



The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, May 22, 2017 @ 6:00 PM
Town Council Chambers

1. CALL TO ORDER

2. ROLL CALL

3. ADJUSTMENT OF THE AGENDA

4. APPROVAL OF MINUTES

- a. Draft Minutes - April 24, 2017
[April 24, 2017 DRAFT Minutes](#)

POTENTIAL ACTION: Approval of Minutes

5. OLD BUSINESS

6. NEW BUSINESS

- a. 2017-26-SP- Automatic Rolls Expansion- Major Site Plan
NC PIN:167700-09-4309
Tag: 05I05039B
Location: At the corner of Pony Farm Road and Harvest Mill Lane

The applicant is requesting to expand the existing production facility.

[Application - 2017-26-SP - Automatic Rolls](#)
[Staff Report - 2017-26-SP- Automatic Rolls](#)
[Map - 2017-26-SP Automatic Rolls](#)
[Neighborhood Materials - 2017-26-SP](#)
[Neighborhood Meeting Minutes - 017-26-SP](#)
[3rd submission Site Plan - 11x17 - 2017-26-SP](#)
[Wastewater - 2017-26-SP](#)
[Alternative Parking Plan - 2017-26-SP](#)

POTENTIAL ACTION: Approval of 2017-26-SP- Automatic Rolls
Expansion

- b. 2017-48-SP - Modspace
NC PIN: 067700-48-1514 & 167700-48-3684
Tag: 05I05020R & 05I05019Z
Location: 111 and 115 North Tech Drive

The applicant is requesting major site plan approval to develop the subject properties to include a 3,192 SF office, 3,600 SF storage building, refurbishment area, and

outdoor storage. A Conditional Use Permit application (2017-47-CUP) is running concurrently with this request.

[Application - 2017-48-SP - Modspace](#)

[Staff Report-2017-48-SP Modspace](#)

[Map - 2017-48-SP - Modspace](#)

[Neighborhood Meeting - 2017-48-SP Modspace](#)

[Third Submission Site Plan - 2017-48-SP - Modspace](#)

[Elevations - 2017-48-SP - Modspace](#)

POTENTIAL ACTION: Approval of 2017-48-SP- Modspace

- c. 2017-37-PDD Walton Farms Rezoning
NC PIN: 176000-93-5827
Tag: 16I03027
Location: 3131 Covered Bridge Road, north of the intersection of Covered Bridge Road and Loop Road

Rezoning 51.63 acres of land from Residential Estate (R-E) and Residential-8 (R-8) to Planned Development Residential (PD-R). This application is running concurrently with preliminary subdivision plat, acting as a master plan, 2017-38-SD.

[Application - 2017-37-PDD - REVISED](#)

[Staff Report 2017-37-PDD Walton Farms - UPDATED](#)

[Maps - 2017-38-SD and 2017-37-PDD Walton Farms](#)

[Neighborhood Meeting Materials 2017-38-SD & 2017-37-PDD](#)

POTENTIAL ACTION: Recommendation of Approval- 2017-37-PDD to Town Council

- d. 2017-38-SD- Walton Farm Preliminary Subdivision
NC PIN: 176000-93-5827
Tag: 16I03027
Location: 3131 Covered Bridge Road

The applicant is requesting preliminary subdivision approval for 190 single-family residential lots and 120 multi-family apartment units to be developed on 51.63 acres of land. This project is running concurrently with rezoning request 2017-37-PDD to rezone the property from R-E and R-8 to PD-R.

[Application 2017-38-SD](#)

[Staff Report - 2017-38-SD -UPDATED Walton Farms Subdivision Master Plan](#)

[Maps - 2017-38-SD and 2017-37-PDD Walton Farms](#)

[Neighborhood Minutes - 2017-38-SD - Walton Farms](#)

[Site Plan - 2017-38-SD - 4th Submission](#)

[Wastewater Request - 2017-38-SD - UPDATED](#)

[TIA Conclusions and Recommendations - 2017-38-SD - Walton Farms](#)

[NCDOT TIA Review- 2017-38-SD](#)

POTENTIAL ACTION: Recommendation of Approval- 2017-38-SD to Town Council

- e. 2016-209-RZ- Zoning Overlay Map Update
Location: Town-wide

Update and adopt the existing overlay zoning districts. This includes the modification and/or re-adoption of the following overlay districts:

- ☐ Thoroughfare Overlay District
- ☐ Scenic Highway Overlay District
- ☐ Watershed Protection Overlay District
- ☐ Downtown Overlay District

[Application - Zoning Overlay update 2016-209-RZ](#)

[Staff Report - 2016-209-RZ Zoning Overlay Maps](#)

[Overlay Districts - EXISTING](#)

[Overlay Districts - PROPOSED 20170517](#)

[Downtown Overlay - draft4 - Existing vs Proposed 20170517](#)

[Downtown Overlay District draft4 - Modified Zoning 20170517](#)

POTENTIAL ACTION:

Recommendation of Approval- 2016-209-RZ to
Town Council

- f. 2016-239-OA- Downtown Overlay District Update (Ord. Amendment)

Location: Town

Request to make amendments to the text of the Unified Development Code, Title XV, §155, relating to the regulation of uses and development standards in the Downtown Overlay District (§155.204(D)).

[Application - 2016-239-OA](#)

[Staff Report - 2016-239-OA - Downtown Overlay District](#)

[Open House Letter - 2016-239-OA and 2016-209-RZ](#)

[Attendees to Open House](#)

[Minutes from Open House](#)

[Boards for Open House - 2016-239-OA](#)

[Article 204D - Downtown Overlay CURRENT CODE 20160404](#)

[Article 204D - Downtown Overlay - DRAFT 6 - STRIKETHRU- 20170510](#)

[Mailing list 2016-239-OA - Neighborhood Meeting List](#)

POTENTIAL ACTION:

Recommendation of Approval- 2016-239-OA to
Town Council

7. REPORTS AND COMMENTS

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

- a. Background data and information for new Planning Board members

[Cover - Welcome Maps & Materials](#)

[Comp Plan Implementation Matrix](#)

[Comp Plan Maps](#)

[Competitive Analysis Board-1](#)

[Demographics Existing Poster](#)

[Future Land Use Descriptions - Clayton Comp Plan](#)

[Official Zoning Map REVISED April 5, 2016](#)

[Use Table Excerpt - Approved 20170403](#)

9. ADJOURN



**The Town of Clayton
Clayton Planning Board Minutes
Monday, April 24, 2017 @ 6:00 PM
Town Council Chambers**

BOARD MEMBERS PRESENT:

Frank Price
Bob Ahlert
George "Bucky" Coats
Marty Bizzell
James Lipscomb (Arrived at 6:15 p.m.)
Sarah Brooks
Stephen Powers
Ross Benson
Randy Wilkins

MEMBERS ABSENT:

STAFF PRESENT:

David DeYoung, Planning Director
Jay McLeod, Senior Planner
Kimberly Moffett, Town Clerk
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Council Member

1 CALL TO ORDER

- a) Mr. Price called the meeting to order at 6:03 p.m.

2 ROLL CALL

- a) Mr. DeYoung completed roll call. All board members were present with the exception of James Lipscomb (arrived 6:15 pm). Mayor Pro-Tem Michael Grannis and Council Member Bob Satterfield were both present.

3 ADJUSTMENT OF THE AGENDA

- a) Mr. DeYoung requested that Item 7a be moved to Item 7c.

4 APPROVAL OF MINUTES

- a) March 27, 2017 DRAFT Minutes

ACTION: Approval of Minutes

Motion: Board Member Brooks
Second: Board Member Powers
Vote: Unanimous

5 REPORTS AND COMMENTS

6 OLD BUSINESS

- a) 2017-07-SP Abington Forest Apartments

The applicant is requesting Major Site Plan approval to develop 72 apartment units with three buildings and a club-house on an existing vacant parcel, zoned Office-Institutional. A Special Use Permit application (2017-08-SUP) is running concurrently with this request. The Site Plan was held back from previous meeting of the Planning Board, as there were some conflicts that needed to be addressed prior to moving forward. Mr. DeYoung stated one of the modifications was regarding location of the dumpster. Revised plans now provide a centralized area for trash and recycling. A total of three dumpsters and a recycling area will be located within the northwest corner of the parking lot. Approval from postmaster with reference to freestanding kiosk location had not been received as of the previous Planning Board meeting. Approval was received via email on March 28, 2017 and staff is now comfortable with the location of mail kiosks. Final issue was conflict with utility and landscape throughout the site. Water, sewer and storm water utilities crossed over the middle landscape islands and this would make it very difficult should utilities repair be necessary. The applicant has relocated the utilities to one side of the landscape island and staff is now in agreement with the new location of the utilities. The applicant is requesting a Wastewater Allocation of 20,285 GPD. The site plan is contingent upon approval of the Special Use Permit. A public hearing is scheduled at the May 1, 2017 Town Council meeting for the SUP. The applicant has addressed the Major Site Plan approval criteria as outlined in the Unified Development Code (UDC). Staff stated all concerns had been resolved and recommends approval.

Mr. Michael Burch, attorney on behalf of applicant addressed the board and stated he was available for any questions. There were no questions for the applicant.

ACTION: Approval of 2017-07-SP Abbington Forest Apartments

Motion: Board Member Coats
Second: Board Member Benson
Vote: Unanimous

7 NEW BUSINESS

- a) 2017-37-PDD Walton Farm at RWAC

ACTION: Item Tabled to the May 22, 2017 Planning Board Meeting.

Motion: Board Member Brooks
Second: Board Member Coats
Vote: Unanimous

- b) 2017-38-SD Walton Farm at RWAC

ACTION: Item Tabled to the May 22, 2017 Planning Board Meeting

Motion: Board Member Brooks
Second: Board Member Coats
Vote: Unanimous

c) 2017-31-SP Spring Branch Lot 12

Mr. McLeod presented and stated the applicant is requesting site plan approval to develop a two-story office building on Lot #12 location in Spring Branch Medical Park. Current use is vacant and the proposed office space will be 28,000 +/- square feet located on 2.4 acres. The current zoning is Planned Development – Mixed Use (PDMU). Mr. McLeod provided history of the master plan for Spring Branch, which was originally approved by town council in 2008. Mr. McLeod addressed Condition #3 from the original conditions regarding cross access be provided to the owners. Mr. McLeod also shared information on a unique item that had been discussed with the applicant regarding sewer easement that runs back to Springbrook Drive. This easement is not in the public right-of-way. The reason for the easement was to serve the neighboring assisted living facility when that site plan was developed. The sewer line is an 8" line. There was discussion with the Public Works Director and it was determined that the 8" line would meet the needs for all of the buildings. Mr. McLeod stated the applicant is proposing a slightly different landscaping plan and staff is comfortable with the alternative landscaping plan. Mr. McLeod provided a 3-D rendering of the architectural elevations of the office building, which meets building code requirements for energy efficiency. The request is generally consistent with Comprehensive Plan, Unified Development Code and the applicant has addressed the approval criteria. Staff is recommending approval with conditions as addressed in staff report. Mr. McLeod stated there is a typo within the staff report with reference to the conditions for roadway improvements as required by NCDOT to remove Shotwell Road (SR 1553). The intended road is NC Hwy 42 West.

Mr. McLeod stated the Planning Board will need to make a decision to amend Condition #9 an alternative landscaping buffer along the property lines that abut Residential - Estate (R-E) zoned properties.

There was discussion regarding sewer line being along property line. Mr. McLeod stated it is not. He further stated the applicant understood should the town need to dig up the sewer lines, the town would not be responsible for replacing any pavement/parking lots.

Mayor Pro-Tem Grannis questioned having this agreed to in writing with regard to easement and suggested that a condition be added indicating that the town holds no responsibility regarding easement.

There were no further questions of staff.

Mr. Jerry Dalton representing the applicant was present and stated he believed it would be a beautiful building and stated all conditions have been met. He further stated the applicant would have no issue with cross access and they would be happy to speak with owner. Mr. Dalton stated there are no issues with the easement.

There were no questions for the applicant

Mr. Abdul Kamaposha, owner of the two properties on Highway 42, stated it was his plan is to develop both of these properties into commercial properties. He further stated he would like to have an easement to tie into sewer system as well as having cross access.

ACTION: Approval of 2017-31-SP with Conditions as Modified Regarding *Modified Landscaping and Easement Disturbance (replacement at owner expense)*

Motion: Board Member Ahlert
Second: Board Member Benson
Vote: Unanimous

d) 2017-53-RZ 9257 US Hwy 70 Business West

Mr. McLeod stated the applicant is requesting to rezone an 8.33 acre parcel from Highway Business-Special Use District (B-3-SUD) to Highway Business (B-3). This request will remove the Special Use District designation from the property. However, the base zoning district of B-3 will remain. This property is located at 9257 US Hwy 70 and is known as the old Ashley Furniture building. Currently Nick's Flippin' Kids occupies 30,000 square feet and IGT Technology Warehouse occupies 40,000 square feet with the remaining 40,000 square feet being vacant. The removal of Special Use District (SUD) helps future applicants by reducing the time frame, thereby making it easier for new businesses to open at this location. The proposed zoning change does not affect compatibility with the surrounding land uses and is generally consistent with Comprehensive Plan. The applicant has addressed approval criteria. Staff recommends approval of rezoning.

The applicant was represented by Mr. Gilbert who stated the building is very unique in that the 2nd floor offers office space. Nicks Flippin' Kids is currently located in the front 20,000' of the building and the soccer facility uses the rear 20,000' of the building. He stated it was possible to have as many as 15 tenants. The removal of the SUD would alleviate the need to apply for a SUP whenever a new tenant moved in.

There was brief discussion regarding parking. Currently there is a total of 151 parking spaces, which the applicant feels is quite adequate right now. Mr. Coats inquired about the neighborhood meeting and Mr. Gilbert stated no one attended the meeting.

ACTION: Recommendation of Approval - 2017-53-RZ to Town Council

Motion: Board Member Brooks
Second: Board Member Lipscomb
Vote: Unanimous

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

- a) Mr. Lipscomb questioned condition of house located on Highway 42 near Spring Branch Lot #12. He noted that the home was damaged a while ago. Mr. DeYoung stated that the structure would be demolished.

9 ADJOURN

a) With there being nothing further, the meeting was adjourned at 6:55 pm.

Motion: Board Member Ahlert
Second: Board Member Coats
Vote: Unanimous

Frank Price, Chair
Planning Board

ATTEST:

Kimberly Moffett, CMC, NCCMC
Town Clerk & Clerk to the Board

April 24, 2017
Minutes



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

MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☐ New Major Site Plan

☒ Major Modification to an approved site plan
Project Modified: SP 16-04

Name of Project: Automatic Polls of NC Acreage of Property: 13.85
County Tag #: 05105039B NC PIN: 167700-09-4309
Address/Location: 68 Harvest Mill Lane

Existing Use: Bakery Proposed Use: Bakery
Zoning District: I-2

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

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

FOR OFFICE USE ONLY

Date Received: FEB 23 2017 Amount Paid: \$570.00 File Number: 2017-26-SP

PROPERTY OWNER INFORMATION

Name: Automatic Rolls of NC LLC
Mailing Address: 601 S. Caroline St. Baltimore MD 21231
Phone Number: 302-740-8483 Fax: _____
Email Address: DColliton@nefoods.com

APPLICANT INFORMATION

Applicant: Sanderson Engineering, Inc.
Mailing Address: Po Box 2016 Wendell NC 27581
Phone Number: 919-366-2016 Fax: _____
Contact Person: Steven S. Sanderson PE
Email Address: Sandersonengineering@yahoo.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>1-12-17</u>	☒	☐			
2. I have referenced the Plan Requirements Checklist and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre) <u>\$570</u>	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the Plan Requirements Checklist	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☒	☐			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* See sample letter and meeting requirements included in this packet *Not required for subdivisions that are part of an approved planned development	☒	☐			
11. Neighborhood meeting summary form (1 copy) * Included in this packet *Not required for subdivisions that are part of an approved planned development	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

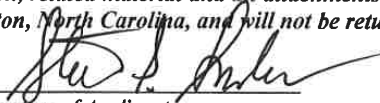
Please provide detailed information concerning all requests. Attach additional sheets if necessary.

Automatic Rolls of NC plans to expand their bakery operation to add the production of English Muffins.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Major Site Plan. 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.

Steven S. Sanderson
Print Name


Signature of Applicant

2-3-2017
Date



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

OWNER'S CONSENT FORM

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

Project Name: Automatic Rollsof NC Address or PIN #: 68 Harvest Mill Lane

AGENT/APPLICANT INFORMATION:

Steven S. Senderson
(Name - type, print clearly)

Po Box 2016
(Address)
Wendell NC 27591
(City, State, Zip)

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

Major Site Plan

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:

DE NUS COLLATION
(Name - type, print clearly)
[Signature] 2-3-17
(Owner's Signature)

601 South Caroline St
(Address)
Baltimore MD 21231
(City, State, Zip)

STATE OF Maryland
COUNTY OF HARFORD

Sworn and subscribed before me John F. Cinillo, Jr., a Notary Public for the above State and County, this the 3rd day of February, 20 17.

SEAL

Notary Public
My Commission
Expires: 12-14-18

August 2015

Page 9 of 9



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

*Planning Board
May 22, 2017*

STAFF REPORT

Application Number: 2017-26-SP

Project Name: Automatic Rolls Expansion, Major Site Plan

NC PIN / Tag #: 167700-09-4309 / 05i05039b
Location: At the corner of Pony Farm Road and Harvest Mill Lane
Town Limits/ETJ: Town Limits
Overlay: none
Applicant: Sanderson Engineering, Inc. (c/o Steven Sanderson)
Owner: Automatic Rolls of NC, LLC

Public Noticing:

- Neighborhood meeting March 3, 2017
- Sign posted May 10, 2017

REQUEST: Expand existing production facility.



SITE DATA:

Acreage: 13.85 acres
Present Zoning: I-2 (Heavy Industrial)
Existing Use: Manufacturing facility

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Agricultural
South	Heavy Industrial (I-2)	Vacant
East	Heavy Industrial (I-2)	Vacant
West	Residential-Estate (R-E)	Agricultural

DEVELOPMENT DATA:

Proposed Uses: Manufacturing facility (bakery)
Existing Building: 100,088 square feet
Proposed Building: 15,070 square feet
Number of Stories: One story (max height of 31'4")
Impervious Surface: Proposed 42.9%
Alternative Parking Plan (APP) requested:
 Required Parking (per Code): ±115 (1 space per 1,000 square feet)
 Proposed Parking (per APP): 46 vehicle parking spaces + 9 loading spaces + 31 tractor-trailer spaces
Access/Streets: From existing Harvest Mill Ln, and loading in the circular lot along Pony Farm Road.
Water/Sewer Provider: Town of Clayton
Electric Provider: Duke Energy
Fire Protection: Town of Clayton Fire Department

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting site plan approval to expand the existing manufacturing facility (bakery) by 15,070 sqft (approx. 15%).

Consistency with Adopted Plans:

- Comprehensive Plan

The request is consistent.

- **Unified Development Code**

The proposed expansion is consistent, so long as other (nonconforming) site elements are brought up to current standards.

Compatibility with Surrounding Land Uses

The site is located on industrially-zoned land near South Tech Park. Neighbors include vacant industrial land, agriculture, and one single family home.

Landscaping and Buffering

The site plan will meet all required landscaping buffering for the expansion. The current site does have a loading area in the front of the building, which would not be allowed under current development guidelines, but is an existing nonconformity. An existing woodline is used for screening along the western edge of the property. When the existing gravel tractor trailer parking lot is paved, a Class C buffer is required along that property line. The minimum size of that buffer would be 10'.

Access/Streets

Pony Farm Road provides access for deliveries, and Harvest Mill Lane provides access for deliveries and employee and visitor parking.

Recreation and Open Space

n/a..

Environmental

A buffered water feature and wetlands run along the southern side (back) of the property, but they are not impacted by the proposed improvements.

Signs

n/a.

Garbage / Recycling

A dumpster or dumpster enclosure is not shown on the plans, but would need to meet current code requirements.

Architecture/Design

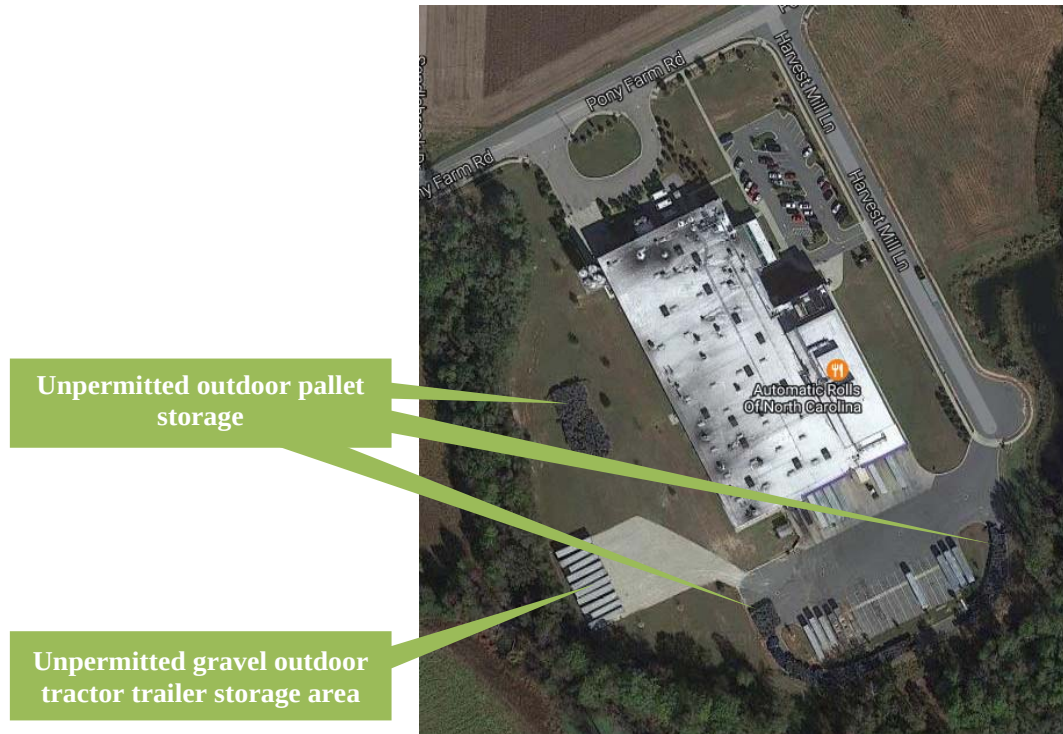
The architecture of the addition is concrete tilt-up panels, painted to match the existing facility.

Parking

The applicant is requesting an alternative parking plan, with fewer than the otherwise standard allowance for parking. Planning Department staff supports this request.

Other issues

A gravel outdoor parking area for tractor trailers has been constructed without previous site plan approval. This will be paved in concurrence with this expansion, and brought into compliance with the current code. Some outdoor areas, such as the pull-through for the tractor trailers at the back of the facility, are currently being used for unpermitted outdoor storage of pallets. It is presumed that the pallets will be stored indoor in the new addition, or the exterior will need to be brought into compliance with current code.



Waivers/Deviations/Variances from Code Requirements

Alternative Parking Plan requested.

CONSIDERATIONS

- Unpermitted parking and outdoor storage will need to meet current code requirements.
- The Planning Board approves major site plans.

STAFF RECOMMENDATION:

Staff recommends approval with conditions.

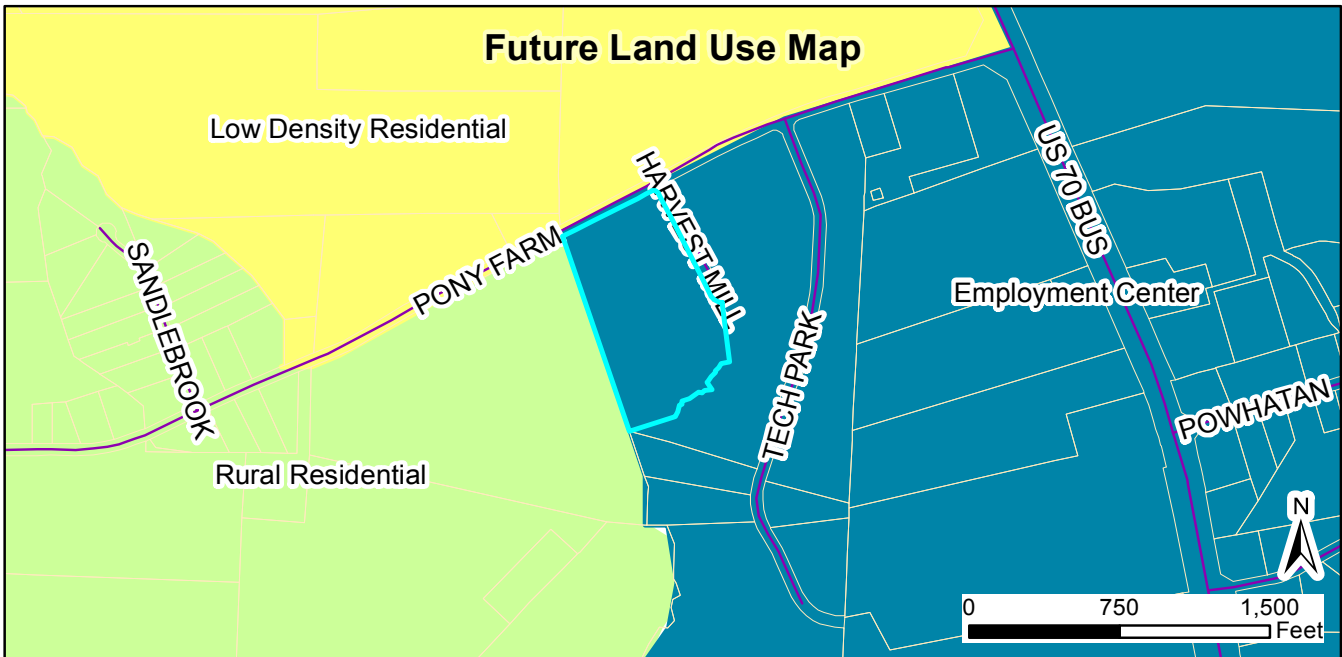
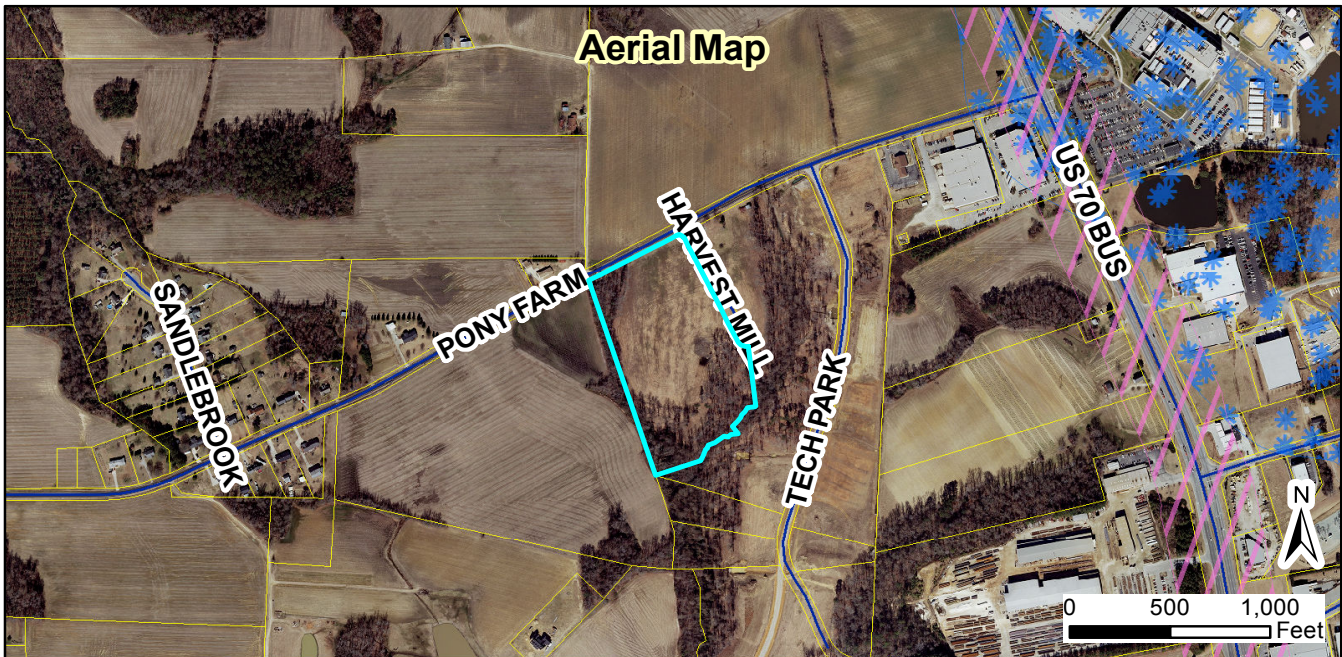
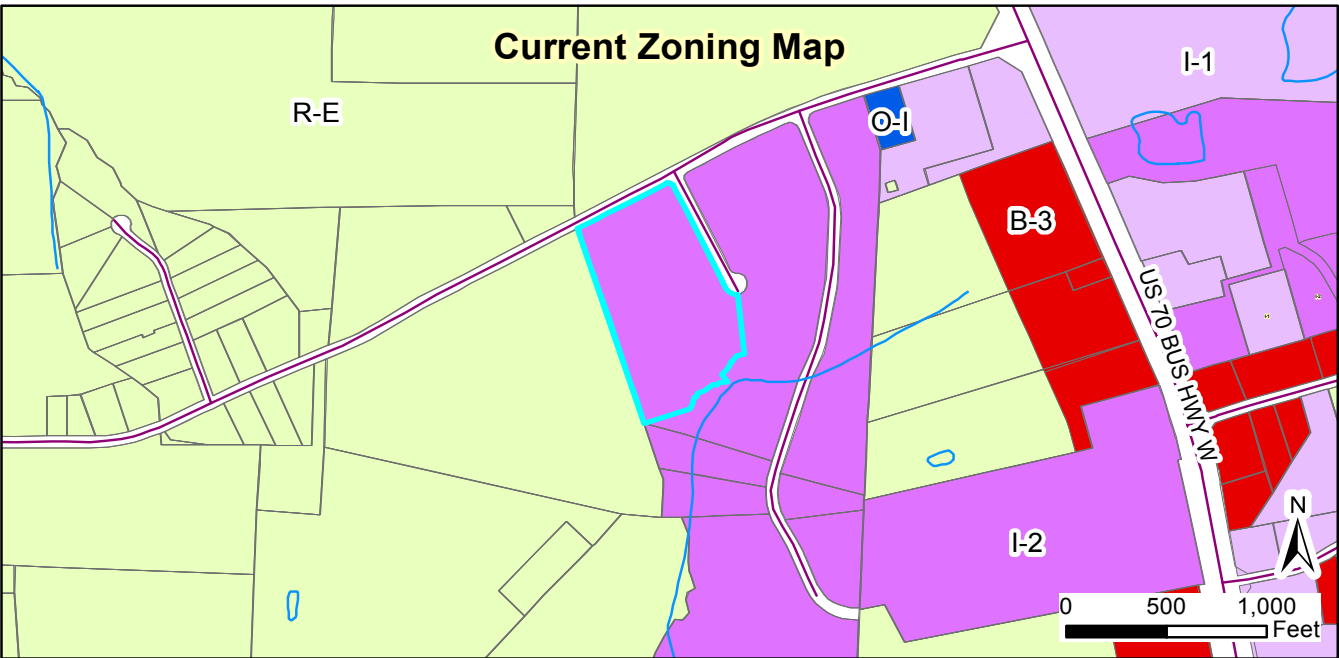
CONDITIONS:

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

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.
2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval. The Conditions of Approval shall be printed on the cover sheet or site plan sheet.
3. All roof- and ground-mounted mechanic equipment shall be completely screened from view.
4. A Zoning Compliance Permit shall be required prior to issuance of any building permits.
5. Utility fees shall be paid to the Town prior to issuance of any building permits.
6. The unpermitted outdoor storage area for tractor trailers, and any unpermitted outdoor storage areas for pallets shall be brought into compliance with the current code prior to the issuance of a successful site/landscaping inspection, including but not limited to the provisions of §155.311(D)(1) "Limited Outdoor Storage".
7. All terminal landscape islands for parking areas require an 8' tall canopy tree (min. 2.5" caliper).
8. A Class C landscape buffer (or appropriate visual buffer of the same performance) shall be required along the western property line, particularly between any parking or outdoor storage areas and the adjacent property.
9. A successful site/landscape inspection shall be required prior to the issuance of a Certificate of Occupancy.
10. An Alternative Parking Plan has been approved by Planning Board (per §155.401(C)(4) "Alternative Parking Plans"), and the approved plan is consistent with the intent of the code. If any parking cannot be contained on site, and begins infringing upon Harvest Mill Lane, the site will have to add additional parking.

ATTACHMENTS:

- 1) Application
- 2) Staff report map
- 3) Site Plan
- 4) Neighborhood meeting materials and minutes
- 5) Wastewater allocation justification
- 6) Alternative parking plan justification



Request:
2017-26-SP, Automatic Rolls facility, to expand the bakery.

Applicant: Sanderson Engineering
 Property Owners: Automatic Rolls of NC
 Parcel ID: 167700-09-4309
 Tag #: 05i05039b

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-26-SP Automatic Rolls of NC\Map\Staff Report Map 201726-SP Auto Rolls.mxd

Legend

- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

05/12/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Sanderson Engineering, Inc.

Engineering and Land Planning

License # C-2218

March 16, 2017

Jimmy R. Cox and Judy G. Cox
8851 Hwy 70 West
Clayton, NC 27520

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 nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Monday April 3, 2017

Meeting Time: 6:00 pm

Location: Automatic Rolls of NC 68 Harvest Mill Lane Clayton, NC 27520

Type of Application: Site Plan

Project Property Address: 68 Harvest Mill Lane Clayton, NC 27520

Description of Project: Bakery expansion.

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

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

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

If you have any questions prior to or after this meeting, you may contact me at 919-366-2016. You may also contact the Planning Department at 919-553-5002.

Sincerely,

Steven S. Sanderson, P. E.

SSS/

cc: Town of Clayton Planning Dept.

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com

ADJACENT PROPERTY OWNERS LIST

Project Name: Automatic Rolls of NC

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
05I05041	Jimmy R. Cox	8851 US 70 Bus Hwy W
	Judy G. Cox	Clayton NC 27520
05I05039D	Twiford Pony Farm LLC	429 S Hughes Blvd.
05I05039H	Twiford	Elizabeth City NC 27909
05I05039H	Twiford Pony Farm LLC	429 S. Hughes Blvd.
		Elizabeth City NC 27909
05I05199F	Jimmy R. Cox	8851 US 70 Bus Hwy W
	Judy G. Cox	Clayton NC 27520
05H03199N	Albert Lee Watkins	556 Pony Farm Road
	Rebecca Sealey Watkins	Clayton NC 27520

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Automatic Rolls of NC

Application: Major Site Plan

Location/Date: 68 Harvest Mill Lane 4-3-2017

	NAME	ADDRESS
1	Steven Sanderson	PO Box 2016 Wendell NC 27581
2	Albert L. Watkins	550 Perry Farm Rd 27520
3	Jimmy R. Cox	8851 Hwy 40 Box W Clayton 27520
4	Richard Tommy	68 Harvest Mill Ln Clayton 27520
5		
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14		
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16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Automatic Rolls of HC Major Site Plan
Date of Mailing: March 14, 2017

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

Printed Name: Steven S. Sanderson Signature: [Signature]

Date of Meeting: 3-3-2017 Time of Meeting: 6:00 pm
Location of Meeting: 68 Harvest Mill Lane Clayton NC 27520

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.

SEE ATTACHED SHEET

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

Sanderson Engineering, Inc.

Engineering and Land Planning
License # C-2218

NEIGHBORHOOD MEETING SUMMARY

The Neighborhood Meeting was held at the Automatic Rolls facility located at 68 Harvest Mill Lane, Clayton, NC. The meeting started at 6:00 pm on Monday, April 3rd, 2017.

The meeting was attended by adjacent property owners Mr. Albert Watkins and Mr. Jimmy Cox, Automatic Rolls Plant Manager, Mr. Richard Tommy, and Project Engineer, Steven S. Sanderson, P.E.

All required presentation materials were available at the meeting.

Mr. Sanderson gave a brief explanation of the purpose of the meeting and the expansion of the plant expansion. Mr. Sanderson discussed the plans and showed where the new expansion is in relationship to the existing plant. Mr. Sanderson stated that the plant was being expanded to provide a bakery line for English Muffins.

Mr. Sanderson explained that due to last minute changes required by the Town of Clayton to the Site Plan Application, the Planning Board Meeting for this project would not be held on April 24 but would be postponed until May 22.

Mr. Watkins and Mr. Cox both had concerns about stormwater runoff. Mr. Sanderson explained that all stormwater runoff from the plant expansion would be directed into the existing storm drain system and will be controlled in the existing stormwater pond.

Mr. Watkins and Mr. Cox both asked several questions about the baking process of the plant. Mr. Tommy gave both a tour of the facility to show how the bakery operation works.

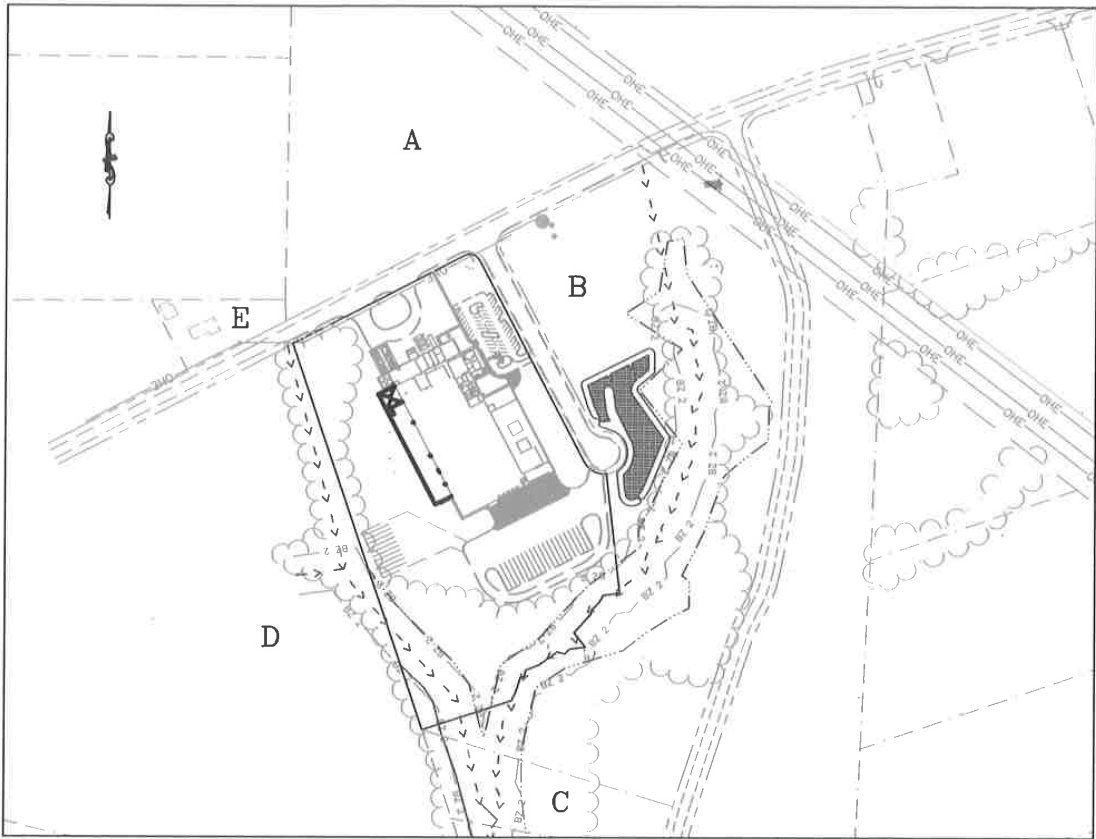
No additional questions or topics were brought up for discussion.

The meeting was adjourned at 7:00 pm.

