET TITLE	SHEET No.
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS	C1.01
SITE PLAN & PRELIMINARY PLAT	C2.01
PEDESTRIAN & VEHICULAR ROUTING PLAN	C2.02
PRELIMINARY UTILITY PLAN	C3.01
PRELIMINARY EROSION CONTROL PLAN	C4.01
PRELIMINARY GRADING & DRAINAGE PLAN	C5.01
PLAN & PROFILE	C6.01
PRELIMINARY LANDSCAPE PLAN	L1.01
REGULATORY STANDARDS	DT1.00

DEVELOPER/APPLICANT:

J&B REAL ESTATE
CONSULTANTS, LLC.
328 E MAIN ST.
CLAYTON, NC 27520
CONTACT: JAMES LIPSCOMB 919-323-3720

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
919-243-1332 info@adamsandhodge.com
FIRM # C-4187

O'NEIL OVERLOOK
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

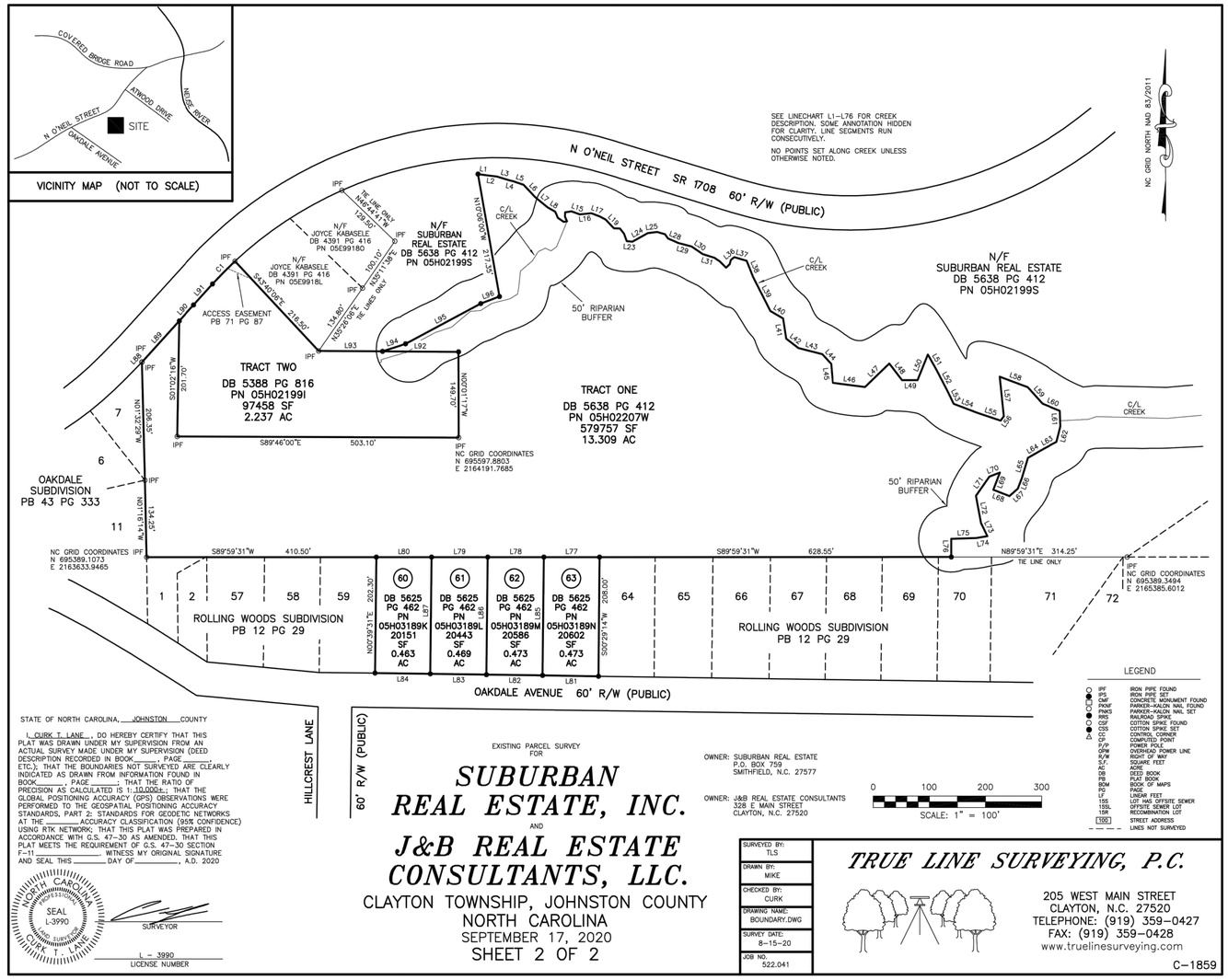
JUNE 1, 2020
October 30, 2020 1st TRC COMMENTS
December 04, 2020 2nd TRC COMMENTS
February 05, 2021 3rd TRC COMMENTS
March 03, 2021 4th TRC COMMENTS
**March 18, 2021 5th TRC COMMENTS*
T.O.C. PROJECT: 2020-75-SD

LINE	BEARING	DISTANCE
L1	S82°24'13"E	15.13'
L2	S83°42'39"E	19.04'
L3	S87°14'39"E	13.66'
L4	S76°42'05"E	6.90'
L5	S71°54'13"E	20.23'
L6	S47°51'06"E	29.20'
L7	S51°01'57"E	28.82'
L8	S59°50'14"E	15.43'
L9	S64°38'08"E	12.20'
L10	S64°38'08"E	12.20'
L11	N82°03'03"E	6.07'
L12	N27°42'53"W	8.93'
L13	N01°58'09"E	7.83'
L14	N82°54'33"E	11.49'
L15	S89°36'34"E	15.58'
L16	S89°36'34"E	15.58'
L17	S89°36'34"E	15.58'
L18	S82°08'26"E	12.53'
L19	S44°51'18"E	61.53'
L20	S88°07'09"E	11.46'
L21	S38°31'51"E	11.90'
L22	S19°56'14"E	13.48'
L23	S19°56'14"E	13.48'
L24	N61°05'04"E	31.46'
L25	N83°28'47"E	16.83'
L26	S74°28'03"E	14.75'
L27	S34°30'27"E	9.13'
L28	S87°36'29"E	20.40'
L29	S74°49'39"E	23.53'
L30	S74°49'39"E	23.53'
L31	S33°51'13"E	21.81'
L32	S56°22'05"E	11.28'

LINE	BEARING	DISTANCE
L33	S45°44'33"E	15.83'
L34	N48°53'13"E	8.50'
L35	N25°23'43"E	7.74'
L36	N02°07'31"E	7.74'
L37	S77°52'17"E	22.89'
L38	S21°05'03"E	51.07'
L39	S31°30'59"E	64.34'
L40	S60°08'20"E	26.14'
L41	S60°08'20"E	26.14'
L42	S02°37'57"E	37.56'
L43	S16°14'38"E	43.95'
L44	S42°55'45"E	23.31'
L45	S02°29'52"E	53.14'
L46	S82°27'30"E	58.01'
L47	N49°32'36"E	59.78'
L48	S89°43'49"E	37.00'
L49	S89°43'49"E	37.00'
L50	S02°51'31"E	48.39'
L51	S09°59'55"E	30.15'
L52	S08°08'17"E	43.97'
L53	S05°42'01"E	23.59'
L54	S89°36'34"E	49.83'
L55	S89°36'34"E	8.17'
L56	N00°56'34"W	8.17'
L57	N00°56'34"W	68.35'
L58	S89°51'39"E	53.12'
L59	S42°23'08"E	39.09'
L60	S89°51'21"E	53.09'
L61	S01°08'39"W	27.23'
L62	S01°08'39"W	27.23'
L63	N62°23'08"W	27.64'
L64	S89°57'31"W	30.40'

LINE	BEARING	DISTANCE
L65	S18°57'10"W	36.40'
L66	S12°25'37"W	20.83'
L67	S12°25'37"W	20.83'
L68	N63°59'28"W	35.01'
L69	N21°06'55"E	53.51'
L70	S68°43'18"W	20.08'
L71	S35°16'47"W	41.23'
L72	S13°23'20"E	47.99'
L73	S89°59'31"W	25.54'
L74	S89°59'31"W	25.54'
L75	S89°31'38"W	44.08'
L76	S00°08'52"E	31.79'
L77	S89°59'31"W	99.09'
L78	S89°59'31"W	100.01'
L79	S89°59'31"W	100.01'
L80	S89°59'31"W	99.91'
L81	N89°31'38"W	99.91'
L82	N89°11'34"W	100.00'
L83	N89°11'34"W	100.00'
L84	N89°11'34"W	99.26'
L85	N00°39'31"E	208.33'
L86	N00°39'31"E	208.33'
L87	N89°59'31"E	208.00'
L88	N44°56'28"E	0.74'
L89	N42°53'11"E	97.74'
L90	N42°53'11"E	38.10'
L91	N42°53'11"E	49.84'
L92	N89°28'48"E	136.23'
L93	N89°28'48"E	113.81'
L94	N89°28'48"E	131.00'
L95	N62°23'08"W	131.00'
L96	N89°48'48"E	35.40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	690.00'	58.33'	58.32'	N42°13'39"E



STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK ____, PAGE ____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____, PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE ____ ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11 ____ WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS ____ DAY OF ____, A.D. 2020

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

SURVEYOR

L - 3990
LICENSE NUMBER

EXISTING PARCEL SURVEY FOR

SUBURBAN REAL ESTATE, INC.

AND

J&B REAL ESTATE CONSULTANTS, LLC.

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
SEPTEMBER 17, 2020
SHEET 2 OF 2

OWNER: SUBURBAN REAL ESTATE
P.O. BOX 759
SMITHFIELD, N.C. 27577

OWNER: J&B REAL ESTATE CONSULTANTS
328 E MAIN STREET
CLAYTON, N.C. 27520

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	BOUNDARY.DWG
SURVEY DATE:	8-15-20
JOB NO.:	522.041

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859

SOURCES OF INFORMATION:
1. EXISTING SURVEY OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED SEPTEMBER 17, 2020
2. EXISTING TOPO OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED APRIL 1, 2020
3. PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018
4. EXISTING WATER & SEWER MAIN INFROMATION TAKEN FROM TOWN OF CLAYTON GIS MAP.
5. NC DWR BUFFER CALL LETTER DATED JANUARY 07,2020.
6. WETLANDS DELINEATION PROVIDED BY BROWN'S ENVIRONMENTAL GROUP 242 BATTEN FARM RD, SELMA, NC 27576

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-553-4182
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

REVISIONS
1 - 08-31-20 - TRC COMMENTS

O'NEIL OVERLOOK
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SEALED BOUNDARY

DESIGN	DCA
DRAWN	ADS/ARC/MAF/EX
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	05/22/2020
JOB NO.	
SHEET	C1.00

LINE	BEARING	DISTANCE
L1	S82°24'13"E	15.13'
L2	S82°46'35"E	19.04'
L3	S73°34'28"E	23.40'
L4	S76°45'09"E	5.92'
L5	S71°24'17"E	20.21'
L6	S43°51'56"E	29.90'
L7	S51°01'57"E	28.22'
L8	S59°50'16"E	15.63'
L9	S24°30'59"E	11.73'
L10	S56°08'06"E	12.20'
L11	N82°03'03"E	6.07'
L12	N23°42'53"W	8.93'
L13	N01°58'09"E	7.63'
L14	N82°04'23"E	11.49'
L15	S69°36'34"E	15.56'
L16	N84°05'34"E	20.77'
L17	S69°39'37"E	15.34'
L18	S62°58'36"E	12.33'
L19	S44°32'18"E	21.51'
L20	S88°00'09"E	11.46'
L21	S38°31'51"E	11.90'
L22	S19°36'14"E	13.48'
L23	S84°09'43"E	10.08'
L24	N61°05'04"E	31.40'
L25	N83°28'47"E	16.83'
L26	S74°29'03"E	14.75'

LINE	BEARING	DISTANCE
L27	S34°30'27"E	9.12'
L28	S67°36'29"E	20.40'
L29	S74°49'39"E	23.93'
L30	S56°57'27"E	23.97'
L31	S72°51'13"E	21.81'
L32	S56°22'35"E	11.28'
L33	S45°44'03"E	15.93'
L34	N46°53'31"E	8.67'
L35	N15°58'58"E	8.06'
L36	N52°37'23"E	7.74'
L37	S73°52'11"E	22.99'
L38	S21°59'07"E	31.07'
L39	S27°30'09"E	66.34'
L40	S60°08'20"E	26.14'
L41	S09°02'40"E	35.69'
L42	S52°37'25"E	27.36'
L43	S76°14'38"E	43.95'
L44	S42°55'45"E	23.31'
L45	S05°29'52"E	33.14'
L46	S82°37'30"E	58.01'
L47	N46°32'36"E	59.78'
L48	S37°59'24"E	37.02'
L49	N89°43'46"E	27.53'
L50	N22°21'37"E	48.39'
L51	S29°55'37"E	30.15'
L52	S28°06'17"E	43.97'

LINE	BEARING	DISTANCE
L53	S25°42'07"E	23.59'
L54	S69°36'34"E	45.83'
L55	S71°47'18"E	42.75'
L56	N35°42'21"E	9.77'
L57	N05°56'34"W	69.35'
L58	S69°51'39"E	53.12'
L59	S42°32'06"E	39.09'
L60	S68°01'24"E	33.59'
L61	S02°08'17"E	27.23'
L62	S14°21'04"W	27.95'
L63	S62°27'58"W	27.94'
L64	S60°57'31"W	30.45'
L65	S16°57'10"W	36.42'
L66	S21°20'52"W	20.24'
L67	S48°20'51"W	19.85'
L68	N68°57'29"W	30.91'
L69	N21°38'55"E	32.17'
L70	S69°43'19"W	20.08'
L71	S35°16'41"W	41.27'
L72	S10°33'20"E	47.99'
L73	S26°18'23"E	25.77'
L74	S80°17'51"W	20.64'
L75	S88°21'39"W	44.06'
L76	S00°08'52"E	31.76'
L77	S89°59'31"W	99.09'
L78	S89°59'31"W	100.01'

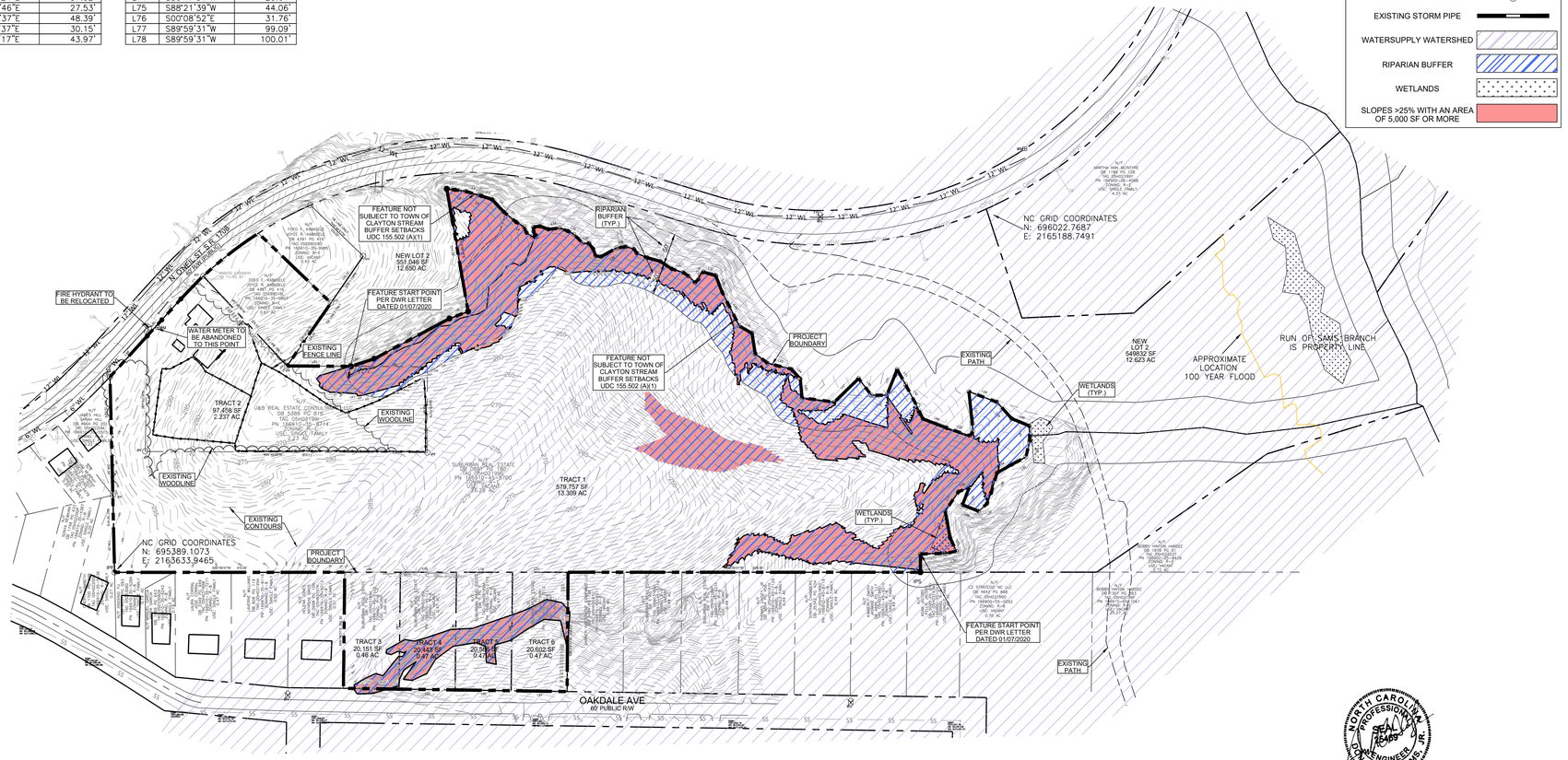
LINE	BEARING	DISTANCE
L79	S89°59'31"W	100.01'
L80	S89°59'31"W	99.26'
L81	N89°11'34"W	99.71'
L82	N89°11'34"W	100.00'
L83	N89°11'34"W	100.00'
L84	N89°11'34"W	99.26'
L85	N00°39'31"E	206.57'
L86	N00°39'31"E	205.15'
L87	N00°39'31"E	203.72'
L88	N44°56'28"E	0.54'
L89	N42°53'11"E	97.74'
L90	S62°20'57"W	151.30'
L91	N42°53'11"E	49.84'
L92	N89°38'48"W	136.25'
L93	N89°38'48"W	113.81'
L94	N72°29'26"E	43.81'
L95	N62°20'57"E	151.30'
L96	N69°48'46"E	35.40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	690.00'	56.35'	56.35'	N45°13'36"E

LEGEND

EXISTING

- MAJOR CONTOUR
- MINOR CONTOUR
- 6" WATERLINE
- 12" WATERLINE
- OVERHEAD POWERLINE
- POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER PIPE
- FIRE HYDRANT
- EXISTING STORM PIPE
- WATERSUPPLY WATERSHED
- RIPARIAN BUFFER
- WETLANDS
- SLOPES >25% WITH AN AREA OF 5,000 SF OR MORE



NORTH CAROLINA PROFESSIONAL SEAL 16489 ENGINEER DONALD C. ADAMS, JR.