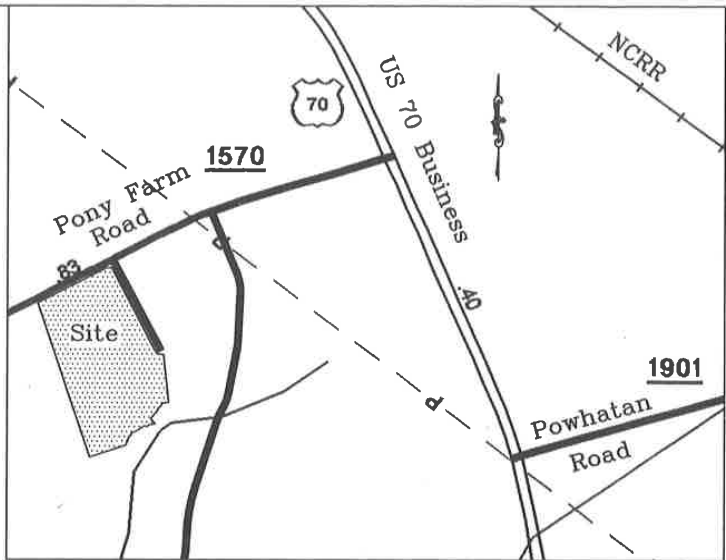
POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com

Automatic Rolls of North Carolina, LLC
68 Harvest Mill Lane
Clayton, NC 27520



1"=200'



Vicinity Map - Town of Clayton - Johnston County
1"=500'

Contiguous Properties

- A - Owner: Jimmy R. Cox and Judy G. Cox
Parcel ID Number: 05105041
Current Zoning: R-E
Present Use: Agricultural
- B - Owner: Twiford Pony Farm LLC
Parcel ID Number: 05105039D
Current Zoning: I-2
Present Use: Vacant
- C - Owner: Twiford Pond Farm LLC
Parcel ID Number: 05105039H
Current Zoning: I-2
Present Use: Vacant
- D - Owner: Jimmy R. Cox and Judy G. Cox
Parcel ID Number: 05105199F
Current Zoning: R-E
Present Use: Agricultural
- E - Owner: Albert Lee Watkins and Rebecca Sealey Watkins
Parcel ID Number: 05H03199N
Current Zoning: R-E
Present Use: Residential

Sheet Index

- 1 Cover Sheet
2 Boundary Survey
3 Site Plan
4 Conceptual Engineering Plans
LS1.00 Original Landscape Plan
LS1.01 Expansion Landscape Plan
LS2.00 Landscape Plan Details
SL1 Expansion Lighting Plan
A100 Overall Floor Plan
A101 Expansion Floor Plan
A201 Elevations

Clayton Planning Project Number 2017-26-SP

Owner: Northeast Foods, Inc.
601 S. Caroline Street
Baltimore, MD 21231

Final Design - NOT Released For Construction

REV	DESCRIPTION	DATE
1	Revised per TNC Final Review Comments dated 3-7-17	3-16-17



Steven Sawyer Sanderson
3-16-2017

DESIGNED: SSS
DRAWN: SSS
CHECKED: SSS
PROJ. ENG: SSS



**SANDERSON
ENGINEERING**
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

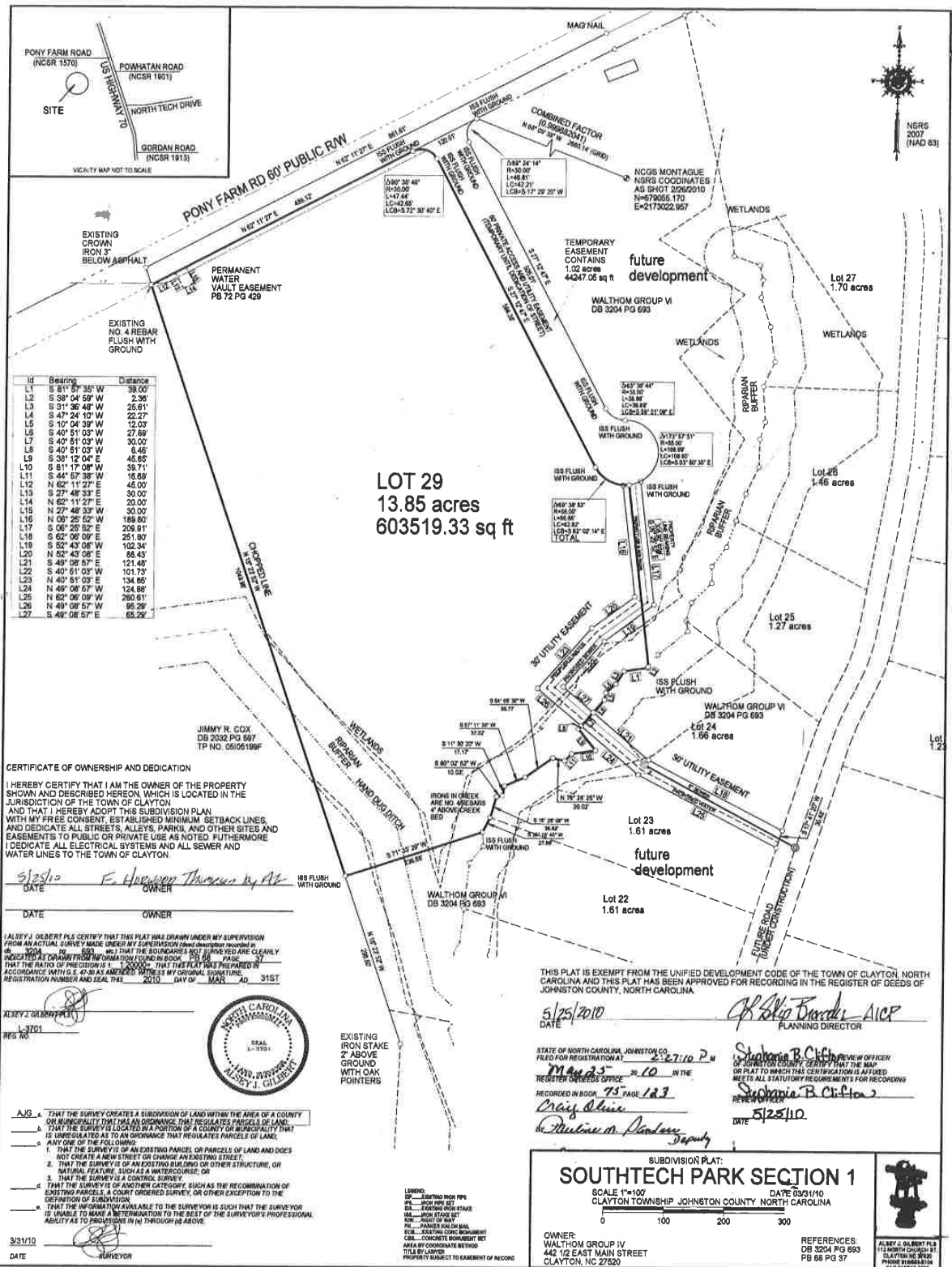
Automatic Rolls of NC
Plant Expansion

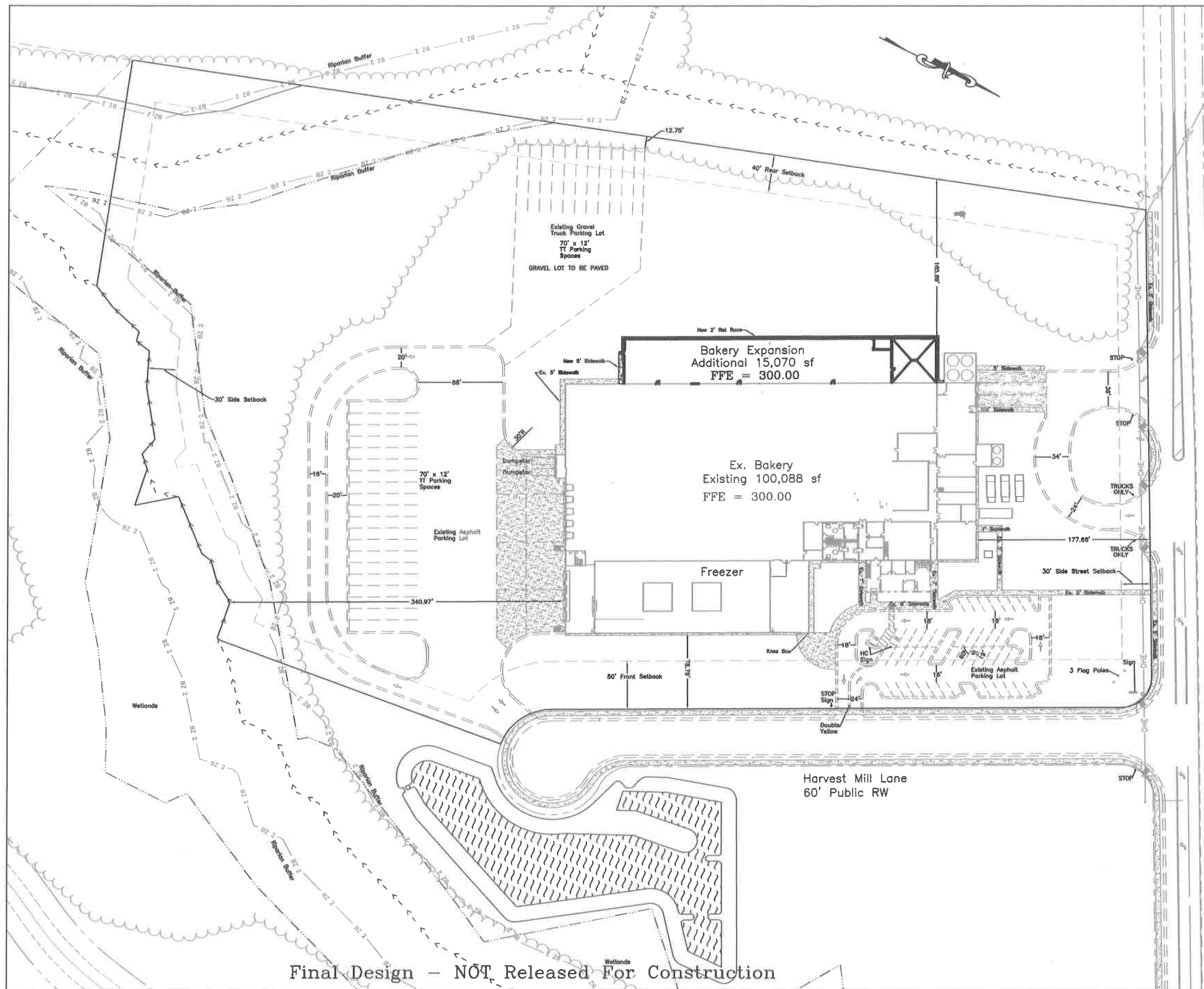
Cover Sheet

DATE: Feb 2017
SE PROJ. # 17-003
DWG FILE # 17-003

SCALE:
HORIZONTAL:
As Shown
VERTICAL:
NA

SHEET NO.
1
OF 4





Site Data:	
Site Address	68 Harvest Mill Road Clayton, NC 27520
Parcel ID Number	05105039B
Property Size:	13.85 AC (603,520 sf)
Property Location:	Inside City Limits
Existing Zoning:	I-2
Overlay:	NA
Existing Use:	Bakery (Commercial)
Proposed Use:	Bakery (Commercial)
Existing Intensity:	104,861 sf
Proposed Intensity:	119,931 sf
Floor Area Ratio:	0.20
Building Coverage:	19.08% of Site
Existing Pervious surface area:	359,151 sf and 59.51%
Proposed Pervious surface area:	344,318 sf and 57.05%
Existing Impervious surface area:	244,369 sf and 40.49%
Proposed Impervious surface area:	259,202 sf and 42.95%
Building Height:	1 Story / 31'-4"
Required/Proposed parking:	177 / 46
Required/Proposed accessible parking:	2 / 2
Required/Existing loading spaces:	9 / 9
Required/Existing Truck spaces:	31 / 31

Proposed Parking Calculations	
Existing Employees Per Shift	30
Additional Employees Per Shift	6
Total Employees Per Shift	36
Parking Spaces Needed	36
Parking Spaces Provided	46

Clayton Planning Project Number 2017-26-SP



REV	DESCRIPTION	DATE
1	Revised per TNC First Review Comments dated 3-7-17	3-16-17
2	Revised per TNC Second Review Comments dated 3-31-17	3-31-17

Sawyer Sanderson
5-2-2017 DATE

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
PROD. ENR.	SSS

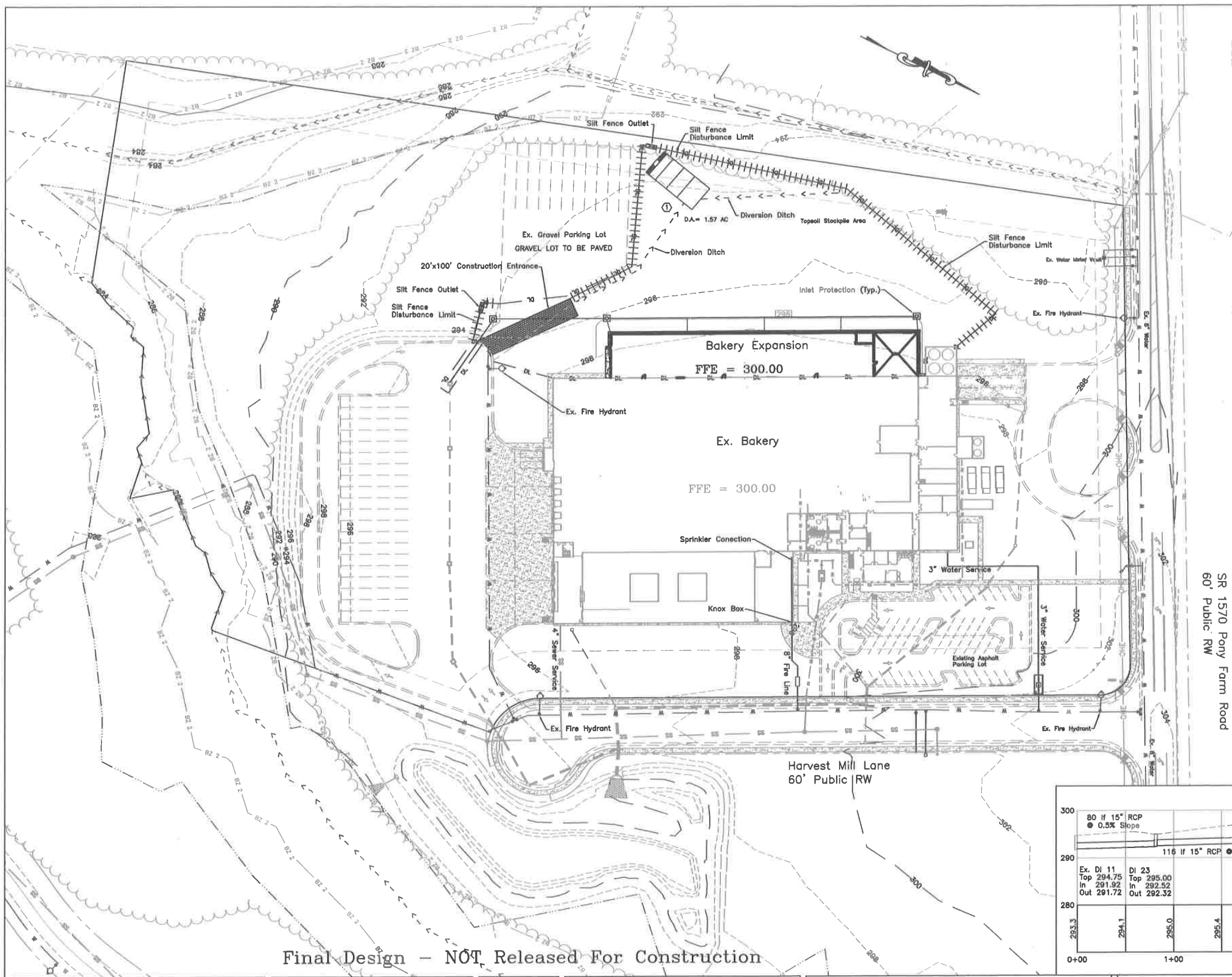
**SANDERSON
ENGINEERING**
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

**Automatic Rolls of NC
Plant Expansion**

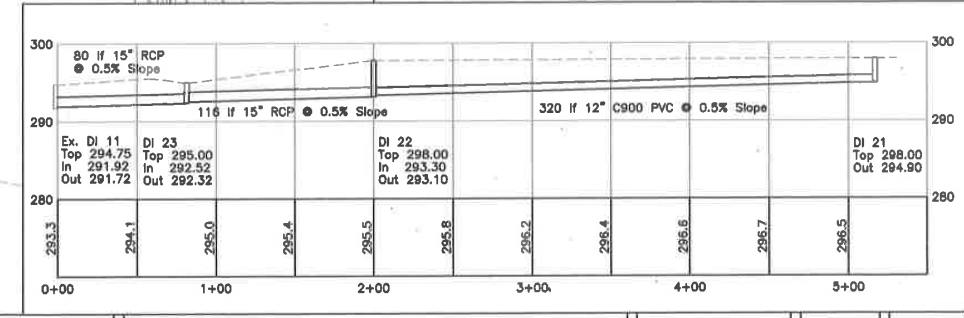
Site Plan

DATE: Feb 2017
SE PROJ. # 17-003
DWG FILE # 17-003

SCALE HORIZONTAL: 1"=50' VERTICAL: NA	SHEET NO. 3 OF: 4
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PIPE CHART											
FROM	TOP	OUT	TO	IN	SIZE	MATERIAL	LENGTH	SLOPE	D.A.	C	Q25
DI 21	298.00	294.80	DI 22	293.30	12"	C900 PVC	320'	0.50%	0.35	0.85	2.8
DI 22	298.00	293.10	DI 23	292.52	15"	RCP	116'	0.50%	0.35	0.85	2.8
DI 23	295.00	292.32	Ex. DI 11	291.92	15"	RCP	80'	0.50%	0.35	0.85	2.8



Final Design - NOT Released For Construction

REV	DESCRIPTION	DATE
1	Revised per TDC Second Review Comments dated 3-31-17	3-3-17
2	Revised per TDC First Review Comments dated 3-7-17	3-18-17

Steven Sawyer
5-2-2017

DESIGNED	SSS
DRAWN	SSS
CHECKED	SSS
FINAL ENGR.	SSS

SANDERSON ENGINEERING
2485 WENDELL BOULEVARD
P.O. BOX 2016 WENDELL, NC 27591
919-366-2016 919-366-2017 FAX
C-2218 Engineering and Land Planning

Automatic Rolls of NC Plant Expansion

Conceptual Engineering Plan

DATE: Feb. 2017
SE PROJ. # 17-003
DWG FILE # 17-003

SCALE
HORIZONTAL:
1"=50'
VERTICAL:
NA

SHEET NO.
4
OF: 4

PLANT LIST									
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPRACD	ROOT	REMARKS	
C A N O P Y T R E E S									
(CANOPY TREES: 49 PROPOSED + 210 EXISTING = 259)									
TA	12	TAXODIUM ASCENDENS	POND CYPRESS	2.5"	8'		N & B		
TSO		ZELOVIA CERRATA 'GOLD FALLS'	GOLD FALLS ZELKOVA	2.5"	8-10'		S & B		
TSV		ZELOVIA CERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5"	8'		S & B		
	41-49	EXISTING CANOPY TREES							
U N D E R S T O R Y T R E E S									
(UNDERSTORY TREES: 8 PROPOSED + 137 EXISTING = 145)									
ECF	8	BLEX CORNUTA 'FINE LINE'	FINE LINE HOLLY	-	4'		CONF/SHR		TREE FORM
	11-137	EXISTING UNDERSTORY TREES**							
S H R U B S									
(TOTAL SHRUBS = 161, INCLUDES SHRUBS USED FOR SCREENING AND PARKING BUFFER)									
CL	41	EL GUERRERO CYPRIS LEMMONI	LEYLAND CYPRRESS		5'		CONF/SHR	FULL	
CB	41	BLEX CORNUTA 'BURFORDI'	BURFORD HOLLY		5'		CONF/SHR	FULL	
CCB	8	BLEX CRENATA 'COMPACTA'	COMPACTA HILLSIDEWART JAPANESE HEDERA		12"		1 GAL		
CH	20	BLEX CRENATA 'HELLER'	HELLER HOLLY		12"		1 GAL		
CH	06	BLEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY		30" MIN.		5 GAL		PRUNE TO DESIRE FORM
CS	10	BLEX OLABRA 'COMPACTA'	DWARF INKBERRY		12"		1 GAL		
HS	4	BLEX H. STEVENS'	HELLER STEVENS HOLLY		8'		CONF/SHR	FULL	

*AVON AVIAR: ORDERED WITH TAMMIE B. TALL FESCUE

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET LS-02 FOR IRRIGATION DIRECTIVES.
5. 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.

SITE DATA

PROJECT: AUTOMATIC ROLLS OF NC, LLC
LOCATION: 317 PONY FARM ROAD, CLAYTON, NC
TOWN OF CLAYTON REFERENCE: SP 10-04
TOTAL SITE AREA: 13.85 AC
ZONING: I-2

LANDSCAPE REQUIREMENT

LANDSCAPE 30% OF TOTAL AREA
AS PER SECTION 155.402
OF THE U.D.C.
AREA TO BE LANDSCAPED:
PLANT MATERIAL REQUIRED PER 1000 SF:
PLANT MATERIAL REQUIRED:

13.85 AC = 20% = 2.77 AC (120,681 SF)
(1) CANOPY TREE, (1) UNDERSTORY TREE, (2) SHRUBS
(12) CANOPY TREES, (12) UNDERSTORY TREES
= 242 SHRUBS

PLANT MATERIAL PROVIDED PER 1000 SF:

= 73 CANOPY TREES MIN.*
= 73 UNDERSTORY TREES MIN.*
= 145 SHRUBS MIN.*
*NOTE: QUANTITIES SHOWN ARE BASED ON A
40% REDUCTION OF REQUIRED PLANTINGS AS
ALLOWED BY SECTION 155.402(1)(3) OF THE U.D.C.
SEE PLANT LIST FOR TOTALS

PLANT MATERIAL PROVIDED PER 1000 SF:

= 40 CANOPY TREES*
= 40 UNDERSTORY TREES*
= 191 SHRUBS*
*NOTE: QUANTITIES SHOWN ARE BASED ON
DIRECTIVES FROM THE OWNER

Expansion of Existing Facilities
Automatic Rolls of North Carolina, LLC
Clayton, North Carolina



EXISTING
LANDSCAPE
PLAN/
LANDSCAPE
REMOVAL
PLAN

		DATE
PROJECT:	TMH-2017-01	03.01.2017
ISSUE:	REVIEW/APPROVAL	03.01.2017
	TRC COMMENTS	03.16.2017
REVISIONS:		
DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	EXISTING LANDSCAPE PLAN/ LANDSCAPE REMOVAL PLAN	

LS1.00

PLANT LIST

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCY.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLANS.
3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCENE PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DESIGN-BUILD IRRIGATION PLAN FOR THIS PROJECT TO THE OWNER FOR REVIEW AND ACCEPTANCE. REFER TO SHEET 152.00 FOR IRRIGATION DIRECTIVES.
5. 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.

Landscape Notes

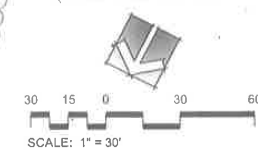
GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS INCLUDING PLANTING BEDS SHALL BE LOCATED BY SALES EMPOWERGERS FROM PLANTINGS, CURBS, PLANTINGS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY A LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE AN HOURS REPORT FOR REVIEW.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.
4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS IF THE LANDSCAPE CONTRACTOR, NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
5. ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDED OR SOILED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. ALL PLANTING BEDS, SACKERS, AND AREAS DESIGNED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3 INCHES OF TYPE 3 SPECIFIED HARDWOOD MULCH.
8. PLANTING BEDS AND SACKERS SHOULD BE SEED OR PROVIDE A 7" TO 12" DEEP "Y" CUT AROUND THE BORDER WITH SOILS OR SEEDS AREAS.
9. ALL SACKERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
10. GROUND SHALL BE RELOADED AFTER ALL TALL GROWING SEASON.
11. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATION SHEETS SHOWN AND DETAILED ON THIS SHEET UNLESS ALTERNATE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.
12. IF INSTALLATION AND CONSTRUCTION TO EXCEED THE MAINTENANCE CONTRACT, ALL PROPOSED CHANGES THAT WILL REQUIRE A CHANGE AND/OR ADDITIONAL WORKS SHOULD BE PRIOR TO SIGNED AND CAPPED DOWNSHED.
13. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY PLANT CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
14. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL MAINTAIN ADEQUATE COVER ALL USING PLANT MATERIAL, SUCH SYSTEM SHALL INCLUDE A MAIN LINE.
15. ALL PLANT AND MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING.



REVISED
10:38 pm, May 02, 2017

FOUO PROJECT # 2017-26 SP



REFERENCE TOWN OF CLAYTON PROJECT # SP-10-04

Expansion of Existing Facilities
Automatic Rolls of North Carolina, LLC
Clayton, North Carolina

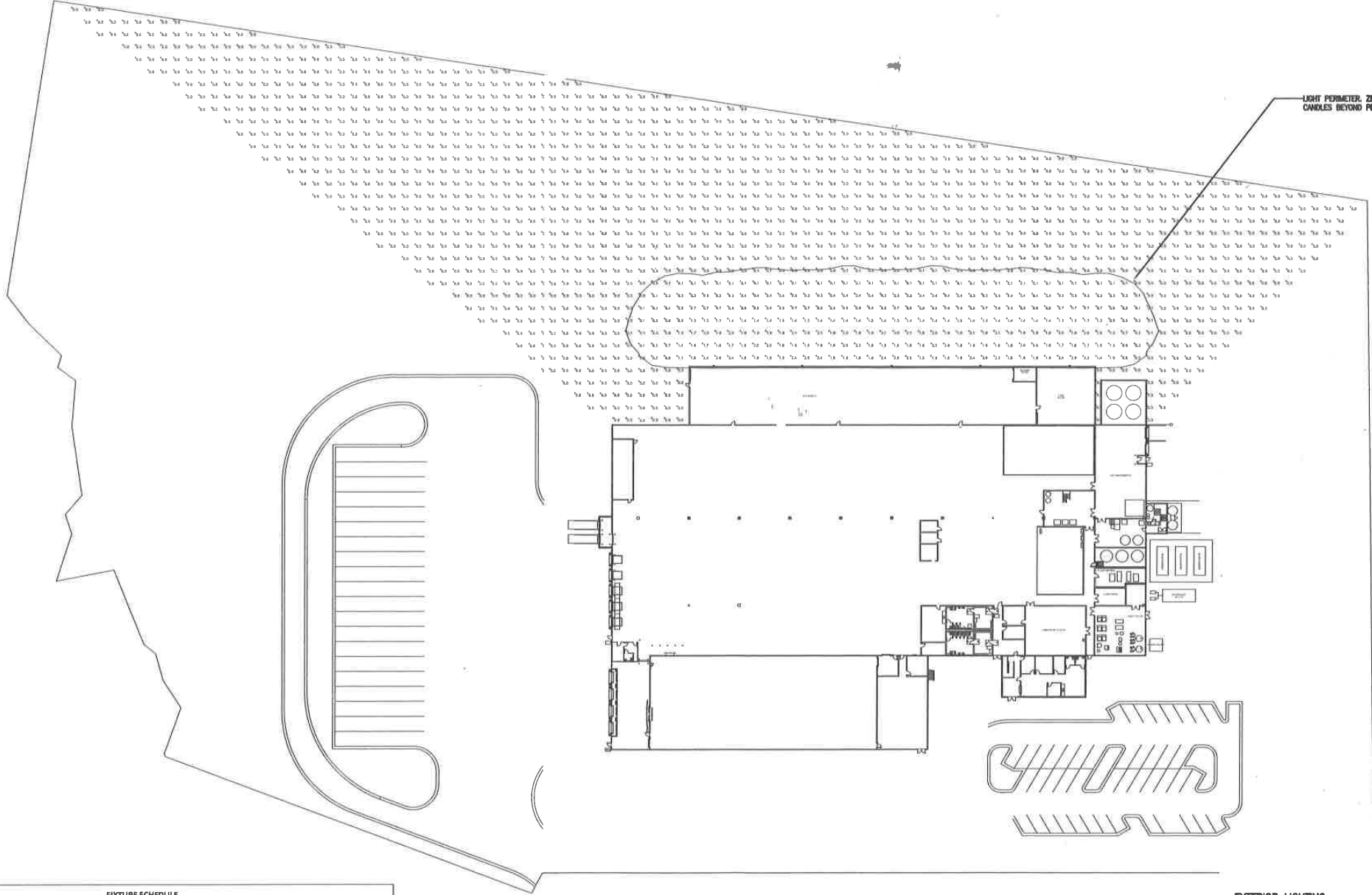
LANDSCAPE
REPLACEMENT
PLAN

		DATE
PROJECT:	TMH-2017-01	03.01.2017
ISSUE:	REVIEW/APPROVAL	03.01.2017
	TRC COMMENTS:	03.16.2017
	1	
	2	
	3	
	4	
REVISIONS:	5	
	6	
	7	
	8	
	9	
	10	
DRAWN BY:	TMH	
CHECKED BY:	TMH	
CONTENT:	LANDSCAPE REPLACEMENT PLAN	

LS1.01

Page 31 of 199

FIXTURE SCHEDULE						
Label	Quantity	Mounting Height	Catalog Number	Description	Lamp	Lamp Lumens Watts
A	5	20ft	CSKW LED 30C 700 40K TFTM	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	LED	8082.87 69



Digitally signed
by J. Wade
White, Jr
Date: 2017.02.22
13:52:23 -05'00'

A-M-KING
1010 East Main Road
Rt. 200
Charlotte, NC 28207
704 365 3150 telephone
704 365 3107 fax
www.amkinggroup.com

NE
Northeast Foods

JOHN CAROLINA
PROFESSIONAL
SEAL
15388
J. WADE WHITE, JR.
2/22/2017

B.E.C.I.
Solutions by Design
J. Wade White Jr., P.E.
P.O. Box 1312
Ridgeway, NC 27451
(800) 833-5767
www.becisolutions.com

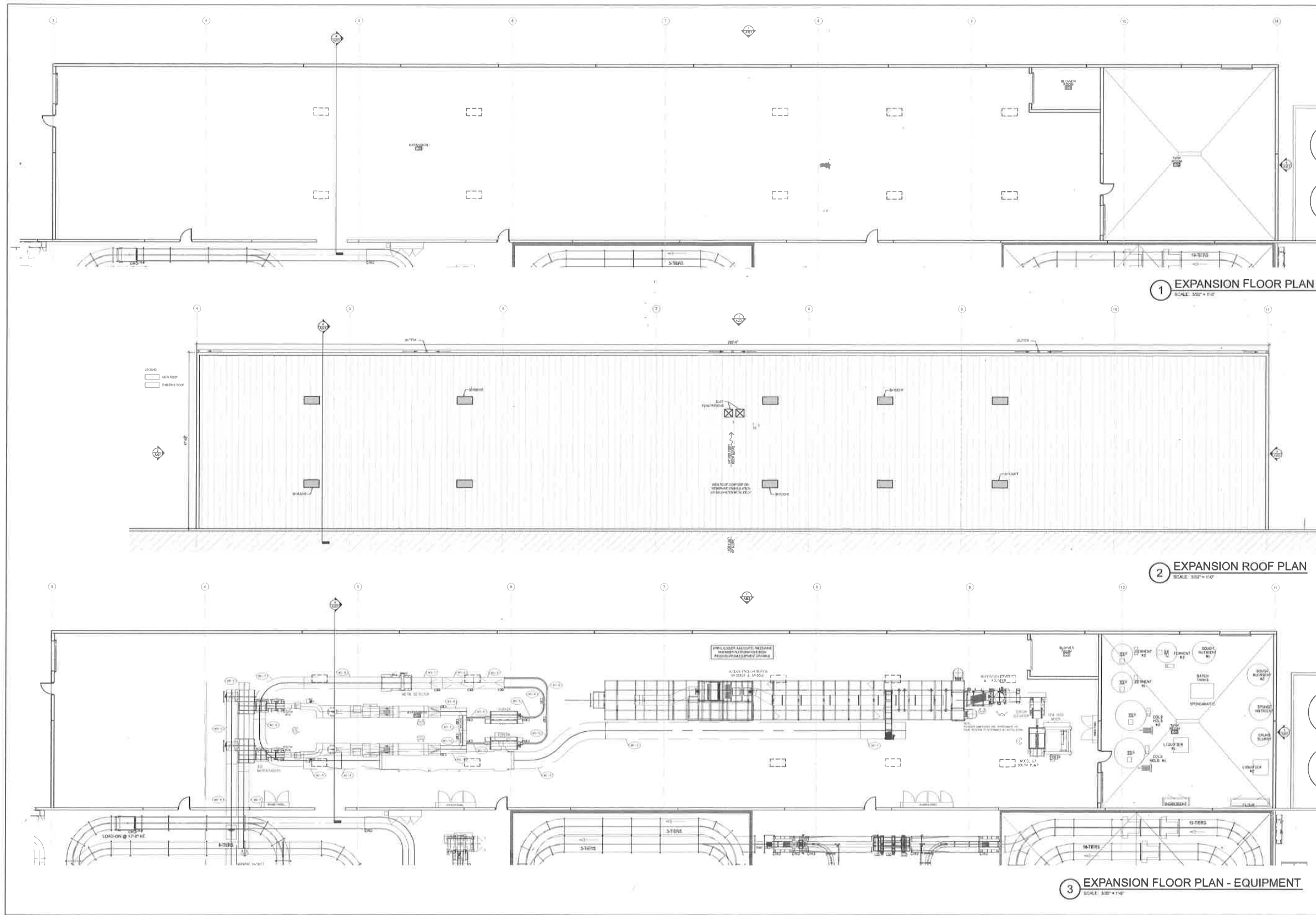
ISSUED:
02/20/2017: PERMIT

REVISIONS:

AUTOMATIC ROLLS OF NORTH CAROLINA: EXPANSION
68 HARVEST MILL LANE, CLAYTON, NORTH CAROLINA

EXTERIOR
LIGHTING
LEVELS
SL-1

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A-M-KING
1610 East Main Street
Raleigh, NC 27601
919.888.1100
www.amkinggroup.com

Northeast Foods

ARCHITECT
CERT. NO. 52097
CAROLINA, N.C.

JOHN N. KOURY
10001
CAROLINA, N.C.

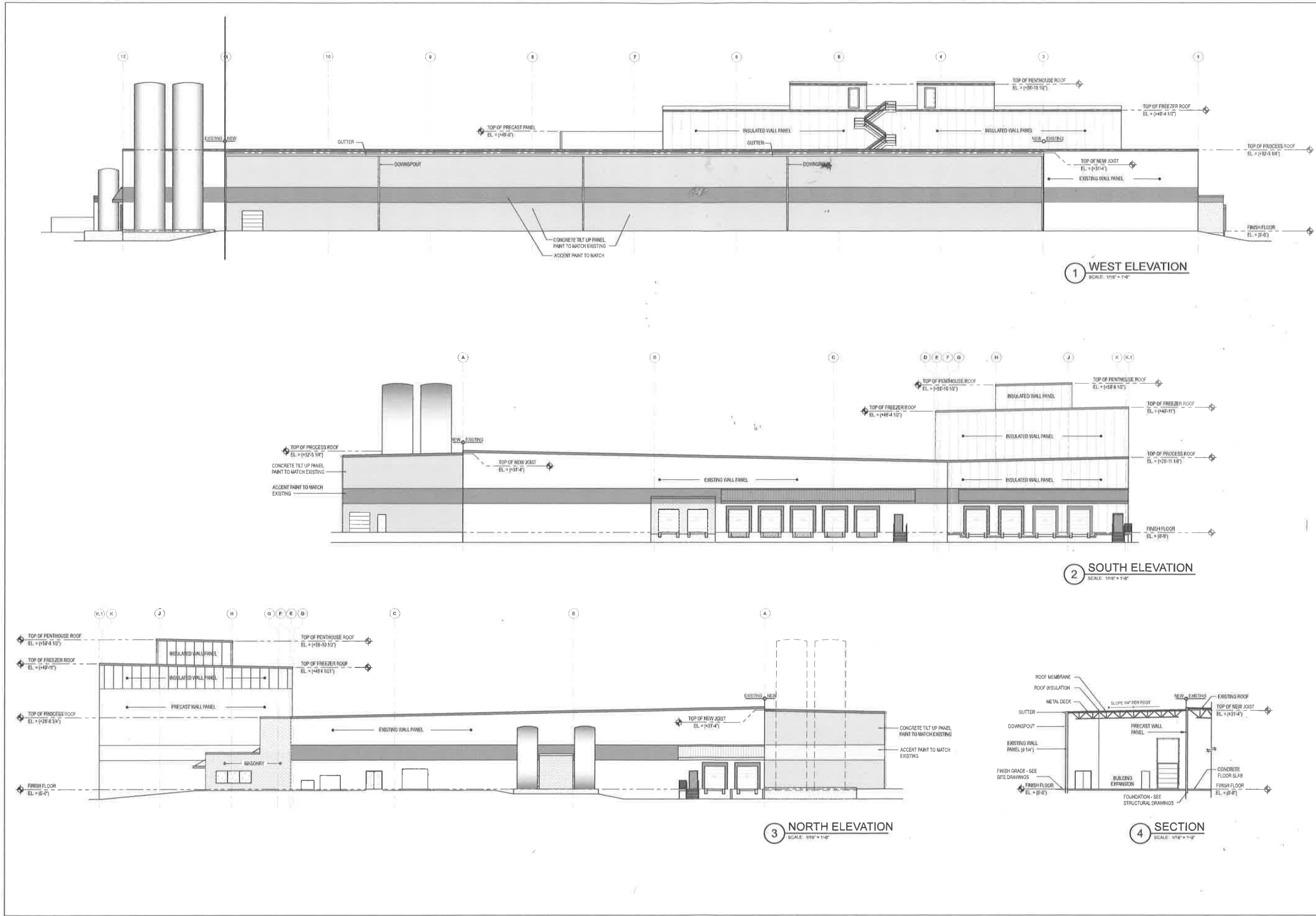
ISSUED:
02/09/2017:
SITE REVIEW

REVISIONS:

AUTOMATIC ROLLS OF NORTH CAROLINA: EXPANSION
68 HARVEST MILL LANE, CLAYTON, NORTH CAROLINA

EXPANSION
FLOOR AND
ROOF
PLANS
A101

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Suite 200
Charlotte, NC 28207
704.366.1100
www.amkinggroup.com

Northeast Foods

JOHN N. KAURY
REGISTERED ARCHITECT
10031
CHARLOTTE, NC

ISSUED:
02/09/2017:
SITE REVIEW

REVISIONS:

AUTOMATIC ROLLS OF NORTH CAROLINA: EXPANSION
68 HARVEST MILL LANE, CLAYTON, NORTH CAROLINA

ELEVATIONS
AND
SECTION
A201

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Sanderson Engineering, Inc.

Engineering and Land Planning

License # C-2218

February 23, 2017

Mr. Jay McLeod
Town of Clayton
P. O. Box 879
Clayton, NC 27520

Subject: Additional Sewer Allocation for Automatic Rolls of Raleigh

Dear Mr. McLeod:

In 2010, the Town of Clayton allocated 14,345 gpd of sewer allocation to Automatic Rolls of North Carolina. Per the 2016 Town of Clayton water and sewer bills, the Automatic Rolls plant has an average daily sewer useage of 5,849 gpd.

Automatic Rolls of North Carolina Sewer Allocation Request	
2010 Average Daily Sewer Allocation	14,345 gpd
2016 Average Daily Sewer Usage	5,849 gpd
Excess Average Daily Sewer Allocation	8,496 gpd
2016 Additional Average Daily Sewer Allocation Request	0 gpd

I have attached a spread sheet showing the average daily sewer use calculations and the 2016 water and sewer invoices for Automatic Rolls of North Carolina for your review and a copy of the 2010 sewer allocation resolution.

If I can provide any additional information, please advise.

Cordially yours,


Steven S. Sanderson, P. E.

SSS/



2-23-2017

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com

Automatic Rolls of NC - 68 Harvest Mill Lane Sewage Usage from Town of Clayton Water Bills 2016			
Invoice Date	Days	Total Water Gallons	Avg. Daily Use Gallons
1/4/2016	33	108,400	3,285
4/6/2016	57	181,800	3,189
5/4/2016	30	87,100	2,903
6/6/2016	30	16,830	561
7/11/2016	30	242,900	8,097
8/3/2016	32	60,780	1,899
9/6/2016	31	942,250	30,395
10/7/2016	32	196,300	6,134
11/3/2016	28	126,900	4,532
12/5/2016	30	121,200	4,040
1/5/2017	33	56,100	1,700
Total	366	2,140,560	5,849

**TOWN OF CLAYTON
RESOLUTION GRANTING WASTEWATER TREATMENT CAPACITY
FOR AUTOMATIC ROLLS OF RALEIGH
APRIL 5, 2010**

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

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

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

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

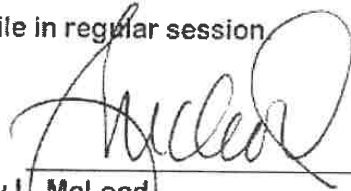
WHEREAS, flow from sanitary sewer customers tributary to existing lines owned and operated as part of the Town of Clayton is bound to abide by the permitted average daily flow at the Little Creek Water Reclamation Facility in conjunction with other available sources and consistent with interlocal agreements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

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

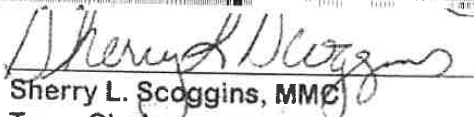
1. The Town of Clayton has, according to the most recent accounting, sufficient excess and unallocated treatment capacity to approve additional allocation.
2. Such available capacity may be made available to users in accordance with regulatory and legal parameters established to ensure satisfactory treatment plant operation.
3. An allocation for wastewater treatment capacity is granted in the amount of 14,345 gpd to Automatic Rolls of Raleigh as outlined in letter of allocation request from Steven Sanderson dated March 1, 2010.
4. Said allocation is approved subject to and conditioned upon review and approval of all required regulatory processes.

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

Duly resolved this 5th day of April 2010, while in regular session.


Jody L. McLeod
Mayor

Attest:


Sherry L. Scoggins, MMC
Town Clerk

Sanderson Engineering, Inc.

Engineering and Land Planning

March 1, 2010

Mr. R. Steven Biggs, Town Manger
Town of Clayton
P. O. Box 879
Clayton, NC 27520

Subject: Sewer Allocation for Automatic Rolls of Raleigh

Dear Mr. Biggs:

This is to request a sewer allocation for Automatic Rolls of Raleigh. The allocation request is calculated using the annual water usage and subtracting the water used in the baking process annually and dividing by 365 days per year.

Automatic Rolls of Raleigh Sewer Allocation Request	
Allocation Calculation	Allocation Request
$(8,237,526 \text{ gpy} - 3,001,629) \text{ gpy} / 365 \text{ dpy} = 14,345 \text{ gpd}$	14,345 gpd
Average Daily Sewer Allocation Requested	14,345 gpd

I have attached a spread sheet provide by Northeast Foods, Inc. for your review.

If I can provide any additional information, please advise.

Cordially yours,



Steven S. Sanderson, P. E.

SSS/

POST OFFICE BOX 2016
25-C NORTH MAIN STREET
WENDELL, NC 27591
sandersonengineering@yahoo.com

919-366-2016 phone
919-366-2017 fax
919-422-8020 mobile
150*26*25047 Nextel ID

North Carolina Projected Usage

Gallons of Water Annually		8,237,526
Monthly		686,461
Weekly		158,414
Daily Production		13,201
Cleaning Day		79,207
Gallons of Water in Product Annually		3,001,629
Monthly		250,136
Weekly		57,724
Daily (6 days)		9,621
Gallons to Sewer per year		5,235,897
Monthly		436,325
Weekly		100,690
Daily Production		3,581
Cleaning Day		79,207

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Premier Community

for Active Families

Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520
January
~~December 4, 2015~~
Account #50167-001
Fiscal Year 15-16

1-11-2016

Consumption Dates — **December 2 thru January 5, 2016**

Water Consumption	559,500	\$41.07	Base Rate
		\$389.00	1" 100,000 gallons
		<u>\$1369.31</u>	
		\$1,799.38	Total Water Charges
Sewer Consumption*	108,400	\$20.80	Base Charge
		\$519.00	1" 100,000 gallons
		<u>\$36.45</u>	over 100,000 gallons
		\$576.25	Total Sewer Charges

Total Water & Sewer Charges **\$2,375.63**

Total Bill Due Without Penalty **January 27, 2016**

Vendor #	TOW020	Basin #	190321
Taxable	Yes		
Account #	55080	Net Total	2,375.63
Office Use			
Franchise			

10/15/16
A 1/13/16

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER

Premier Community



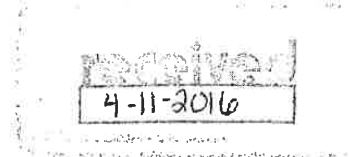
for Active Families

Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

April 6, 2016
Account #50167-001
Fiscal Year 15-16



Consumption Dates – February 2 thru April 4, 2016

Water Consumption	1,087,700	\$41.07	Base Rate
		\$389.00	1 st 100,000 gallons
		<u>\$2493.34</u>	
		\$3,373.41	Total Water Charges
Sewer Consumption*	181,800	\$20.80	Base Charge
		\$519.00	1 st 100,000 gallons
		<u>\$355.01</u>	
		\$894.81	Total Sewer Charges

Total Water & Sewer Charges \$4,268.22

Total Bill Due Without Penalty April 26, 2016

T010020	Batch # 194041
Yes	☒ No ☐ Circle One
55020	Amount 4,268.22
ICLASON	
4/11/16	

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Premier Community

for Active Families

Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

received
5-5-2016

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

May 4, 2016
Account #50167-001
Fiscal Year 15-16

Consumption Dates — April 4 thru May 3, 2016

Water Consumption	559,600	\$41.07	Base Rate
		\$389.00	1 st 100,000 gallons
		<u>\$1369.60</u>	
		\$1,799.67	Total Water Charges
Sewer Consumption*	87,100	\$20.80	Base Charge
		<u>\$452.04</u>	
		\$472.84	Total Sewer Charges

Total Water & Sewer Charges \$2,272.51

Total Bill Due Without Penalty May 24, 2016

Vendor #	TOW020	Batch #	195096
Taxable	Yes	No	
Account #	55080	Sub Acct #	2,272.51
Water Mgr	LEASON		
Plant Mgr			

5/5/16

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Premier Community

for Active Families

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R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

June 6, 2016
Account #50167-001
Fiscal Year 15-16

RECEIVED
6-8-2016

Consumption Dates — **May 3 thru June 2, 2016**

Water Consumption	255,900	\$41.07	Base Rate
		\$389.00	1 st 100,000 gallons
		<u>\$464.58</u>	
		\$894.65	Total Water Charges
Sewer Consumption*	16,830	\$20.80	Base Charge
		<u>\$87.34</u>	
		\$108.14	Total Sewer Charges

Total Water & Sewer Charges **\$1,002.79**

Total Bill Due Without Penalty June 27, 2016

Vendor #	TOW020	Batch #	196667
Taxable	Yes	☒ No	Circle One
Account #	55080	Sub Acct #	
		Amount	1,002.79
Office Mgr	McLeod		
Plant Mgr			

A 4/9/16

P.O. Box 879 • Clayton, North Carolina 27528 • Office (919) 553-5002 • Fax (919) 553-8019

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER

Premier Community



for Active Families

Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

July 11, 2016
Account #50167-001
Fiscal Year 15-16



Consumption Dates - June 2 thru July 1, 2016

Water Consumption	782,200	\$41.07	Base Rate
		\$389.00	1 st 100,000 gallons
		\$2032.95	
		<u>(\$322.62)</u>	*SEE NOTES BELOW
		\$2,140.40	Total Water Charges
Sewer Consumption*	242,900	\$20.80	Base Charge
		\$519.00	1 st 100,000 gallons
		<u>\$620.18</u>	
		\$1,159.98	Total Sewer Charges

Total Water & Sewer Charges \$3,300.38

Total Bill Due Without Penalty August 1, 2016

*Water meter was overbilled in on the June bill due to a roll over in the meter readings. We apologize for the error.

Vendor #	TOWN020	Batch #	198115
Taxable	Yes	☒ No	Circle One
Account #	55080	Sub Acct #	
Amount	3,300.38		
meter readings. We apologize			
Office Mgr	KFC&D		
Plant Mgr	A 7/17/16		

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Premier Community

for Active Families

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COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

received
8-8-2016

August 3, 2016
Account #50167-001
Fiscal Year 15-16

Consumption Dates – July 1 thru August 2, 2016

Water Consumption	421,580	\$41.07	Base Rate
		\$389.00	1 st 100,000 gallons
		<u>\$958.31</u>	
		\$1,388.38	Total Water Charges
Sewer Consumption*	60,780	\$20.80	Base Charge
		<u>\$315.45</u>	
		\$336.25	Total Sewer Charges

Total Water & Sewer Charges \$1,724.63

Total Bill Due Without Penalty August 24, 2016

Vendor #	TOW020	Batch #	199121
Taxable	Yes	☒ No	Circle One
Account #	56080	Sub Acct #	
		Amount	1,724.63
Office Mgr	V. Pearson		
Plant Mgr	R. Tommy Out 8/9/16		

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Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

September 6, 2016
Account #50167-001
Fiscal Year 15-16

received
9-8-2016

Consumption Dates - August 2 - September 2, 2016

Water Consumption	1,784,850	\$41.07	Base Rate
		\$389.00	1 st 100,000 gallons
		<u>\$5,020.85</u>	
		\$5,450.92	Total Water Charges
Sewer Consumption*	942,250	\$20.80	Base Charge
		\$519.00	1 st 100,000 gallons
		<u>\$3,655.37</u>	
		\$4,195.17	Total Sewer Charges

Total Water & Sewer Charges \$9,646.09

Total Bill Due Without Penalty September 27, 2016

Account # TOW020		Batch # 200479	
Taxable	Yes	☒ No	Circle One
Account #	Sub Acct #	Amount	
55080		9,646.09	
Office Mgr	Kearson		
Plant Mgr	P. J. 11/11		

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Adam Lindsay
TOWN MANAGER



Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

received
10-12-2016

October 7, 2016
Account #50167-001
Fiscal Year 15-16

Consumption Dates — **September 2 thru October 4, 2016**

Water Consumption	858,300	\$41.07	Base Rate
		\$389.00	1 st 100,000 gallons
		<u>\$2,259.73</u>	
		\$2,689.80	Total Water Charges
Sewer Consumption*	196,300	\$20.80	Base Charge
		\$519.00	1 st 100,000 gallons
		<u>\$417.94</u>	
		\$957.74	Total Sewer Charges

Total Water & Sewer Charges \$3,647.54

Total Bill Due Without Penalty October 27, 2016

Vendor #	TOW020	Batch #	201755
Taxable	Yes	☒ No	Circle One
Account #	Sub Acct #	Amount	
55080		3,647.54	
Office Mgr	L. Leason		
Plant Mgr	H. B. / 11/16		

Joshy L. McLeod
MAYOR
Bruce Thompson
TOWN ATTORNEY
Adam Lindsay
TOWN MANAGER



Premier Community

for Active Families

Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

November 3, 2016
Account #50167-001
Fiscal Year 16-17

PO# 110316

received
11-7-2016

Consumption Dates – **October 4 thru November 2, 2016**

Water Consumption	563,600	\$41.07	Base Rate
		\$389.00	1 st 100,000 gallons
		<u>\$1,381.53</u>	
		\$1,811.60	Total Water Charges
Sewer Consumption*	126,900	\$20.80	Base Charge
		\$519.00	1 st 100,000 gallons
		<u>\$116.75</u>	
		\$656.55	Total Sewer Charges

Total Water & Sewer Charges **\$2,468.15**

Total Bill Due Without Penalty November 23, 2016

Vendor # TOW020 Batch # 9547
 Parcel Yes ☒ No ☐ Circle One
 100300. 67550 Amount 2,468.15
 Officer Reason
 Date 11/7/16

Bruce Thompson
TOWN ATTORNEY
Adam Lindsay
TOWN MANAGER

Premier Community



for Active Families

Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

received
12-6-2016

December 5, 2016
Account #50167-001
Fiscal Year 16-17

Consumption Dates — **November 2 thru December 2, 2016**

Water Consumption	586,800	\$41.07 \$389.00 <u>\$1,450.66</u> \$1,880.73	Base Rate 1 st 100,000 gallons Total Water Charges
Sewer Consumption*	121,200	\$20.80 \$519.00 <u>\$92.01</u> \$631.81	Base Charge 1 st 100,000 gallons Total Sewer Charges

Total Water & Sewer Charges **\$2,512.54**

Total Bill Due Without Penalty December 28, 2016

Vendor #	TOWD&D	Batch #	17829
PA# 50415		2415701	
Taxable	Yes	No	Circle One
Account #	Sub Acct #	Amount	
100800.57	550	2,512.54	
Office Mgr	K. Carson		
Plant Mgr	R. Tommy @ Corp 12/7/16		

McLeod
TAYOR
Bruce Thompson
TOWN ATTORNEY
Adam Lindsay
TOWN MANAGER

Premier Community



for Active Families



Bob Satterfield
Art Holder
Jason Thompson
R.S. "Burch" Lawter, Jr.
COUNCIL MEMBERS
Michael Grannis
MAYOR PRO TEM

Automatic Rolls of North Carolina
68 Harvest Mill Lane
Clayton, NC 27520

January 5, 2017
Account #50167-001
Fiscal Year 16-17

Consumption Dates - December 2, 2016 - January 4, 2017

Water Consumption	488,400	\$41.07	Base Rate
		\$389.00	1 st 100,000 gallons
		<u>\$1,157.43</u>	
		\$1,587.50	Total Water Charges
Sewer Consumption*	56,100	\$15.60	Base Charge
		<u>\$291.16</u>	
		\$306.76	Total Sewer Charges

Total Water & Sewer Charges \$1,894.26

Total Bill Due Without Penalty January 25, 2017

Water #	TOW020	Sech #	
JDE	1034274		
Payable	Yes	No	Other Line
Account #	Sub Acct #	Amount	
100300	51550	1,894.26	
Office Mgr	K. G. ASD		
Plant Mgr			

30264
78953

P.O. Box 879 • Clayton, North Carolina 27528 • Office (919) 553-5002 • Fax (919) 553-8919
www.townofclaytonnc.org

Sanderson Engineering, Inc.

Engineering and Land Planning

License # C-2218

February 7, 2017

Mr. Jay McLeod
Town of Clayton
P. O. Box 879
Clayton, NC 27520

Subject: Alternative Parking Plan

Dear Mr. McLeod:

There are currently 30 employees per shift. The new line will add an additional 6 employees per shift. This is a total of 36 employees per shift.

The baking process takes a long time and the employees in the same shift report to work at varying times. For the first shift, the mixers start at 8:00, the bakers start at 9:00 am, and the baggers start at 10:00. This ensures that all products started by the first shift, are finished by the first shift.

When the second and third shifts come to work, they also come at staggered times to replace someone from their specific part of the plant. This insures that the baking process is continuous and efficient. Consequently, there will never be a time that 36 employees leave and 36 show up at the same time. This is a standard working conditions at all Northeast Foods bakeries and 46 spaces are sufficient for the overlap and any visitors to the plant.

If I can provide any additional information, please advise.

Cordially yours,



Steven S. Sanderson, P. E.

SSS/



2-7-2017

POST OFFICE BOX 2016
WENDELL BOULEVARD
WENDELL, NC 27591

919-366-2016 phone
919-422-8020 mobile
sandersonengineering@yahoo.com



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

MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: \$500.00 + \$5.00 per acre. *All fees are due when the application is submitted.*

SITE INFORMATION

☒ New Major Site Plan

☐ Major Modification to an approved site plan
Project Modified: _____

Name of Project: ModSpace Regional Branch Acreage of Property: 4.81

County Tag #: a) 05I05020R; b) 05I05019Z NC PIN: a) 167700-48-1514; b) 167700-48-3684

Address/Location: a) 111 North Tech Drive, Clayton, NC 27520
b) 115 North Tech Drive, Clayton, NC 27520

Existing Use: Industrial Storage Facility Proposed Use: Regional Branch Facility

Zoning District: Industrial - 1

Is project within a Planned Development? ☒ No

☐ Yes (list): _____

Is project within an Overlay District? ☒ No

☐ Yes (list): _____

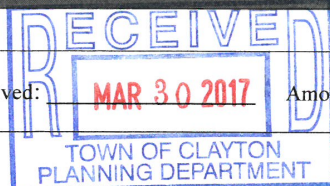
FOR OFFICE USE ONLY

Date Received: _____

MAR 30 2017

Amount Paid: \$525.00

File Number: 2017-48-SP



PROPERTY OWNER INFORMATION

Parcel a
 Owner Name: Walthom Group
 Parcel Id: 05105020R
 Mailing Address: 442 ½ E Main Street Clayton, NC 27520
 Phone Number: (919) 553-5400 Fax: (919) 550-4814
 Email Address: nthompson@walthomgroup.com

Parcel b
 Owner Name: Ironwood Developers, LLC
 Parcel Id: 05105019Z
 Mailing Address: 442 ½ E Main Street Clayton, NC 27520
 Phone Number: (919) 553-5400 Fax: (919) 550-4814
 Email Address: nthompson@walthomgroup.com

APPLICANT INFORMATION

Applicant: Modular Space Corporation

Mailing Address: 1200 Swedesford Road, Berwyn, PA 19312-1172

Phone Number: (610) 232-0832 **Fax:** none

Contact Person: Andrew Wright, AICP, PP, PTP

Email Address: andy.wright@modspace.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Major Site Plan application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: 3/24/2017	☒	☐			
2. I have referenced the <i>Plan Requirements Checklist</i> and used this as a guide	☒				
3. Site Plan Review Fee (\$500 + \$5/acre)	☒				
4. Completed application	☒				
5. Owner's Consent Form	☒	☐			
6. Plan sets meeting the requirements listed in the <i>Plan Requirements Checklist</i>	☒	☐			
7. Adjacent property owners list	☒	☐			
8. Wastewater allocation request OR verification of wastewater allocation	☐	☒			
9. Signed and sealed traffic impact analysis (2 copies) (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
10. Neighborhood meeting notice letter (1 copy)* See sample letter and meeting requirements included in this packet *Not required for subdivisions that are part of an approved planned development	☒	☐			
11. Neighborhood meeting summary form (1 copy) * Included in this packet *Not required for subdivisions that are part of an approved planned development	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

The applicant proposes the creation of a branch facility that will serve as the regional branch for ModSpace. ModSpace's core business operation is the leasing and/or sale of non-residential modular buildings and containers. ModSpace's current branch in Garner would be relocated to this project site. The new ModSpace Clayton branch facility would be comprised of the following:

- i) A 3,192 square foot modular office building footprint;
- ii) A 3,600 square foot modular material storage building;
- iii) Refurbishment Area; and
- iv) Outdoor Storage

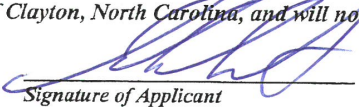
Approximately 7 full-time employees will occupy the modular office building performing typical administrative duties. Approximately 10 to 20 employees/vendors will also work on this property at any given time.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Major Site Plan. 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.

Andrew Wright, AICP, PP, PTP

Print Name



Signature of Applicant

3/28/17
Date



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
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: ModSpace Regional Branch **Address or PIN #:** 05I05020R & 05I05019Z

AGENT/APPLICANT INFORMATION:

Modular Space Corporation 1200 Swedesford Road
(Name - type, print clearly) (Address)
Berwyn, PA 19312-1172
(City, State, Zip)

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

Major Site Plan Application for Parcel 05I05020R
& 05I05019Z

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:

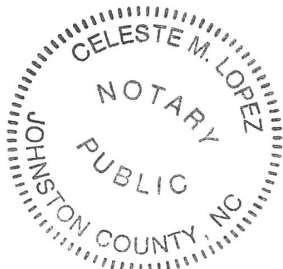
Walthom Group, LLC 442 1/2 E. Main Street
(Name - type, print clearly) (Address)
Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Celeste M. Lopez, a Notary Public for the above State and County, this the 28th day of March, 2017.

SEAL

August 2015



Celeste M. Lopez
Notary Public
My Commission
Expires: October 22, 2021

Page 9 of 9



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

OWNER'S CONSENT FORM

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

Project Name: ModSpace Regional Branch **Address or PIN #:** 05I05020R & 05I05019Z

AGENT/APPLICANT INFORMATION:

Modular Space Corporation 1200 Swedesford Road
(Name - type, print clearly) (Address)
Berwyn, PA 19312-1172
(City, State, Zip)

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

Major Site Plan Application for Parcel 05I05020R

& 05I05019Z

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:

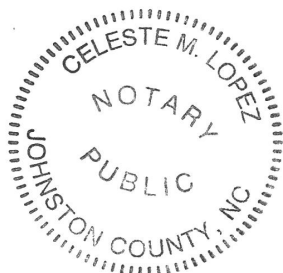
Ironwood Developers, LLC 442 1/2 E. Main Street
(Name - type, print clearly) (Address)
[Signature] Clayton, NC 27520
(Owner's Signature) (City, State, Zip)

STATE OF North Carolina
COUNTY OF Dunnston

Sworn and subscribed before me Celeste M Lopez, a Notary Public for the above State and County, this the 25th day of March, 2017.

SEAL

August 2015



Celeste M Lopez
Notary Public
My Commission
Expires:

October 22, 2021

Page 9 of 9



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

Planning Board
May 22, 2017

STAFF REPORT

Application Number: 2017-48-SP Project Name: Modspace Major Site Plan

NC PIN / Tag #: 067700-48-1514 / 05I05020R & 167700-48-3684 / 05I05019Z
Applicant: Modular Space Corporation
Owner: Walthom Group and Ironwood Developers, LLC
Location: 111 & 115 North Tech Drive

Public Noticing:

- Neighborhood meeting April 11, 2017
- Sign posted May 12, 2017

REQUEST: The applicant is requesting major site plan approval to develop the subject properties to include a 3,192 SF office, 3,600 SF storage building, refurbishment area, and outdoor storage. A Conditional Use Permit application (2017-47-CUP) is running concurrently with this request, and was approved with conditions by Board of Adjustment during their May 17, 2017 meeting.

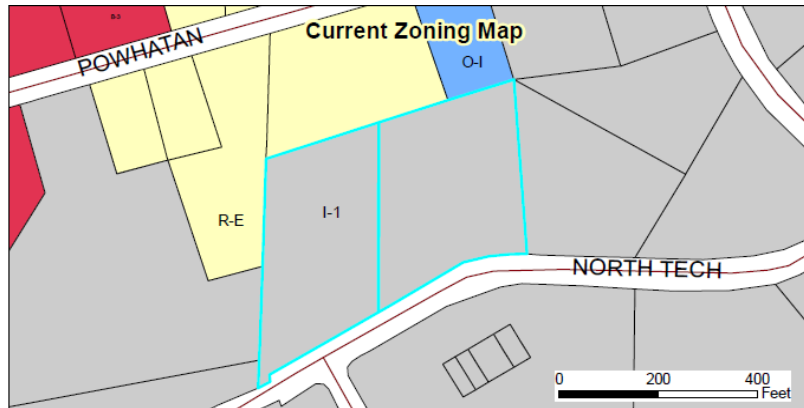
SITE DATA:

Acreage: 4.81 acres
Existing Use: Storage Yard



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate & Office-Institutional	Residential
South	Industrial-Light	Office
East	Industrial-Light	Vacant
West	Industrial-Light & Residential-Estate	Residential & Commercial

**DEVELOPMENT DATA:**

Proposed Uses:	Manufacturing, general with outdoor storage
Buildings:	Office building (3,192 SF) and Storage building (3,600 SF)
Number of Stories:	1 story, maximum height 15'
Impervious Surface:	71% (75% maximum)
Required Parking:	9 spaces, 1 handicap
Proposed Parking:	18 spaces, 1 handicap
Access/Streets:	Two driveways are located off North Tech Drive. However, only the western driveway is to be utilized for the development.

STAFF ANALYSIS:**Overview**

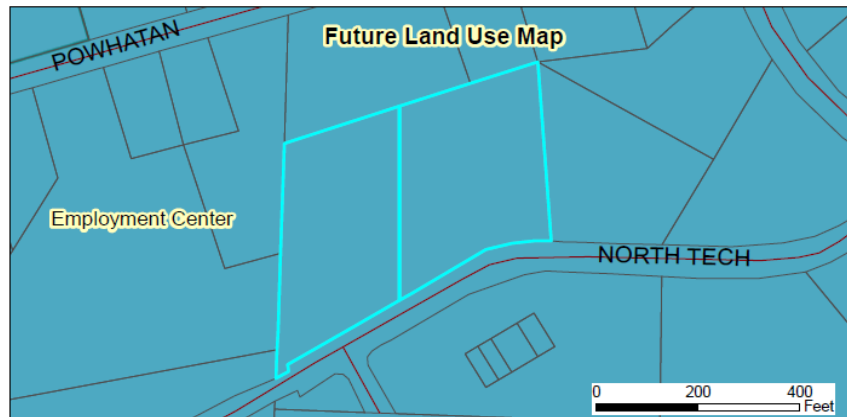
The applicant is requesting major site plan approval to develop the subject properties to include an office building, storage building, refurbishment area, and general outdoor storage. The site will be utilized by the company to lease/sell non-residential modular buildings and containers. A parking lot is also proposed to accompany the proposed office. The site currently functions only as a storage yard for the company, which is currently headquartered in Garner. It is the applicant's intent to relocate operations to the Clayton site following approval

of the development applications. Running concurrently with this request, the applicant has submitted a conditional use permit application (2017-47-CUP) to allow the use of “manufacturing, general” on the subject property. At the time of submittal, this use required a conditional use permit in order to be permitted on property zoned Industrial-Light (I-1). The conditional use permit was approved with conditions by the Board of Adjustment on May 17, 2017.

The development will include a 100% opaque visual barrier along all property lines in order to shield all outdoor storage from view, as required within the UDC. To meet this requirement the applicant will utilize fencing and landscaping. The refurbishment area will be located on the southern portion of the site in order to mitigate any impact it may have on the adjacent residential properties. This area will be used to make minor repairs (roofing, flooring, painting, etc.) to the modular units before they are sold/leased.

Consistency with Adopted Plans:

- **Comprehensive Plan 2040**
The future land use map designates this property as “Employment Center”. The proposed use is consistent with this classification.
- **Unified Development Code**
The proposed development is consistent with the Unified Development Code.



Landscaping and Buffering

A Class “C” landscape buffer is proposed along all residentially zoned property. Specifically, the northern property line and a portion of the western property line will have a Class “C” landscape buffer in order to meet this requirement. For the remainder of the property, the applicant is proposing to utilize existing fencing and vinyl slats/fabric screen in order to ensure the outdoor storage is screened from view. Additional landscaping along North Tech Drive is also proposed.

Access/Streets

Two driveways are located on the site along North Tech Drive. The driveway located to the west will be utilized for the development. The driveway located to the east will not be used as a part of the development, and will be gated.

Architecture/Design

The office and storage buildings are proposed to consist of engineered wood siding. The properties are limited to a maximum building height of 50 feet, as required within the UDC. The applicant is proposing the storage and office building to have a maximum height of 16 feet.



CONSIDERATIONS:

- This request is subject to approval of 2017-47-CUP.
- This request is subject to the conditions of approval placed on the associated conditional use permit 2017-47-CUP. The Board of Adjustment approved the associated conditional use permit 2017-47-CUP, with conditions, during the May 17, 2017 meeting. These conditions are as follows:
 1. A recombination of the subject properties shall be required after approvals have been obtained.
 2. A 100% opaque 8 foot high, visual barrier is required along the eastern property line at such time that development occurs on the adjacent site, or when the existing vegetation is removed from the adjacent site.
 3. Refurbishment/repair activities shall be limited to the area designated on the associated site plan (2017-48-SP).
- The Planning Board shall make a final decision regarding Major Site Plans.

APPROVAL CRITERIA:

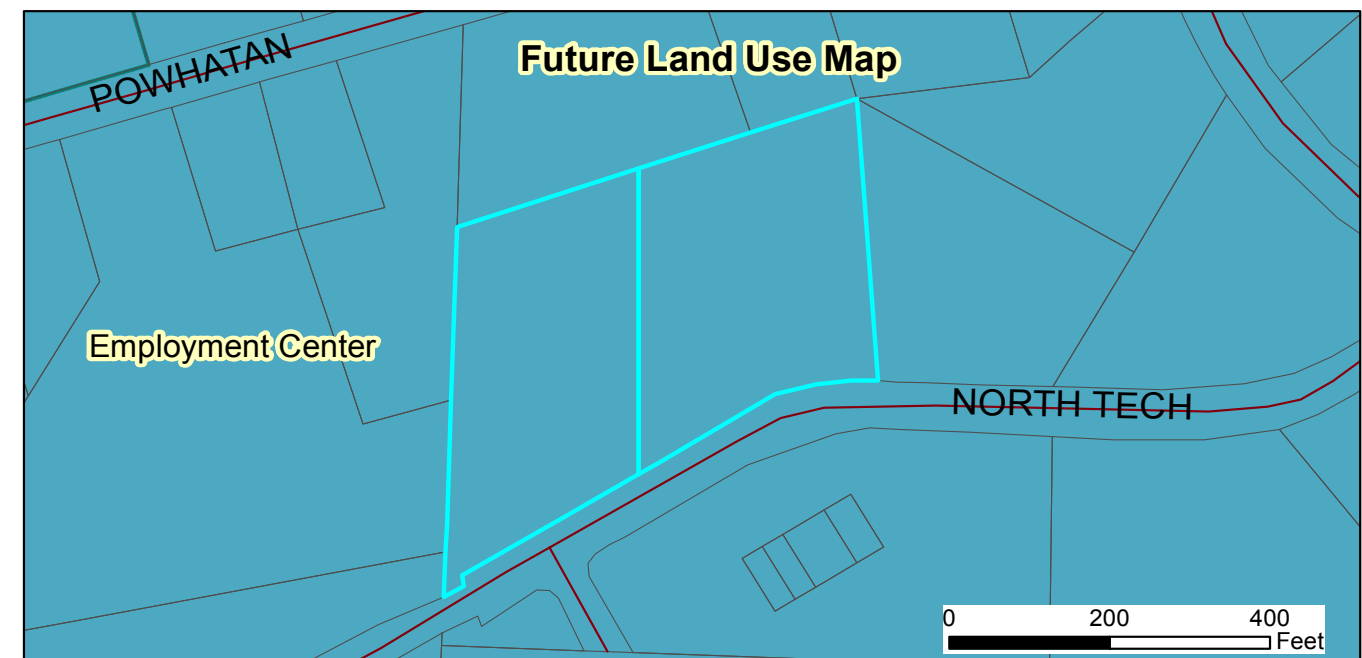
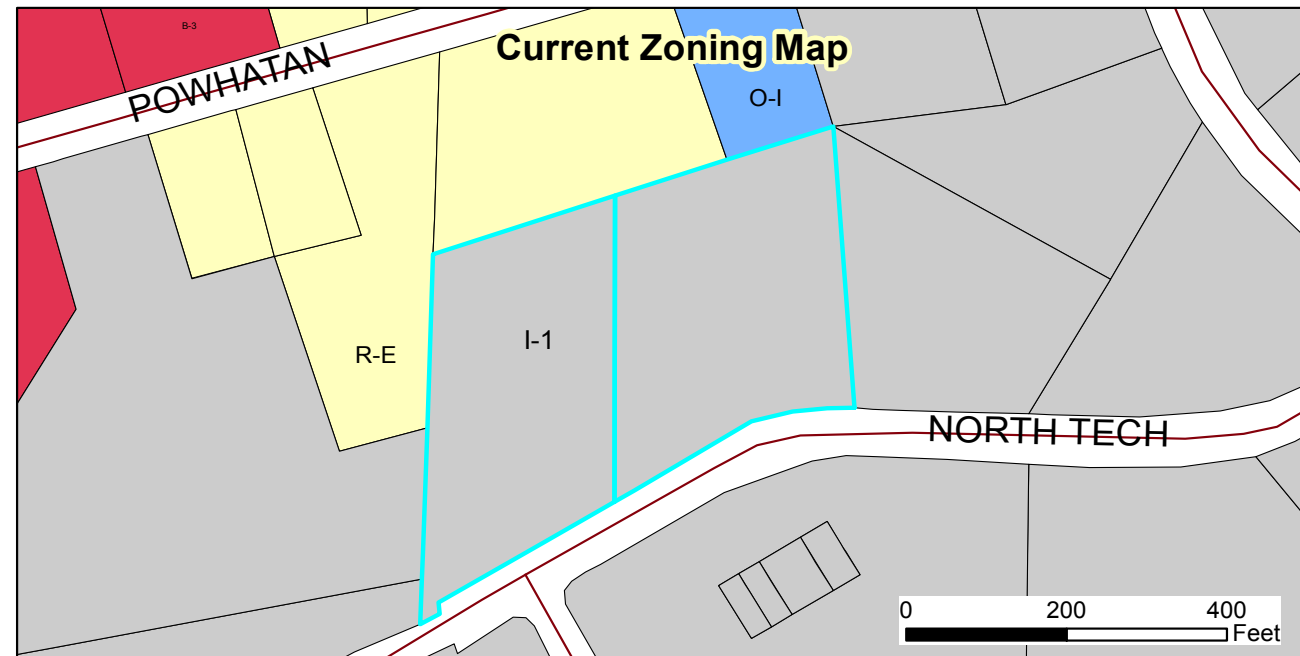
The applicant has addressed the Major Site Plan Approval Criteria outlined in the Unified Development Code. The applicant's responses are incorporated into the record as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff is recommending approval of the above referenced major site plan (2017-49-SP).

ATTACHMENTS:

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



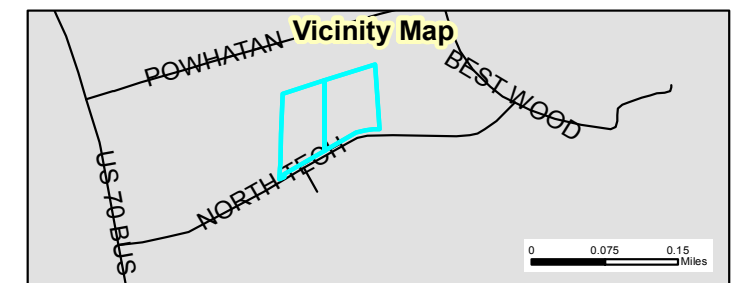
2017-48-SP Modspace Major Site Plan
Request: To develop an office, storage building, refurbishment area,
and allow outdoor storage on the subject property

Applicant: Modular Space Corporation
 Property Owners: Waltham Group & Ironwood Developers, LLC
 Parcel ID: 167700-48-1514 & 167700-48-3684
 Tag #: 05105020R & 05105019Z

Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-48-SP ModSpace\Maps\Staff Report Map 2017-48-SP Modspace.n



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



ModSpace Regional Branch Facility
2017-48-SP

MAJOR SITE PLAN
APPLICATION

Neighborhood Meeting Summary Form
Adjacent Property Owner's List
Neighborhood Meeting Roster

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: ModSpace Regional Branch - Major Site Plan Application

Date of Mailing: March 29, 2017

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

Printed Name: W. Andrew Fletcher

Signature: W. Andrew Fletcher

Date of Meeting: April 11, 2017

Time of Meeting: 6:30 P.M. to 8:30 P.M.

Location of Meeting: 111 North Tech Drive, Clayton, NC 27520

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.*

No neighbors appeared at the meeting. Mike Goins represented ModSpace; Brent
Purdum represented Triangle Site Design; Andrew Fletcher represented Young
Moore and Henderson, P.A. Mike Goins, Brent Purdum, and Andrew Fletcher were
on site from 6:15 P.M. to 8:30 P.M. on April 11, 2017.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: ModSpace Regional Branch

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
05I05019Y	Clyde L. Hunt III	3 Oak Glen Court Greensboro, NC 27408
05I05019G	Barbara J. Maye	PO Box 1192 Clayton, NC 27528-1192
05I05019U	Commercial Properties of Clayton, LLC	736 Parkridge Drive Clayton, NC 27527-5304
05I05019J	Barbara J. Maye	PO Box 1192 Clayton, NC 27528-1192
05I05019W	Robert M. Bryant & Karen P. Bryant	804 Parkridge Drive Clayton, NC 27527-3909
05I05019K	North Tech 120, LLC	120 N. Tech Dr., Ste. 102 Clayton, NC 27520-5084
05I05020R	Walthom Group	442 1/2 E. Main Street Clayton, NC 27520
05I05019Z	Ironwood Developers, LLC	442 1/2 E. Main Street Clayton, NC 27520
05I05019H	Walthom Group	442 1/2 E. Main Street Clayton, NC 27520
05I05020	Carolina Power & Light	PO Box 1551 Raleigh, NC 27602
05I05021C	Novo Nordisk Pharmaceutical Industries Inc	3612 Powhatan Rd. Clayton, NC 27527
05I05020B	Mayra Alvarado & Jose Alvarado	71 S. Ashlyn Dr. Clayton, NC 27527-5081
05I05019F	Blacktip Properties, LLC	PO Box 189 Clayton, NC 27528
05I05020N	Carolina CPL Holdings, LLC	107 N. Tech Drive, Clayton, NC 27520
05I05020O	Raymond M House Jr. & Angela C. House	2020 Casey Road Clayton, NC 27520

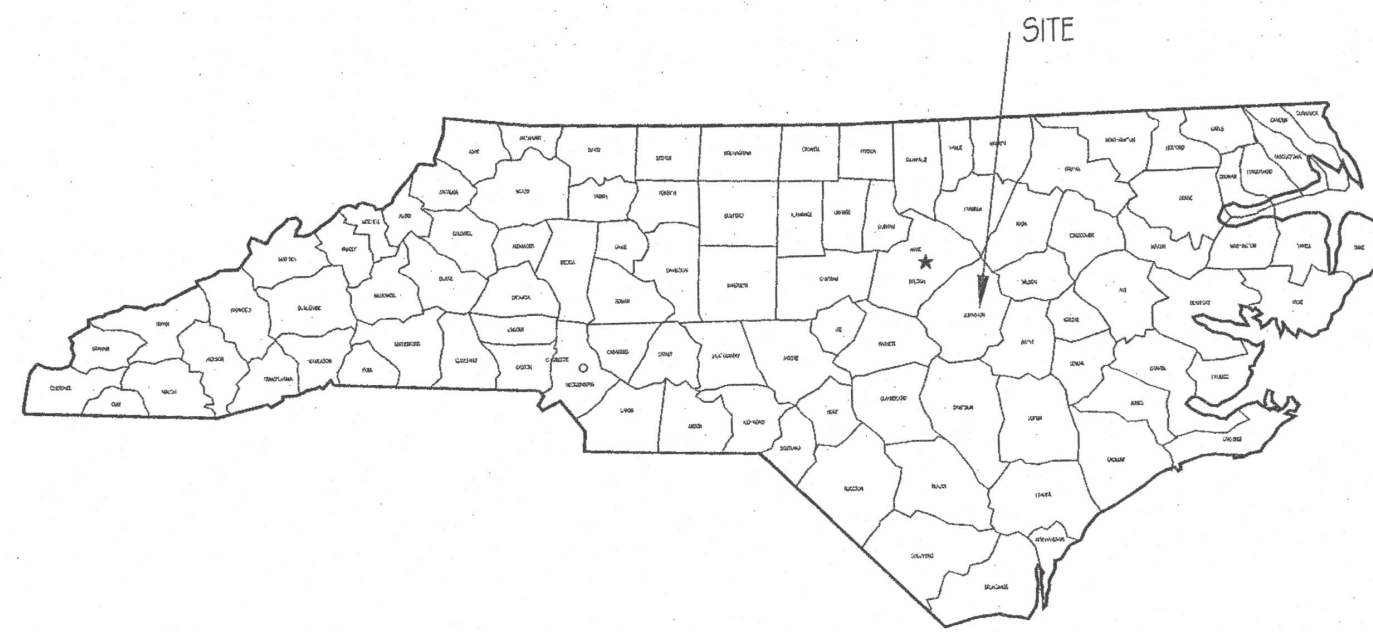
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: ModSpace Regional Branch

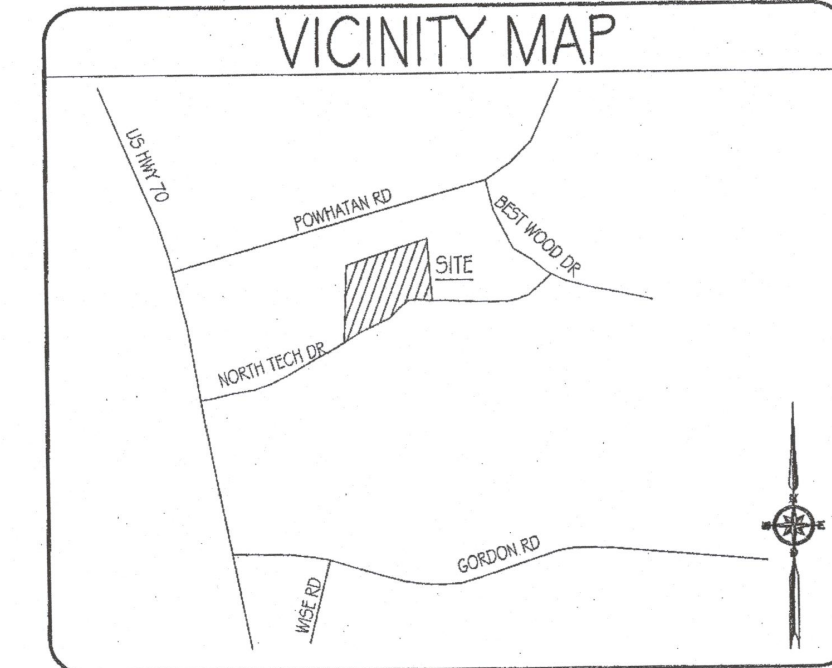
Application: Major Site Plan

Location/Date: 111 North Tech Drive, Clayton, NC 27520; April 11, 2017, 6:30 P.M. to 8:30 P.M.

	NAME	ADDRESS
1	None	None
2		
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Proposed
ModSpace
115 North Tech Drive
Clayton, Johnston County, North Carolina
2017-48-SP



OWNER/DEVELOPER

ModSpace
Attn. Andy Wright, AICP, PP, PTP
1200 Swedesford Road
Berwyn, PA 19312
610-232-0832
andy.wright@modspace.com

CIVIL ENGINEER

Triangle Site Design, PLLC
Attn. Matt Lowder, PE
4004 Barrett Drive
Suite 101
Raleigh, NC 27609
(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE#P-0619

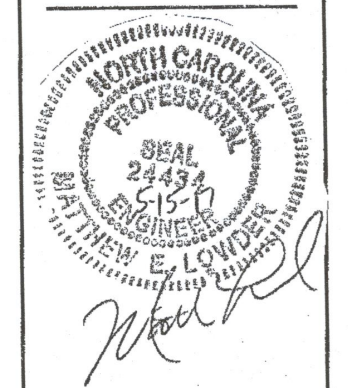


INDEX OF DRAWINGS

CO.0	COVER SHEET
DI.0	EXISTING CONDITIONS PLAN
CI.0	SITE PLAN
CI.1	GRADING / EROSION CONTROL PLAN
CI.2	UTILITY PLAN
CI.3	CONSTRUCTION DETAILS
CI.4	CONSTRUCTION DETAILS
CI.5	EROSION CONTROL PLAN
CI.6	GATE DETAIL SHEET
LA-1	LANDSCAPE PLAN



CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR. STE 101
RALEIGH, NC 27609
(919) 553-6570
mlowder@trianglesitedesign.com
LICENSE #P-0619



OWNER/DEVELOPER:
ModSpace
Attn: Andy Wright, AICP, PP, PTP
1200 Swedesford Road
Berwyn, PA 19312
610-232-0832
andy.wright@modspace.com

ModSpace
115 North Tech Drive
Clayton, NC (Johnston County)
Project Number 2017-48-SP

REVISED	DATE	DESCRIPTION
1	4/27/17	REVISED THE TOWN OF CLAYTON REVIEW
2	5/15/17	REVISED THE TOWN OF CLAYTON REVIEW

Drawn
Checked
Approved

Project No. 021001
Date: March 29, 2017

Title

COVER
SHEET

Sheet No.

CO.0

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE

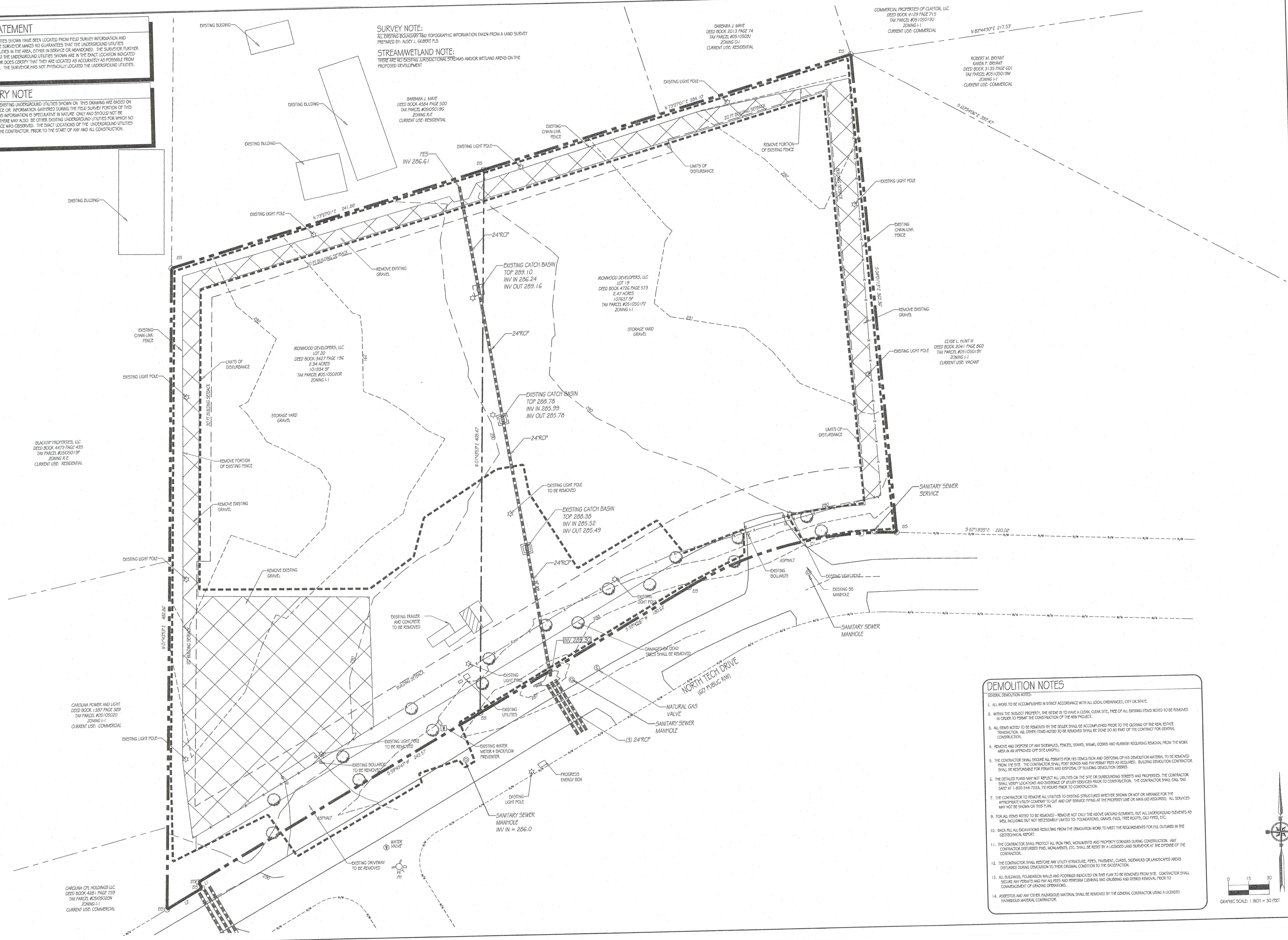
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE, ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

SURVEY NOTE:

ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: AUSEY J. GILBERT PLS

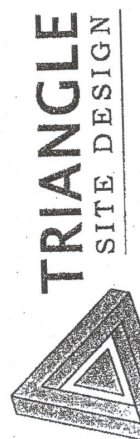
STREAMWETLAND NOTE:

THERE ARE NO EXISTING JURISDICTIONAL STREAMS AND/OR WETLAND AREAS ON THE PROPOSED DEVELOPMENT



DEMOLITION NOTES

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE OWNER IS TO HAVE A CLEAR, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE OWNER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIGNAGE, FENCES, SHEDS, WAREHOUSES AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL THE 800-4-A-HEAD (4-4-4-4-4-4-4-4-4-4) PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN AS REQUIRED. ALL SERVICES WILL NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
9. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL NON PERMITS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PERMITS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURES, PIPES, FAVES, CURBS, SIDEWALKS OR UNDESIGNED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION.
12. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERSONAL CLEARING AND GRUBBING AND DEMOLITION PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
13. ADJACENT AND ANY OTHER UNDESIRABLE MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED DEMOLITION MATERIAL CONTRACTOR.



CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
mowder@trianglesitedesign.com
LICENSE #P-0619



OWNER/DEVELOPER:
ModSpace
Attn: Andy Wright, AICP, PP, PTP
1200 Swedesboro Road
Barnaby, PA 19312
610-232-0032
andy.wright@modspace.com

ModSpace
115 North Tech Drive
Clayton, NC (Joneston County)
Project Number 2017-48-SP

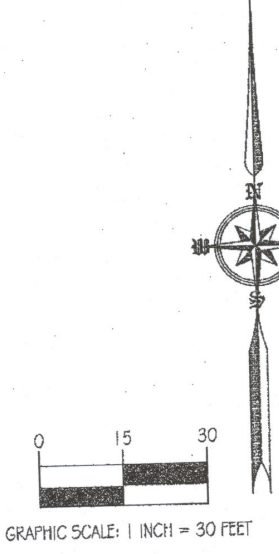
REV	DATE	DESCRIPTION
1	4/26/17	REVISED PER TOWN OF CLAYTON REVIEW
2	4/26/17	REVISED PER TOWN OF CLAYTON REVIEW

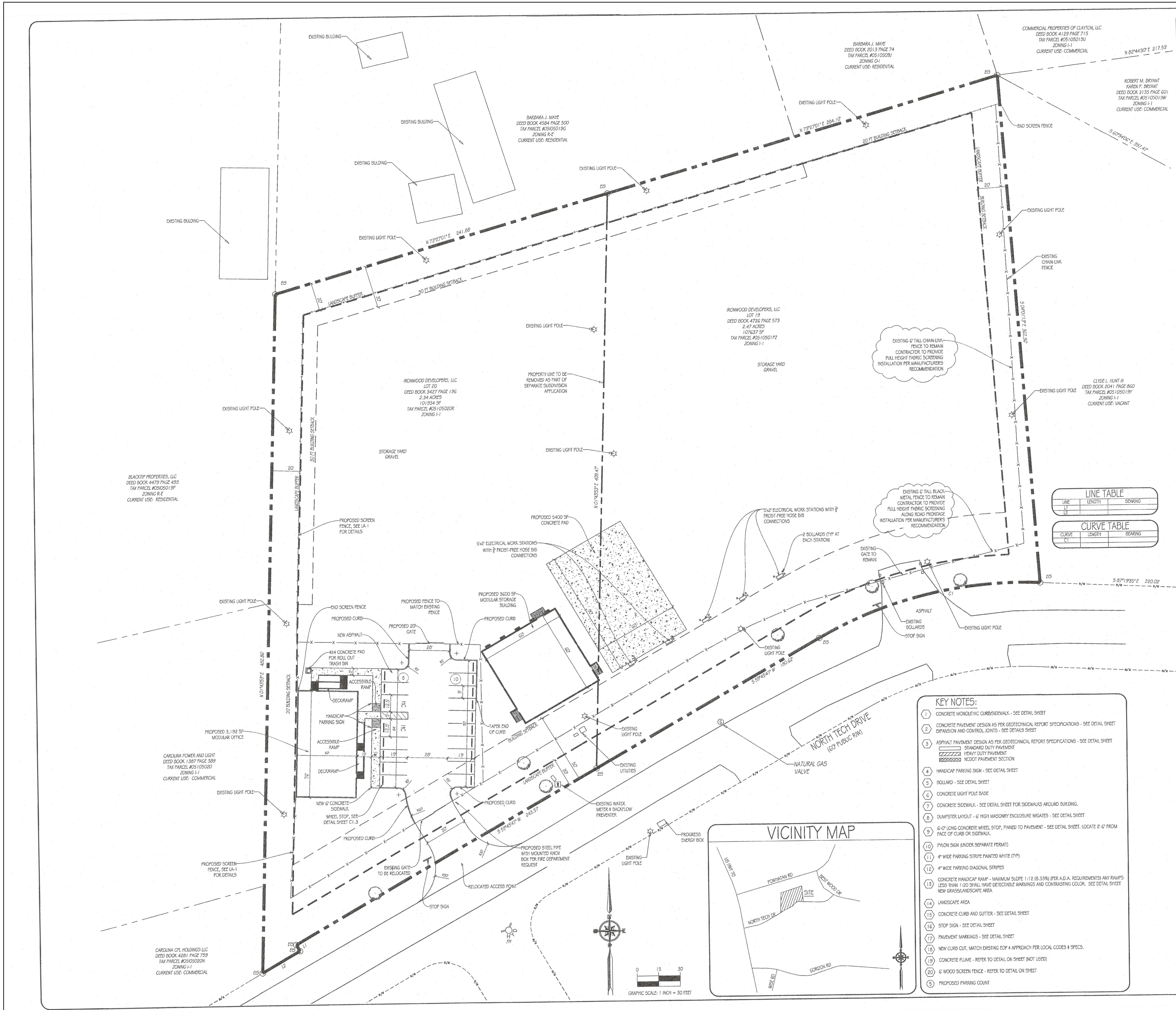
Drawn: [Signature]
Checked: [Signature]
Approved: [Signature]

Project No. 021001
Date: March 29, 2017

EXISTING
CONDITIONS
PLAN

Sheet No. D1.0





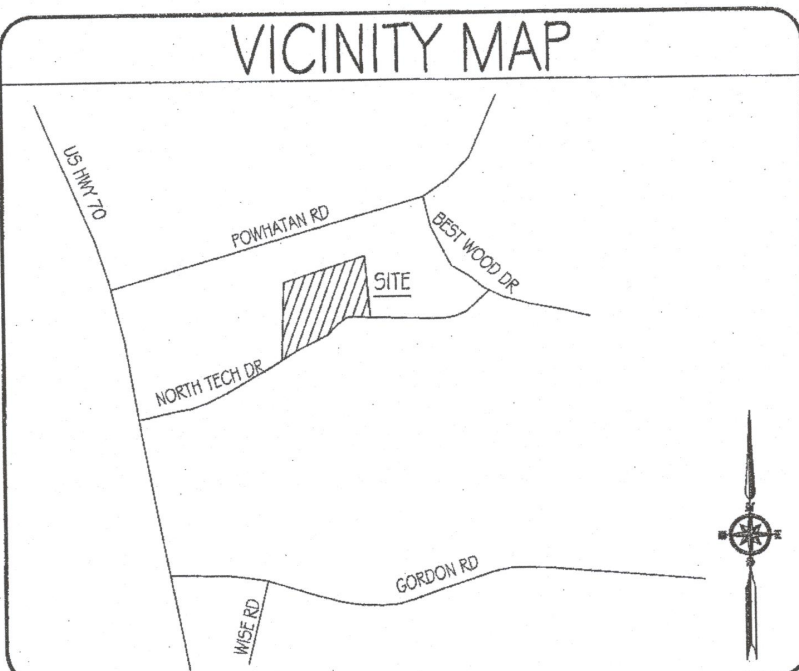
- GENERAL NOTES:**
1. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FLAGS, FLASHING LIGHTS, FLASHERS, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY TOWN OF CLAYTON, JOHNSON COUNTY AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES HANDBOOK, LATEST EDITION, FOR DETAILS OF TRAFFIC CONTROL, STANDARDS AND DEVICES.
 2. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 3. APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 4. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
 5. NON-STANDARD ITEMS (I.E. TAPERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
 6. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
 7. EXISTING SITE CONDITIONS, GRADIENTS, UTILITIES AND OTHER EXISTING FEATURES FROM A FIELD SURVEY BY GILBERT LAND SURVEYING ON SEPTEMBER 23, 2016.
 8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION 'STANDARD DETAILS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' AND APPLICABLE TOWN OF CLAYTON AND JOHNSON COUNTY CODES AND ORDINANCES. THE CONTRACTOR SHALL MAINTAIN A CURRENT EDITION OF THE STATE AND LOCAL CODES, ORDINANCES, STANDARD SPECIFICATION AND STANDARD DETAILS ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNERS REPRESENTATIVE IMMEDIATELY. CONTRACTOR SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING WITH WORK.
 10. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
 11. THE CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW PAVEMENT JOINTS EXISTING PAVEMENT.
 12. THE CONTRACTOR SHALL REPAIR, REINFORCE, RECONSTRUCT OR REPAIR ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
 13. ALL PAVEMENT JOINTS SHALL BE SAW CUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
 14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TRUCK DOORS, DIRT DOORS, SIDEWALKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY OR DRINKAGE LOCATIONS.
 15. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 16. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER LOCAL MUNICIPALITY AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
 17. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE TOWN OF CLAYTON & JOHNSON COUNTY PUBLIC UTILITIES DEPARTMENTS FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
 18. PROTECT EXISTING BUILDING AND ALL PARKING AREAS. NOTIFY OWNER OF ANY UNACCEPTABLE AREAS.
 19. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION INCLUDING UNDERGROUND UTILITIES AND STORM DRAINAGE TO OWNER PRIOR TO COMPLETION OF CONSTRUCTION.

- TRAFFIC CONTROL NOTES:**
- THE DISTRICT OFFICE OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.
- TRAFFIC MUST BE MAINTAINED AT ALL TIMES AND TRAFFIC CONTROL MUST COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES HANDBOOK AND WITH THE CURRENT EDITION OF THE NCDOT STANDARDS AND SPECIFICATIONS.
- ALL LANES OF TRAFFIC ARE TO BE OPEN DURING THE HOURS OF 6:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM. A MINIMUM OF ONE (1) FOOT LANE SHALL BE MAINTAINED AT ALL TIMES.
- ALL ROADWAY SIGNS WHICH ARE TO BE REMOVED DURING CONSTRUCTION ARE TO BE REINSTALLED AS SOON AS POSSIBLE.
- DURING NON-WORKING HOURS, EQUIPMENT IS TO BE PARKED AS CLOSE TO THE RIGHT OF WAY LINE AS POSSIBLE AND BE PROPERLY BARRICADED IN ORDER TO PREVENT ANY EQUIPMENT OBSTRUCTION WITHIN THE TRAVEL LANE.
- ALL CONTRACTORS DOING WORK WITHIN STRIKE RIGHT OF WAY ARE TO HAVE A COPY OF THESE PLANS ON THE JOB SITE.
- WHEN PERSONNEL AND/OR EQUIPMENT ARE WITHIN 5' OF AN OPEN TRAVEL LANE, THE CONTRACTOR SHALL CLOSE THE OPEN TRAVEL LANE ADJACENT TO THE WORK AREA USING APPROPRIATE TRAFFIC CONTROL MEANS AND METHODS UNLESS WORK IN THAT AREA IS PROTECTED BY BARRIER OR GUARDRAIL.
- THE CONTRACTOR SHALL NOT WORK SIMULTANEOUSLY ON BOTH SIDES OF AN OPEN TRAVEL WAY WITHIN THE SAME LOCATION ON A TWO-LANE, TWO-WAY ROAD.
- THE MAXIMUM LENGTH OF A LANE CLOSURE ON THE PROJECT SHALL BE ONE MILE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.
- THE CONTRACTOR SHALL BACKFILL AT 6:1 BUILT UP TO THE EDGE AND ELEVATION OF EXISTING PAVEMENT IN AREAS ADJACENT TO AN OPEN TRAVEL LANE THAT HAS A DROP-OFF OF MORE THAN 2".
- WHEN BACKFILL IS REQUIRED, IT SHALL BE AT NO EXPENSE TO THE OWNER.
- THE MAXIMUM DIFFERENCE IN ELEVATION BETWEEN OPEN LANES OF TRAFFIC SHALL BE 2".
- WHEN LANE CLOSURES ARE NOT IN EFFECT, CHANNELIZING DEVICES IN WORK AREAS SHALL BE SPACED NO GREATER THAN TWICE THE POSTED SPEED LIMIT, EXCEPT TO ON-CENTER IN PARK, AND SHALL BE SET 3' OFF THE EDGE OF AN OPEN TRAVELWAY.
- DURING INSTALLATION, PROPER TRAFFIC CONTROL DEVICES, SIGNS, ETC. BE INSTALLED TO ENSURE PUBLIC SAFETY IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL DISTURBED AREAS ARE TO BE FULLY RESTORED TO MEET MINIMUM ROADWAY STANDARDS.
- MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NCDOT ROADWAY STANDARDS AND SPECIFICATIONS (LATEST EDITION).

DEVELOPMENT DATA:

DEVELOPMENT NAME:	MODSPACE
DEVELOPER:	115 NORTH TECH DR.
DEVELOPER ADDRESS:	CLAYTON, NORTH CAROLINA
DEVELOPER CITY:	JOHNSON COUNTY
PROPERTY IDENTIFICATION # (PIN):	167700-48-3624 AND 167700-48-1514
ZONING DISTRICT:	16-11 INDUSTRIAL-1
OVERLAY DISTRICT:	NEUSE RIVER BASIN
TOTAL SITE ACRES:	209.571 SF (4.81 AC)
INSIDE TOWN LIMITS:	TOWN OF CLAYTON ET AL
EXISTING USE:	MODULAR BUILDING STORAGE
PROPOSED BUILDING USE:	MANUFACTURING, GENERAL WITH OUTDOOR STORAGE
PROPOSED TOTAL BUILDING AREA:	3192 SF (OFFICE) AND 3600 SF (STORAGE)
MAX. BUILDING HEIGHT:	50 FT. (PROVIDED 14 FT)
MIN LOT AREA:	50,000 SF
MIN LOT WIDTH:	100 FT
FRONT SETBACK:	50 FT (NORTH TECH DRIVE)
REAR SETBACK:	40 FT
SIDE SETBACK:	20 FT
PARKING SETBACK:	30 FT - ADJUTING RESIDENTIAL ZONES
OUTDOOR STORAGE SETBACK:	15 FT (PUBLIC ROW AND ADJUTING RESIDENTIAL ZONED PROPERTY)
LANDSCAPE BUTTER:	20 FT SCREEN BUFFER ALONG R-2 ZONED PROPERTY
OFF-STREET PARKING:	9 (1) SPACES/300 SF GROSS FLOOR AREA
TOTAL REQUIRED:	16
TOTAL PROVIDED:	2
ACCESSIBLE SPACES PROVIDED:	2
PARKING SPACE DIMENSIONS:	9'x19' MIN
LOADING AREA:	NA
IMPERVIOUS AREA SUMMARY:	BASED ON 209.571 SF (4.81 AC) SITE AREA
EXISTING BUILDING:	0 SF
EXISTING GRAVEL:	182,361 SF
EXISTING PAVEMENT:	0 SF
TOTAL EXISTING IMPERVIOUS AREA:	182,361 SF
PROPOSED BUILDING:	3,192 SF
PROPOSED GRAVEL:	3,600 SF
PROPOSED PAVEMENT:	5,400 SF
PROPOSED SIDEWALK:	1,240 SF
PROPOSED GRASS:	128,336 SF
PROPOSED PAVEMENT:	7,784 SF
PROPOSED IMPERVIOUS AREA:	145,145 SF
OPEN SPACE:	55,999 SF
NET DECREASE IN IMPERVIOUS AREA:	32,749 SF

- KEY NOTES:**
1. CONCRETE MONOLITHIC CURBSIDEWALK - SEE DETAIL SHEET
 2. CONCRETE PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS - SEE DETAIL SHEET
 3. ASPHALT PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT SPECIFICATIONS - SEE DETAIL SHEET
 4. HANDICAP PARKING SIGN - SEE DETAIL SHEET
 5. BOLLARD - SEE DETAIL SHEET
 6. CONCRETE LIGHT POLE BASE - SEE DETAIL SHEET
 7. CONCRETE SIDEWALK - SEE DETAIL SHEET FOR SIDEWALKS AROUND BUILDING
 8. DUMPSTER LAYOUT - 6' HIGH MASONRY ENCLOSURE W/ GATES - SEE DETAIL SHEET
 9. 6'-0" LONG CONCRETE WHEEL STOP, FINISHED TO PAVEMENT - SEE DETAIL SHEET, LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK
 10. Pylon SIGN (UNDER SEPARATE PERMIT)
 11. 4' WIDE PARKING STRIPE PAINTED WHITE (TYP)
 12. 4' WIDE PARKING DIAGONAL STRIPES
 13. CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) PER A.D.A. REQUIREMENTS ANY RAMPS LESS THAN 1:20 SHALL HAVE DETECTABLE WARNING AND CONTRASTING COLOR - SEE DETAIL SHEET
 14. LANDSCAPE AREA
 15. CONCRETE CURB AND GUTTER - SEE DETAIL SHEET
 16. STOP SIGN - SEE DETAIL SHEET
 17. PAVEMENT MARKINGS - SEE DETAIL SHEET
 18. NEW CURB CUT, MATCH EXISTING COP & APPROACH PER LOCAL CODES & SPECS.
 19. CONCRETE PLANE - REFER TO DETAIL ON SHEET (NOT USED)
 20. 6' WOOD SCREEN FENCE - REFER TO DETAIL ON SHEET
 21. PROPOSED PARKING COUNT



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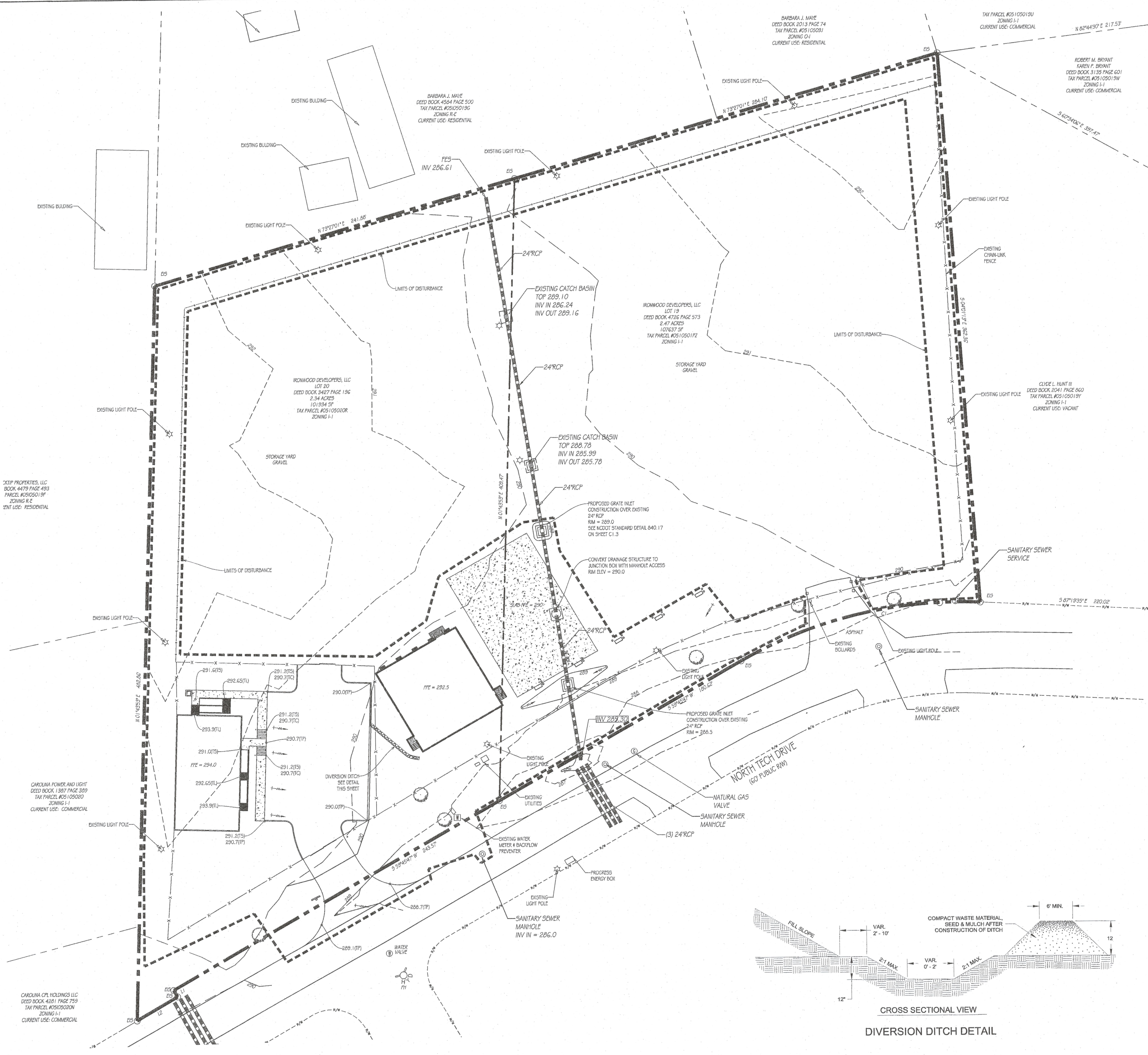
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Clayton, NC (Johnson County)
Project Number 2017-48-5P

SITE PLAN

Sheet No. C1.0

Project No. 061001
Date: March 29, 2017
Title



- DRAINAGE NOTES:**
1. MINIMUM GRADE OF 0.50% SHALL BE MAINTAINED ON ALL PIPES, UNLESS OTHERWISE NOTED.
 2. PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
 3. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - A. NO MORE THAN 500 FT OF TRENCH MAY BE OPENED AT ONE TIME.
 - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - C. EFFLUENT FROM DRAINAGE OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - D. MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - E. RESEALIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
 - F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
 4. CATCH BASINS, MANHOLES, FRAMES, GRATES, ETC. SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS:

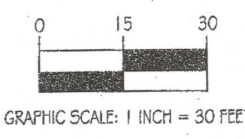
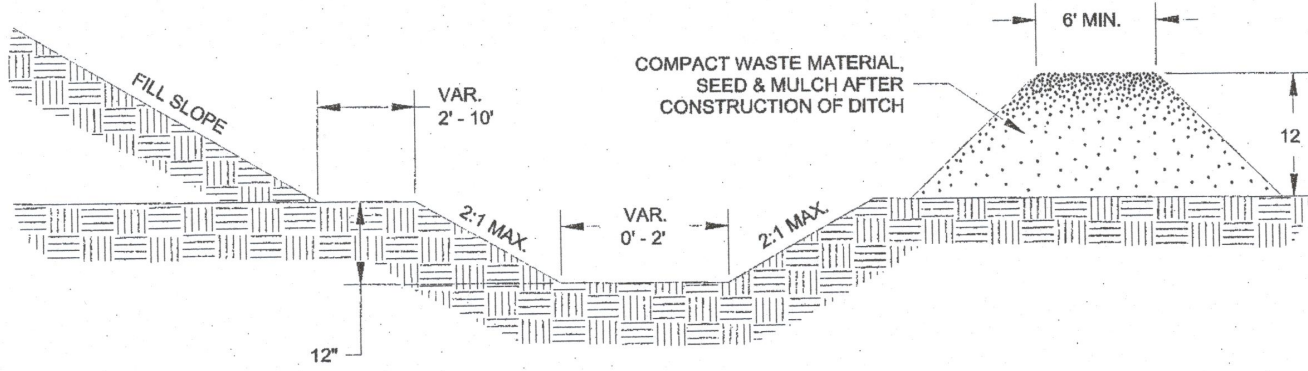
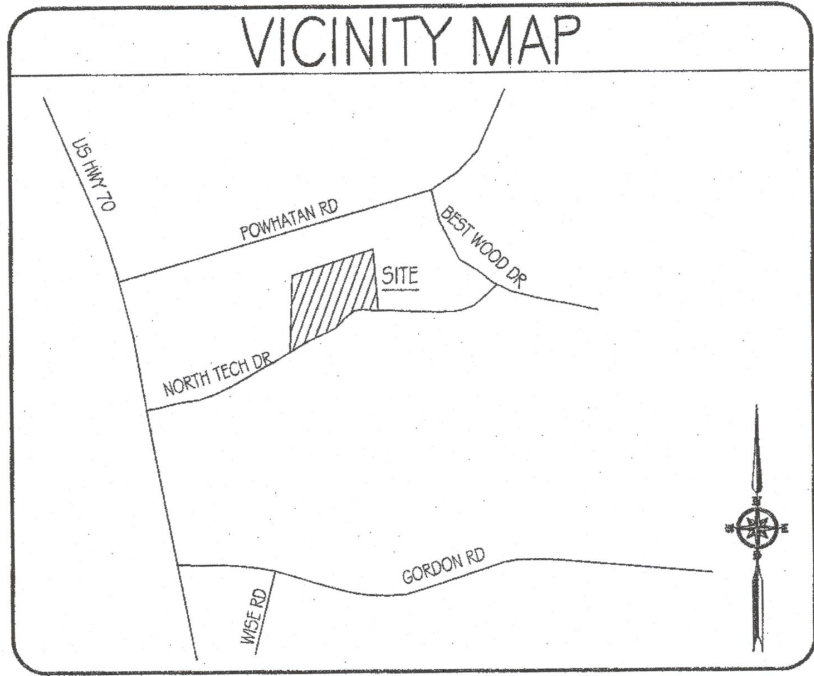
840.02 - CONCRETE CATCH BASIN	840.03 - FRAME, GRATES, AND HOOD FOR CATCH BASIN
840.14 - CONCRETE DRAIN INLET	840.04 - CONCRETE OPEN THROAT CATCH BASIN
840.14 - CONCRETE DRAIN INLET	840.16 - DRAIN INLET FRAME AND GRATES
840.31 - CONCRETE JUNCTION BOX	840.36 - TRAFFIC BEARING GRADED DRAIN INLET
840.36 - PRECAST MANHOLE	840.45 - PRECAST DRAINAGE STRUCTURE
858.00 - PRECAST CONCRETE ENDWALL	
 5. ALL PIPES SHALL BE Laid ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LAYOUT OR OTHER ACCURATE METHOD.
 6. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

TYPE 1 - RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BUTYRUM GASKETS AT JOINTS.

TYPE 2 - HIGH DENSITY POLYETHYLENE PIPE (HDPE) - ANASTO DESIGNATION M252 TYPE S, M234 TYPE S AND M7-97 TYPE S, SMOOTH INTERIOR/ANNUAL EXTERIOR. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON THE CONSTRUCTION DRAWINGS. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION GUIDELINES. PIPE JOINTS AND FITTINGS SHALL BE WATER-TIGHT.
 7. ALL STORM DRAINAGE WITHIN THE PUBLIC ROADS SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
 8. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS.
 9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED.
 11. PRECAST STRUCTURES MAYBE USED AT CONTRACTOR'S OPTION.
 12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
 13. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
 14. RIM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.

- GRADING NOTES:**
1. REFER TO THE SITE PLAN FOR RELATED NOTES.
 2. ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
 3. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
 4. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
 6. THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
 7. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
 8. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
 9. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR STREET OVERLAND.
 10. ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN, IS SUBJECT TO A FINE.
 11. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.
 12. STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON EXPOSED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
 13. ALL GRADED SLOPES ARE TO BE SEEDS OR LANDSCAPED WITHIN 15 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDS WITHIN 30 DAYS.
 14. EXISTING GRASSES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM SURVEY BY GLENN LAND SURVEYING.
 15. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
 16. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL EXISTING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET CIVIL, FEDERAL, STATE, AND LOCAL REGULATIONS PERTAINING TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGNER'S INSTALLATION OF THE WORK.
 17. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING DOORS, RAMPS, BUILDING DIMENSIONS, AND EXISTING UTILITY ENTRANCE LOCATIONS.
 18. ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TIEPINS, AND ANY OTHER OBSTACLES MATERIALS SHALL BE COMPLETED REMOVED FROM WITHIN THE EXCAVATION ZONE BELOW THE STRUCTURE.
 19. ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
 20. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR SPECIFIED.
 21. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 22. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 23. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 24. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FIBER TO ALL SLOPES 3:1 OR STEEPER.
 25. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

- LEGEND:**
- TC.....TOP OF CURB
 - GT.....GUTTER FLOW LINE
 - TP.....TOP OF PAVEMENT
 - TS.....TOP OF SIDEWALK
 - TW.....TOP OF WALL
 - BW.....BOTTOM OF WALL
 - CB.....CATCH BASIN
 - GI.....GRATE INLET
 - FES.....FLARED END SECTION
 - YI.....YARD INLET
 - OK.....GROUND
 -FLOW DIRECTION ARROW



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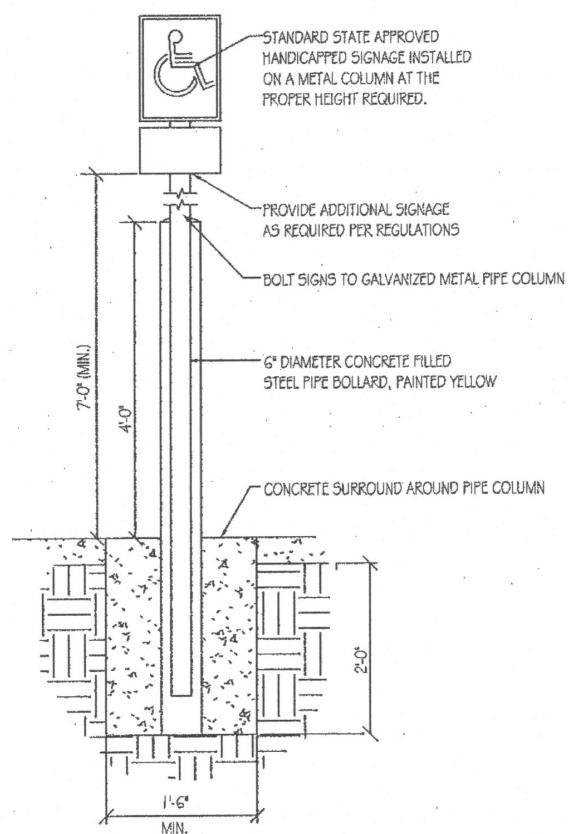
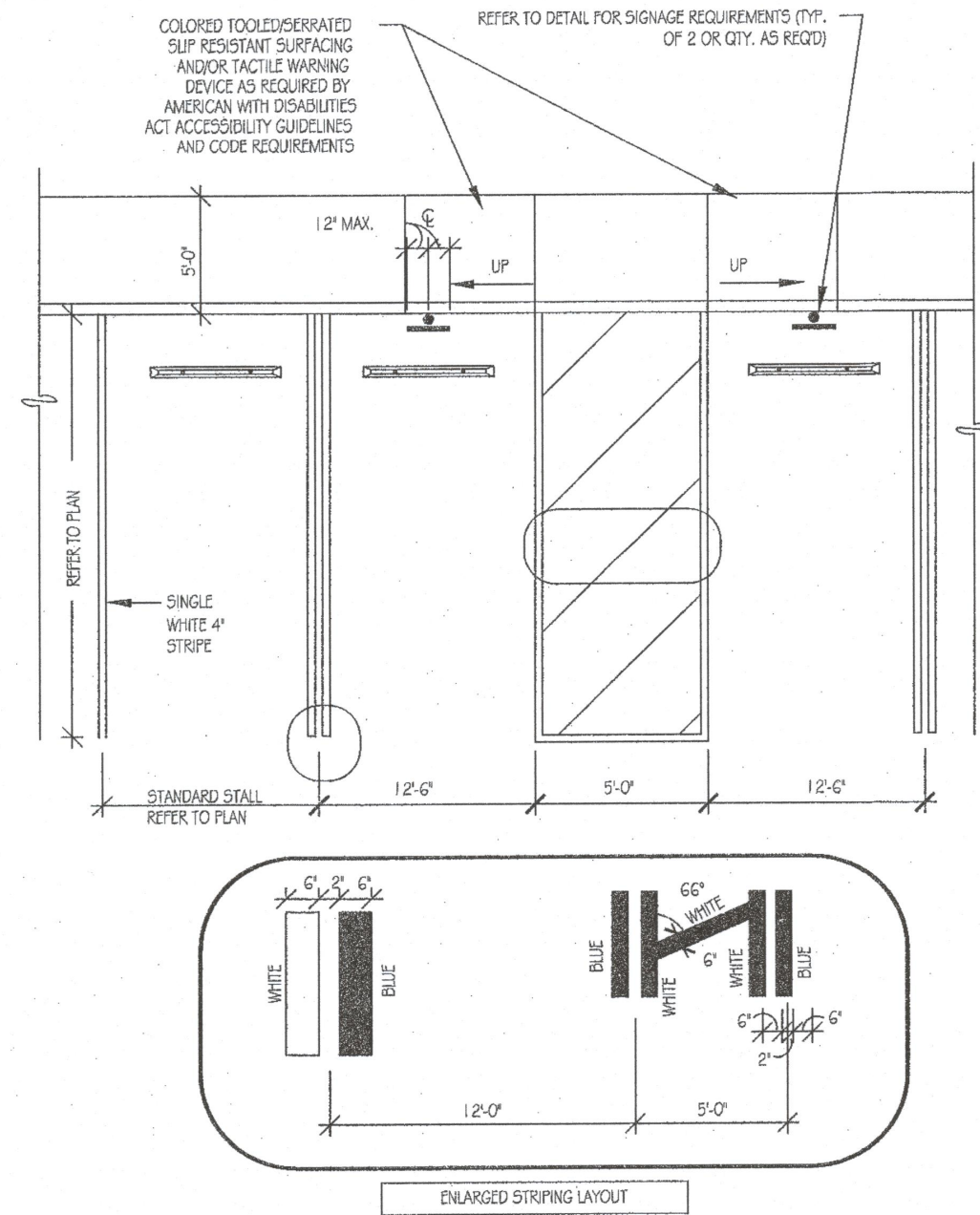
Project Number 2017-48-5P

REV	DATE	BY	CHKD	APPD	DESCRIPTION
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2	03/17/17	ANDY WRIGHT			REVISED PER TOWN OF CLAYTON REVIEW

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Checked: [Signature]
Approved: [Signature]

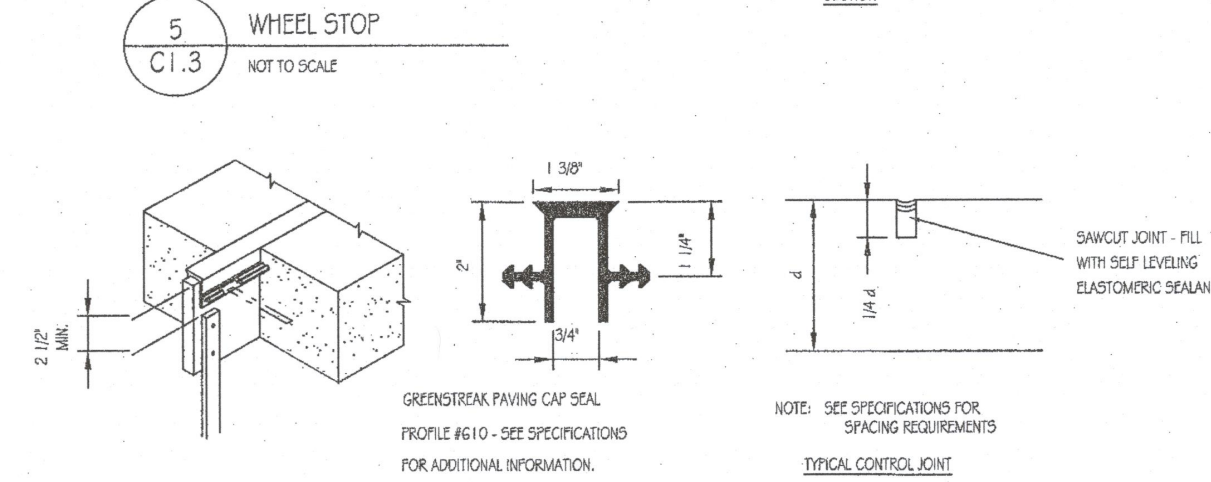
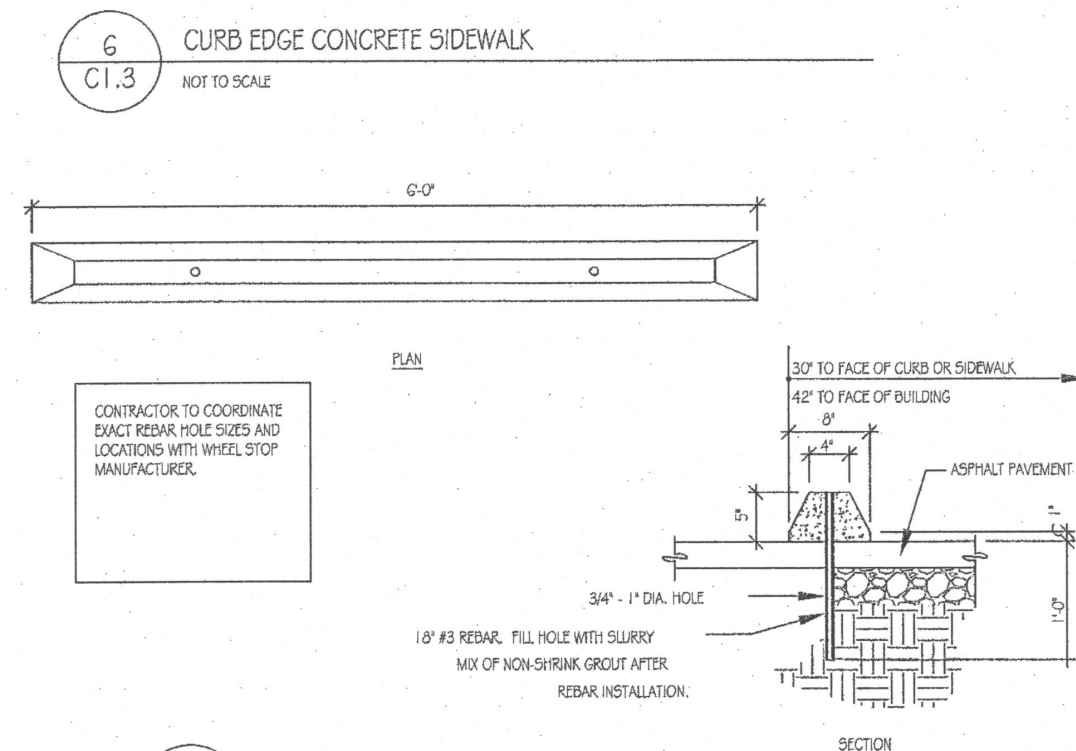
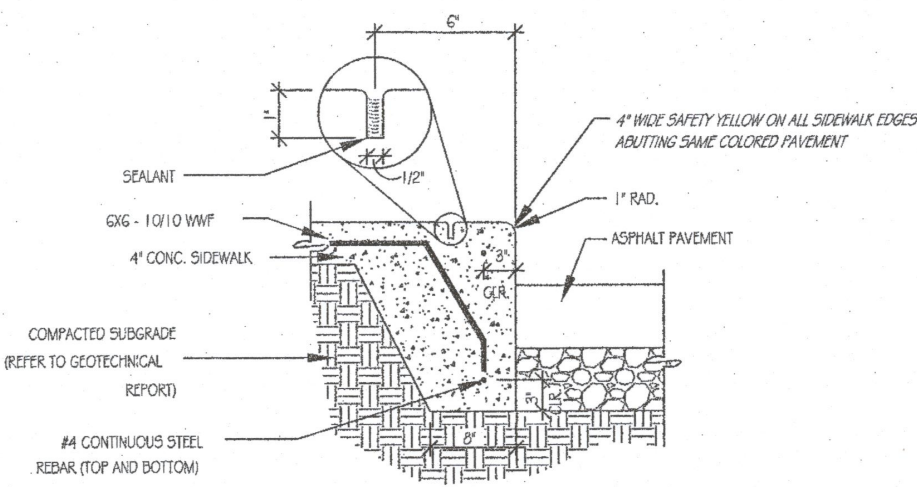
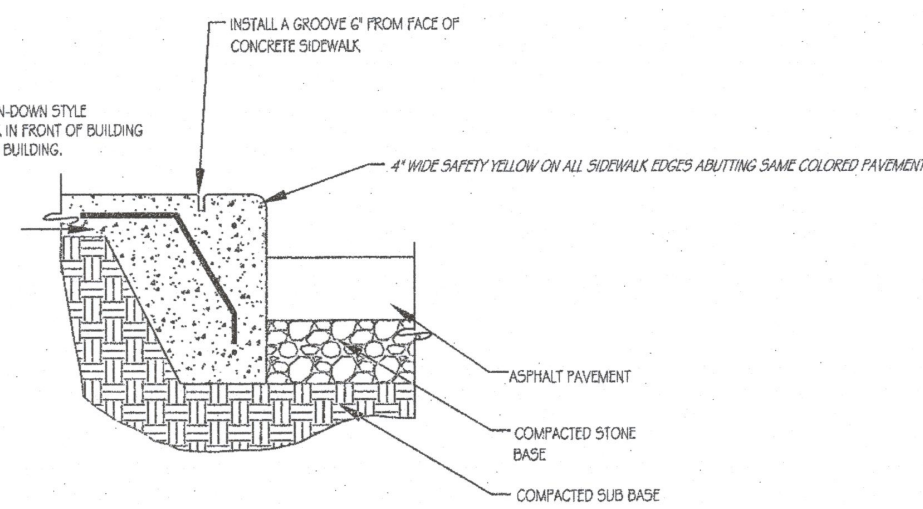
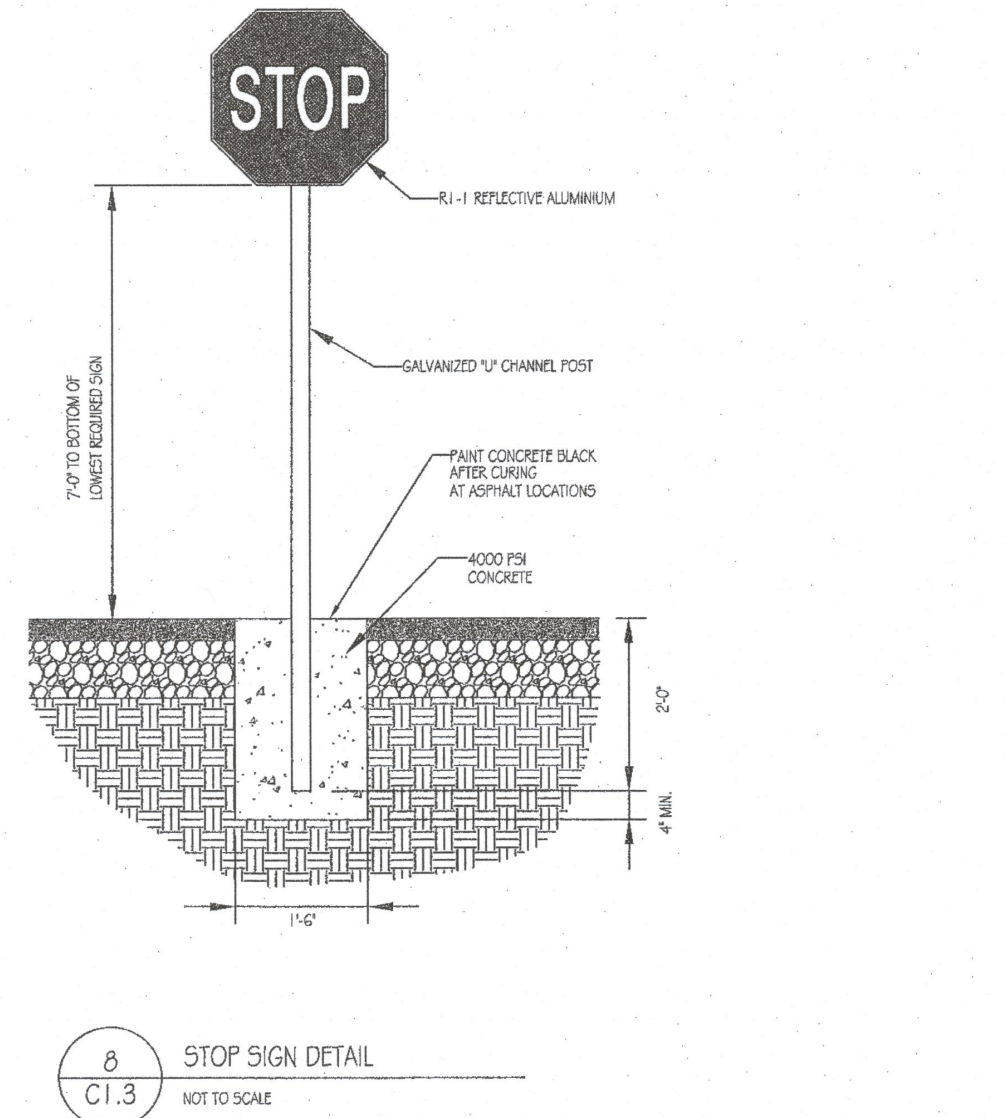
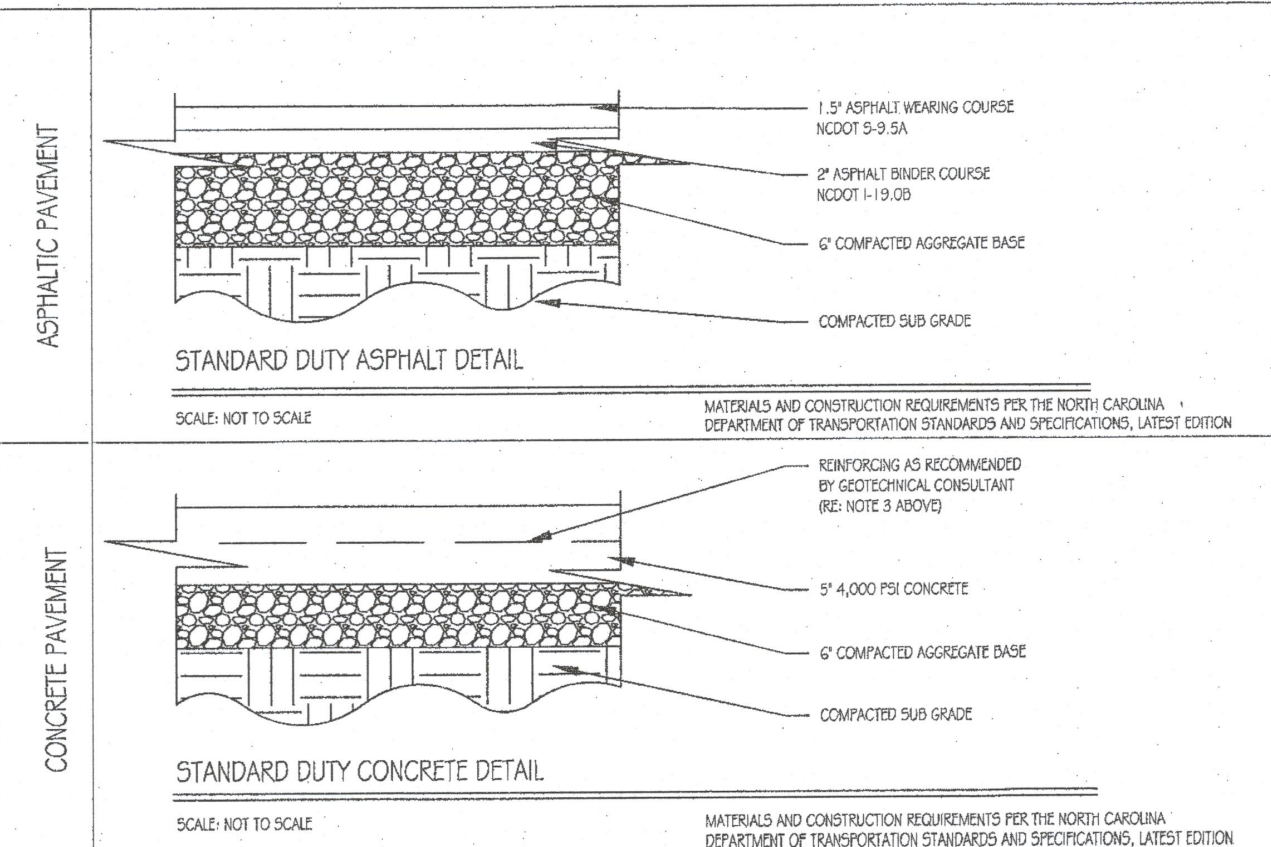
Project No. 021001
Date: March 23, 2017
Title: GRADING & DRAINAGE PLAN