REVISED
3/3/2021 7:30 AM

PRELIMINARY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SOURCES OF INFORMATION:
1. EXISTING SURVEY OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED SEPTEMBER 17, 2020
2. EXISTING TOPO OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED APRIL 1, 2020
3. PARCEL INFORMATION FROM JOHNSTON COUNTY GIS DATED 2018
4. EXISTING WATER & SEWER MAIN INFROMATION TAKEN FROM TOWN OF CLAYTON GIS MAP.
5. NC DWR BUFFER CALL LETTER DATED JANUARY 07,2020.
6. WETLANDS DELINEATION PROVIDED BY BROWN'S ENVIRONMENTAL GROUP 242 BATTEN FARM RD, SELMA, NC 27576

REVISIONS: 1ST COMMENTS 08/07/2020; 2ND COMMENTS 09/25/2020; 3RD COMMENTS 03/03/2021

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1332
FIRM # C-4187

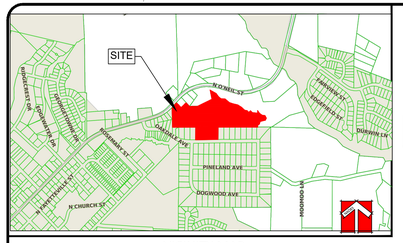
ADAMS & HODGE ENGINEERING, PC

O'NEIL OVERLOOK

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

DESIGN	DCA
DRAWN	ADS/ARC/MAF/EK
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	05/22/2020
JOB NO.	
SHEET	C1.01



VICINITY MAP
NTS

LEGEND:
- (RCA) RESOURCE CONSERVATION AREA
- WATERSUPPLY WATERSHED
- WETLANDS
- OPEN SPACE (OUTSIDE OF RCA)
- PORTION OF CLASS "B" LANDSCAPE BUFFER

NOTE:
1. ALL SIDEWALKS SHALL BE 5' WIDE.
2. ALL OPEN SPACE SHALL BE MAINTAINED BY HOA.

FILE COPY

Town of Clayton
Planning Department
Date: 05/27/2021
By:
Plan Approval

O'NEIL OVERLOOK LOT STANDARDS

ZONING	UNIT TYPE	LOT STANDARDS: Min. Lot Area (sq.ft.)	Min. Lot Width (LF) (At bldg. setback)	Max. Lot Coverage (%)	Max. Impervious Surface (%)	Density (dwelling units/ acre)	MINIMUM SETBACKS (FT.): Front	Side	Side Street	Rear	BUILDING STANDARDS: BUILDING SEPARATION	Max. Height (ft.)
R-8	SINGLE FAMILY	8,000	60	35	55	5	25	10	15	25	10	35

OPEN SPACE TABLE

	ACRES
NET USEABLE LAND	13.31
REQUIRED OPEN SPACE 1,245 SF/LOT	1.058
OPEN SPACE PROVIDED	2.09

**NOTE: NET USEABLE LAND WAS DETERMINED BY REMOVING THE RCA (4.11 AC) FROM THE TOTAL PROPERTY SIZE (17.42 AC)

O'NEIL OVERLOOK SITE DATA CHART

PARCEL OWNER	J&B REAL ESTATE CONSULTANTS, LLC	SUBURBAN REAL ESTATE
PARCEL OWNER ADDRESS	328 E. MAIN ST, CLAYTON, NC 27520	PO BOX 759, SMITHFIELD, NC 27577
PARCEL IDENTIFICATION	05H02199I / 166910-35-8704	05H02207W / 166910-45-4651
PROPERTY SIZE (SF)	2.237 AC / 97,458 SF	13.309 AC / 579,757 SF
PARCEL OWNER	SUBURBAN REAL ESTATE	
PARCEL OWNER ADDRESS	PO BOX 759, SMITHFIELD, NC 27577	
PARCEL IDENTIFICATION	05H03189K/166910-45-0119, 05H03189L/166910-45-1211, 05H03189M/166910-45-2119 & 05H03189N/166910-45-3212	
PROPERTY SIZE (SF)	0.46 AC/20,151 SF, 0.47 AC/20,443 SF, 0.47 AC/20,586 SF, & 0.47 AC/20,602 SF	
PROPERTY SIZE (SF) TOTAL	THIS SUBMITTAL 17.42 ACS / 758,997 SF	
PROPERTY LOCATION	TOWN OF CLAYTON (TO BE ANNEXED)/CLAYTON TOWNSHIP	
EXISTING/PROPOSED ZONING	R-E / R-8	
EXISTING USE	RESIDENTIAL & UNDEVELOPED RESIDENTIAL	
PROPOSED USE	SINGLE FAMILY RESIDENTIAL	
PROPOSED NUMBER OF SINGLE FAMILY LOTS	37 LOTS	
PROPOSED GROSS DENSITY	37 UNITS / 17.42 ACS = 2.12 UNITS PER AC	
MAX ALLOWABLE IMPERVIOUS PER LOT	55%	
PROPOSED IMPERVIOUS AREA (% OF TOTAL SITE)	38%	
PROPOSED PERVIOUS AREA (% OF TOTAL SITE)	62%	
TOTAL RESOURCE CONSERVATION AREA	4.11 ACS / 179,031.6 SF	
ELECTRIC PROVIDER	TOWN OF CLAYTON	
WATER PROVIDER	TOWN OF CLAYTON	
SEWER PROVIDER	TOWN OF CLAYTON	
WATERSHED PROTECTION OVERLAY	YES WSA-IV-PA	
WATERSHED PROTECTION AREA	570,260 SF/13.09 AC	
WATERSHED PROTECTION DENSITY	26 UNITS = 1.99 UNITS PER ACRE	

NOTE:
1. THERE ARE NO AREAS OF 100 YEAR FEMA FLOOD ON PROPERTY FLOOD PANEL NO. 3720177000 K eff. DATE 06/20/2018 & 3720177100 K eff. 05/02/2006.
2. RESOURCE CONSERVATION AREAS (RCA) WILL BE PERMANENTLY SET ASIDE/PRESERVED ACCEPT ON LOTS 13, 14, 15, 16 & 17. IMPACTS TO (RCA) WILL REQUIRE A VARIANCE FROM TOWN OF CLAYTON. ALL REQUIRED STATE OR FEDERAL PERMITS FOR IMPACTS WILL BE OBTAINED PRIOR TO CONSTRUCTION.
3. ANNEXATION SHALL TAKE PLACE AND WILL BE COMPLETE PRIOR TO FINAL PLAT PER UDC 155.600(C)(1).
4. THIS IS A PRELIMINARY DESIGN. FUTURE DETAILED ANALYSIS OF THE SITE MAY DETERMINE THE NEED FOR RETAINING WALLS IN OR AROUND THE (SCM) STORMWATER CONTROL MEASURE AREA.

PARKING REQUIREMENTS
§ 155.401(C)(2) FOR SINGLE-FAMILY, (2) SPACES REQUIRED PER UNIT. PROVIDED (2) SPACES IN DRIVEWAY, (2) SPACE IN GARAGE; TOTAL OF (4) SPACES PROVIDED PER UNIT. 120 SPACES TOTAL.

NORTH CAROLINA PROFESSIONAL SEAL 049465 ENGINEER DAVID C. ADAMS, JR.

REVISED
3/18/2021 7:43 AM

PRELIMINARY

IMPERVIOUS AREA CALCULATIONS*

	TOTAL AREA (SQUARE FEET)	% OF TOTAL SITE	IMPERVIOUS AREA (SQUARE FEET)	% IMPERVIOUS AREA OF THE TOTAL SITE
RESIDENTIAL LOTS	396,622	52.26%	212,750	28.03%
RIGHT-OF-WAYS**	93,380	12.30%	71,905	9.47%
RESOURCE CONSERVATION AREAS***	177,908	23.44%	0	0.00%
TOTAL OPEN SPACE****	91,087	12.00%	0	0.00%
TOTAL AREA	**758,997**	**100.00%**	**284,655**	**37.50%**

*NOTE: AREAS AND CALCULATIONS SHOWN ARE APPROXIMATE. ACTUAL ACREAGE WILL BE DETERMINED DURING THE CONSTRUCTION PLAN PROCESS.
**NOTE: RIGHTS-OF-WAY INCLUDES STREETS, SIDEWALKS AND PORTIONS OF DRIVEWAY WITHIN THE R/W.
***NOTE: RESOURCE CONSERVATION AREAS INCLUDE RIPARIAN BUFFER AREAS, OPEN WATER BODIES, 100 YEAR FLOOD PLAIN AND SLOPES >25% PER UDC 155.500 (B)(3)
****NOTE: OPEN SPACE INCLUDES, AMENITIES, GREENWAYS, FEATURES IN PARKS PARKS, ACTIVE AND PASSIVE SPACES, ETC.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LINE	BEARING	DISTANCE
L1	S82°24'13"E	15.13'
L2	S82°46'35"E	19.04'
L3	S73°34'28"E	23.40'
L4	S76°45'09"E	5.92'
L5	S71°24'17"E	20.21'
L6	S43°51'56"E	29.90'
L7	S51°01'57"E	28.22'
L8	S59°50'16"E	15.63'
L9	S24°30'09"E	11.73'
L10	S56°08'08"E	12.20'
L11	N82°03'53"E	4.07'
L12	N27°42'53"W	8.93'
L13	N01°58'09"E	7.63'
L14	N82°04'23"E	11.49'
L15	S69°36'34"E	15.56'
L16	N84°05'34"E	20.77'
L17	S69°39'37"E	15.34'
L18	S62°58'36"E	12.33'
L19	S44°32'18"E	21.51'
L20	S88°00'09"E	11.46'
L21	S38°31'51"E	11.90'
L22	S19°36'14"E	13.48'
L23	S84°09'43"E	10.08'
L24	N61°09'04"E	31.40'
L25	N82°28'47"E	16.83'
L26	S74°29'03"E	14.75'