Sheet No. **C1.1**



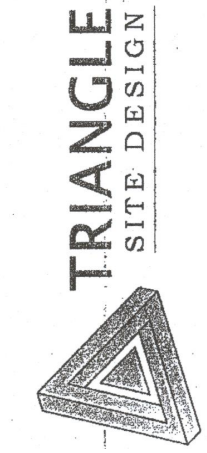
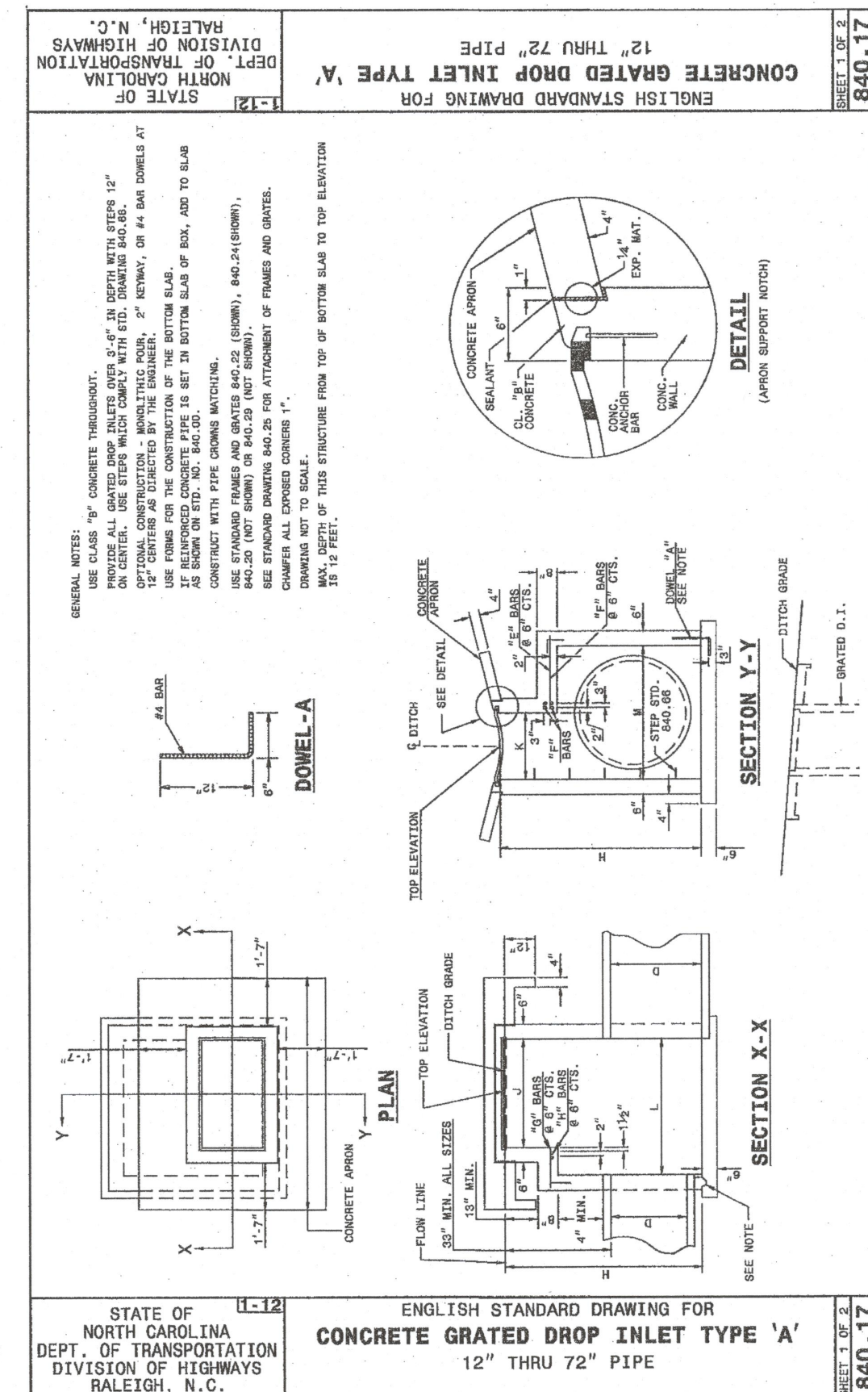
PAVEMENT GENERAL NOTES:

1. DETAILS ARE SOLAR GENERAL MINIMUM REQUIREMENTS AND MAY VARY WITH VARIOUS SOIL CONDITIONS. A GEOTECHNICAL INVESTIGATION WITH PAVEMENT DESIGN RECOMMENDATIONS SHALL BE COMPLETED FOR EACH DEVELOPMENT. THE FOLLOWING DETAILS ARE MINIMUM SOLAR GENERAL PAVEMENT REQUIREMENTS. MODIFIED RECOMMENDATIONS ARE TO BE USED.
2. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF PAVE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNDESIRABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT OR SOLAR GENERAL MINIMUMS) SHALL BE STEEL REINFORCED. REINFORCEMENT TYPE SHALL BE PROOF APPROVED BY SOLAR GENERAL.
4. CONCRETE PAVEMENT PLAN SHALL BE PROVIDED TO SOLAR GENERAL FOR PRIOR APPROVAL. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. STEEL REINFORCING SHALL BE USED AT JOINTS. REFER TO ADO 330K GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PAVING DETAILS FOR JOINT DESIGN AND LAYOUT.

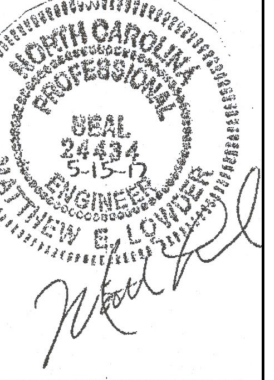


ACCESSIBLE PARKING SIGNAGE NOTES:

1. ALL LETTERS ARE TO BE PER THE LATEST EDITION OF THE MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LETTERS AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LETTERS AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LETTERS AND BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORIGIN NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-2.3 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN MAY BE MOUNTED ON BUILDING WALL, AT PROPER HEIGHT, IF ALIGNED WITH 12" OF CENTER OF PARKING SPACE.



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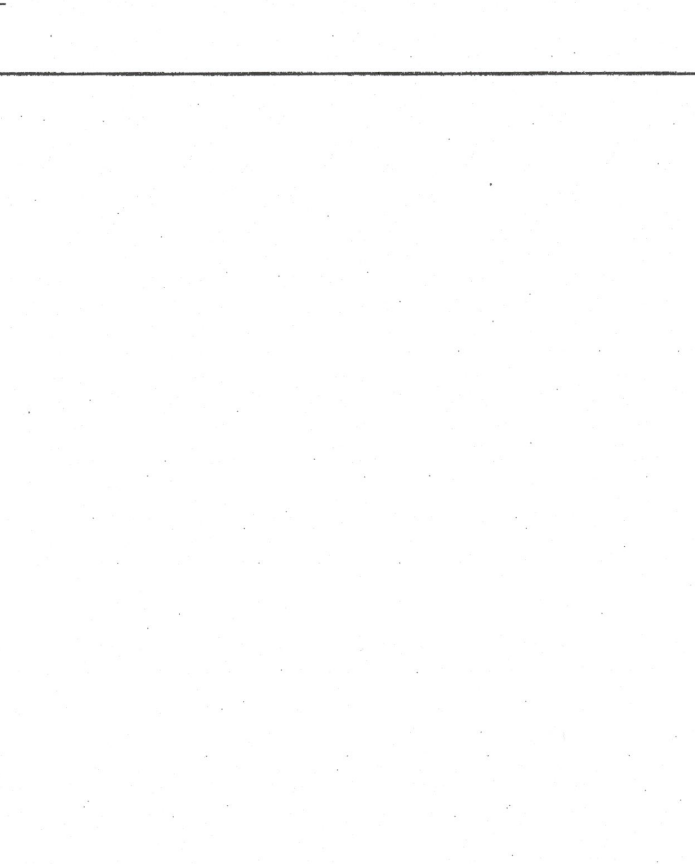
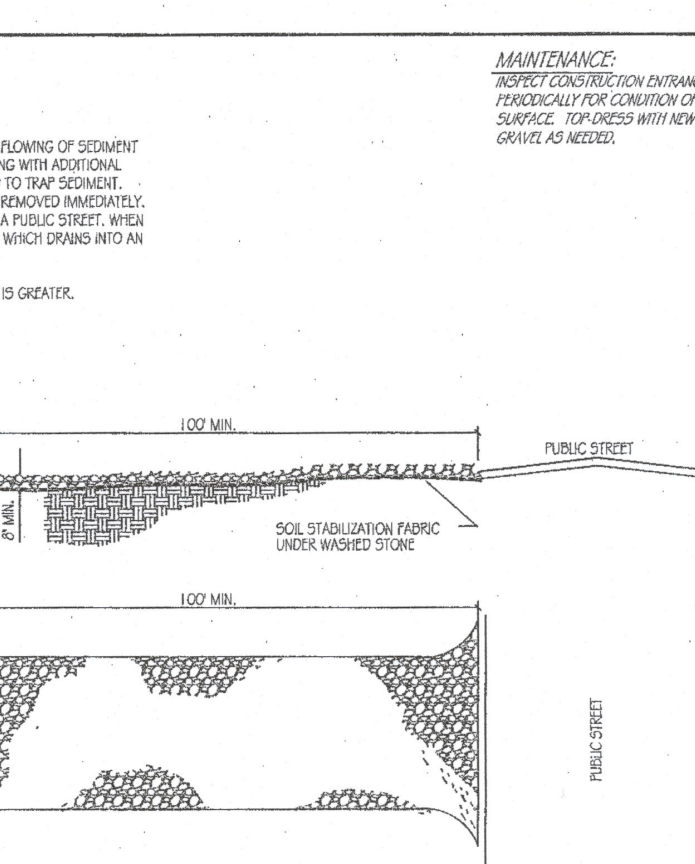
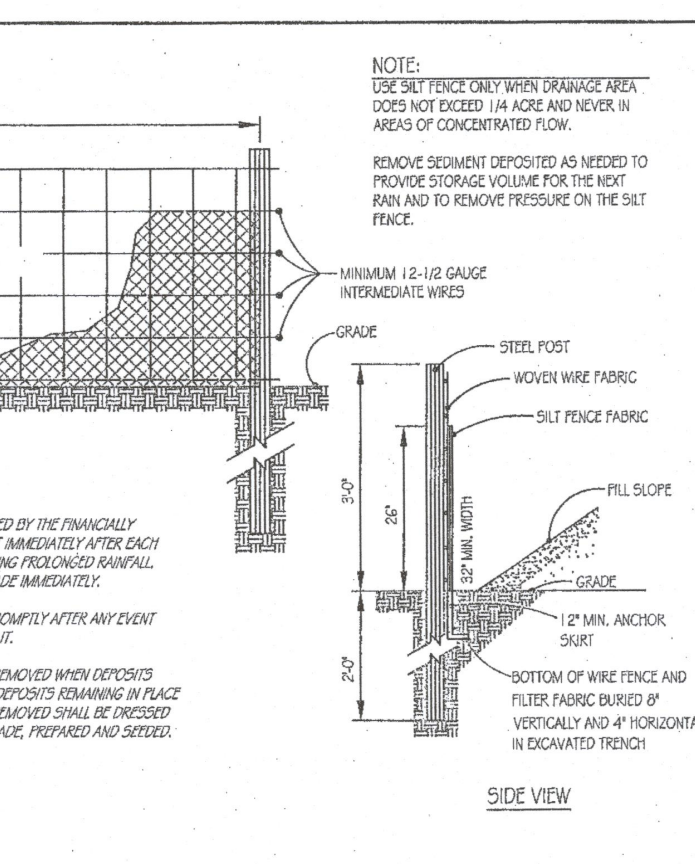
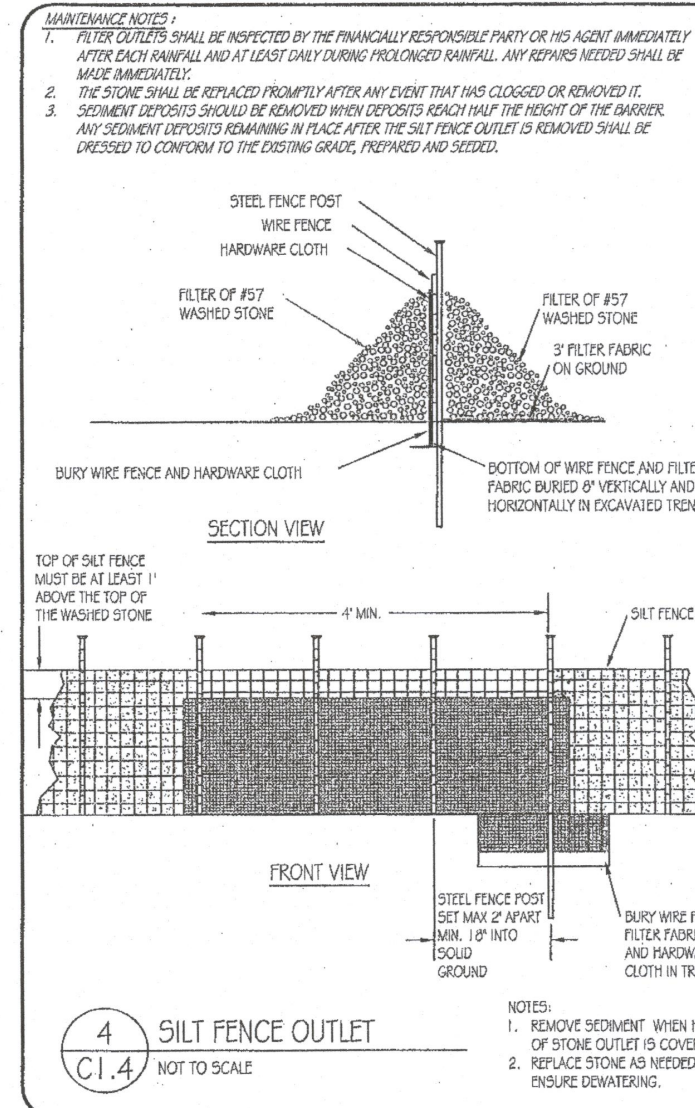
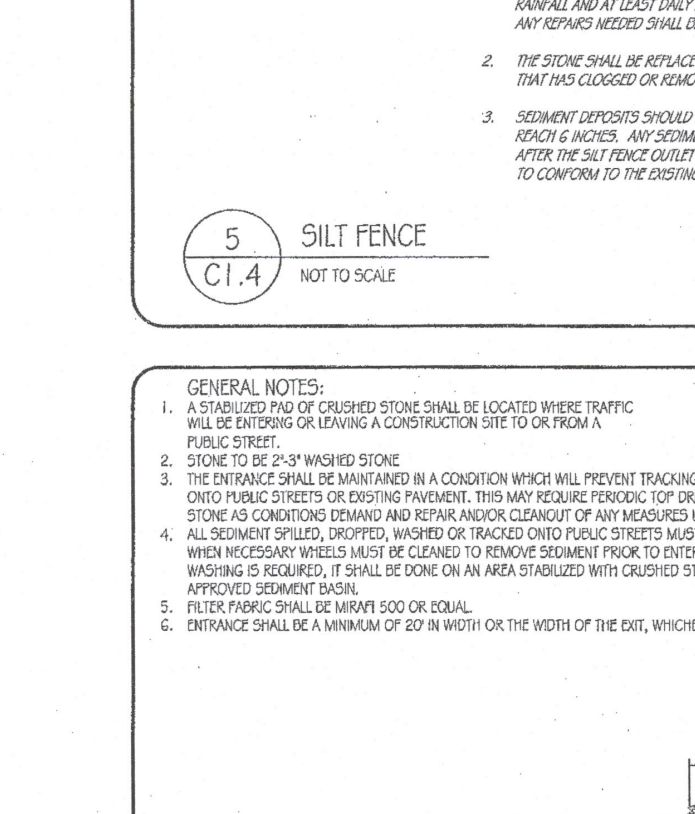
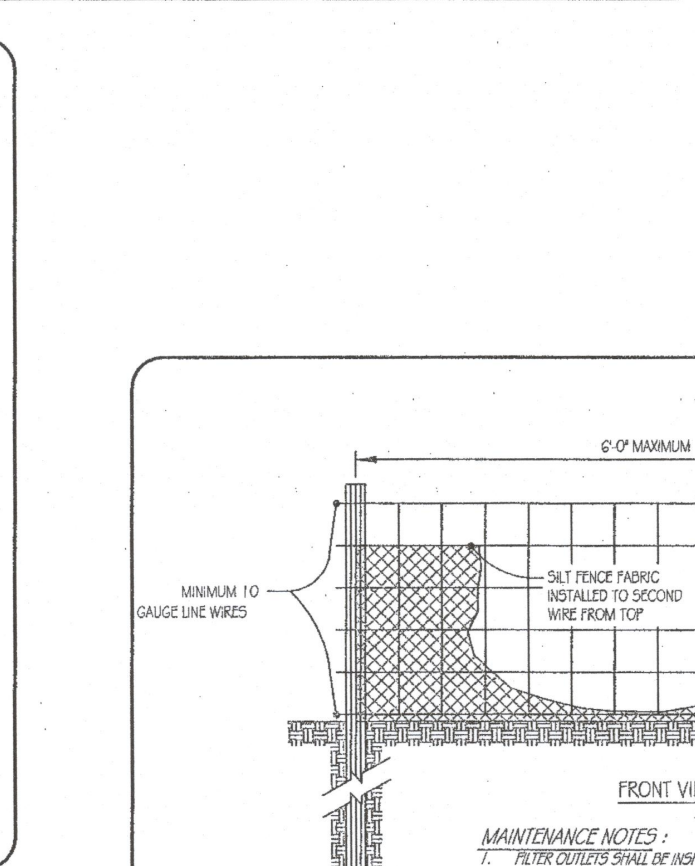
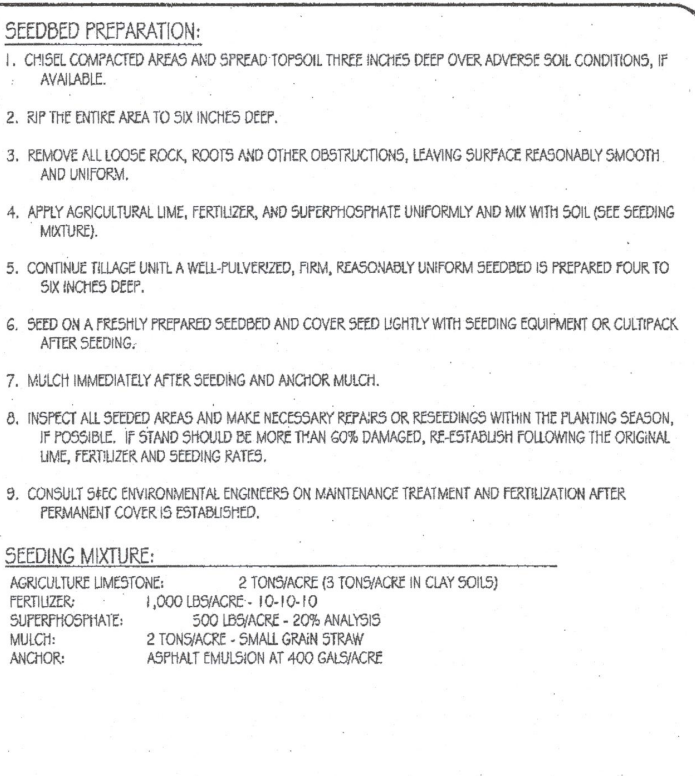
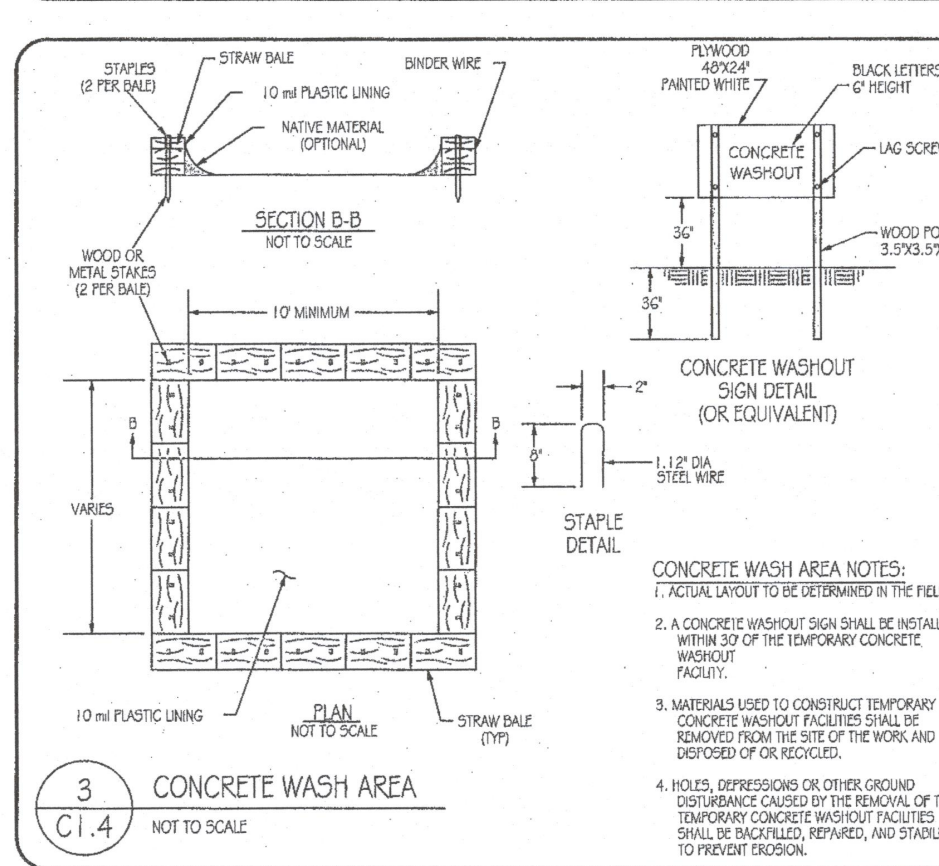
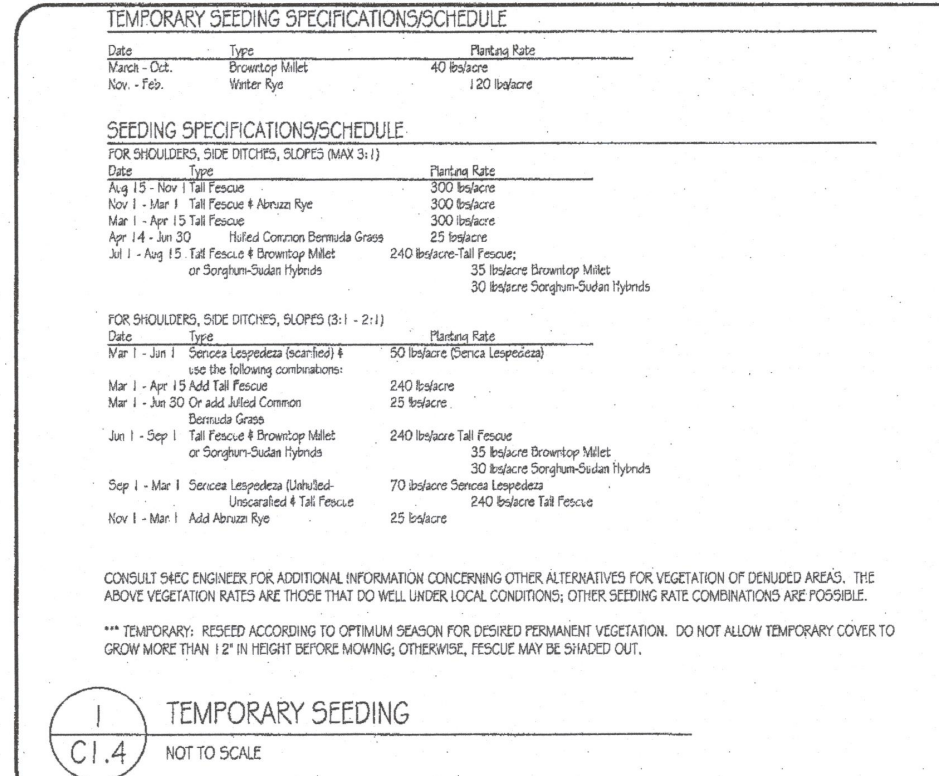
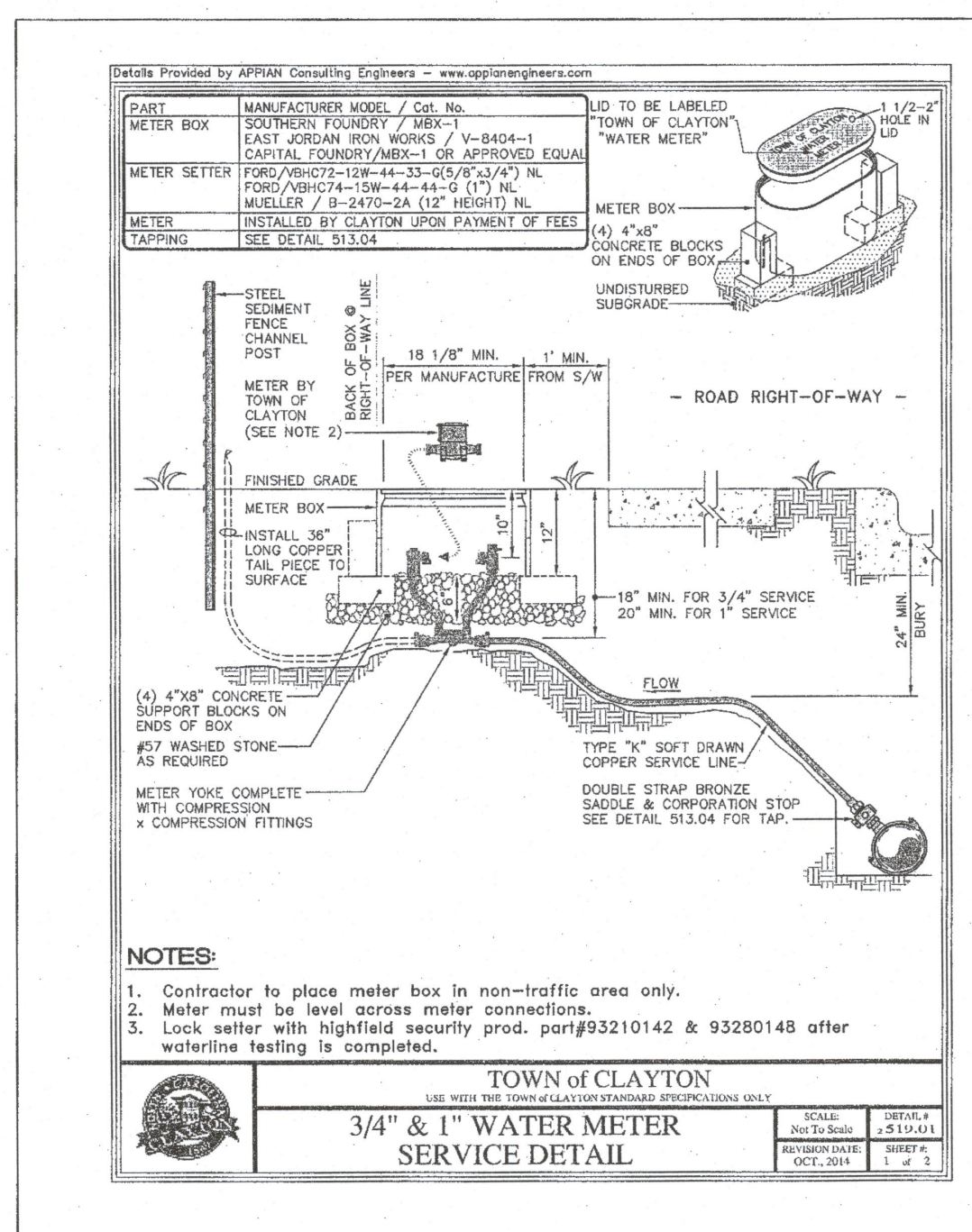
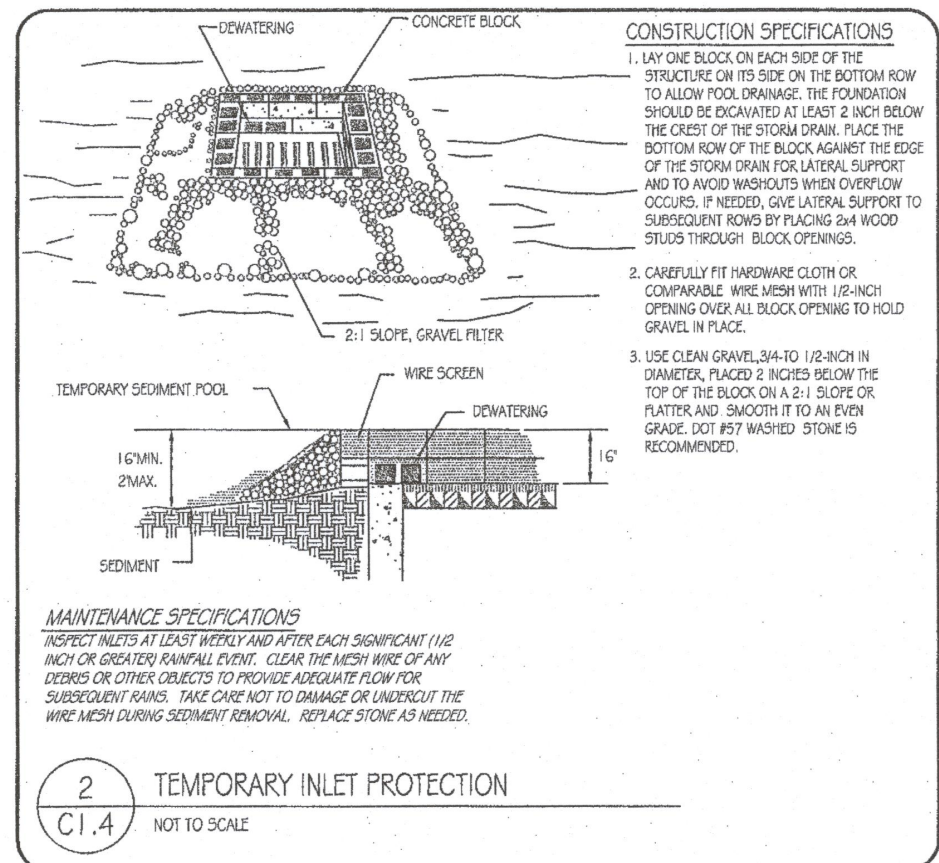
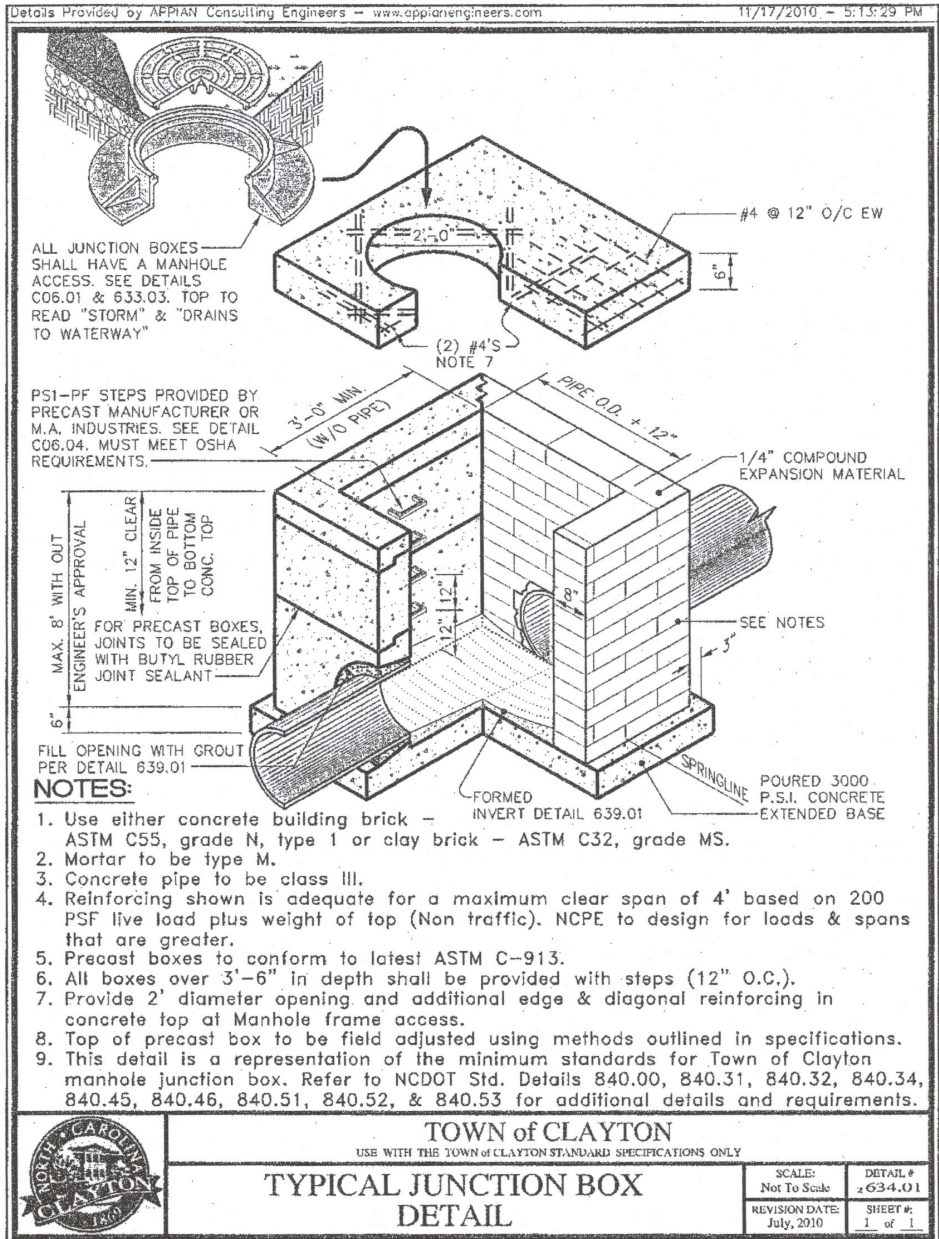
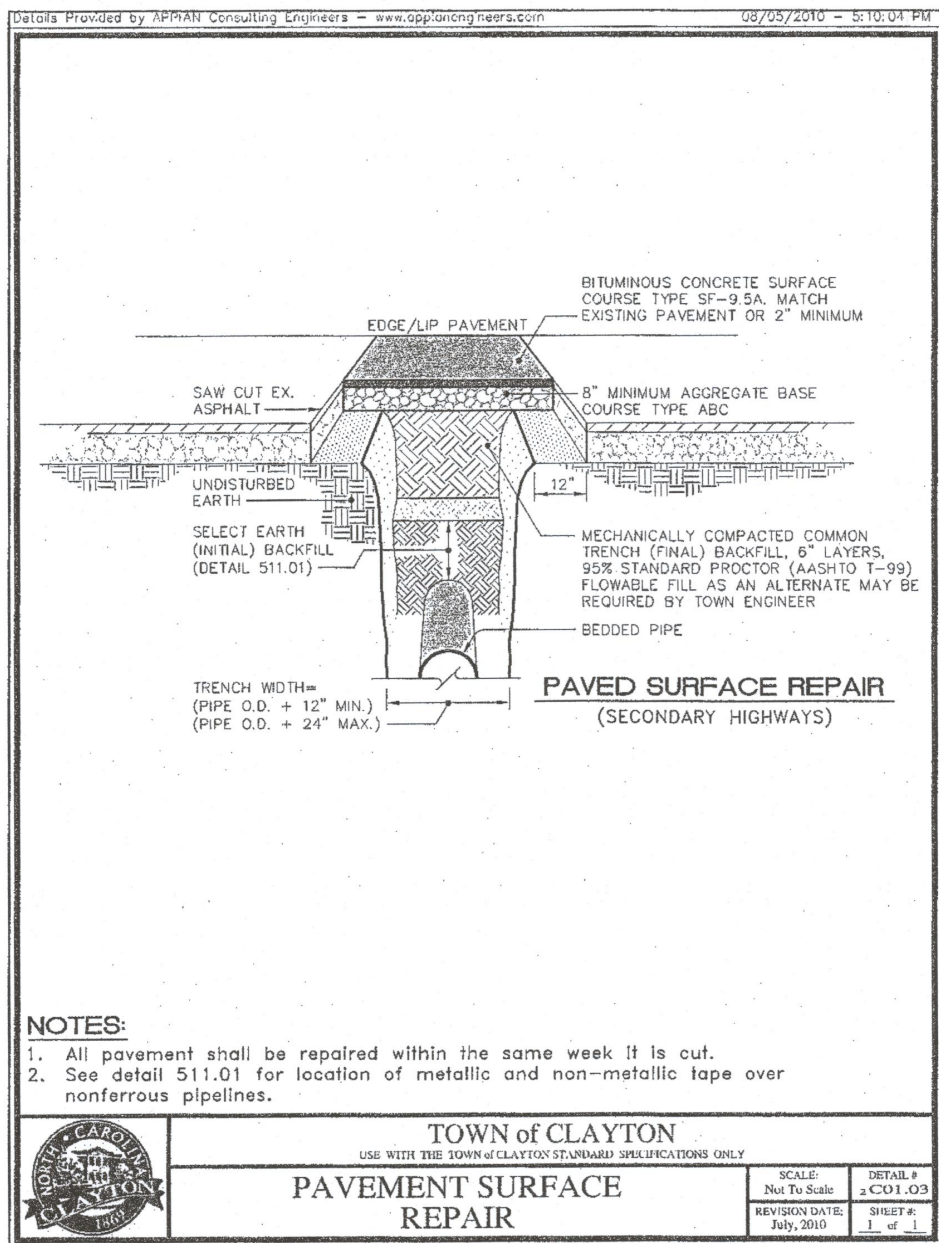
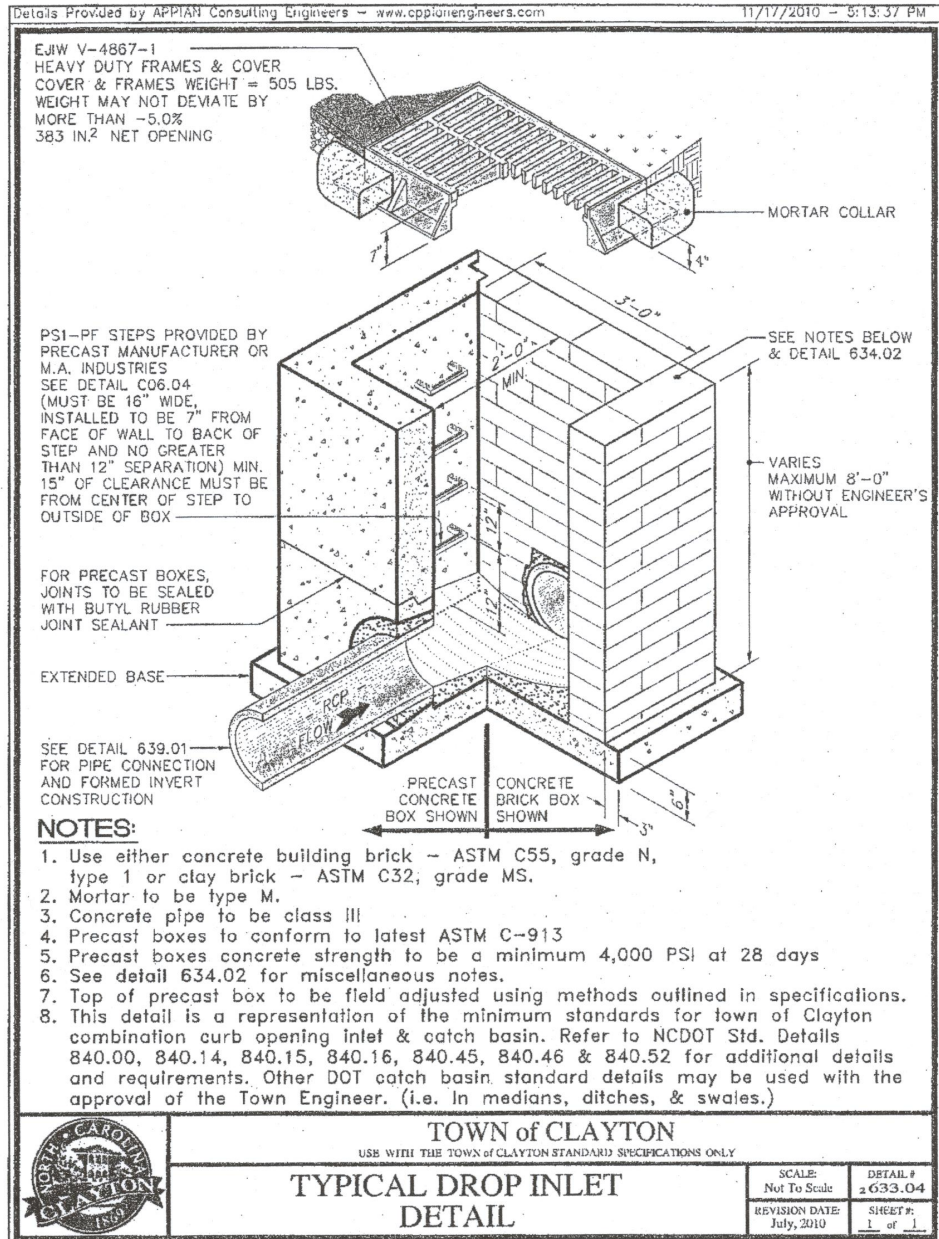
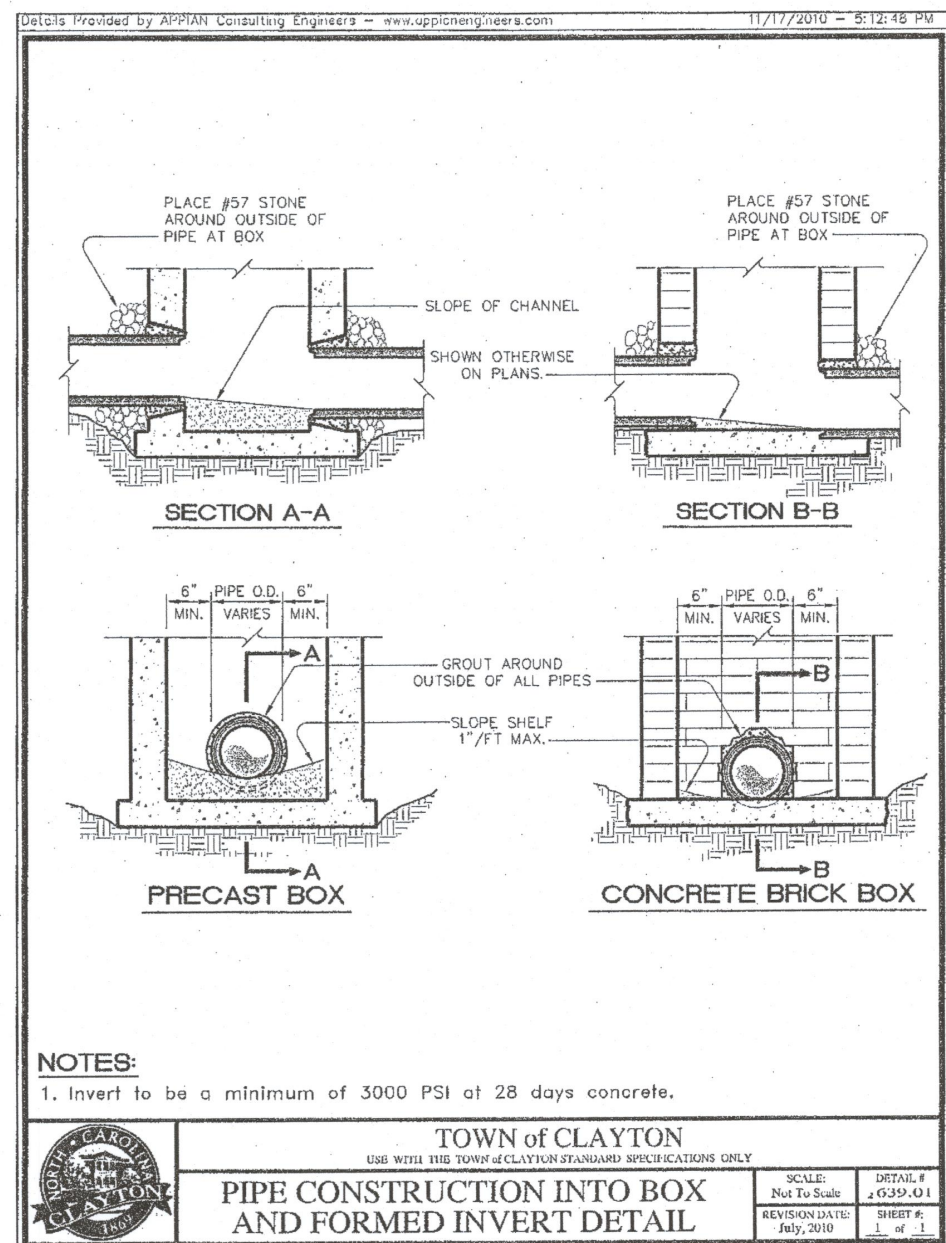
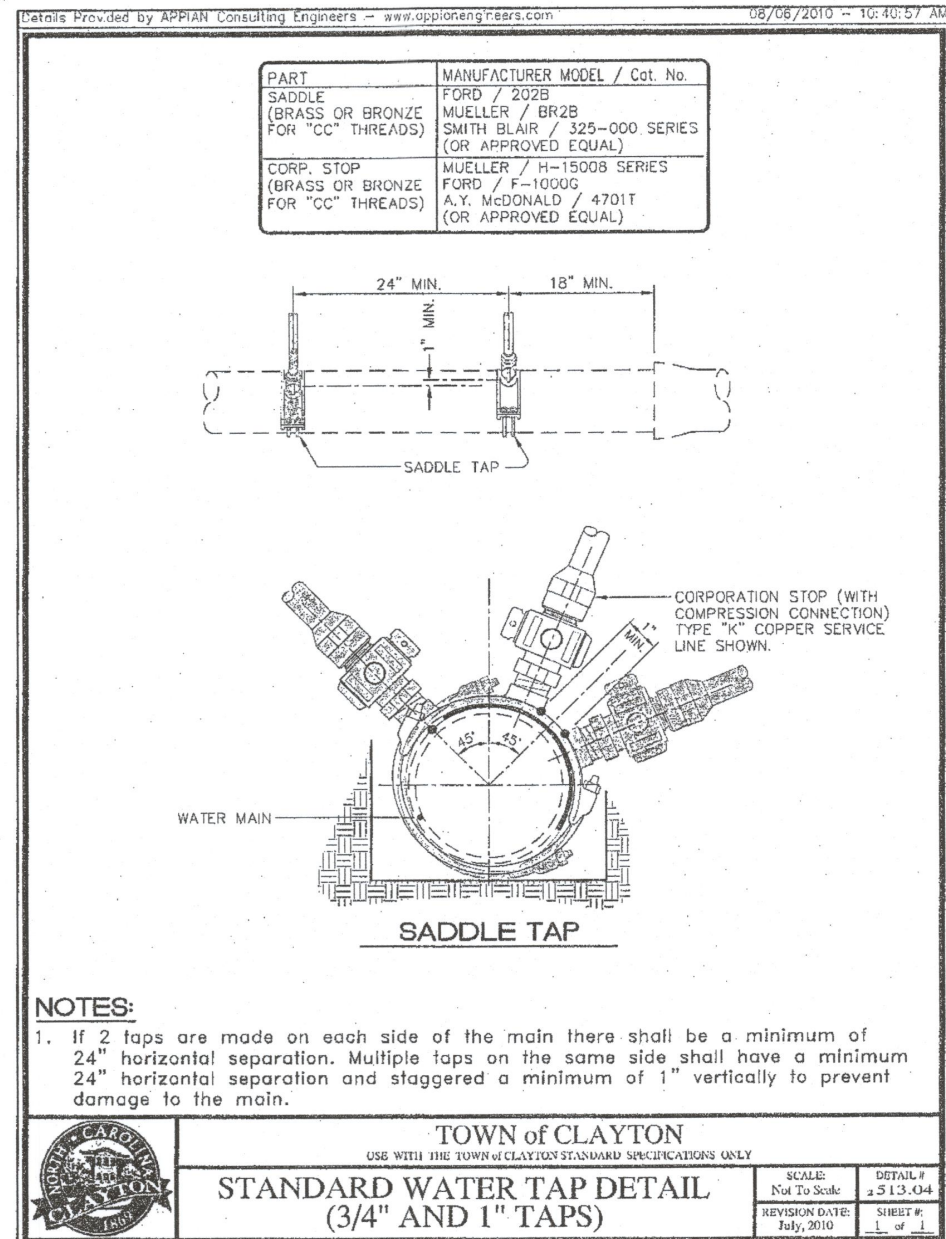
ModSpace
115 North Tech Drive
Clayton, NC (Johnston County)
Project Number 2017-48-5P