LINE	BEARING	DISTANCE
L27	S34°30'27"E	9.12'
L28	S67°36'29"E	20.40'
L29	S74°49'39"E	23.93'
L30	S56°57'27"E	23.97'
L31	S72°51'13"E	21.81'
L32	S56°22'35"E	11.28'
L33	S45°44'03"E	15.93'
L34	N46°53'31"E	8.67'
L35	N15°58'58"E	8.06'
L36	N55°37'23"E	7.74'
L37	S73°52'11"E	22.99'
L38	S21°59'07"E	31.07'
L39	S27°30'09"E	66.34'
L40	S60°08'20"E	26.14'
L41	S09°02'40"E	35.69'
L42	S52°37'25"E	27.36'
L43	S76°14'38"E	43.95'
L44	S42°55'45"E	23.31'
L45	S09°29'52"E	33.14'
L46	S82°37'30"E	58.01'
L47	N40°32'36"E	59.78'
L48	S37°59'24"E	37.02'
L49	N89°43'46"E	27.53'
L50	N22°11'37"E	48.39'
L51	S29°55'37"E	30.15'
L52	S28°06'17"E	43.97'

LINE	BEARING	DISTANCE
L53	S25°42'07"E	23.59'
L54	S69°36'34"E	45.83'
L55	S71°47'18"E	42.75'
L56	N35°42'21"E	9.77'
L57	N05°56'34"W	69.35'
L58	S69°51'39"E	53.12'
L59	S42°32'06"E	39.09'
L60	S68°01'24"E	33.59'
L61	S02°08'17"E	27.23'
L62	S14°21'04"W	27.95'
L63	S62°27'58"W	27.94'
L64	S60°57'31"W	30.45'
L65	S18°57'10"W	36.42'
L66	S21°20'52"W	20.24'
L67	S48°20'51"W	19.85'
L68	N68°57'29"W	30.91'
L69	N21°38'55"E	32.17'
L70	S69°43'19"W	20.08'
L71	S35°16'41"W	41.27'
L72	S10°33'20"E	47.99'
L73	S26°18'23"E	25.77'
L74	S80°17'51"W	20.64'
L75	S88°21'39"W	44.06'
L76	S00°08'52"E	31.76'
L77	S89°59'31"W	99.09'
L78	S89°59'31"W	100.01'

LINE	BEARING	DISTANCE
L79	S89°59'31"W	100.01'
L80	S89°59'31"W	99.26'
L81	N89°11'34"W	99.71'
L82	N89°11'34"W	100.00'
L83	N89°11'34"W	100.00'
L84	N89°11'34"W	99.26'
L85	N00°39'31"E	206.57'
L86	N00°39'31"E	205.15'
L87	N00°39'31"E	203.72'
L88	N44°56'28"E	0.54'
L89	N42°53'11"E	97.74'
L90	S62°20'57"W	151.30'
L91	N42°53'11"E	49.84'
L92	N89°36'48"W	136.25'
L93	N89°36'48"W	113.81'
L94	N17°29'26"E	43.81'
L95	N62°20'57"E	151.30'
L96	N69°48'46"E	35.40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	690.00'	56.35'	56.35'	N45°13'36"E

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamshodge.com
919-243-1332
FIRM # C-4187

REVISIONS
- 1ST SUBMITTAL
- 2ND SUBMITTAL INC COMMENTS
- 3RD SUBMITTAL INC COMMENTS
- 4TH SUBMITTAL INC COMMENTS
- 5TH SUBMITTAL INC COMMENTS

ADAMS & HODGE ENGINEERING, PC

A&H

ONEIL OVERLOOK
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

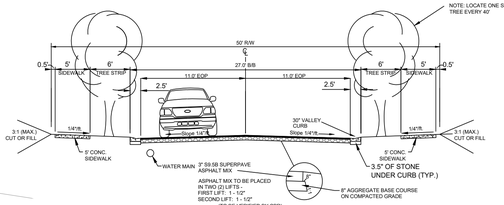
SITE PLAN & PRELIMINARY PLAT

DESIGN: DCA
DRAWN: RDS/ARG/MAF/EK
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 05/22/2020
JOB NO.
SHEET: C2.01

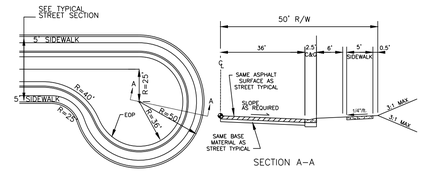
LEGEND:

RESIDENTIAL STREET (50' R/W)
(30' VALLEY CURB)

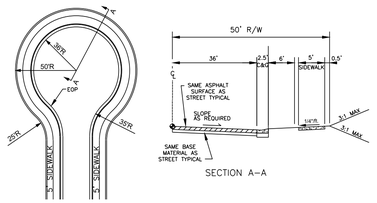
RESOURCE CONSERVATION AREA



RESIDENTIAL STREET SECTION
(STREETS 'A', 'B', 'C' & 'D')
NOT TO SCALE



TYPICAL ASYMMETRICAL CULDESAC
NO SCALE



SYMMETRICAL CUL-DE-SAC WITH CURB & GUTTER (RESIDENTIAL STREET)
NOT TO SCALE

N. ONEIL ST. S.R. 1708
60' R/W (PUBLIC)

STREET 'A'
50' PUBLIC R/W (27' B-B)

STREET 'B'
50' PUBLIC R/W (27' B-B)

STREET 'B'
CUL-DE-SAC
LENGTH = 149.87 FT

STREET 'C'
50' PUBLIC R/W (27' B-B)

STREET 'D'
50' PUBLIC R/W (27' B-B)

STREET 'D'
CUL-DE-SAC
LENGTH = 134.32 FT

STREET 'A'
CUL-DE-SAC
LENGTH = 149.98 FT

OAKDALE AVE
60' PUBLIC R/W

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

REVISED
2/5/2021 7:36 AM

PRELIMINARY

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISIONS
REVISIONS PER TRC COMMENTS 12/22/20
REVISIONS PER TRC COMMENTS 02/05/21

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamshodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

O'NEIL OVERLOOK

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PEDESTRIAN & VEHICULAR ROUNTING PLAN

DESIGN	DCA
DRAWN	ADS/ARG/MAF/EK
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	05/22/2020
JOB NO.	
SHEET	C2.02

ADAMS AND HODGE ENGINEERING, PC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ADAMS AND HODGE ENGINEERING, PC

LEGEND:

RESOURCE CONSERVATION AREA

NOTE:
REVIEW AND APPROVAL OF CONSTRUCTION DRAWINGS IS A SEPARATE PROCESS. APPROVAL OF THIS SUBMITTAL DOES NOT CONSTITUTE CD APPROVAL.

N. ONEIL ST. S.R. 1708
66' R/W (PUBLIC)

PORTION OF WATERLINE TO BE EXTENDED
EXISTING 12" WATERLINE
TEMPORARY BLOW OFF
CUT IN 12"x6" TEE WITH (2) 12" GV (1) 6" GV
BORE & JACK
CUT IN 6"x6" TEE WITH (2) 6" GV
SITE ENTRANCE
RELOCATED FIRE HYDRANT
EXISTING 6" WATERLINE
EASEMENT MAY SHIFT OR CHANGE LOCATION AS CONSTRUCTION PLANS ARE FINALIZED.

N/F
FOFO F. KABASELE
JOYCE R. KABASELE
DB 4391 PG 416
TAG 05E990180
PN 166910-35-9985
ZONING: R-E
USE: VACANT
0.43 AC

N/F
FOFO F. KABASELE
JOYCE R. KABASELE
DB 4391 PG 416
TAG 05E99018L
PN 166910-35-9807
ZONING: R-E
USE: SINGLE FAMILY
0.67 AC

OPEN SPACE
0.30 AC
13,247.43 SF

20' PUBLIC UTILITY EASEMENT

STREET 'A'
50' PUBLIC R/W (27' B-B)

STREET 'B'
50' PUBLIC R/W (27' B-B)

STREET 'C'
50' PUBLIC R/W (27' B-B)

STREET 'D'
50' PUBLIC R/W (27' B-B)

6"x6" TEE WITH (3) 6" GATE VALVES
6"x6" TEE w/ (3) 6" GV
WATER & SEWER SERVICES (TYP.)
PROPOSED RETAINING WALL
FIRE HYDRANT ASSEMBLY (TYP.)
10' PRIVATE DRAINAGE EASEMENT
10' PUBLIC ACCESS & MAINTENANCE EASEMENT
BEND
MH
SCM
50' RIPARIAN BUFFER
BOUNDARY (TYP.)

OPEN SPACE
1.79 AC
77,793 SF

N/F
C2 STRATEGIC NC LLC
DB 4642 PG 668
TAG 05H031990
PN 166900-55-0029
ZONING: R-8
USE: VACANT
0.70 AC

EXISTING FIRE HYDRANT
EXISTING PIPE TO BE FIELD VERIFIED
SITE ENTRANCE
TIE TO EX SEWER
CUT IN 6"x6" TEE WITH (3) 6" GV
OPEN CUT STREET & REPAIR
NEW DOGHOUSE MANHOLE
OAKDALE AVE
60' PUBLIC R/W

LEGEND

PROPOSED

- 6" WATERLINE SDR-21 — 6"WL
- GATE VALVE
- HYDRANT
- WATER METER FOR 3/4" SERVICE CONNECTION
- 8" GRAVITY SEWER SDR-35 — SS
- SANITARY MANHOLE
- SANITARY CLEANOUT
- PROPOSED STORM PIPE
- CURB INLET
- FLARED END SECTION

WASTE WATER FLOW:
RESIDENTIAL
(37) - 3 BDRM UNITS @ 250 GPD/LOT
9,250 GPD/UNIT
TOTAL = 9,250 GPD

TYPICAL FIRE HYDRANT LOCATION

TYPICAL WATER/SEWER SERVICES LOCATION

NOTE:
WATERLINE IS TO BE INSTALLED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. WHEN THE PROPOSED LAYOUT OF THE WATERMAIN EXCEEDS THE ALLOWED DEFLECTION, APPROPRIATE SIZE AND DEGREE OF MJ ELBOWS SHALL BE INSTALLED. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO SHARP CURVES, CUL-DE-SACS, UNDER STORM DRAIN, UNDER DRAINAGE WAYS, ETC. BOWED WATERMAINS WILL NOT BE ACCEPTED.

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

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-341-4042
FIRM # C-4187

REVISIONS
1 PRC COMMENTS
2 PRC COMMENTS
3 PRC COMMENTS
4 PRC COMMENTS

O'NEIL OVERLOOK

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY UTILITY PLAN

NORTH CAROLINA PROFESSIONAL SEAL 15469 ENGINEER DONALD C. ADAMS, JR.

REVISED
3/3/2021 7:38 AM

PRELIMINARY

DESIGN	DCA
DRAWN	ADS/ARG/MAF/EK
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	05/22/2020
JOB NO.	
SHEET	C3.01

GRAPHIC AND ISSUE ENGINEERING, PC (A NEGLIGENT ALTERATION) COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE ALTERED OR USED IN ANY WAY OTHERWISE WITHOUT THE EXPRESS WRITTEN CONSENT AND RELEASE OF ADAMS AND HODGE ENGINEERING, PC

FOR GRAPHIC PURPOSES SILT FENCE AND LIMITS OF DISTURBANCE ARE SHOWN SEPARATED. SILT FENCE IS TO BE INSTALLED AT THE ACTUAL LIMITS OF DISTURBANCE.

THIS SHEET IS FOR GRADING AND EROSION CONTROL PURPOSES ONLY. DO NOT USE THIS SHEET FOR STORM DRAIN INSTALLATION.

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

ALL DITCHES/SWALES ARE TO BE IMMEDIATELY LINED USING NAG S150 OR SOD UNLESS OTHERWISE SPECIFIED.

LEGEND:

RESOURCE CONSERVATION AREA

LEGEND

- LIMITS OF DISTURBANCE
- MAJOR CONTOUR EXISTING
- MINOR CONTOUR EXISTING
- MAJOR CONTOUR PROPOSED
- MINOR CONTOUR PROPOSED
- SKIMMER BAFFLES
- SILT FENCE
- SILT FENCE OUTLET
- PERMANENT DIVERSION DITCH
- ARC INLET PROTECTION
- WATTLE
- CHECK DAM
- SKIMMER WEIR
- DITCH LINER - NAG350 OR EQUAL (XXXX)
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

DISTURBED AREA = 13.25 AC

PROPOSED CONCRETE WASHOUT (MAY BE RELOCATED AS NECESSARY)

CONSTRUCTION ENTRANCE (TYP.)

NPDES/STORMWATER INSPECTION BOX W/8" RAIN GAGE

50' RIPARIAN BUFFER

BOUNDARY (TYP.)

SEDIMENT BASIN

DBL SILT FENCE (TYP.)

LIMITS OF DISTURBANCE (TYP.)

SILT FENCE OUTLET W/ J-HOOK

POND TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION

PROPOSED RETAINING WALL

LIMITS OF DISTURBANCE (TYP.)

SILT FENCE (TYP.)

SILT FENCE OUTLET W/ J-HOOK

DBL SILT FENCE (TYP.)

N. ONEIL ST. S.R. 1708 60' R/W (PUBLIC)

STREET "A" 50' PUBLIC R/W (ST B-B)

STREET "B" 50' PUBLIC R/W (ST A-A)

STREET "C" 50' PUBLIC R/W (ST B-B)

OAKDALE AVE 60' PUBLIC R/W

N/F FOFO R. KABASELE JOYCE R. KABASELE DB 4391 PG 416 TAG: 05E990180 PN: 166910-35-9985 ZONING: R-E USE: VACANT 0.43 AC

ACCESS EASEMENT PB 71 PG 87

N/F FOFO F. KABASELE JOYCE R. KABASELE DB 4391 PG 416 TAG: 05E990185 PN: 166910-35-9807 ZONING: R-E USE: SINGLE FAMILY 0.67 AC

N/F TIMOTHY CARTER DB 4893 PG 641 TAG 05E990142 PN: 166910-35-8642 ZONING: R-8 USE: SINGLE FAMILY 0.49 AC

N/F LAURA CORRAL DB 4359 PG 949 PN: 166910-35-8971 ZONING: R-8 USE: SINGLE FAMILY 0.49 AC

N/F LAVERNE WILLIAMS DB 4893 PG 653 TAX 05H03195A PN: 166910-35-8811 ZONING: R-8 USE: SINGLE FAMILY 0.50 AC

N/F HELEN JONES NATASHA TANKS DB 3868 PG 105 PN: 166910-35-9212 ZONING: R-8 USE: SINGLE FAMILY 0.51 AC

N/F THOMAS LINEY, ET AL DB 3854 PG 407 PN: 166910-35-7852 ZONING: R-8 USE: SINGLE FAMILY 0.49 AC

N/F SYNTHIA CHAMBERS DB 4893 PG 654 PN: 166910-45-8819 ZONING: R-8 USE: SINGLE FAMILY 0.49 AC

N/F KIMBERLY SMITH DB 4893 PG 617 PN: 166910-45-9210 ZONING: R-8 USE: SINGLE FAMILY 0.49 AC

N/F ADAM JACOBS KELDE JACOBS DB 4893 PG 657 TAG 05H03193M PN: 166910-45-9321 ZONING: R-8 USE: SINGLE FAMILY 0.40 AC

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 25403 DONALD C. ADAMS, JR.

REVISED
2/5/2021 7:51 AM

PRELIMINARY

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
(919) 441-0332
FIRM # C-4187

REVISIONS:
1 - 12/23/20 - INC. COMMENTS
2 - 01/20/21 - INC. COMMENTS
3 - 02/05/21 - INC. COMMENTS

O'NEIL OVERLOOK

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY EROSION CONTROL PLAN

DESIGN	DCA
DRAWN	KDS/ARC/MAF/EK
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	05/22/2020
JOB NO.	
SHEET	C4.01

©ADAMS AND HODGE ENGINEERING, PC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF ADAMS AND HODGE ENGINEERING, PC

LEGEND:

RESOURCE CONSERVATION AREA

LEGEND

PROPOSED

- MAJOR CONTOURS EXISTING
- MINOR CONTOURS EXISTING
- MAJOR CONTOURS PROPOSED
- MINOR CONTOURS PROPOSED
- STORM PIPE
- CURB INLET
- FLARED END SECTION
- EXISTING STORM PIPE

NOTE:
1. THIS IS A PRELIMINARY DESIGN. FUTURE DETAILED ANALYSIS OF THE SITE MAY DETERMINE THE NEED FOR RETAINING WALLS IN OR AROUND THE SCM AREA.

N. ONEIL ST S.R. 1708
60' R/W (PUBLIC)

STREET 'A'
50' PUBLIC R/W (27' B-B)

STREET 'B'
50' PUBLIC R/W (27' B-B)

STREET 'C'
50' PUBLIC R/W (27' B-B)

STREET 'D'
50' PUBLIC R/W (27' B-B)

OAKDALE AVE
60' PUBLIC R/W

PROPOSED RETAINING WALL

VALLEY GRATE

50' RIPARIAN BUFFER

BOUNDARY (TYP.)

EXISTING STORM PIPE

N/F
FOFO F. KABASELE
JOYCE R. KABASELE
DB 4391 PG 416
TAG: 05E99018D
PN: 166910-35-9985
ZONING: R-E
USE: VACANT
0.43 AC

N/F
FOFO F. KABASELE
JOYCE R. KABASELE
DB 4391 PG 416
TAG: 05E99018L
PN: 166910-35-9807
ZONING: R-E
USE: SINGLE FAMILY
0.67 AC

ACCESS EASEMENT
PB 71 PG 87

REVISED
2/5/2021 8:03 AM

PRELIMINARY

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 15483 DONALD C. ADAMS, JR.