REVISION	Date	Desc.
1	4/27/17	REVISED PER DOWNS OF CATION REVIEW
2	5/15/17	REVISED PER DOWNS OF CATION REVIEW

Project No. 091001
Order: March 29, 2017
Title

CONSTRUCTION
DETAILS

Sheet No.
C1.3



TRIANGLE SITE DESIGN

CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARKETT DR, STE 101
RALEIGH, NC 27609
(919) 553-4570
mldw@trianglesitedesign.com
LICENSE #0619

OWNER/DEVELOPER:
ModSpace
Attn: Andy Wright, ACP, PP, PTP
1200 Swendsford Road
Brynna, PA 19312
(610) 232-0932
andy.wright@modspace.com

115 North Tech Drive
Clayton, NC (Johnston County)
Project Number 2017-48-SP

Drawn:
Checked:
Approved:

Project No.: 021001
Date: March 29, 2017
18c

CONSTRUCTION DETAILS

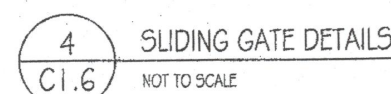
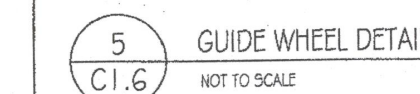
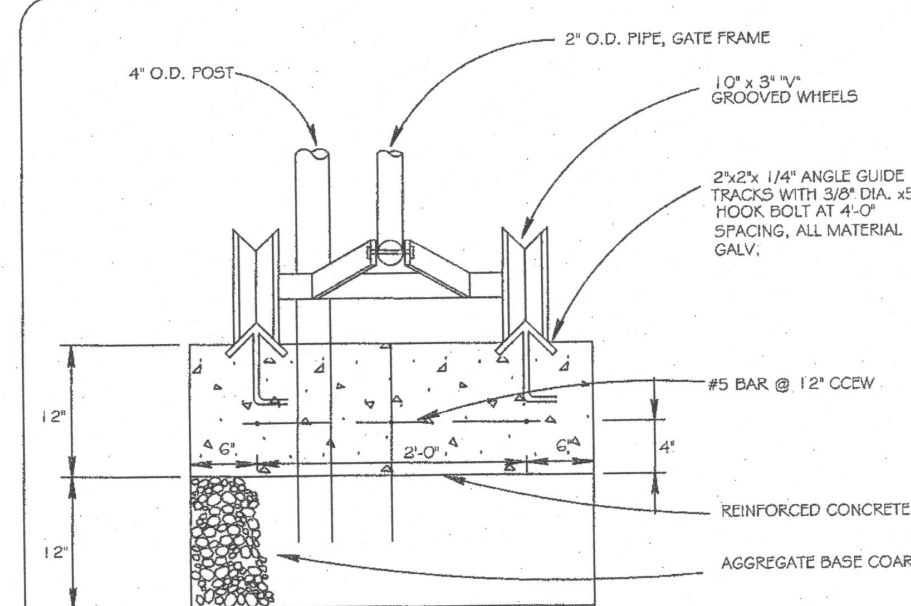
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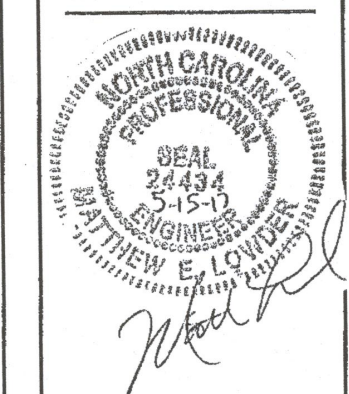
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C1.6

CHAIN-LINK FENCE FOUNDATION

NOT TO SCALE



CONSULTANT:
TRIANGLE SITE DESIGN, PLLC
4004 BARRETT DR, STE 101
RALEIGH, NC 27609
(919) 553-6570
mowder@trianglesitedesign.com
LICENSE #P-0619



OWNER/DEVELOPER:
ModSpace
Attn. Andy Wright, AICP, PP, PTP
1200 Swedesford Road
Berwyn, PA 19312
610-232-0832
andy.wright@modspace.com

ModSpace
115 North Tech Drive
Clayton, NC (Johnston County)
Project Number 2017-48-SP

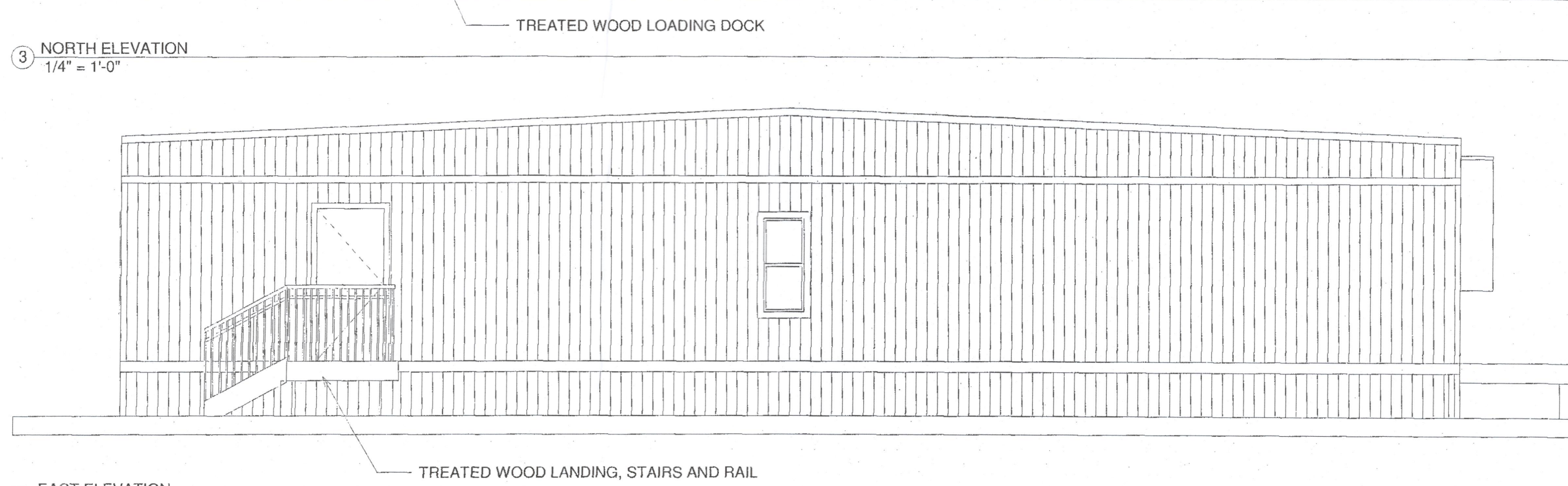
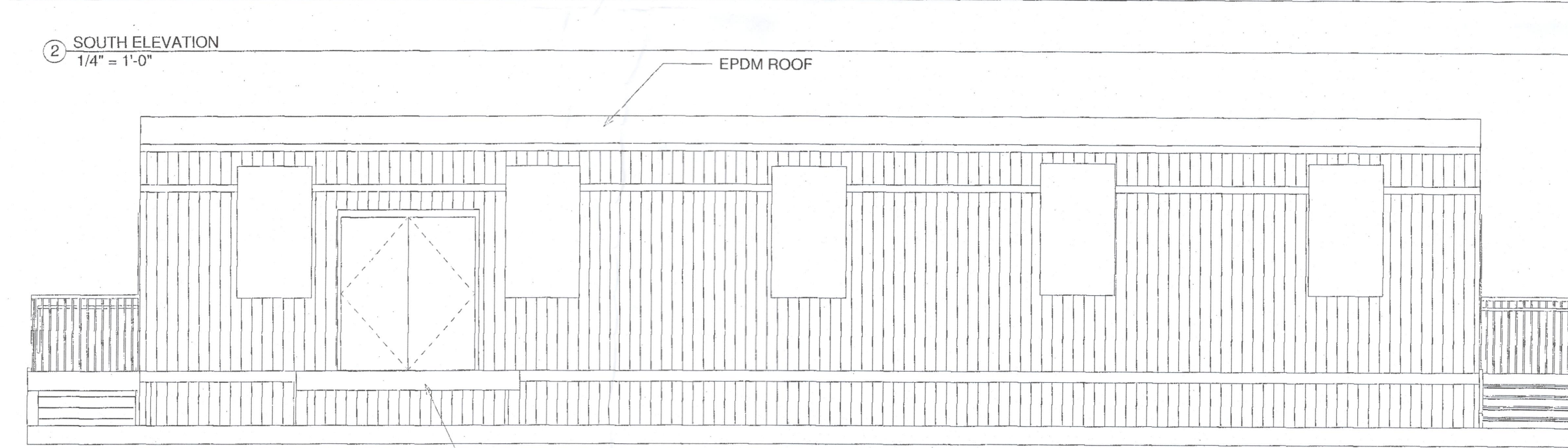
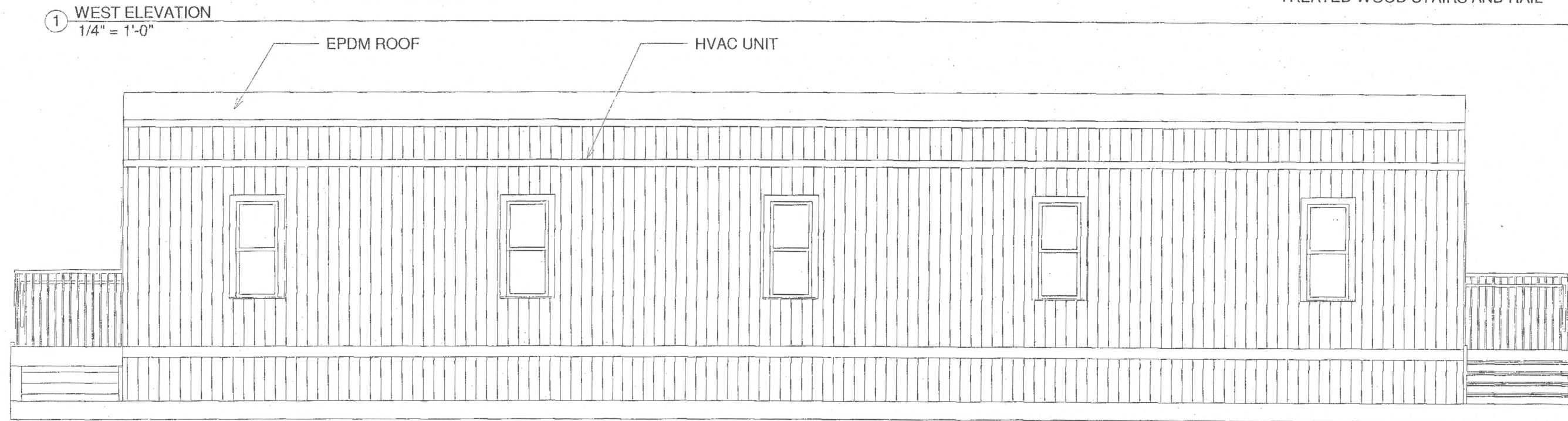
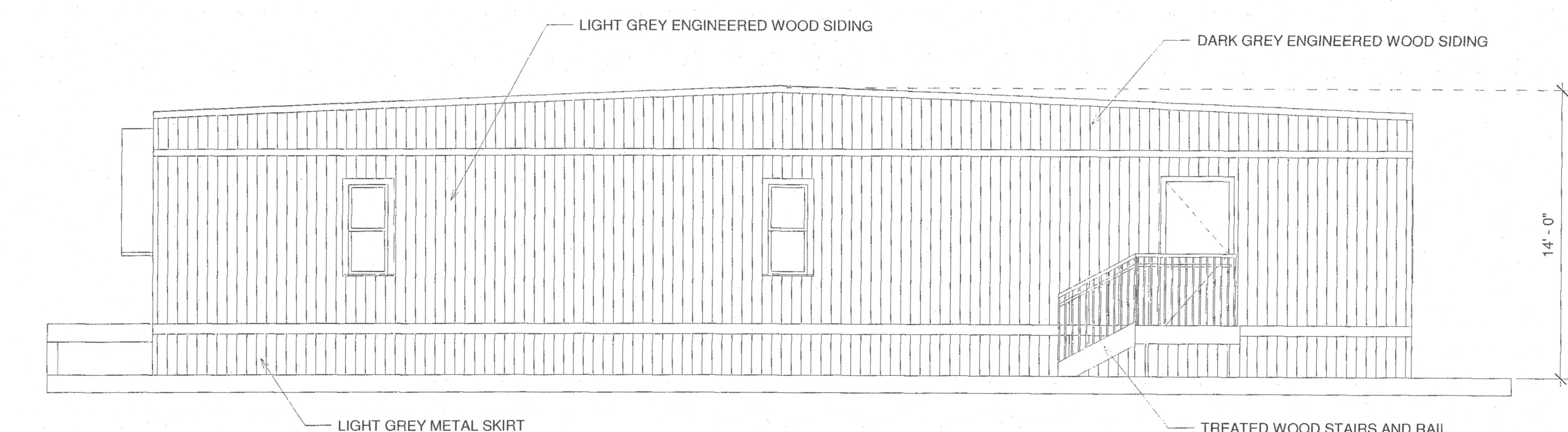
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		2	5/18/17	REVISED PER TOWN OF CLAYTON REVIEW

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Checked _____
Approved _____

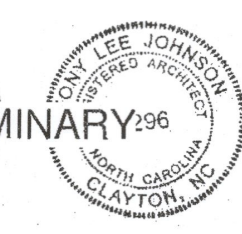
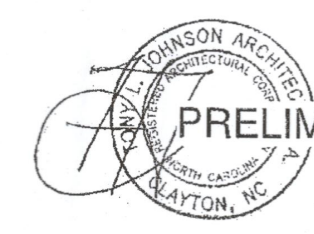
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Date: March 29, 2017

GATE DETAIL
SHEET

Sheet No. C1.6



NOTE: ELEVATIONS ARE FOR REPRESENTATION PURPOSES ONLY AND ARE NOT INTENDED TO BE FOR CONSTRUCTION. ACCESSIBILITY REQUIREMENTS PER THE NC STATE BUILDING CODE WILL BE ADDRESSED DURING BUILDING PERMIT PROCESS.



REVISIONS	
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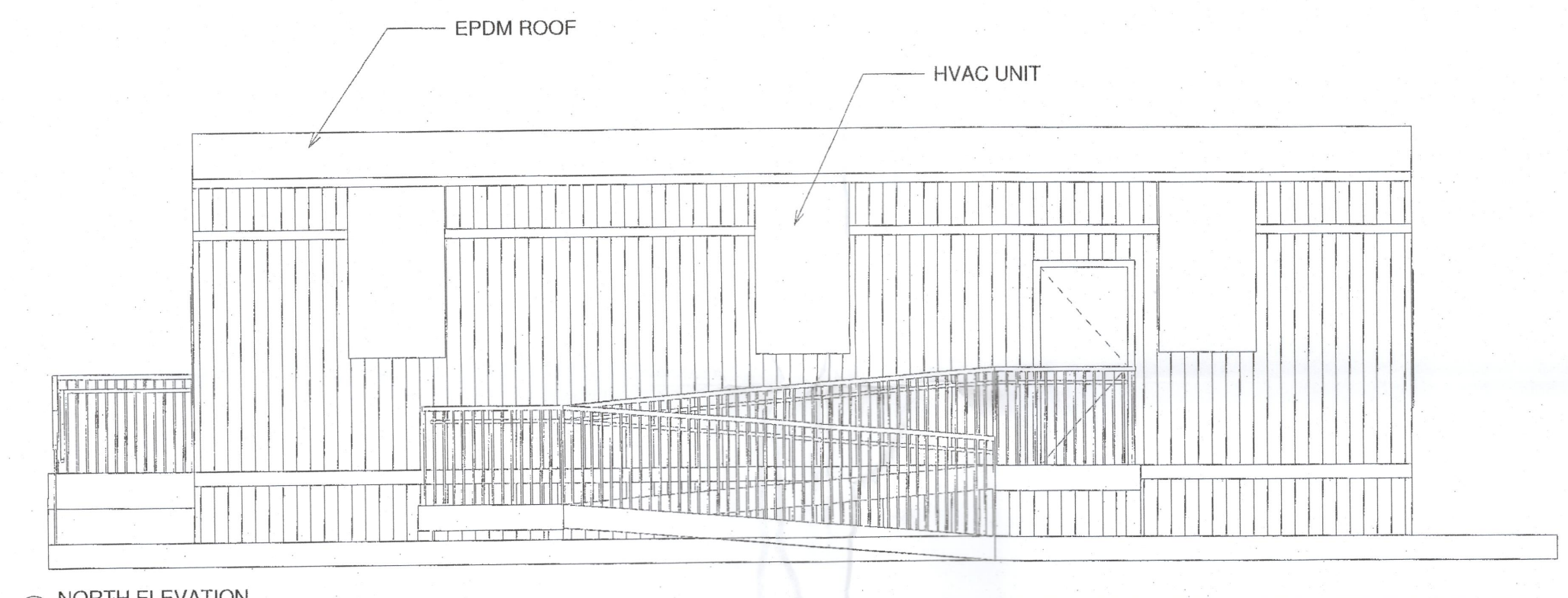
919-550-7717
TJLARCH@aol.com
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY JOHNSON
ARCHITECT

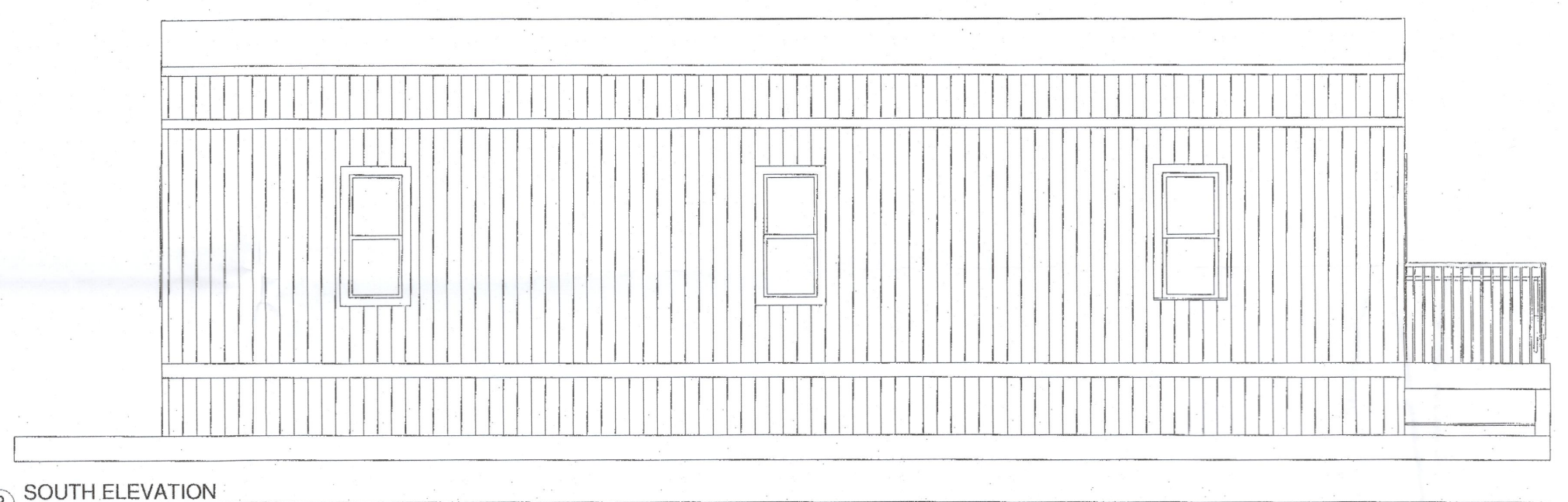
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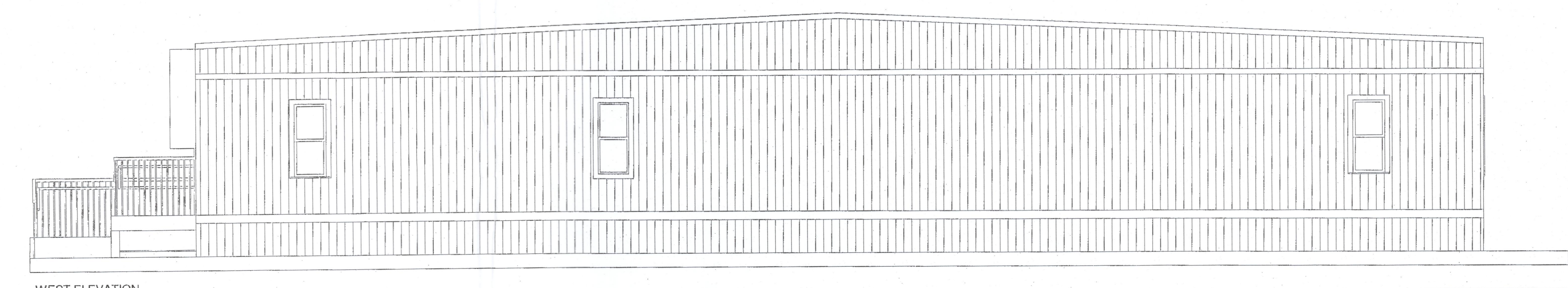
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2 NORTH ELEVATION
1/4" = 1'-0"

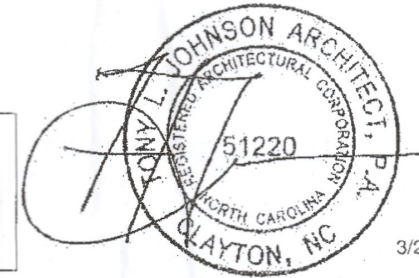


3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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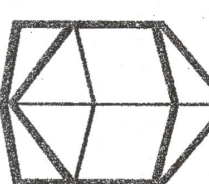


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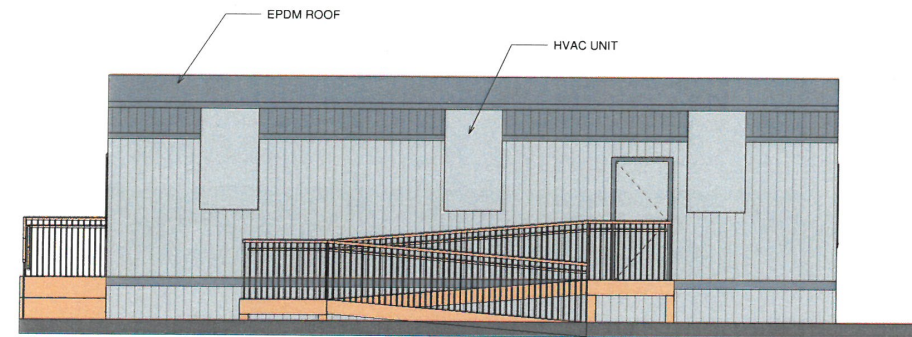
919-550-7717
TJARCH@GMAIL.COM
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

**TONY JOHNSON**
ARCHITECT

DATE	3-24-17
SHEET	A-1



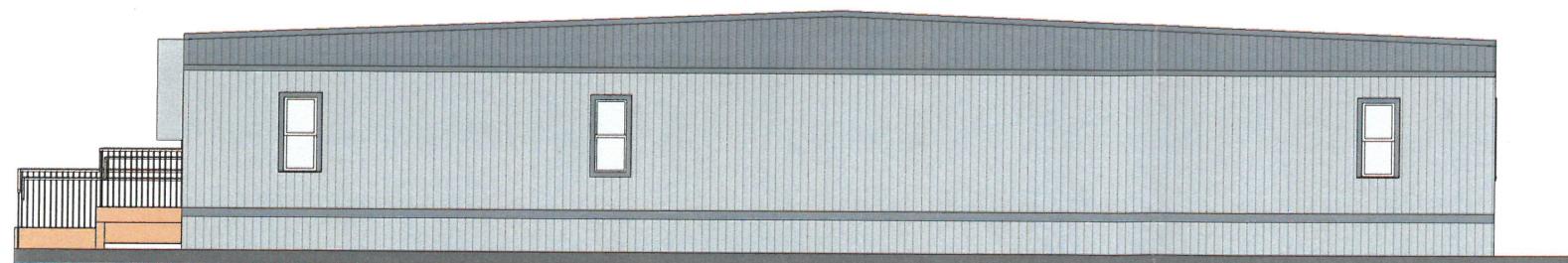
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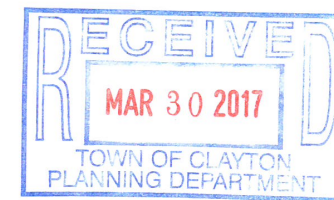
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1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"



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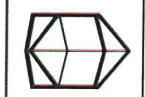
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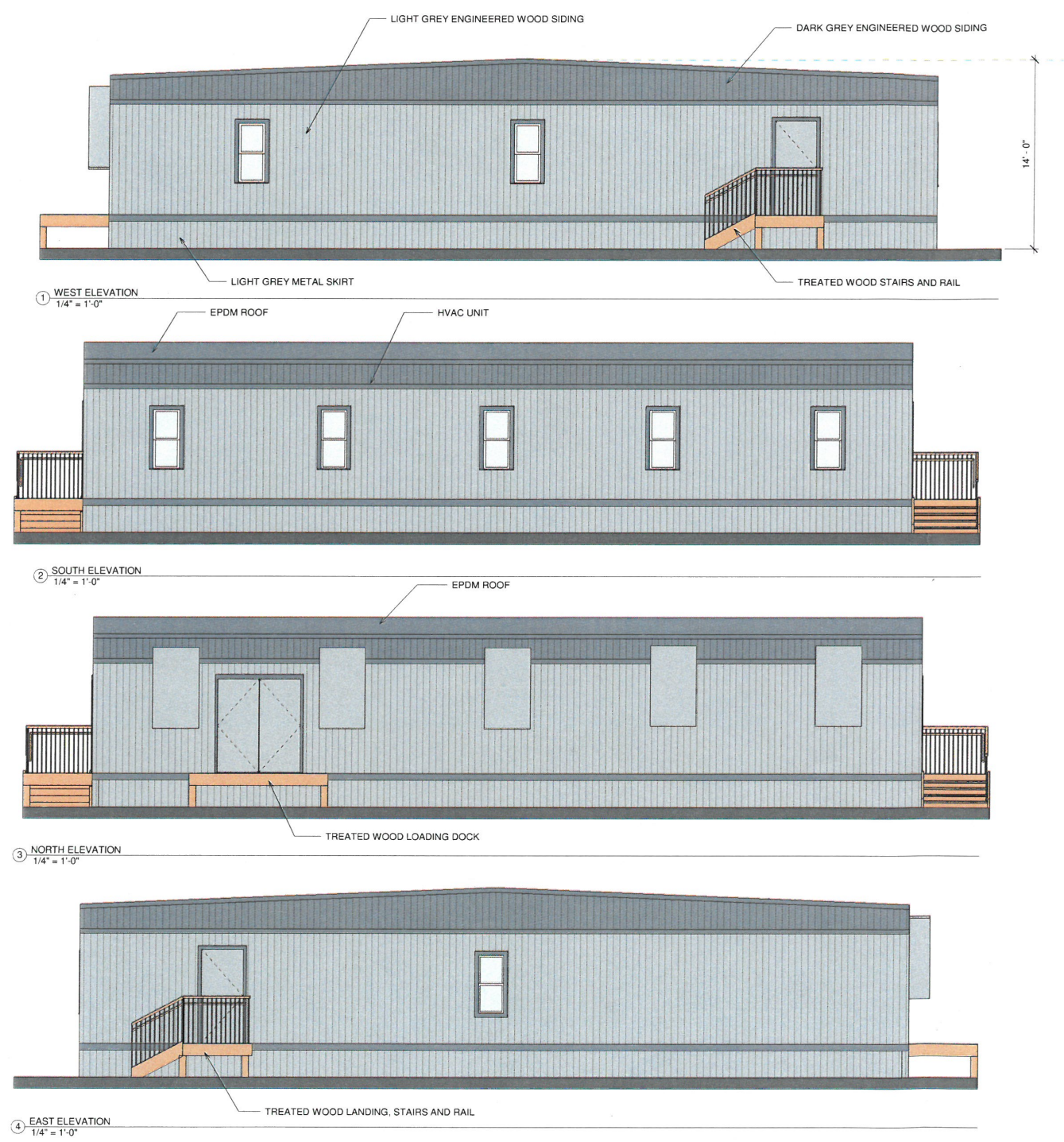
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CLAYTON@MOD.COM
2008 ELIZABETH COURT
CLAYTON, NC 27520
TONYJOHNSONARCHITECT.COM

TONY
JOHNSON
ARCHITECT



DATE 3-24-17

SHEET A-1



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tjohnson@tjohnsonarchitect.com
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CLAYTON, NC 27520
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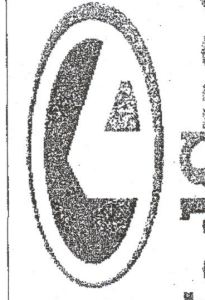
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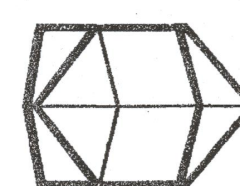


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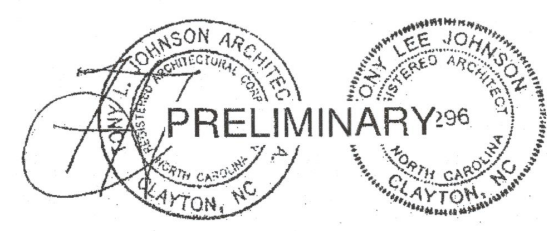

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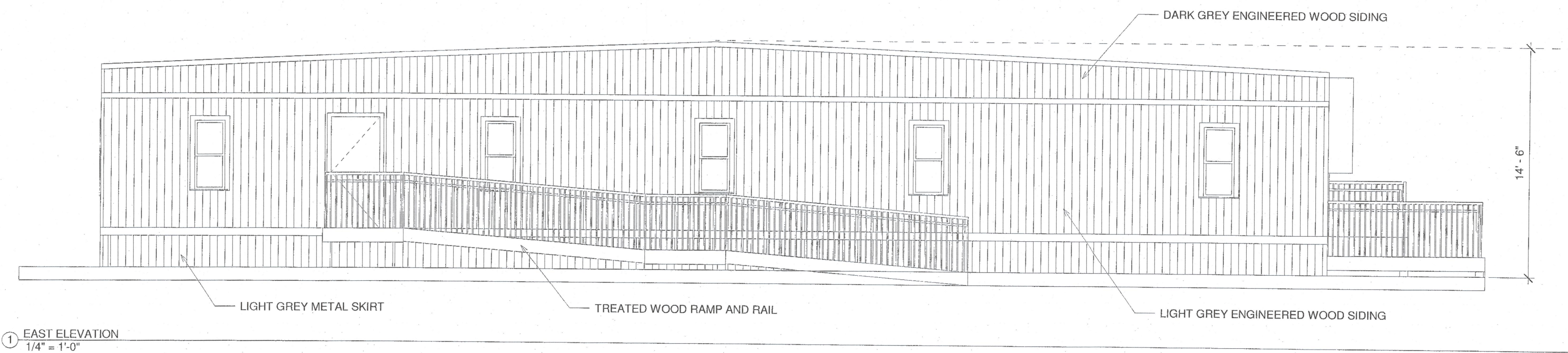
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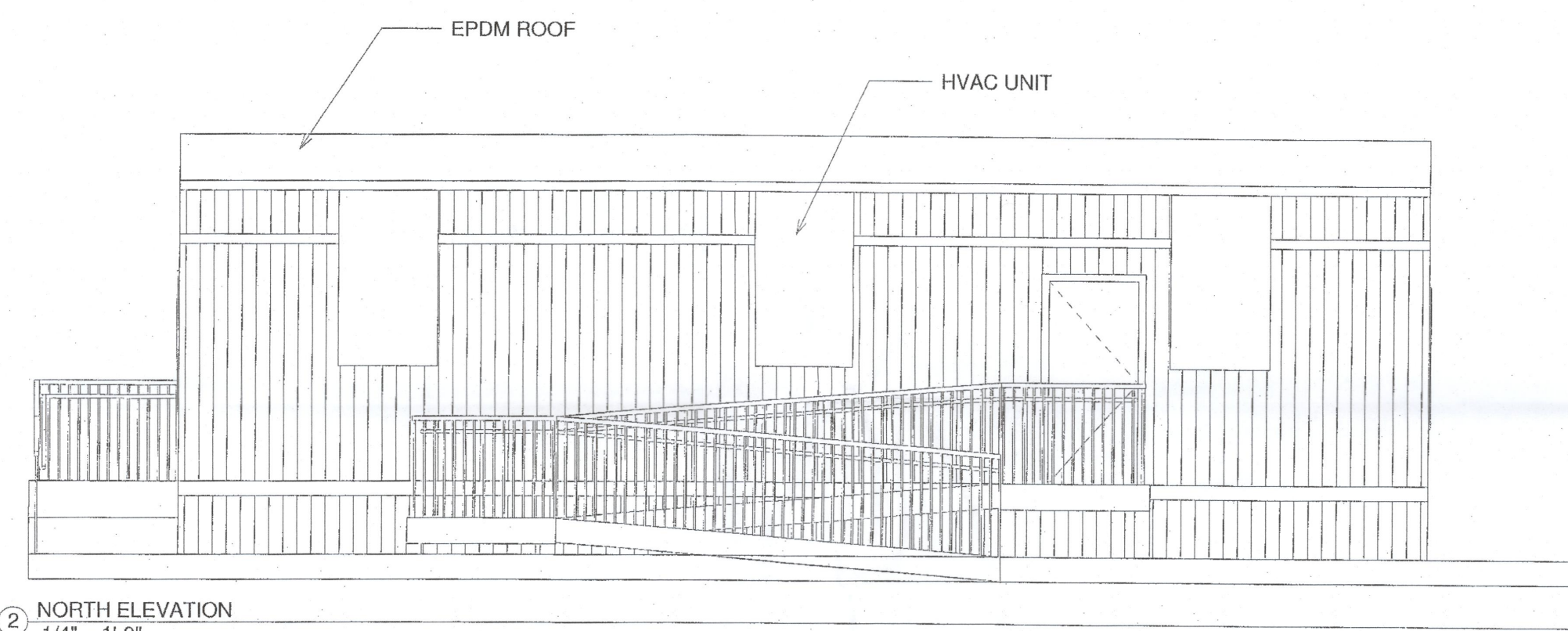
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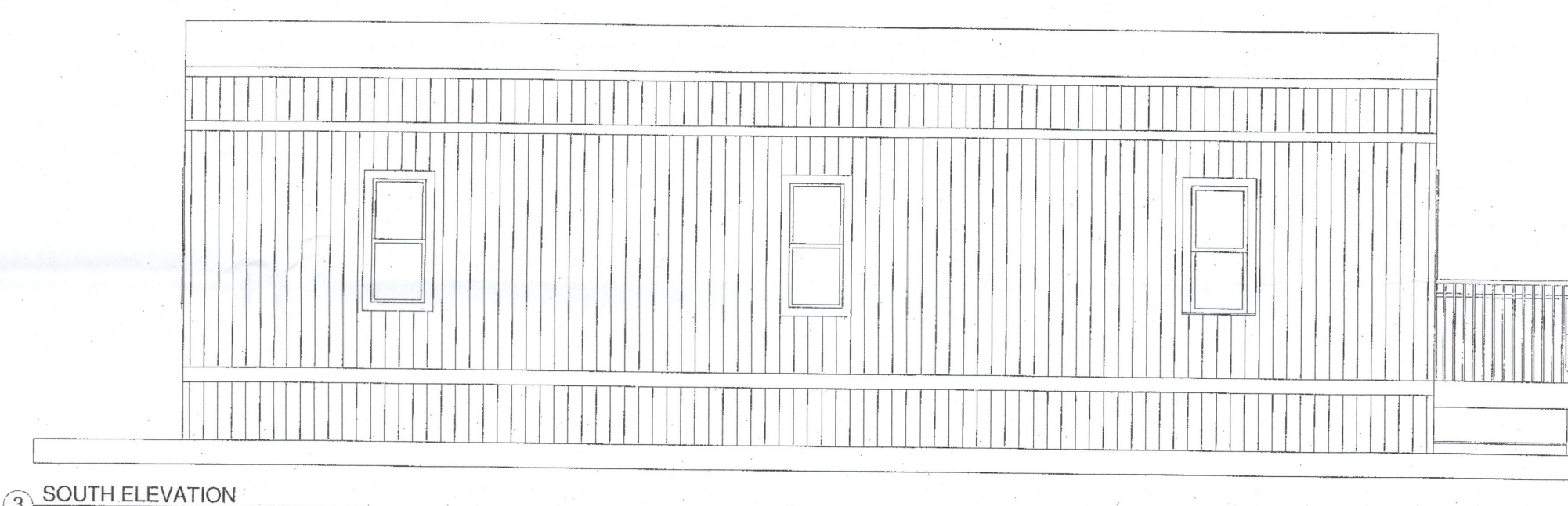




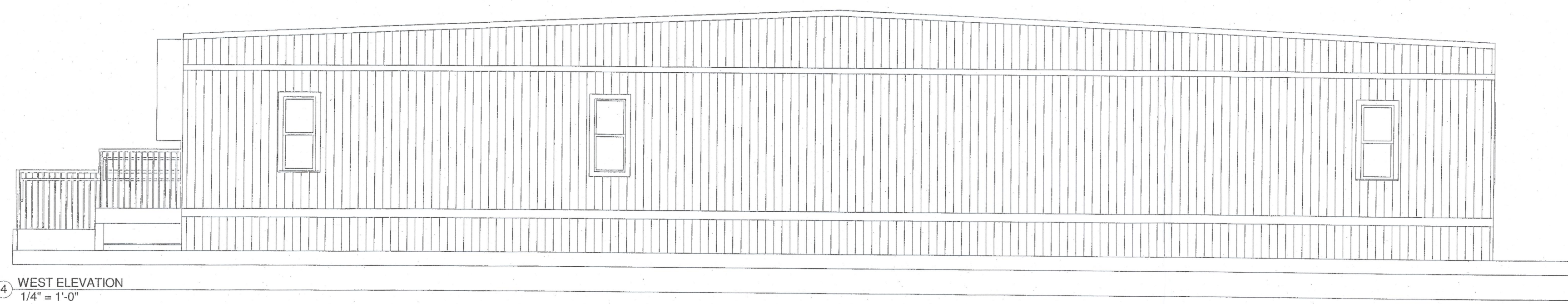
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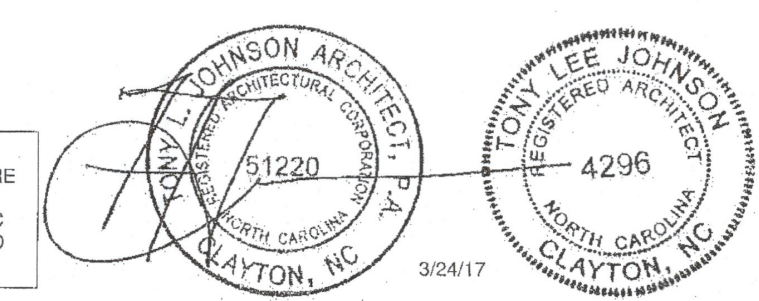


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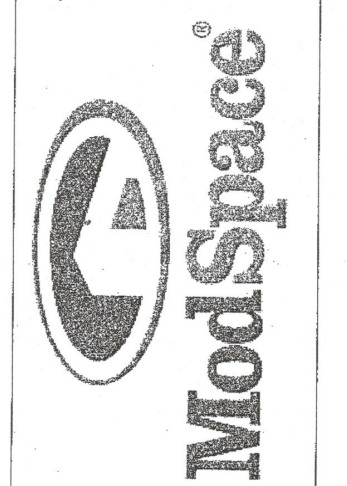


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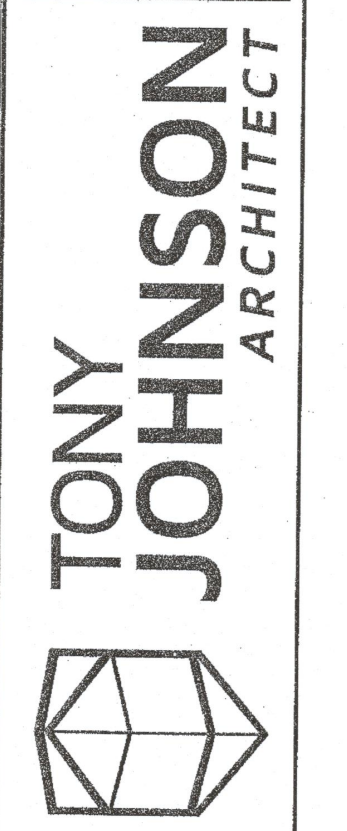


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DATE	3-24-17
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Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

REZONING APPLICATION

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

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

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

SITE INFORMATION

Name of Project: Walton Acres at Riverwood Athletic Club Acreage of Property: 51.63
County Tag Number: 16103027 NC PIN: 176000-93-5827
Address/Location: 3131 Covered Bridge Road
Existing Zoning District: R-E
Proposed Zoning District: PD-R

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Blvd, Clayton, NC 27520
Phone Number: 919-763-7278 Fax: N/A
Contact Person: Donnie Adams/Mark Hall
Email Address: donnies@adamsandhodge.com/mark@adamsandhodge.com

FOR OFFICE USE ONLY

Date Received: MAR 03 2017 Amount Paid: \$1360.00 File Number: 2017-37-PDD

version 1/6/2016

Page 1 of 11

PROPERTY OWNER INFORMATION

Name: FSC Ranch, LLC

Mailing Address: 400 Riverwood Dr, Clayton, NC 27527

Phone Number: 919-868-3222

Fax: N/A

Email Address: Brian.Strickland@fredsmithcompany.com

EXPLANATION OF PROJECT

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

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: 11/2016 & 12/2016	☒	☐			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments) and Advertisement Fee (\$100)	☒				
3. Completed application	☒				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	☐	☒			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☐				
6. <i>If property to be rezoned is a portion of a parcel:</i> - Property legal description typed (10 pt. font or greater, and also submitted electronically in MS Word format.) - Plat showing property to be rezoned, matching legal description.	☐ ☐	☒ ☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	☒				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The proposed plan will be consistent with adopted plans of the town and will provide a mixture of residential units.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The property is currently in the town ETJ and is vacant/undeveloped. Rezoning this property will allow for orderly development as well as public water system connectivity for the town.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed zoning change will allow flexibility in development to facilitate better overall use of the property.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
There are available public facilities and services in the area to serve the proposed development.