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
(919) 553-5182
FIRM # C-4187

REVISIONS
1ST SUBM. TRC COMMENTS
2ND SUBM. TRC COMMENTS
3RD SUBM. TRC COMMENTS

O'NEIL OVERLOOK
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY GRADING & DRAINAGE PLAN

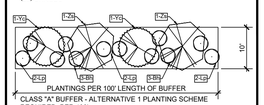
DESIGN	DCA
DRAWN	ADS/ARC/MAF/EK
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	05/22/2020
JOB NO.	
SHEET	C5.01

LEGEND:

(RCA) RESOURCE CONSERVATION AREA

PORTION OF CLASS "B" LANDSCAPE BUFFER

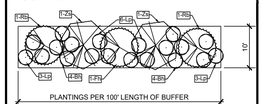
TOTAL LENGTH OF CLASS "A" BUFFER : ± 161 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(3) CANOPY TREES
(3) UNDERSTORY TREE
(20) SHRUBS



CLASS "A" BUFFER - ALTERNATIVE 1 PLANTING SCHEME
REQUIRED PER 100':
(2) CANOPY TREES
(2) UNDERSTORY TREE
(12) SHRUBS

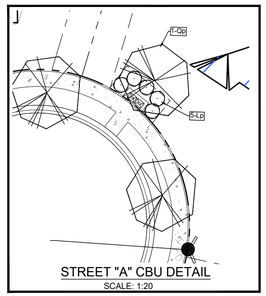
Class "A" Buffer ALTERNATIVE 1

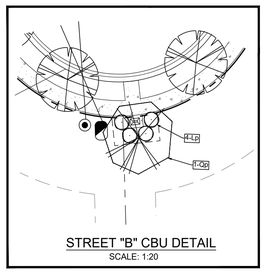
TOTAL LENGTH OF CLASS "B" BUFFER : ± 336 L.F.
TREES/SHRUBS REQUIRED FOR LENGTH OF BUFFER:
(7) CANOPY TREES
(10) UNDERSTORY TREE
(67) SHRUBS

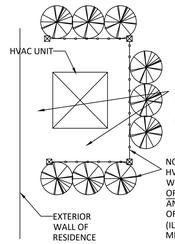


CLASS "A" BUFFER - ALTERNATIVE 1 PLANTING SCHEME
REQUIRED PER 100':
(2) CANOPY TREES
(3) UNDERSTORY TREE
(20) SHRUBS

Class "B" Buffer ALTERNATIVE 1





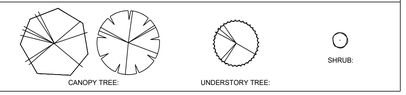


NOTE:
BUILDER WILL MAINTAIN THE HVAC MANUFACTURER'S RECOMMENDED CLEARANCES AROUND EACH HVAC UNIT

NOTE:
HVAC UNIT WILL BE SCREENED WITH EITHER SCREEN FENCE PANELS OR AN EVERGREEN HEDGE CONSISTING OF ±3 COMPACTA HOLLY ON 3 SIDES (ILEX CRENATA 'COMPACTA') MIN. 24" HT. AT INSTALLATION

TYPICAL HVAC SCREENING

Plant Symbol Key



LANDSCAPE PLANT LIST

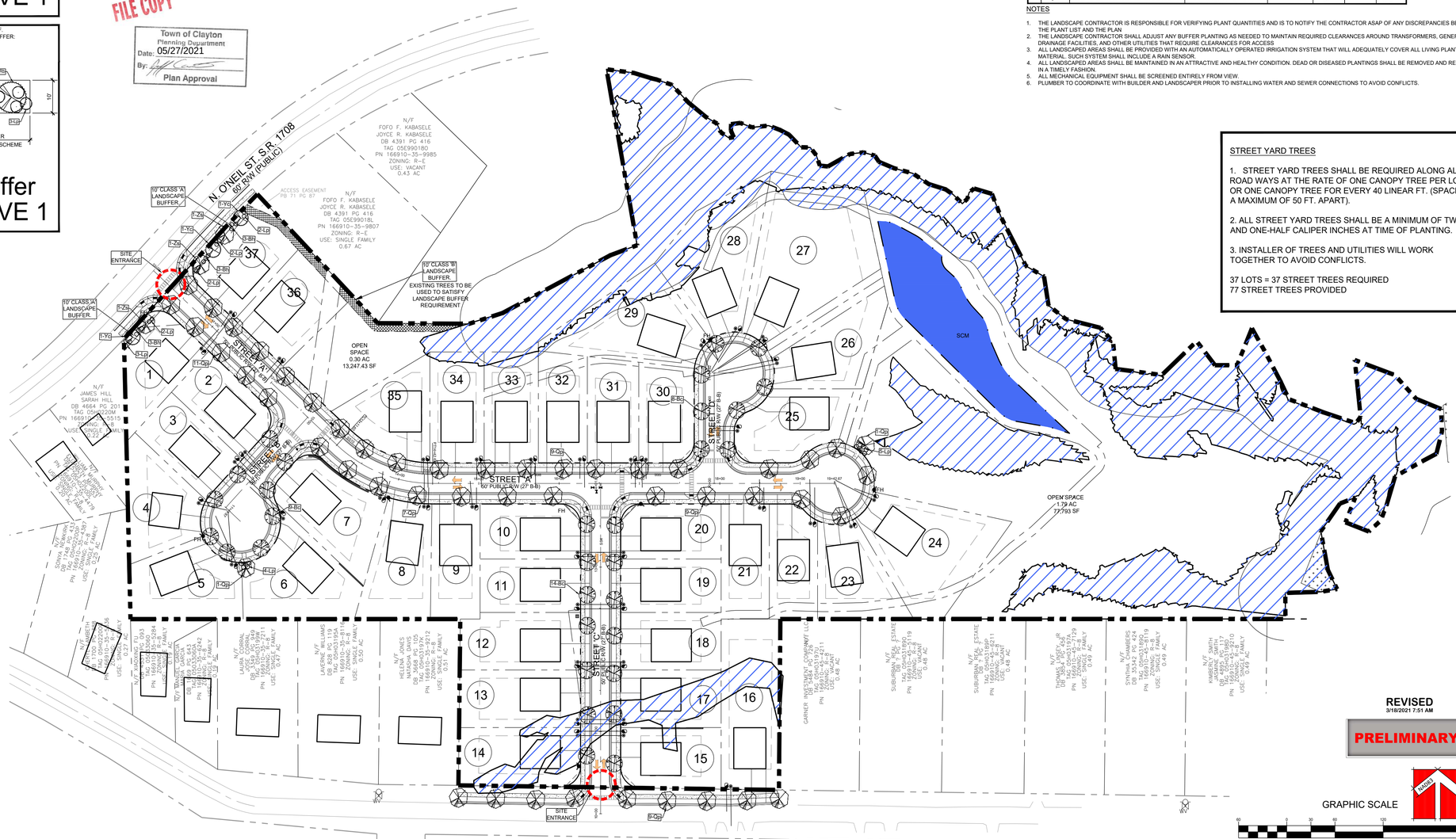
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS	HEIGHT AT PLANTING	WIDTH	ROOT
CANOPY TREES							
47	Qp	QUERCUS PHELLUS	WILLOW OAK	2.5" CAL MIN.	8'	4'-5'	B&B
13	Zs	ZELKOVA SERRATA	GREEN VASE ZELKOA	2.5" CAL MIN.	8'	4'-5'	B&B
31	Bc	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL MIN.	8'	4'-5'	B&B
UNDERSTORY TREES							
7	Rb	CERCIS CANADENSIS	REDBUD	2" CAL MIN.	6'	3'-4'	B&B
3	Fh	ILEX ATTENUATA 'FOSTERII #2'	FOSTER HOLLY #2		4'-6'	3'-4'	B&B
6	Yc	PRUNUS YEDOENSIS	AKEBONO YOSHINO CHERRY	2" CAL MIN.	6'	3'-4'	B&B
SHRUBS							
37	Bh	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	-	24"	-	7 GAL
59	Lp	LOROPETALUM CHINENSE 'ZHU ZHOU'	ZHUZHOU LOROPETALUM	-	24"	-	7 GAL

NOTES

1. 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
2. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS, DRAINAGE FACILITIES, AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS
3. 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.
4. 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.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ENTIRELY FROM VIEW.
6. PLUMBER TO COORDINATE WITH BUILDER AND LANDSCAPER PRIOR TO INSTALLING WATER AND SEWER CONNECTIONS TO AVOID CONFLICTS.

FILE COPY

Town of Clayton
Planning Department
Date: 05/27/2021
By:
Plan Approval



STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL ROAD WAYS 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).

2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING.

3. INSTALLER OF TREES AND UTILITIES WILL WORK TOGETHER TO AVOID CONFLICTS.

37 LOTS = 37 STREET TREES REQUIRED
77 STREET TREES PROVIDED

REVISED
3/18/2021 7:51 AM

PRELIMINARY

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

ADAMS & HODGE ENGINEERING, PC
314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamshodge.com
919-243-1332
FIRM # C-4187

REVISIONS PER COMMENTS 02/22/2021
REVISIONS PER COMMENTS 03/02/2021
REVISIONS PER COMMENTS 03/18/2021

O'NEIL OVERLOOK

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

PRELIMINARY LANDSCAPE PLAN

DESIGN: DCA
DRAWN: ADS/ARC/MAF/EK
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 05/22/2020
JOB NO.
SHEET: L1.01

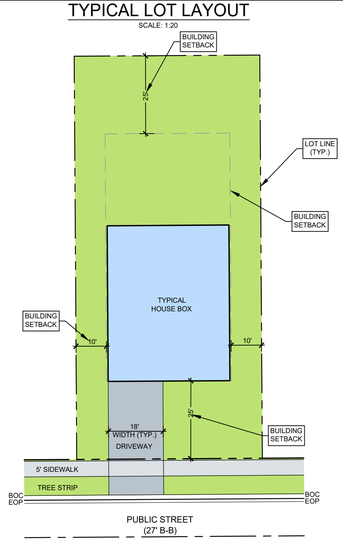
©ADAMS AND HODGE ENGINEERING, PC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF ADAMS AND HODGE ENGINEERING, PC.

FILE COPY

Town of Clayton
Planning Department
Date: 05/27/2021
By:
Plan Approval

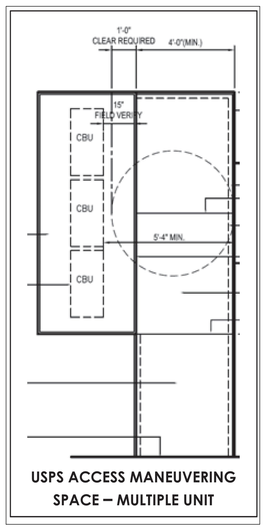
TYPICAL LOT LAYOUT

SCALE: 1:20

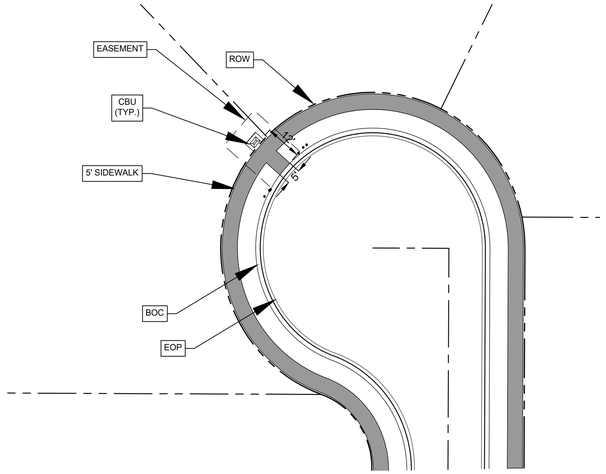


O'NEIL OVERLOOK LOT STANDARDS

ZONING	UNIT TYPE	LOT STANDARDS				Density (dwelling units/ acre)	MINIMUM SETBACKS (FT.)				BUILDING STANDARDS	
		Min. Lot Area (sq.ft.)	Min. Lot Width (LF) (At bldg. setback)	Max. Lot Coverage (%)	Max. Impervious Surface (%)		Front	Side	Side Street	Rear	BUILDING SEPARATION	Max. Height (ft.)
R-8	SINGLE FAMILY	8,000	60	35	55	5	25	10	15	25	10	35



USPS ACCESS MANEUVERING SPACE – MULTIPLE UNIT

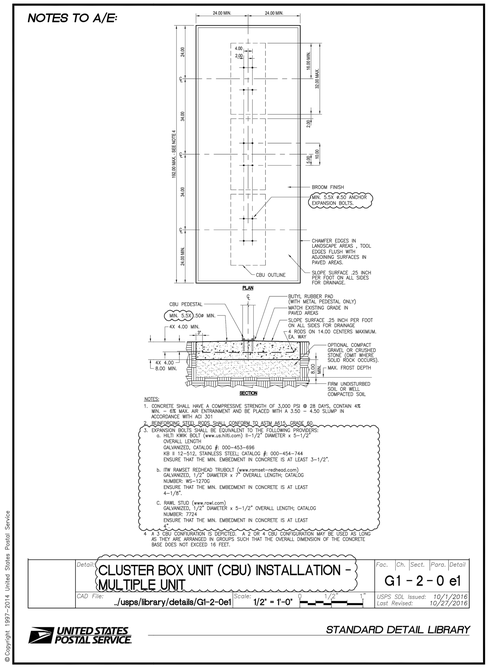


TYPICAL CBU LAYOUT

SCALE: 1:20

NOTE:
CBU MUST BE PERMITTED BY TOC INSPECTION PRIOR TO INSTALLATION.

NOTES TO A/E:



NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. AIR ENTRAINMENT AND BE PLACED WITH A 3.50 – 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PRODUCTS:
   a. HILTI KWIK BOLT (www.us.hilti.com): 5/8" DIAMETER x 5-1/2" OVERALL LENGTH GALVANIZED, CATALOG #: 000-453-696 KB II 1/2-5/8, STAINLESS STEEL, CATALOG #: 000-454-744 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
   b. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com): GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH, CATALOG NUMBER: WS-12700 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/2".
   C. RAWL STUD (www.rawl.com): GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH, CATALOG NUMBER: 7724 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".
4. 3 CBU CONFIGURATION IS DEPICTED. FOR 4 OR 5 CBU CONFIGURATIONS, CBU SIDES AS CLOSE AS THEY ARE ARRANGED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 16 FEET.

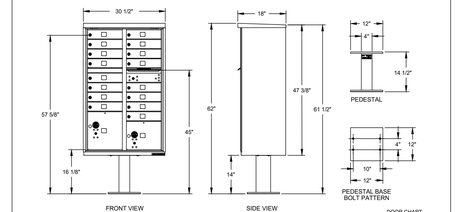
Details:	CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT	Fac.	Ch.	Sect.	Plate	Detail
CAD File:	../usps/library/details/GI-2-0e1	Scale: 1/2" = 1'-0"		G1	- 2 - 0 e1	
				USPS SDL Issued:		10/1/2016
				Last Revised:		10/27/2016

UNITED STATES POSTAL SERVICE

STANDARD DETAIL LIBRARY

©Copyright 1997–2014 United States Postal Service

vital™ Cluster Box Unit - Type III



DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	9.38"X13.03"W
TOP PANEL	7.75"X29.75"W
TOP PANEL	15.50"X13.03"W
OUTGOING DOOR	9.25"X7.75"W

NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad: mounting hardware not included, refer to installation manual for recommendations.
4. Florence 'F' series CBU is Officially Licensed by USPS: License#FCDSEQ-08-8-0012

PRODUCT DWG: vital™ CLUSTER BOX UNIT (OR APPROVED SUBSTITUTE)

AF FLORENCE manufacturing company
3950 Corporate Drive • WAPAKONETA, KS 44500
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

MODEL: 1570-16 | REV: A
SCALE: NONE | REVISED DATE: 5/24/2021
DRAWING NUMBER: 1570-16CS | DRAWN BY: AFD

CLUSTER MAILBOX UNIT
NOT TO SCALE

PRELIMINARY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036193 DONALD C. ADAMS, JR.

REVISED
3:24 pm, Nov 02, 2020

REVISIONS
10/2021 1ST / 1ST REC COMMENTS

314 EAST MAIN STREET
CLAYTON, NC 27520
(919) 553-4182
info@adamsandhodge.com
FIRM # C-1187

ADAMS & HODGE ENGINEERING, PC

O'NEIL OVERLOOK

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

REGULATORY STANDARDS

DESIGN	DCA
DRAWN	MDS/ARC/MAF/EK
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	05/22/2020
JOB NO.	
SHEET	DT1.00

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
Meeting Date: July 21, 2021

STAFF REPORT

Application Number: 2021-56-VAR
Project Name: O'Neil Overlook Variance

Tag #: 05H03189K, 05H03189L, 05H03189M, 05H03189N
Overlay: N/A
Applicant: Emily Beddingfield
Owner: J&B Real Estate Consultants, LLC
Location: Rollingwood Subdivision
Project Planner: Ben Paynter

Public Noticing dates:

- **Sign Posted:** July 9, 2021
- **Newspaper Ad Published:** Wednesday July 7, 2021**;** Wednesday July, 14 2021
- **Adjacent Property Letters Mailed:** July 9, 2021

REQUEST: The applicant is requesting a variance from the following code section(s):

UDC Section	Requirement	Variance Request
155.500(B)	Resource conservation areas of slopes above 25% of at least 5,000 square feet contiguous area prohibiting certain types of development activity.	A variance is being requested to permit the building of a road and additional lots to create a second access and additional housing units for the O'Neil Overlook subdivision within a defined RCA area.

SITE DATA:
Acreage: +/- 2.03
Existing Use: Vacant

STAFF ANALYSIS AND COMMENTARY:

A variance is being requested for the allowance of impacts to a slope that meets the definition of a "Resource Conservation Area" (RCA) as defined in Section 155.500(B)(3) of the UDC. This request is

associated with the O'Neil Overlook subdivision that had a preliminary plat approved by the Town Council on May 3, 2021. This approval was conditioned on the project receiving all required approvals for environmental impacts on areas considered RCA. Specifically, condition of approval #4 and #5 which state the following:

- "4. The applicant shall obtain all required local, state, and federal permits in order to fill any Resource Conservation Area."
- "5. All Environmental impact permits (NCDEQ, USACE, etc.) are required to be obtained prior to Construction Drawing Approval."

These same conditions of approval should be carried over for this variance if approved, as well as the other conditions agreed to in the original subdivision approval which can be seen attached to this document.

Additionally, the subdivision as approved would require a second access permitting ingress/egress to the site. The Town's UDC requires a second access point for residential subdivisions of greater than 30 units (UDC 155.403(E)(2)(a)). The applicant has concluded that there are no design alternatives that would avoid impacting the slopes that are defined RCA areas by the UDC code 155.500.

Findings of Fact:

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

    Applicant Response:

    The impacts to the steep slopes are associated with the construction of a second entrance to O'Neil Overlook. In order to provide safe ingress/egress, the Town's Unified Development Code (UDC) (155.500(E)(2)(a)) and Appendix D of the Fire Code require a second entrance when more than 30 single family lots are proposed. Due to topography and other unique site features, the only feasible location for this road is between "Street A" of the future O'Neil Overlook subdivision and Oakdale Avenue within the existing Rollingwood subdivision. Further, the UDC limits road length to 750 feet for lots under 20,000 sf in size (Section 155.602(G)(1)), and so the secondary entrance also allows the O'Neil Overlook subdivision to be compliant with this requirement. This connection has the additional benefit of creating a second entrance for the Rollingwood Subdivision, which currently has 114 single family homes served by just one entrance.

    If strict application of the ordinance was applied here, the road could not be constructed and a second entrance would not be provided.

    Staff Commentary:

    Environmental constraints on this site make it difficult to develop to the Town's development standards without the request of this variance. The applicant has provided sufficient detail and research on this hardship and has had several internal discussions with staff regarding the site to accomplish the project.

2. 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 the general public, may not be the basis for granting a variance.

Applicant Response:

The hardship is a result of topography and as such is peculiar to the property. While steep slopes exist throughout Clayton, they do not routinely affect every property and are not found in every subdivision. In Rollingwood Subdivision, for example, the vast majority of lots do not require slope impacts to develop the property. The lots impacted by these slopes cannot be developed without impacts.

Staff Commentary:

The topography and stream bed areas on this property are designated as Resource Conservation Areas. RCA areas are found both on the North and East portions of the project site as well as to the South adjacent to Rollingwood Subdivision. The applicant is only requesting the variance on the RCA on the Southern portion of the site. RCA areas on the other portions of the site will remain undisturbed and be in compliance with the Town's UDC 155.500 codes on Resource Conservation Areas.