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

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
The rezoning should have a positive effect instead of a negative.

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

APPLICANT AFFIDAVIT

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

Donaldo C. Adams Jr
Print Name

[Signature]
Signature of Applicant

3/3/2017
Date



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

Planning Board
May 22, 2017

STAFF REPORT

Application Number: 2017-37-PDD Project Name: Walton Farms Rezoning

NC PIN / Tag #: 176000-93-5827 / 16I03027
Town Limits/ETJ: ETJ
Overlay: None
Applicant: Adams & Hodge Engineering
Owner: FSC Ranch, LLC
Location: 3131 Covered Bridge Road, north of the intersection of Covered Bridge Road and Loop Road

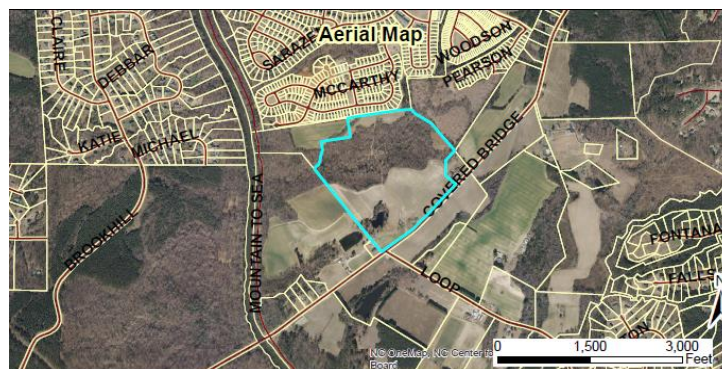
Public Noticing:

- Neighborhood meeting held on April 13, 2017
- Sign posted prior to April 14, 2017
- Letters mailed prior to June 23, 2017
- Newspaper published June 21 and June 28

REQUEST: Rezoning 51.63 acres of land from Residential Estate (R-E) and Residential-8 (R-8) to Planned Development Residential (PD-R). This application is running concurrently with preliminary subdivision plat, acting as a master plan, 2017-38-SD.

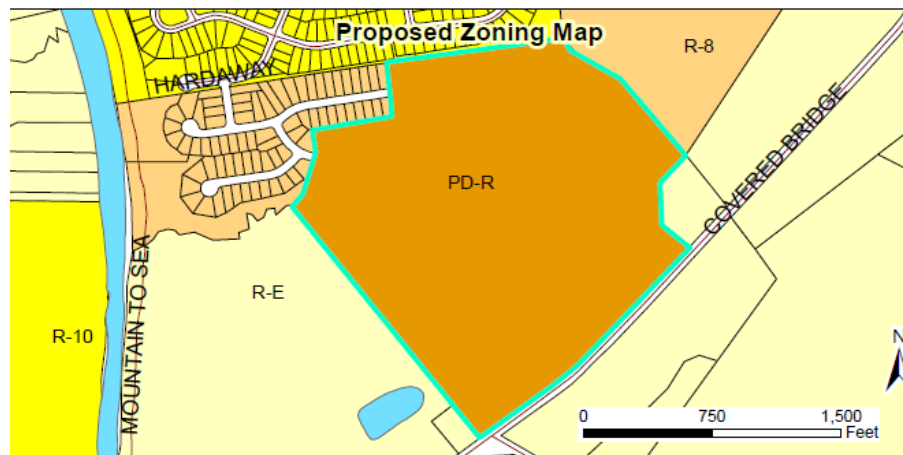
SITE DATA:

Acreage: 51.63 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8 and Residential-10	Single-family homes (Riverwood Athletic Club)
South	Residential-Estate	Vacant
East	Residential-8 and Residential-Estate	Single-family homes (Riverwood Athletic Club)
West	Residential-Estate and Residential-8	Single-family homes and agricultural

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

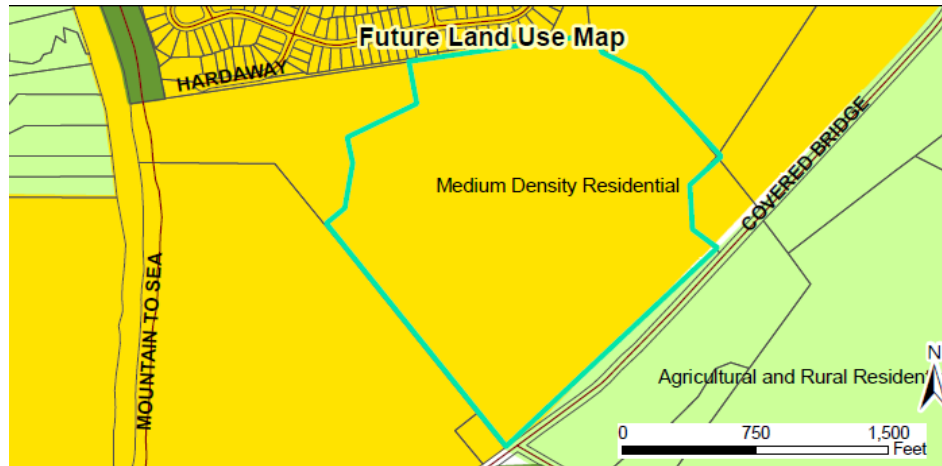
The applicant is requesting to rezone 51.63 acres of land from R-E and R-8 to PD-R. This application is running concurrently with a preliminary plat, acting as a master plan (2017-38-SD). The subject property is located off Covered Bridge Road, just north of the intersection of Covered Bridge Road and Loop Road. The associated master plan is proposed to include 190 single-family homes and 120 multi-family apartment units. The applicant is requesting to add this development to the existing Riverwood Athletic Club Master Plan.

Compatibility with Surrounding Land Uses

The proposed use is a residential subdivision and is compatible with the surrounding land uses, which are primarily residential with some agricultural.

Consistency with the Comprehensive Plan 2040

The Comprehensive Plan 2040 designates this property as "medium density residential". The requested development is compatible with this category based on the proposed density (6 units/acre) and requested zoning change. Based on the Comprehensive Plan, medium-density residential typically consists of up to 5 units/acre. However, densities up to 7 units/acre may be approved as a part of a PD-R zoning district.



CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
- This rezoning is running concurrently with a major subdivision request (2017-38-SD Walton Farms Major Subdivision acting as a Master Plan)

APPROVAL CRITERIA:

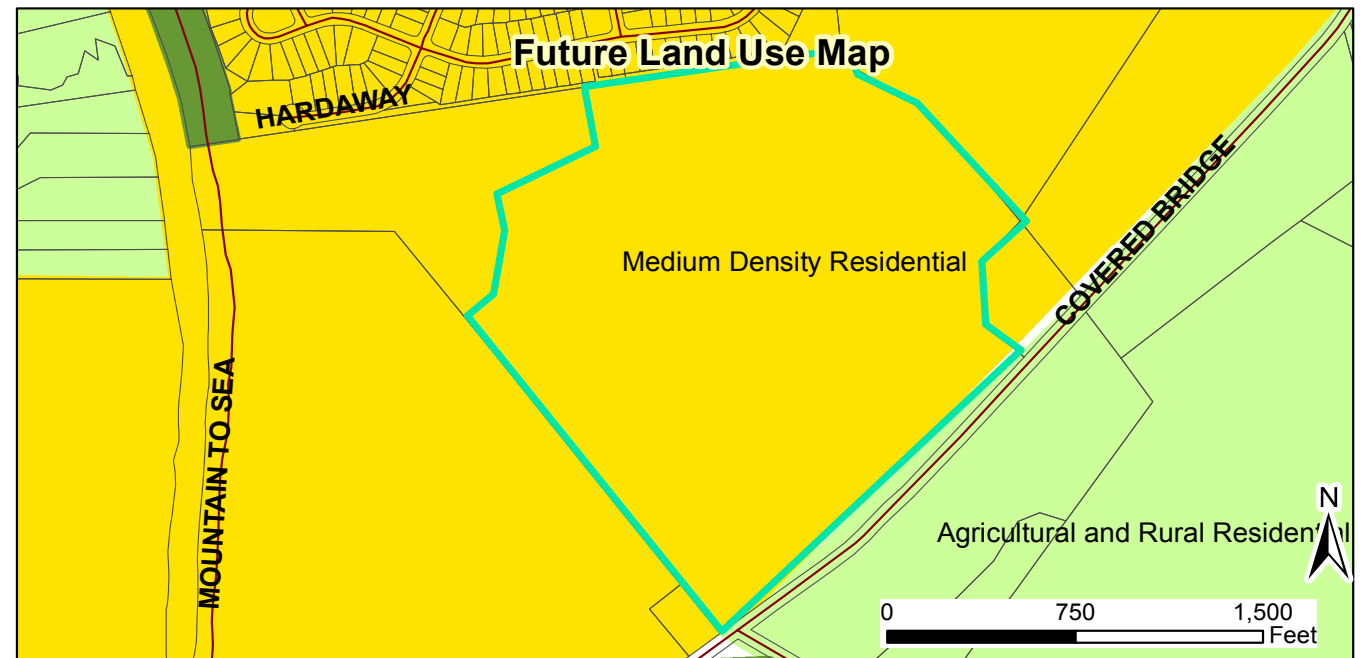
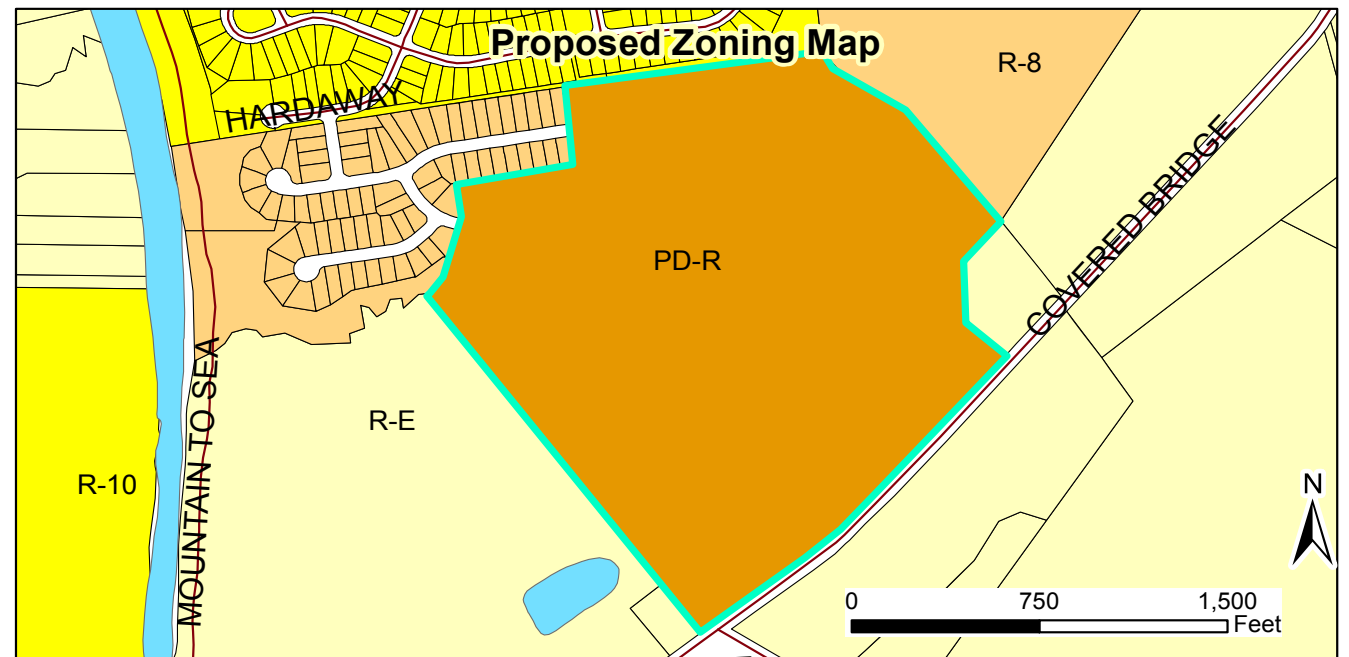
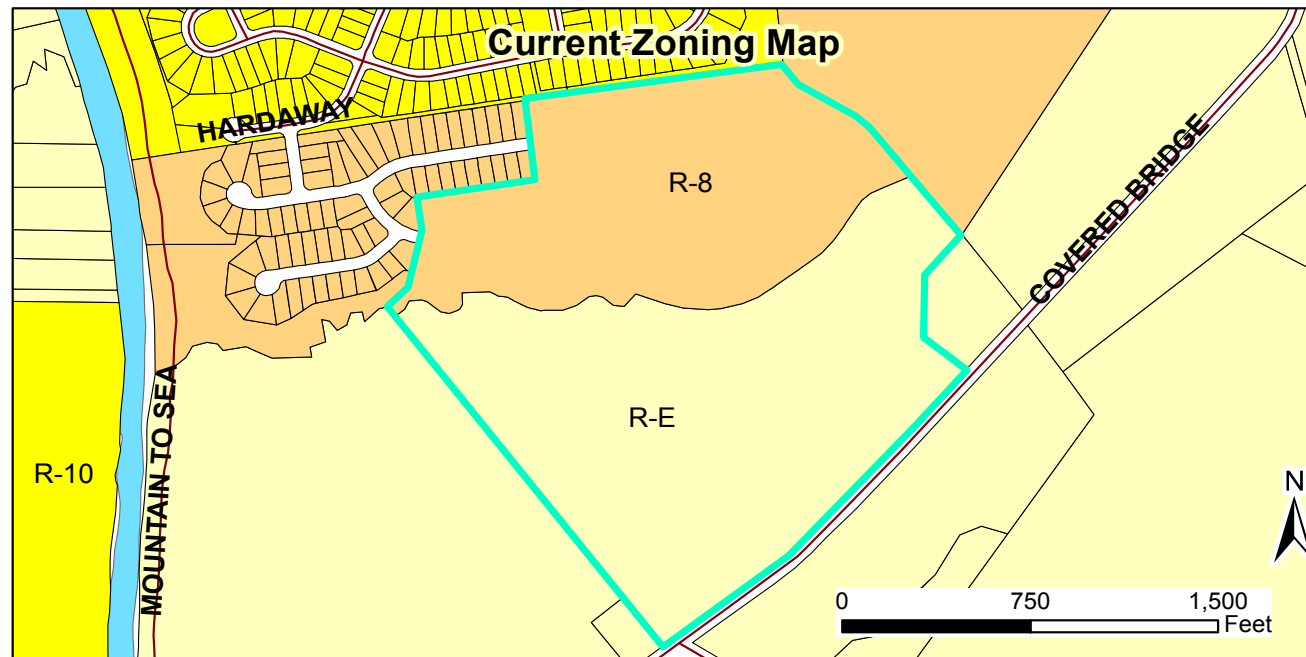
The applicant has addressed the Rezoning Approval Criteria outlined in §155.705. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

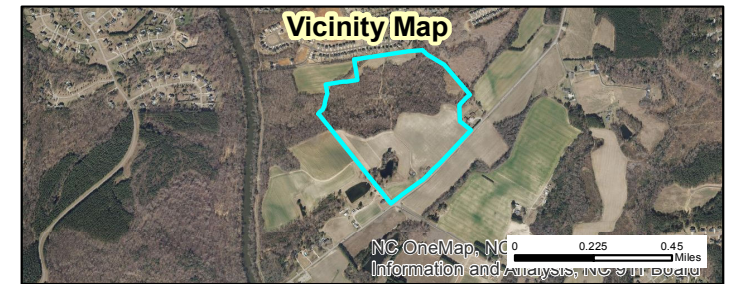
- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials



2017-37-PDD Walton Farm Planned Development
Request: To rezone the subject parcel from R-E and R-8 to PD-R
2017-38-SD Walton Farm Master Plan (Preliminary Subdivision)
Request: Master plan approval to develop
single-family residential lots and multi-family apartments
 Applicant: Adams & Hodge Engineering
 Property Owners: FSC Ranch, LLC
 Parcel ID: 176000-93-5827
 Tag #: 16103027



- Parcels
- All_Roads
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Railroads



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-38-SD Walton Farm at RWAC (Master Plan)\Maps\Staff Report Maps Walton Farms.mxd



ADAMS & HODGE
ENGINEERING, PC

April 1, 2017

Dear Clayton Area Property Owner:

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

Meeting Date: April 11, 2017

Location: HTR Real Estate Office
315 Athletic Club Blvd
Clayton, NC 27527

Time: 7:00 pm

Type of Application: PD-MU Master Plan Application

A request has been submitted to the Town of Clayton to rezone a tract of land from its current zoning of R-E to PD-MU. A master plan was submitted along with this request showing a proposed design of approximately 310 units of single family lots and multi-family/mixed use apartment buildings with active and passive open spaces.

If you have any questions prior to or after this meeting, you may contact us at 919-763-7278.

Sincerely,

Donald C. Adams, Jr., PE



cc: Clayton Planning Dept.

ADJACENT PROPERTY OWNERS LIST

Project Name: Walton Acres at Riverwood Athletic Club

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
176000-82-1830	Mavis C. House	2873 Covered Bridge Rd, Clayton, NC 27527
176000-92-1593	Johnny R. & Sherry E. House	2975 Covered Bridge Rd., Clayton, NC 27527
176000-91-6784	Town of Clayton	P.O. Box 879, Clayton, NC 27528
177000-02-3947	Danny L. Dupree & Judith D. Nappier	8 Eight JS LN, Clayton, NC 27520-9607
177000-25-7359	Hampton S. Langdon & Leanne L. Murdoch	1185 Marietta Dr, Kernersville, NC 27284
177000-03-6964	Larry Sheldon Mills & Connie T. Mills	3329 Covered Bridge Rd, Clayton, NC 27527
176000-84-3195	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-3140	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-2096	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-2034	Jay R. Fiorillo	716 Parkbridge Dr, Clayton, NC 27527-5304
177000-05-5052	FSC III, LLC DBA	400 Riverwood Dr, Clayton, NC 27527-5500



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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application Fees: **Major Preliminary Subdivision Plat Fee: \$400.00 + \$5.00 per lot**

Advertisement Fee: \$100.00

Modifications to Approved Plans Fee:

Major Modification: \$400.00 + \$5.00 per lot modified

Minor Modification: \$200.00 + \$5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.

See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.

See §155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.

See §155.706(N) for information on minor and major modifications.

See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☐ New Major Subdivision

Conventional: _____ Open Space: _____

☐ Modification to Approved Preliminary Plat

Major: _____ Minor: _____

☒ New Subdivision Master Plan

Name of Project: Walton Acres at Riverwood Athletic Club Acreage of Property: 51.63 Acres

Tag #: 16I03027 NC PIN: 176000-93-5827

Location: 3131 Covered Bridge Road

Number of Lots (existing): 0 (Proposed) 310 Min Lot Size: 2,100 SF/0.05 AC

Zoning District: R-E Electric Provider: Duke Energy Progress

☐ Septic

☐ Well

Wastewater: ☒ Sewer (check one)

Water: ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☐ Fee in lieu ☒ Land Dedication – Acreage: +/-14.83 AC

FOR OFFICE USE ONLY

Date Received: MAR 03 2017 Amount Paid: \$2050.00 File Number: 2017-38-SD

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TOWN OF CLAYTON
PLANNING DEPARTMENT

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PROPERTY OWNER INFORMATION

Name: FSC Ranch, LLC

Mailing Address: 400 Riverwood Dr, Clayton, NC 27527

Phone Number: 919-868-3222 Fax: N/A

Email Address: Brian.Strickland@fredsmithcompany.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Blvd, Clayton, NC 27520

Phone Number: 919-763-7278 Fax: N/A

Contact Person: Donnie Adams/Mark Hall

Email Address: dennie@adamsandhodge.com/mark@adamsandhodge.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: <u>11/2016 & 12/2016</u>	☒				
2. Completed Application	☒				
3. Review Fee and Advertisement Fee	☒				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	☒	☐			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	☐	☒			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	☒				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☒	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(l)(7).	☐	☒			
9. Adjacent Property Owners List	☒	☐			
10. Road Name Application <i>Included in this packet</i>	☐	☒			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	☒	☐			

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12. A signed and sealed Traffic Impact Analysis (required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)	☐	☒			
13. Neighborhood Meeting Notice Letter* (1 copy) See sample letter and meeting requirement, included in this packet. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development	☒	☐			
14. Neighborhood Meeting summary form* Included in this packet – NOT submitted with application. *Not required for minor modifications or subdivisions *Not required for subdivisions that are part of an approved planned development		☒	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. *Not required for minor modifications This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.	☒				

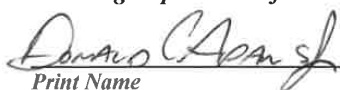
EXPLANATION OF PROJECT

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

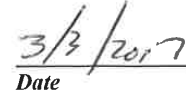
Walton Acres is a proposed open space, high density, mixed use development consisting of detached single family lots and multi-family/mixed use apartment buildings nestled in a pastoral setting along Covered Bridge Road. The property abuts Riverwood Athletic Club and will access it by means of a "boulevard" which will act as the main thoroughfare for Walton Acres as well as being the anchor for the multi-family/mixed use portion of the development. This boulevard will also act as a "downtown" area and include 10' concrete walks along each side which will tie into the RWAC greenway system. Almost 29% of Walton Acres will be maintained as active and passive open space. (3) Pocket parks, meandering walks and a sidewalk system create the active portion of the open space area and contribute to this being a truly pedestrian friendly, walkable community. A community center anchors the open space and creates a focal point at the entrance to this development. Walton Acres is primed to become an essential part of Riverwood Athletic Club and as well as an integral component of the desired style of development in the Town of Clayton.

APPLICANT AFFIDAVIT

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


Print Name


Signature of Applicant


Date

01/06/2016

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FINDINGS OF FACT

Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

- (1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

After researching the UDO, this development was designed to follow the requirements of a PD-MU zoning as per the town of Clayton's requirements

- (2) That the subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

This development is designed to emulate the development styles of existing surrounding developments and maintain the local "flavor" of the community

- (3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

This development has been designed to promote traffic flow and avoid congestion within the immediate area. In addition, a Traffic Impact Analysis has been made for this development. The TIA along with input from NCDOT and The Town will factor in to the design of any necessary infrastructure/traffic improvements for Covered Bridge Road

- (4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

This development has been designed with the planning policies adopted by the Town in mind and will promote orderly growth and development

Project Name: Walton Acres at Riverwood Athletic Club


Print Name


Signature of Applicant

3/3/2017
Date

01/06/2016

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ADJACENT PROPERTY OWNERS LIST

Project Name: Walton Acres at Riverwood Athletic Club

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TOWN OF CLAYTON

Planning Department

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ROAD NAME APPROVAL APPLICATION

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

SITE INFORMATION

Name of Project: Walton Acres at Riverwood Athletic Club Acreage of Property: 51.63 Acres

Tax ID #: 16I03027 NC PIN: 176000-93-5827

Deed Book: 04538 Deed Page(s): 0617

Location: On Covered Bridge Rd near the Western intersection with Loop Rd

Nearest Intersecting Roads: Loop Rd to the East and Pritchard Rd to the East

Township: Wilders

PROPERTY OWNER INFORMATION

Name: FSC Ranch, LLC

Mailing Address: 400 Riverwood Dr, Clayton, NC 27527

Phone Number: 919-868-3222 Fax: N/A

Email Address: Brian.Strickland@fredsmithcompany.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Blvd, Clayton, NC 27520

Phone Number: 919-763-7278 Fax: N/A

Contact Person: Donnie Adams/Mark Hall

Email Address: donnie@adamsandhodge.com/mark@adamsandhodge.com

FOR OFFICE USE ONLY

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

ROAD NAME GUIDELINES SUPPLEMENTAL INFORMATION

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

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

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

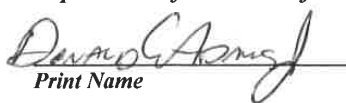
Please submit twice as many road names as needed with highest priority names listed first, written exactly as they should appear on the sign. The Town of Clayton Planning Department will coordinate with the Johnston County Planning Department for joint approval of street names. The Town of Clayton Planning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

Road Name	Suffix
Ex.: Willow	Lane
1. Scully	St
2. Gowdy	St
3. Cosell	Blvd
4. Costas	St
5. Mckay	St
6. Enberg	St
7. Caray	St
8. Glickma	St
9. Nantz	St
10. Wolff	St

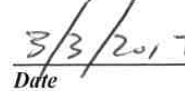
Road Name	Suffix
11. Berman	St
12. Rizzuto	St
13. Musberger	St
14. Summerall	St
15. Vitale	St
16. Kubek	St
17.	
18.	
19.	
20.	
21.	

APPLICANT AFFIDAVIT

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


Print Name


Signature of Applicant


Date

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

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

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

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

01/06/2016

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

01/06/2016

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

Signed by Applicant:



Date:

3/4/2017

01/06/2016

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

Planning Board
May 22, 2017

STAFF REPORT

Application Number: 2017-38-SD

Project Name: Walton Farms Preliminary Subdivision (acting as Master Plan)

NC PIN / Tag #: 176000-93-5827 / 16I03027
Town Limits/ETJ: ETJ (to be annexed)
Applicant: Adams & Hodge Engineering
Owner: FSC Ranch, LLC
Location: 3131 Covered Bridge Road

Public Noticing:

- Neighborhood meeting April 13, 2017
- Sign posted prior to April 14, 2017
- Letters mailed prior to June 23, 2017
- Newspaper published June 21 and June 28

REQUEST: The applicant is requesting preliminary subdivision approval for 190 single-family residential lots and 120 multi-family apartment units to be developed on 51.63 acres of land. This project is running concurrently with rezoning request 2017-37-PDD to rezone the property from R-E and R-8 to PD-R.



SITE DATA:

Acreage: 51.63 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-8 and Residential-10	Single-Family Homes (Riverwood Athletic Club)
South	Residential-Estate	Vacant
East	Residential-8 and Residential-Estate	Single-Family Homes (Riverwood Athletic Club)
West	Residential-Estate	Single-Family Home & Agricultural

DEVELOPMENT DATA:

Proposed Uses: Single-family residential (190 lots) and multi-family apartments (120 units)
Buildings: 190 single-family homes, four apartment buildings, one community center
Density/Intensity: 6 units/acre
Impervious Surface: 55%
Required Parking: 166 spaces
Proposed Parking: 299 spaces
Access/Streets: There will be three access points. To the North, the development will connect to Ravens Ridge at Riverwood Athletic Club. To the South, the development will have an entrance off Covered Bridge Road. Additionally, there will be a stub-out connecting to the adjacent property to the West (House Tract).
Water/Sewer Provider: Town of Clayton
Electric Provider: Duke Energy

STAFF ANALYSIS:**Overview**

The applicant is requesting preliminary subdivision approval, acting as a Master Plan, for Walton Farms Subdivision. This 51.63 acre project is running concurrently with rezoning request 2017-37-PDD which would rezone the subject property to Planned Development-Residential. The applicant is proposing the development be included as a part of the existing Riverwood Athletic Club, which is located just north of the subject property.

The applicant proposes to develop 190 single-family units and 120 multi-family apartment units. The main entrance to the subdivision will be off Covered Bridge Road. The applicant is proposing decorative pavers at this entrance, which will lead into the main collector street of the development. Four apartment buildings, consisting

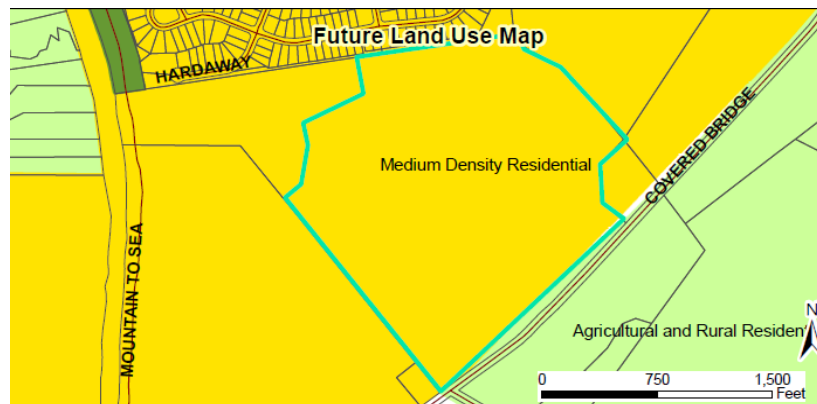
of one and two bedroom units, are located along the collector street. Parking for the apartment units will be located primarily in the back of the buildings, with some parallel parking located on the collector street.

The applicant is proposing two different housing types for the single-family units, with the minimum lot size being 3,145 square feet. The smallest lots are proposed to be located primarily interior to the development, with the larger lots located on the outer portion of the development. There will be three pocket parks, which are located behind the interior residential lots. These parks will include walking trails, fire pits, grills, gazebos, and corn hole areas. A community center is also proposed, which will include its own fire pit and gathering areas. Additionally, the development will be a part of Riverwood Athletic Club and have access to the existing amenities such as the gym facilities and swimming pools.

Consistency with Adopted Plans

- **Comprehensive Plan 2040**

The Comprehensive Plan 2040 designates this property as “medium density residential”. The requested development is compatible with this category based on the proposed density (6 units/acre) and requested zoning change. Based on the Comprehensive Plan, medium-density residential typically consists of up to 5 units/acre. However, densities up to 7 units/acre may be approved as a part of a PD-R zoning district.



- **Unified Development Code**

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC).

Compatibility with Surrounding Land Uses

The proposed use is a residential subdivision and is generally compatible with the surrounding land uses, which are primarily residential with some agricultural.

Landscaping and Buffering

The applicant is proposing to provide a Class “C” landscape buffer along Covered Bridge Road, and along the adjacent property lines. A detailed landscaping plan will be submitted when each phase of the development is submitted for staff review.

Access/Streets

There will be three access points within the subdivision. The main entrance into the development is a two-way entrance located off Covered Bridge Road. The development will also connect north to Ravens Ridge at Riverwood Athletic Club, and will provide a stub-out to the West in order to provide future connectivity.

Multi-Modal Access

Interior sidewalks are provided throughout the development. A greenway is provided along the collector street (Street "A"), which will connect to the Riverwood greenway system and a greenway located west of the project entrance and along Covered Bridge Road. This greenway connection will allow residents pedestrian access to the Town's future park property located to the south.

Environmental

There are several natural features on the subject site including a spring fed pond and a perennial stream. These features will be preserved and buffered in accordance with the requirements of the UDC.

Garbage / Recycling

The multi-family apartments and clubhouse will utilize four proposed dumpsters within the development. These dumpsters are proposed to be located behind the apartment buildings, and will meet the UDC's screening requirements. All single-family residential units will utilize roll-outs for individual trash collection.

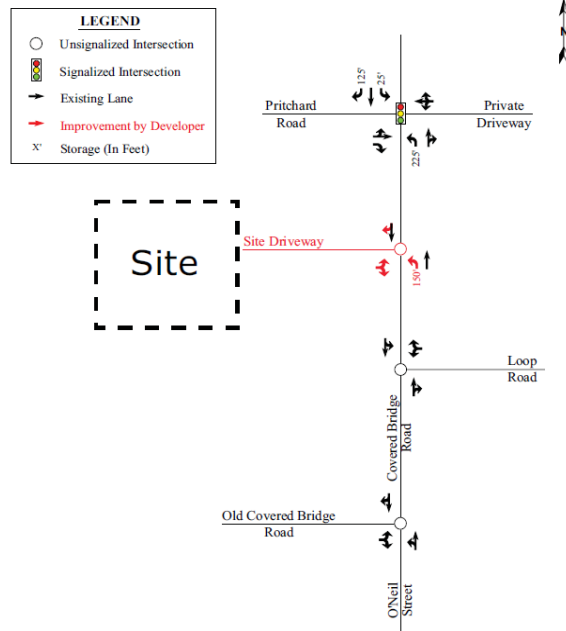
Traffic Impact Analysis

Ramey Kemp & Associates prepared the Traffic Impact Analysis dated April 2017. The study concludes that the proposed development will generate approximately 2,660 total site trips during a typical weekday, with roughly 206 trips during the AM peak hour and 274 trips during the PM peak hour. The study recommends the following roadway improvements.

1. Provide site access via a full movement intersection with one ingress and one egress lane
2. Provide stop control for site driveway

3. Provide an exclusive northbound left-turn lane on Covered Bridge Road with 150 feet of storage and taper
In addition to these improvements, staff has received feedback from NCDOT. A copy of NCDOT's response has been included within this staff report. The following comments have been made in addition to individual intersection improvements recommended by the TIA. These comments are considered necessary by NCDOT standards.

1. A three-lane section with a two-way left turn lane shall be required on Covered Bridge Road, between the proposed site driveway and Loop Road.
2. A southbound right turn lane with a minimum 150' storage and appropriate tapers shall be required.



Recreation and Open Space

The development includes three pocket parks for the residents, as well as a clubhouse on-site. The residents will also have access to the existing amenities included within Riverwood Athletic Club, such as gym facilities and swimming pools.

Architecture/Design

Architectural elevations for the apartment buildings and clubhouse will be submitted and reviewed at the minor site plan level for the associated phases.

CONSIDERATIONS:

- This plan is subject to final approval by Town Council.
 - This approval is subject to approval of 2017-38-PDD
-

FINDINGS:

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

CONDITIONS:

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

1. Following Board approvals, three copies of the final Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval. The conditions of approval shall be recorded on the plans before final approval is granted.
2. All off-site roadway improvements recommended by the Traffic Study, NCDOT Congestion Management, NCDOT Division 4, and the Town shall be installed prior to the issuance of the certificate of occupancy that creates the demand for the improvement.
3. Individual phases of the development, including the community center, neighborhood parks and amenities, shall be reviewed as minor subdivisions and/or minor site plans.
4. The community center's drop-off area and adjacent 3 parallel spaces are conceptual and shall be reconfigured to minimize traffic conflicts at the main entrance/first intersection as a part of the minor site plan for the community center.
5. The main residential collector street (Street "A") shall be completed as a part of phase 1 and prior to the issuance of the first plat.
6. The design of all street cross-sections are conceptual and shall be approved by the Engineering and Inspections Department prior to installation.
7. Each driveway shall include 2 car spaces and shall have a depth of 20 feet in length, measured from the front of each single-family residential unit and the back of sidewalk.
8. The Class "C" landscape buffer along the project frontage of Covered Bridge Road and the 10 foot greenway from the project entrance to the west property line shall be installed concurrent with the construction of Phase 1 of the development.
9. A ten foot wide greenway from the project entrance to the eastern property line along Covered Bridge Road shall be installed in conjunction with phase 4.
10. Up to 300 feet of landscape buffer shall be relocated to allow for adequate stormwater flow from the spring fed lake to the adjacent property to the west.
11. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications shall require additional approvals pursuant to Section 155.706 of the Unified Development Code.
12. Prior to plat recordation, the applicant shall submit an annexation petition for the development.
13. No more than 75 certificates of occupancy shall be issued within the subdivision until the required secondary access has been constructed or bonded for construction.