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.

Applicant Response:

The hardship is a natural topographic condition created by stormwater flow and natural water flow and as such did not result from actions taken by the applicant or property owner.

Staff Commentary:

The site contains steep slopes that have been present on the site before the applicant submitted a development proposal. The Southern portion of the site contains steeper slopes and the natural depression begins to transition into a stream further to the West. According to the "Explanation of Request" document, the applicant had an on-site determination made by NCDEQ and found that the criteria for a stream was not met until further downstream from this property.

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

Applicant Response:

In order to provide safe ingress/egress and public safety, the UDC and Fire Code Appendix D require a secondary entrance when more than 30 single family homes are proposed, as is the case in the O'Neil Overlook Subdivision. The road connection provides an additional benefit of bringing the existing Rollingwood Subdivision closer to compliance with this requirement and improving safety for those

neighborhood residents. Currently, the Rollingwood Subdivision has one entrance and serves 114 single family homes.

Additionally, the slopes impacted by this variance request are unstable which creates multiple public safety concerns. According to the analyses from Jennifer Burdette, the environmental consultant for the project, the slopes are very unstable and appear to be contributing a significant amount of sediment downstream (to the east). Threats to Oakdale Avenue within the right-of-way due to the erosion are already visible. The project will stabilize the erosion already seen in this area and create a more stable condition for downstream water quality.

Staff Commentary:

Resource Conservation Areas are identified as any steep slope over 25%, stream buffers, and wetlands, and the 100-year floodplain. The intent of the ordinance is to protect natural resources and sensitive lands in the Town's jurisdiction. The applicant is stating that the variance on the RCA area restrictions will allow for measures that promote stabilization of the steep slopes and stream bed. Staff has concerns for the disruption of the natural topography and increased runoff caused by fill of the RCA area. However, as stated in the conditions of approval, all required local, state, and federal permits shall be obtained by the applicant to fill in any Resource Conservation Area. Construction Drawings will also need to be reviewed and approved according to all Town UDC requirements, including compliance with Chapter 158 - Stormwater Management.

CONSIDERATIONS:

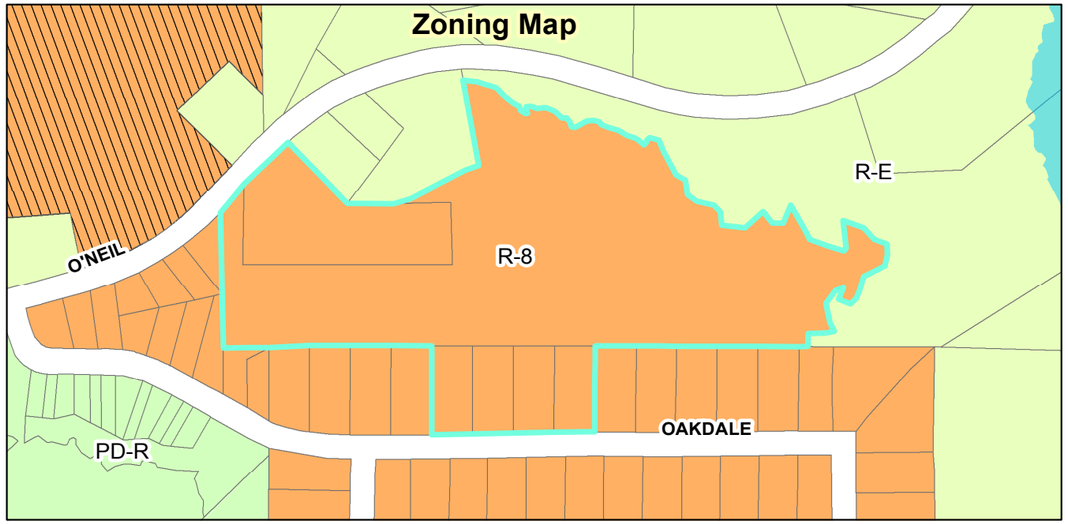
- The Board of Adjustment shall review and make a final decision regarding Variance applications.
- Per UDC requirements, Conditions may be imposed by the Board of Adjustment regarding the location, character, and other features of the proposed building or use as may be deemed by the Board of Adjustment to protect property values and general welfare of the neighborhood. Failure to comply with such conditions and safeguards, when part of the terms under which the variance is granted, shall be deemed a violation of this chapter (155.716(F)(1)(b)).

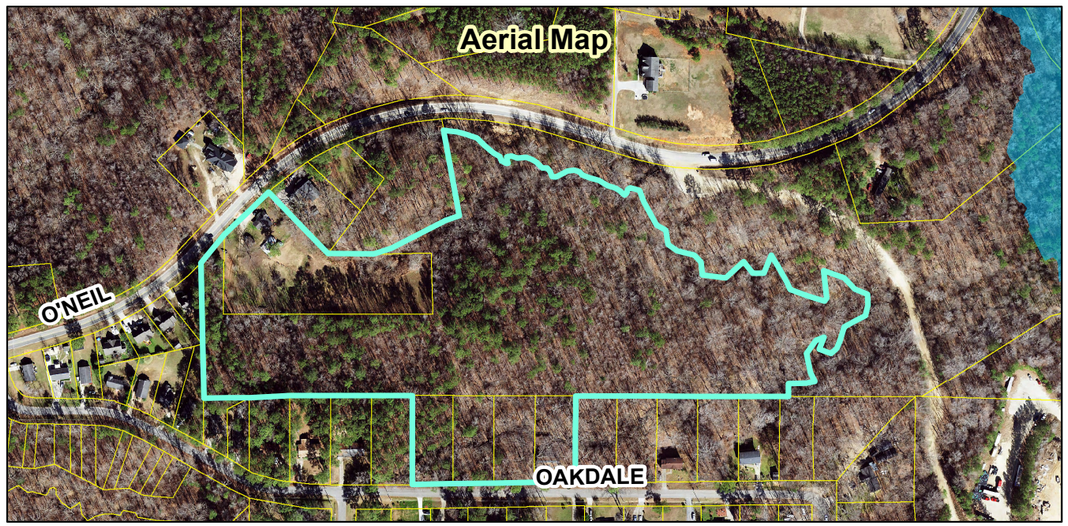
FINDINGS OF FACT:

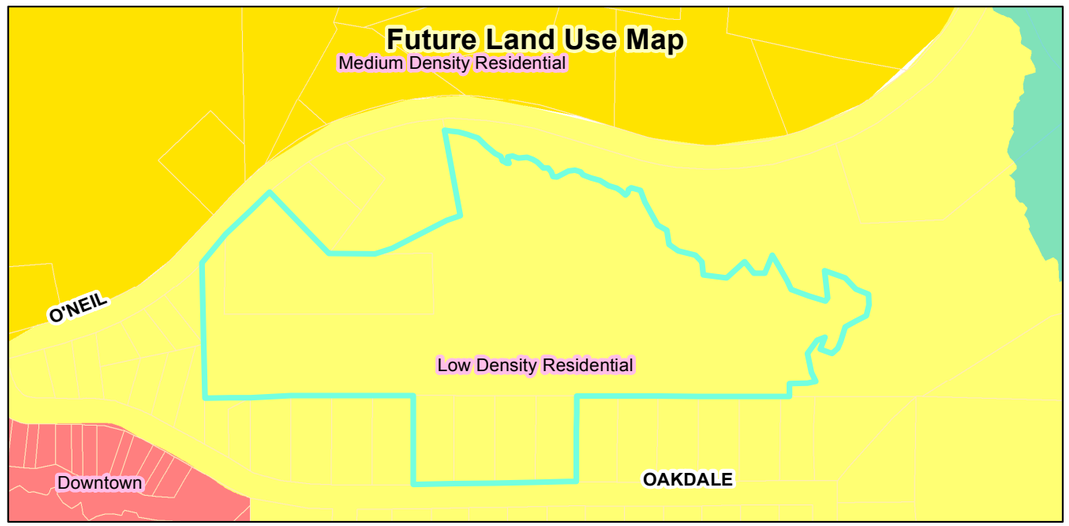
The applicant has addressed the Findings of Fact, as outlined above in this report and included as a part of the application.

ATTACHMENTS:

1. Application
2. Staff Report Map
3. Associated Site Plan
4. Newspaper Ad- public notice
5. Adjacent Property Letter- public notice







O'Neil Overlook Variance
2021-56-VAR
Request: Variance on RCA area for access road construction.

Applicant: Emily Beddingfield
Property Owners: J&B Real Estate Consultants, LLC
Tag #: 05H03189K, 05H03189L, 05H03189M, 05H03189N

Site
100-yr Flood Zone
Thoroughfare Overlay

N

0 600 1,200 Feet

Staff Report Map
Prepared by: TOC Planning Department
June 11, 2021

Disclaimer: Town of Clayton assumes no legal responsibility for the quality fo the data represented here.

Document Path: O:\PLANNING\VARIANCE\2021\2021-56-VAR O'Neil Overlook\Staff Report Map - 2021-56-VAR - O'Neil Overlook.mxd

12,515 SQFT RESOURCE CONSERVATION AREA (RCA) TO BE IMPACTED
12,126,SQFT LOCATED ON PROPERTY
389 SQFT LOCATED IN EXISTING RIGHT OF WAY

15,633 SQFT EXISTING RESOURCE CONSERVATION AREA (RCA)

NAD83

REVISED
5/21/2021 11:08 AM

O'NEIL OVERLOOK
FOUR OAKS, JOHNSTON COUNTY, NORTH CAROLINA

RCA VARIANCE MAP

SHEET 1 OF 1

GRAPHIC SCALE: 1"=400'

ADAMS & HODGE ENGINEERING, PC
314 East Main Street
Clayton, NC 27520
donnie@adamsandhodge.com
919-243-1532
FIRM # C-4187