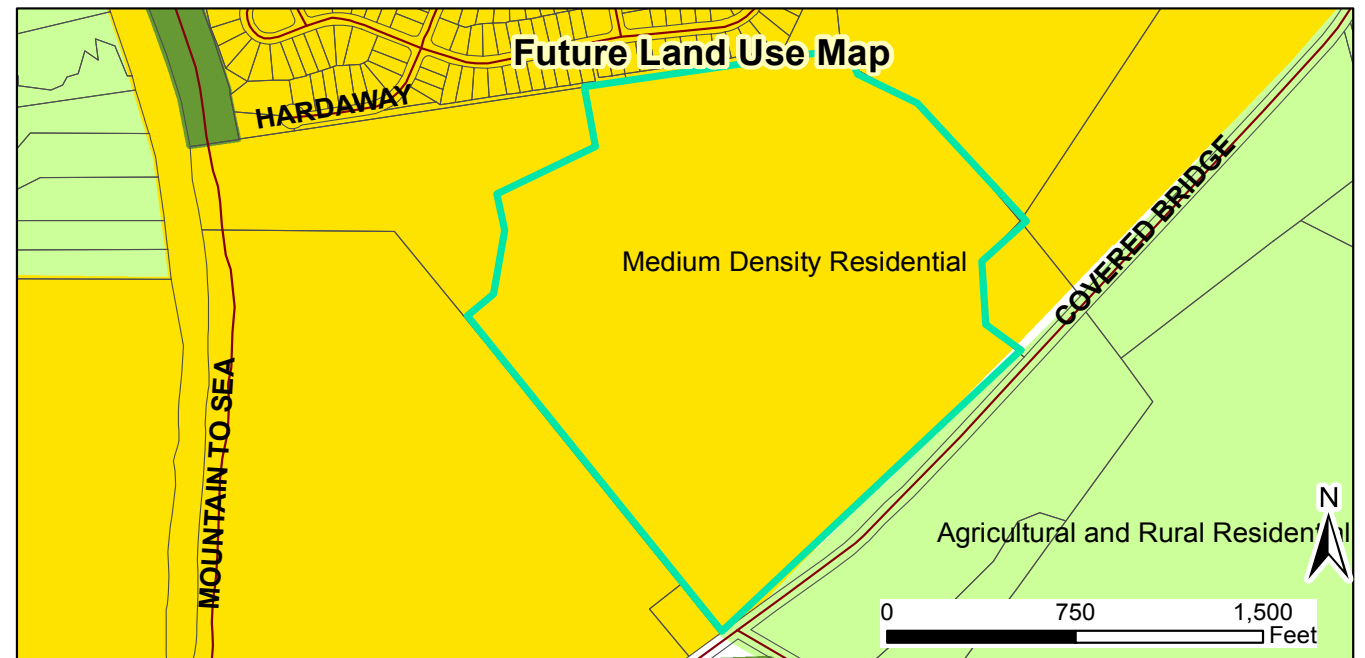
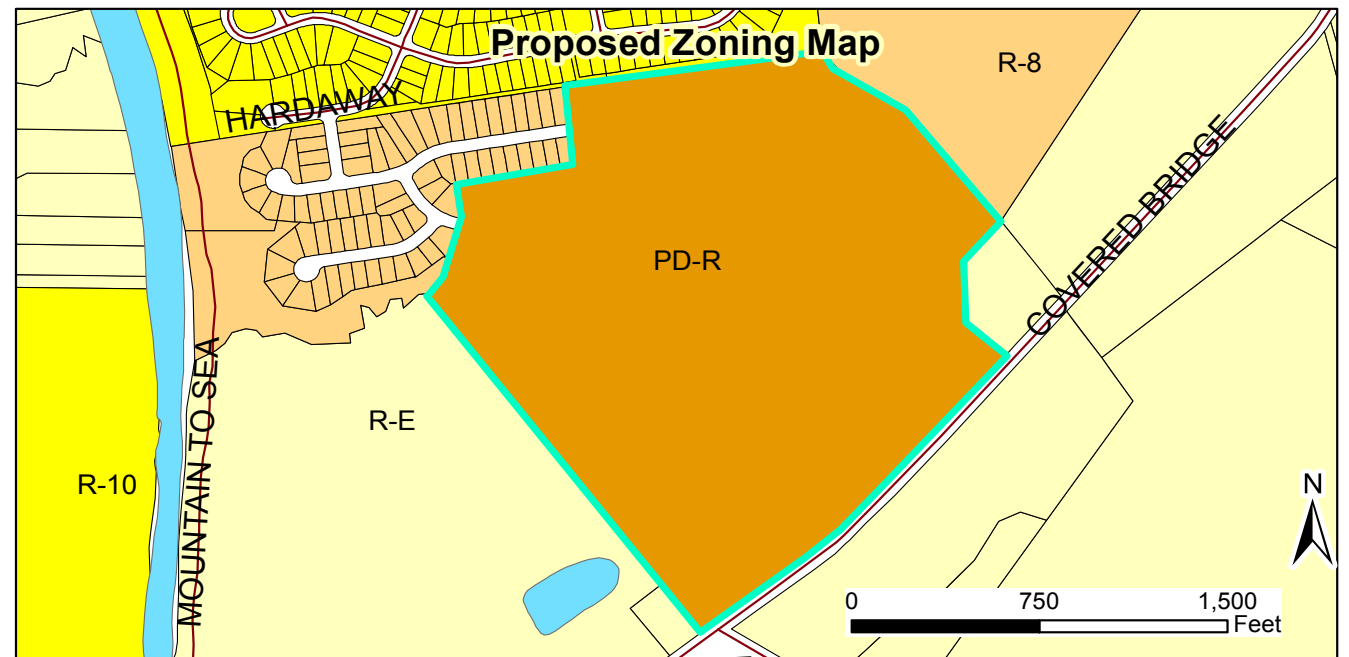
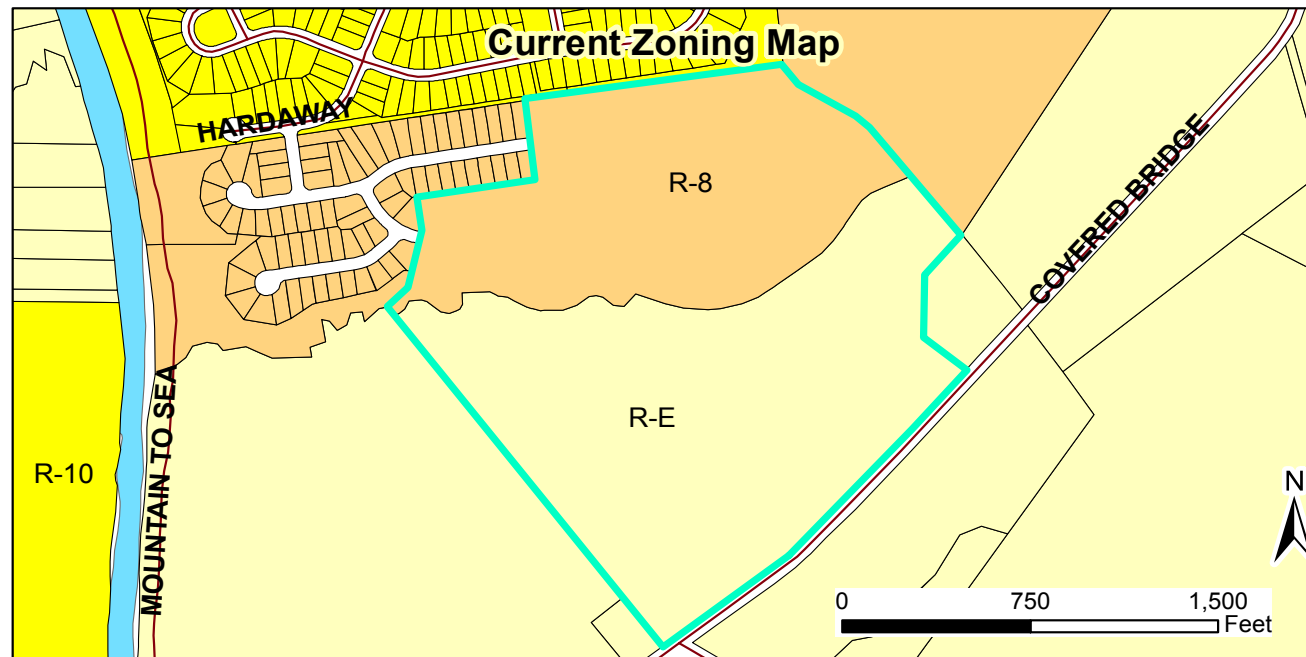
14. No more than 250 certificates of occupancy shall be issued within the subdivision until the required third access/stub-out has been constructed or bonded for construction.
15. Prior to grading and construction activities, tree protection fencing shall be installed around all resource conservation areas. Once the tree protection fence is installed, it must be inspected by the Planning Department before construction activities begin.

STAFF RECOMMENDATION:

Staff is recommending approval with conditions of the proposed preliminary subdivision plat, acting as a master plan, of the subject parcel.

ATTACHMENTS:

- 1.) Staff Report Maps
- 2.) Application
- 3.) Neighborhood Meeting Materials
- 4.) Site Plan
- 5.) Wastewater Allocation Request
- 6.) Traffic Impact Analysis- Conclusions and Recommendations
- 7.) NCDOT TIA Response



2017-37-PDD Walton Farm Planned Development
Request: To rezone the subject parcel from R-E and R-8 to PD-R
2017-38-SD Walton Farm Master Plan (Preliminary Subdivision)
Request: Master plan approval to develop
single-family residential lots and multi-family apartments
 Applicant: Adams & Hodge Engineering
 Property Owners: FSC Ranch, LLC
 Parcel ID: 176000-93-5827
 Tag #: 16103027



- Parcels
- All_Roads
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay
- Railroads



Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2017\2017-38-SD Walton Farm at RWAC (Master Plan)\Maps\Staff Report Maps Walton Farms.mxd



ADAMS & HODGE
ENGINEERING, PC

April 1, 2017

Dear Clayton Area Property Owner:

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

Meeting Date: April 11, 2017

Location: HTR Real Estate Office
315 Athletic Club Blvd
Clayton, NC 27527

Time: 7:00 pm

Type of Application: PD-MU Master Plan Application

A request has been submitted to the Town of Clayton to rezone a tract of land from its current zoning of R-E to PD-MU. A master plan was submitted along with this request showing a proposed design of approximately 310 units of single family lots and multi-family/mixed use apartment buildings with active and passive open spaces.

If you have any questions prior to or after this meeting, you may contact us at 919-763-7278.

Sincerely,

Donald C. Adams, Jr., PE



cc: Clayton Planning Dept.

ADJACENT PROPERTY OWNERS LIST

Project Name: Walton Acres at Riverwood Athletic Club

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
176000-82-1830	Mavis C. House	2873 Covered Bridge Rd, Clayton, NC 27527
176000-92-1593	Johnny R. & Sherry E. House	2975 Covered Bridge Rd., Clayton, NC 27527
176000-91-6784	Town of Clayton	P.O. Box 879, Clayton, NC 27528
177000-02-3947	Danny L. Dupree & Judith D. Nappier	8 Eight JS LN, Clayton, NC 27520-9607
177000-25-7359	Hampton S. Langdon & Leanne L. Murdoch	1185 Marietta Dr, Kernersville, NC 27284
177000-03-6964	Larry Sheldon Mills & Connie T. Mills	3329 Covered Bridge Rd, Clayton, NC 27527
176000-84-3195	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-3140	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-2096	FSC IV, LLC	400 Riverwood Dr, Clayton, NC 27527-5500
176000-84-2034	Jay R. Fiorillo	716 Parkbridge Dr, Clayton, NC 27527-5304
177000-05-5052	FSC III, LLC DBA	400 Riverwood Dr, Clayton, NC 27527-5500

NEIGHBORHOOD MEETING SUMMARY FORM

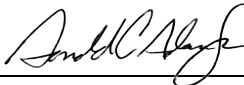
FILL OUT THE FOLLOWING:

Application: PD-R Master Plan Application (2017-38-SD Walton Farm Master Plan)

Date of Mailing: March 27, 2017

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

Printed Name: Donnie Adams

Signature: 

Date of Meeting: 4/13/2017 Time of Meeting: 6:00

Location of Meeting: Riverwood Middle School Site

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.*

SEE ATTACHED MINUTES

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



Neighborhood Meeting for Riverwood Athletic Club – Walton Farm, Clayton, NC

Location: Riverwood Middle School Site

Time: 6:00 pm

In Attendance: Donnie Adams – Adams & Hodge Engineering, PC

Chris Skinner – Legal Counsel for the Developer

(9) Adjacent property owners (see attached sign in sheet for names.)

The meeting started at approximately 6:05 pm with greetings from Chris Skinner. Donnie gave a brief overall description of the project.

Items discussed:

1. Donnie explained that the project will be a curb and gutter neighborhood with sidewalks on both sides of the street.
2. One adjacent owner asked what kind of houses would be built.
 - a. Donnie explained that a portion of the houses would be single family detached consistent with the adjacent Raven's Ridge section of RWAC which include, two car garages. Another portion would be single family detached consistent with Parkview houses which include one car garages. Another portion of the project would include apartments that are consistent with the new apartments on Athletic Club Blvd in RWAC.
3. An adjacent owner asked the question if there would be any open-space.
 - a. Donnie answered that there would be open space, and approximately 1/3 of the site will be open space.
4. One of the adjacent owners asked if there was going to be an HOA or amenities
 - a. Mr. Skinner answered, yes there would be an HOA and it would be part of Riverwood and have access to the amenities.
5. An adjacent owner asked a question about the perimeter landscape buffer.
 - a. Donnie confirmed that there would be a minimum 20 foot class "C" buffer compliant with Town of Clayton standards.
6. There were numerous questions about the existing pond, storm water runoff and water quality.
 - a. Donnie indicated that the existing pond would be modified and used for both storm water quantity and quality treatment. He also stated that all applicable permits from Town of Clayton, Johnston County, State and Federal agencies would be secured and followed. He further explained that the current stormwater ordinances require that post development stormwater runoff would be equal to or less than pre-development stormwater runoff. He confirmed that the site would have proper erosion & sedimentation control measures designed and put in place to prevent sediment from leaving the site.
7. Adjacent owners raised concerns about current traffic conditions and difficulty pulling out of their driveways on to Covered Bridge Rd. They asked about road improvements and if a traffic light would be installed at the Loop Rd/Covered Bridge Rd intersection.

- a. Donnie replied that Ramey Kemp & Assoc. had performed a traffic impact analysis (TIA) to evaluate existing and proposed conditions. He indicated that the TIA demonstrated a need for a north bound left turn lane on Covered Bridge Rd at the proposed site drive. He also mentioned that the TIA did not show a need for improvements at Loop Rd. associated with this project.
8. One resident within RWAC acknowledged that the proposed connection from RWAC to Covered Bridge Rd was needed. He was supportive of the proposed project but asked that the record show that he requested that the new connection be one of the first portion constructed.
9. Adjacent owners asked who they could reach out to at the Town of Clayton with questions and concerns.
 - a. Donnie provided contact information for the Town of Clayton Planning Dept.
 - b. Donnie also explained that the public could voice concern or support at the upcoming Planning Board and Town Council meetings.
10. Donnie asked for additional questions or concerns. Hearing none the meeting was adjourned at approximately 6:48.

STARTED
6:03
6:48

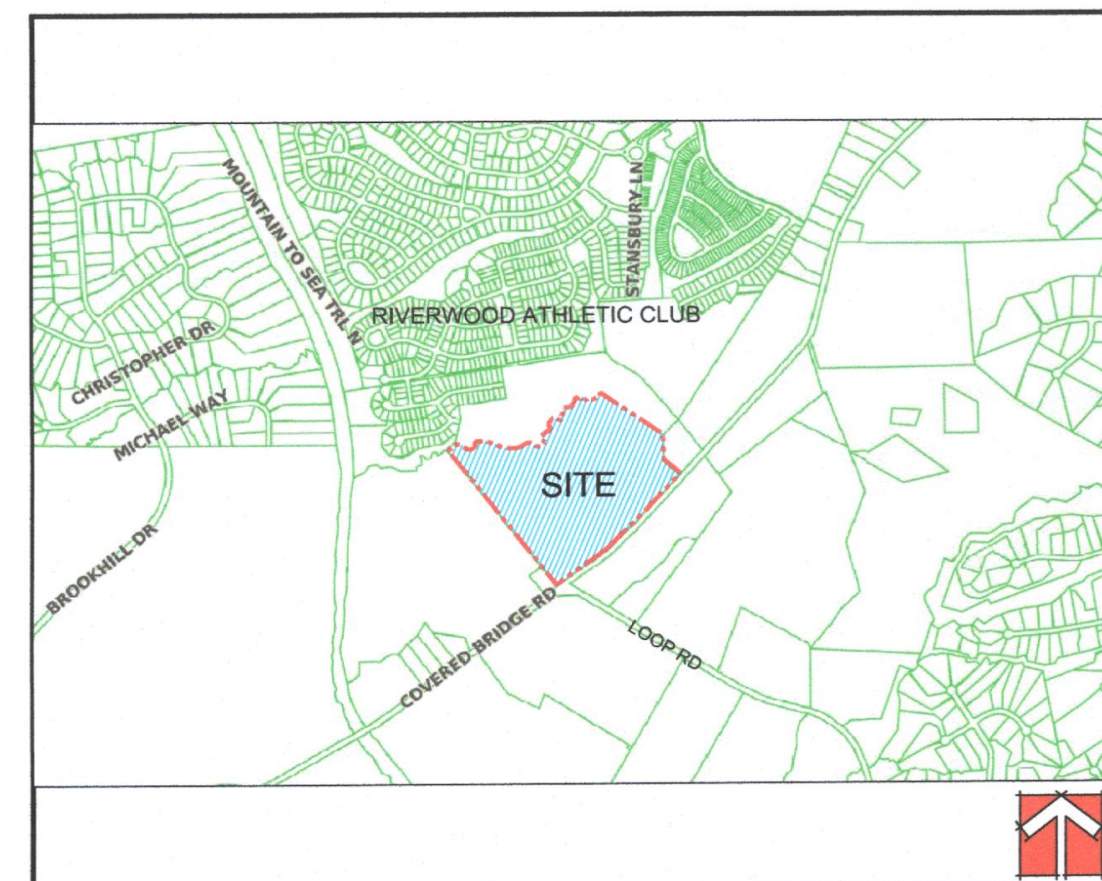
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: WALTON FARM @ RIVERWOOD ATHLETIC CLUB
 Application: PD-R
 Location/Date: RIVERWOOD Middle School

	NAME	ADDRESS
1	DENNIS ADAMS	335 ATHLETIC CLUB BLVD
2	Chris Skinner	3504 Lubbock Dr.
3	Jeff Dowe	2756 Covered Bridge Rd
4	Maris House	2813 W. Bridge Rd.
5	LARRY MILLS	3329 COVERED BRIDGES
6	Connie Mills	3329 Covered Bridge
7	CHRIS MANCINI	237E WEBBER LN
8	Johnny House	2975 COVERED BRIDGE RD.
9	Sherry House	" "
10	Jennife + Duke McNichol	72 Josiah Dr. Clayton
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

PLANNED DEVELOPMENT MASTER PLAN

WALTON FARM AT RIVERWOOD ATHLETIC CLUB IN CLAYTON, NORTH CAROLINA

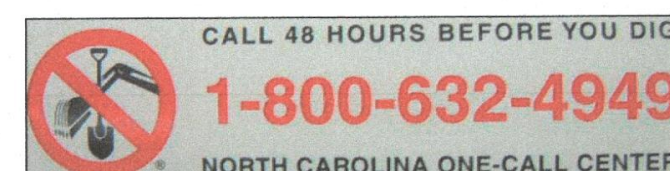


SITE VICINITY MAP
NOT TO SCALE

DEVELOPER/APPLICANT:

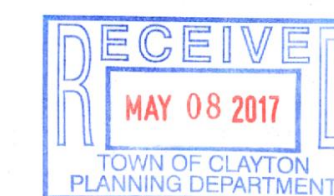
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527

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



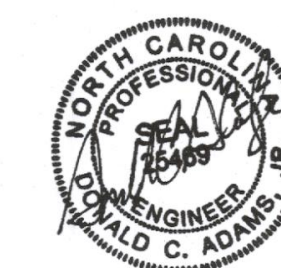
SHEET INDEX

<u>SHEET TITLE</u>	<u>SHEET No.</u>
EXISTING CONDITIONS.....	PD01
MASTER PLAN.....	PD02
PEDESTRIAN & VEHICULAR ROUTING.....	PD03
AMENITIES.....	PD04
HOUSING TYPES.....	PD05
PHASING.....	PD06
REGULATORY STANDARDS.....	PD07
PRELIMINARY ENGINEERING DESIGN.....	PD08
AMENDED RIVERWOOD ATHLETIC CLUB MASTER PLAN.....	PD09



MARCH 1, 2017

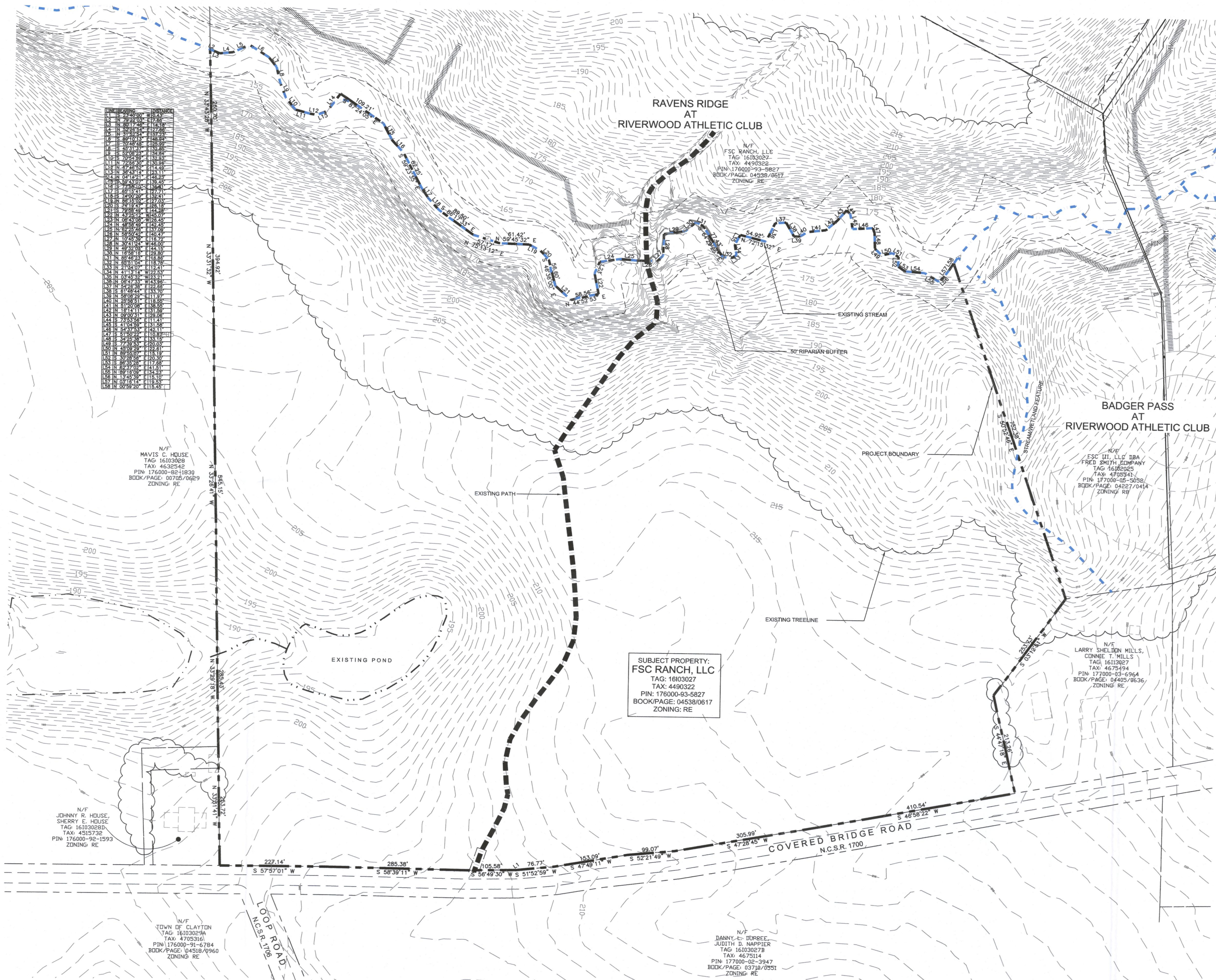
REVISED MARCH 24, 2017 AS PER TRC COMMENTS
REVISED APRIL 12, 2017 AS PER TRC COMMENTS
REVISED MAY 5, 2017 AS PER LAYOUT CHANGE



FOR REVIEW AND
COMMENT ONLY

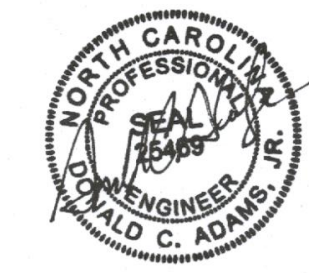
REVISED
10:41 am, May 08, 2017

REFERENCE T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

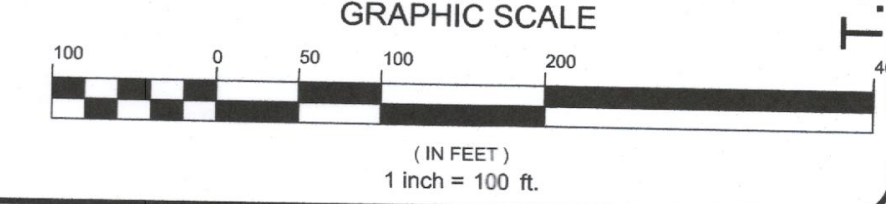
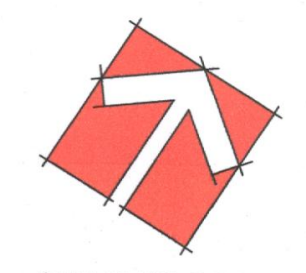


DEVELOPER/APPLICANT:
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

FOR REVIEW AND
COMMENT ONLY

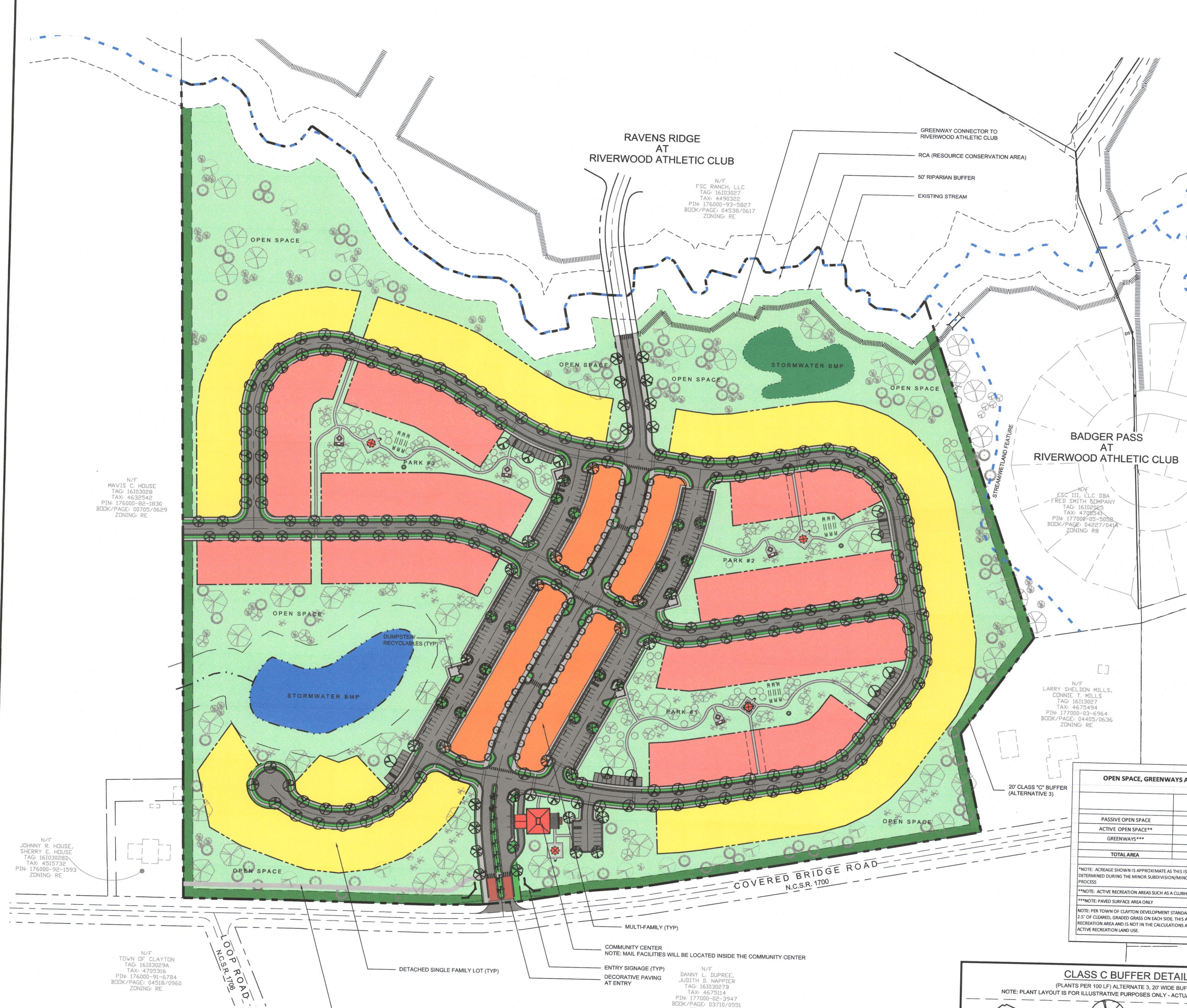


REVISED
10:42 am, May 08, 2017



T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

335 ATHLETIC CLUB BLVD CLAYTON, NC 27527 dominic@adamsandhodge.com 919-243-1332 FROM F.C. 4187	
ADAMS & HODGE ENGINEERING, PC	
DESIGN: DCA/TMH	WALTON FARM
DRAWN: TMH	AT
CHECKED: DCA	RIVERWOOD ATHLETIC CLUB
HORIZONTAL SCALE: SEE GRAPHIC SCALE	CLAYTON, NORTH CAROLINA
VERTICAL SCALE: N/A	EXISTING CONDITIONS
DATE: 03/01/2017	
JOB NO. AH-	
SHEET	PD01



STREETS NOTE
UPON CONSTRUCTION AND COMPLETION OF THE WARRANTY PERIOD, THE STREETS MAY BE DEDICATED TO N.C.D.O.T. OR THE TOWN OF CLAYTON

DEVELOPER/APPLICANT:
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

SITE DATA:

SITE ADDRESS:
3131 COVERED BRIDGE ROAD
CLAYTON, NC 27520
CLAYTON ETJ (AND WILL BE ANNEXED)
±51.63 ACRES (±2,248,997 SF)
178000-93-5827
FSC RANCH, LLC
400 RIVERWOOD DR
CLAYTON, NC 27527
R-E
PD-R
VACANT
310 UNITS/±0.0 UNITS PER ACRE
THIS DENSITY IS BASED ON A MIX OF 120 APARTMENT UNITS
AND 190 DETACHED SINGLE FAMILY LOTS.
1,236,948 SF/ 55%
NO
DUKE ENERGY PROGRESS
TOWN OF CLAYTON
TOWN OF CLAYTON
SINGLE FAMILY DETACHED DWELLINGS AND
MULTI-FAMILY APARTMENTS. THE SPECIFIC LOCATION, MIX
AND NUMBER OF EACH TYPE MAY CHANGE AS THE MARKET
DEMANDS PROVIDING THE OVERALL PROPOSED DENSITY IS NOT
EXCEEDED. ANY CHANGES TO LOCATION, MIX, AND NUMBER
MUST BE APPROVED BY TOWN OF CLAYTON PLANNING

RESIDENTIAL UNIT DATA

TYPE OF UNIT	NUMBER OF UNITS
SINGLE FAMILY LOTS (DETACHED)	190
1 BEDROOM MULTI-FAMILY UNITS	80
2 BEDROOM MULTI-FAMILY UNITS	40
TOTAL NUMBER OF UNITS	310
DENSITY (DU/AC)	6

- LEGEND:**
- SINGLE FAMILY DETACHED-TYPE 1*
 - SINGLE FAMILY DETACHED-TYPE 2*
 - MULTI-FAMILY (120 UNITS)
 - OPEN SPACE (ACTIVE/PASSIVE)
 - CLASS "C" BUFFER (ALTERNATIVE 3)
 - STORMWATER BMP
 - STREETS
 - SIDEWALKS
 - RCA (RESOURCE CONSERVATION AREA)
 - GREENWAY CONNECTOR
 - BUFFERED STREAM
- * SINGLE FAMILY DETACHED TYPES 1 & 2 TOTAL 190 LOTS

FOR REVIEW AND COMMENT ONLY



REVISED
10:43 am, May 08, 2017

IMPERVIOUS AREA CALCULATIONS*

	TOTAL AREA (SQUARE FEET)	% OF TOTAL SITE	IMPERVIOUS AREA (SQUARE FEET)	% IMPERVIOUS AREA
RESIDENTIAL LOTS	622,639	27.69%	466,979	75.00%
RIGHT-OF-WAY**	402,600	17.90%	263,338	65.41%
RESOURCE CONSERVATION AREAS***	107,593	4.78%	0	0.00%
TOTAL OPEN SPACE****	1,031,065	45.85%	23,763	2.30%
LANDSCAPING BUFFERS	86,561	3.85%	400	0.46%
TOTAL AREA	2,250,458	100.00%	754,480	33.53%

*NOTE: AREAS AND CALCULATIONS SHOWN ARE APPROXIMATE AS THIS IS A MASTER PLAN. ACTUAL AREAS WILL BE DETERMINED DURING THE MINOR SUBDIVISION/MINOR SITE PLAN APPLICATION SUBMITTAL PROCESS.
**NOTE: RIGHTS-OF-WAY INCLUDES STREETS AND SIDEWALKS.
***NOTE: RESOURCE CONSERVATION AREAS INCLUDE RIPARIAN BUFFER AREAS, OPEN WATER BODIES AND 100 YEAR FLOOD PLAIN.
****NOTE: OPEN SPACE INCLUDES CLUBHOUSE, AMENITIES, GREENWAYS, INTERNAL SIDEWALKS, FEATURES IN PARKS, ACTIVE AND PASSIVE SPACES, ETC.

OPEN SPACE, GREENWAYS AND OTHER RECREATION

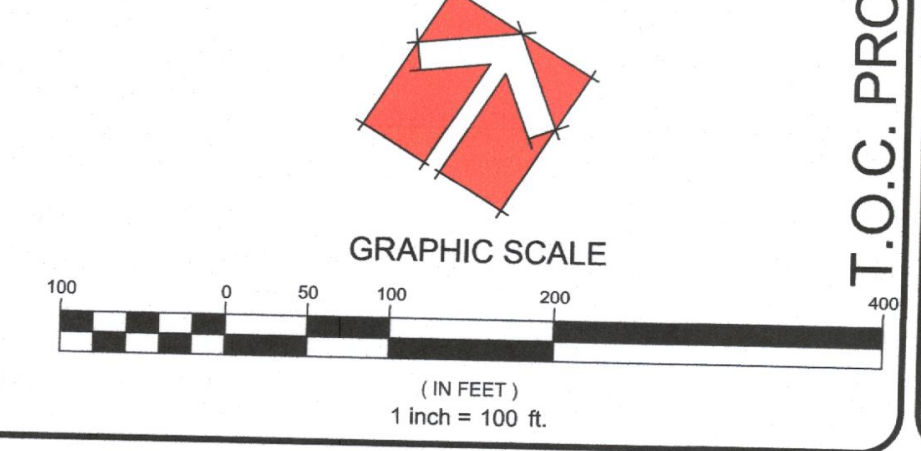
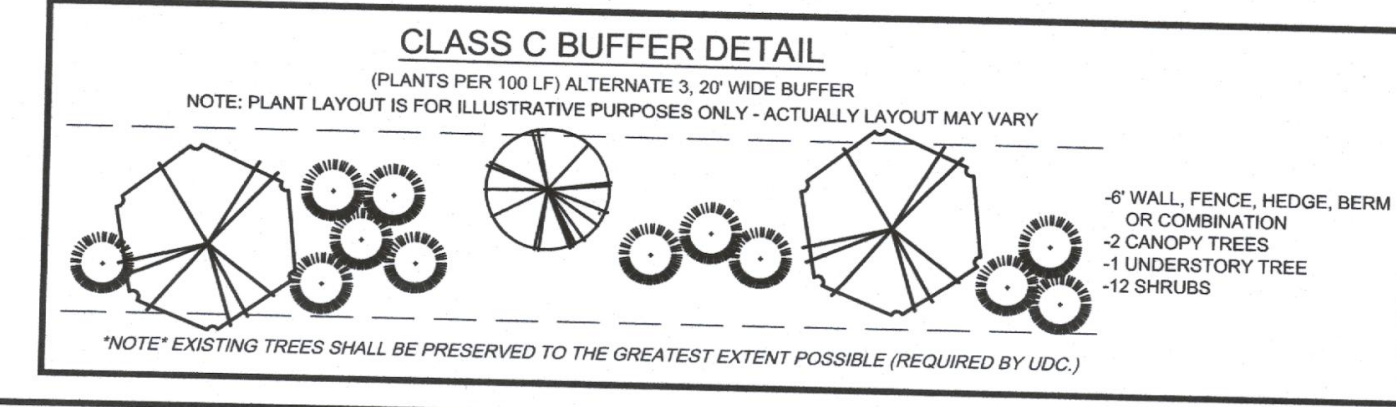
	ACRES*	% OF TOTAL SITE
PASSIVE OPEN SPACE	19.09	36.92
ACTIVE OPEN SPACE**	3.72	7.2
GREENWAYS***	0.89	1.7
TOTAL AREA	23.67	45.82

*NOTE: ACREAGE SHOWN IS APPROXIMATE AS THIS IS A MASTER PLAN. ACTUAL ACREAGE WILL BE DETERMINED DURING THE MINOR SUBDIVISION/MINOR SITE PLAN APPLICATION SUBMITTAL PROCESS.
**NOTE: ACTIVE RECREATION AREAS SUCH AS A CLUBHOUSE, DEVELOPED PARK, ETC.
***NOTE: PAVED SURFACE AREA ONLY.
NOTE: PER TOWN OF CLAYTON DEVELOPMENT STANDARDS, GREENWAYS MUST HAVE A MINIMUM OF 2.5' OF CLEARED, GRADED GRASS ON EACH SIDE. THIS AREA DOES NOT COUNT TOWARD ACTIVE RECREATION AREA AND IS NOT IN THE CALCULATIONS ABOVE. IN ACTUALITY, GREENWAYS ARE AN ACTIVE RECREATION LAND USE.

PARKING CALCULATIONS*

	NUMBER OF UNITS	TOTAL AREA (SQUARE FEET)	PARKING SPACE REQUIREMENTS	REQUIRED NUMBER OF SPACES*	PROPOSED NUMBER OF SPACES
COMMUNITY CENTER		1,800	1 SPACE/300 SQ. FT.	6	16
1 BEDROOM APARTMENT UNITS	80		1 SPACE/1 BEDROOM	80	80
2 BEDROOM APARTMENT UNITS	40		2 SPACES/2 BEDROOM UNIT	80	80
GUEST PARKING FOR APARTMENTS			1 SPACE/4 UNITS	30	30
OVERFLOW PARKING**				0	93
TOTALS	120			196	299

*NOTE: PARKING CALCULATIONS ARE BASED ON SECTION 155.401, TABLE 4.2 OF THE TOWN OF CLAYTON UNIFIED DEVELOPMENT CODE.
**NOTE: OVERFLOW PARKING COUNT IS BASED ON THE CURRENT MASTER PLAN LAYOUT AND IS SUBJECT TO CHANGE DURING THE SITE PLANNING AND SUBDIVISION PLAN APPLICATION PROCESS.
NOTE: THE ADA REQUIRES THAT OUT OF 200-300 PARKING SPACES 7 MUST BE ACCESSIBLE AND THAT 2 OF THE 7 SPACES MUST BE VAN ACCESSIBLE. THE CURRENT MASTER PLAN PARKING LAYOUT INCLUDES 10 ACCESSIBLE SPACES, 2 OF WHICH WILL BE VAN ACCESSIBLE.



T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

WALTON FARM
RIVERWOOD ATHLETIC CLUB
CLAYTON, NORTH CAROLINA

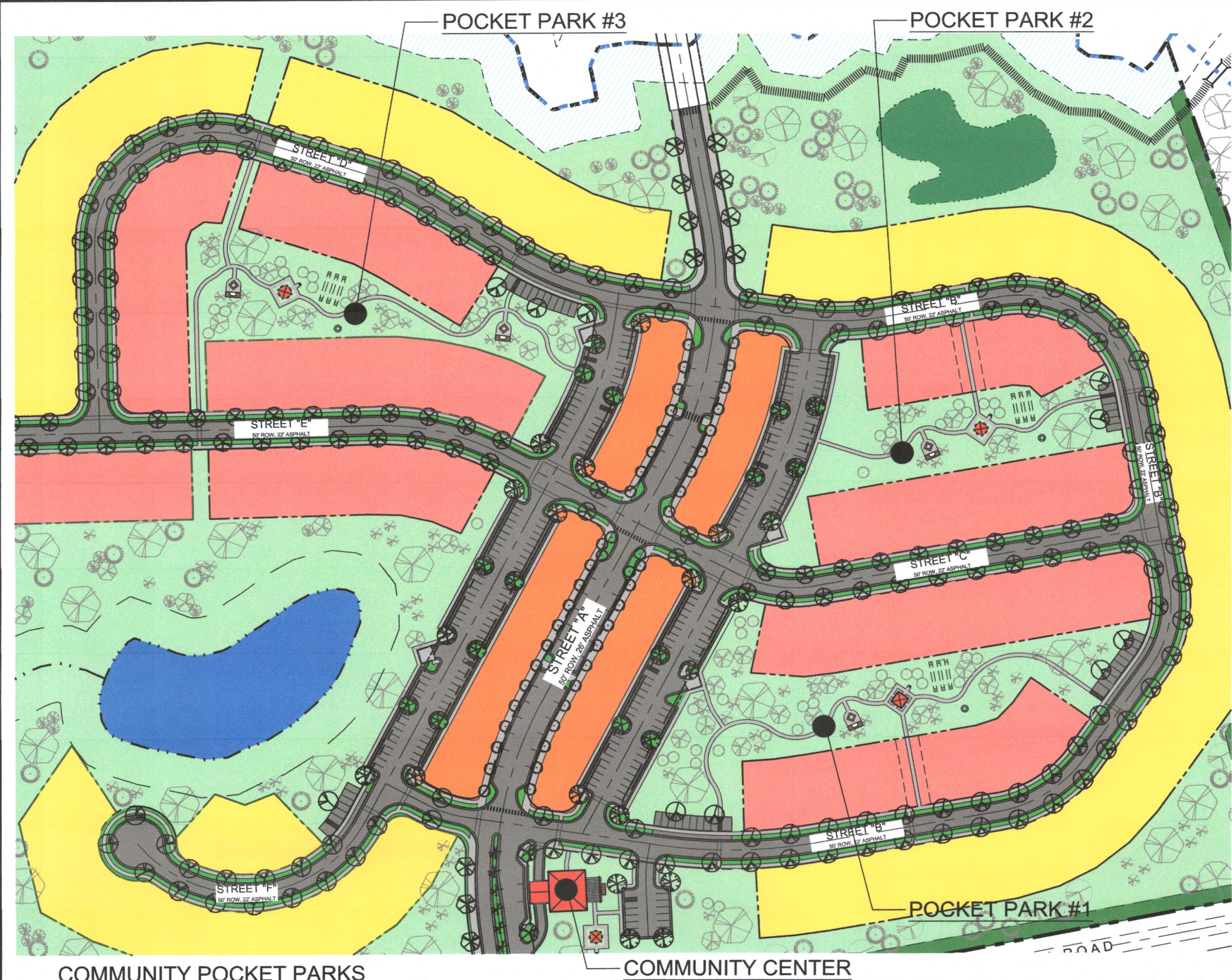
MASTER PD PLAN

DESIGN: DCA/TMH
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE DRAWING SCALE
VERTICAL SCALE: N/A
DATE: 03/01/2017
JOB NO: AH-
SHEET: PD02

ADAMS & HODGE
ENGINEERING, PC

3131 COVERED BRIDGE ROAD
CLAYTON, NC 27520
CLAYTON ETJ (AND WILL BE ANNEXED)
±51.63 ACRES (±2,248,997 SF)
178000-93-5827
FSC RANCH, LLC
400 RIVERWOOD DR
CLAYTON, NC 27527
R-E
PD-R
VACANT
310 UNITS/±0.0 UNITS PER ACRE
THIS DENSITY IS BASED ON A MIX OF 120 APARTMENT UNITS
AND 190 DETACHED SINGLE FAMILY LOTS.
1,236,948 SF/ 55%
NO
DUKE ENERGY PROGRESS
TOWN OF CLAYTON
TOWN OF CLAYTON
SINGLE FAMILY DETACHED DWELLINGS AND
MULTI-FAMILY APARTMENTS. THE SPECIFIC LOCATION, MIX
AND NUMBER OF EACH TYPE MAY CHANGE AS THE MARKET
DEMANDS PROVIDING THE OVERALL PROPOSED DENSITY IS NOT
EXCEEDED. ANY CHANGES TO LOCATION, MIX, AND NUMBER
MUST BE APPROVED BY TOWN OF CLAYTON PLANNING

3131 COVERED BRIDGE ROAD
CLAYTON, NC 27520
CLAYTON ETJ (AND WILL BE ANNEXED)
±51.63 ACRES (±2,248,997 SF)
178000-93-5827
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TOWN OF CLAYTON
TOWN OF CLAYTON
SINGLE FAMILY DETACHED DWELLINGS AND
MULTI-FAMILY APARTMENTS. THE SPECIFIC LOCATION, MIX
AND NUMBER OF EACH TYPE MAY CHANGE AS THE MARKET
DEMANDS PROVIDING THE OVERALL PROPOSED DENSITY IS NOT
EXCEEDED. ANY CHANGES TO LOCATION, MIX, AND NUMBER
MUST BE APPROVED BY TOWN OF CLAYTON PLANNING



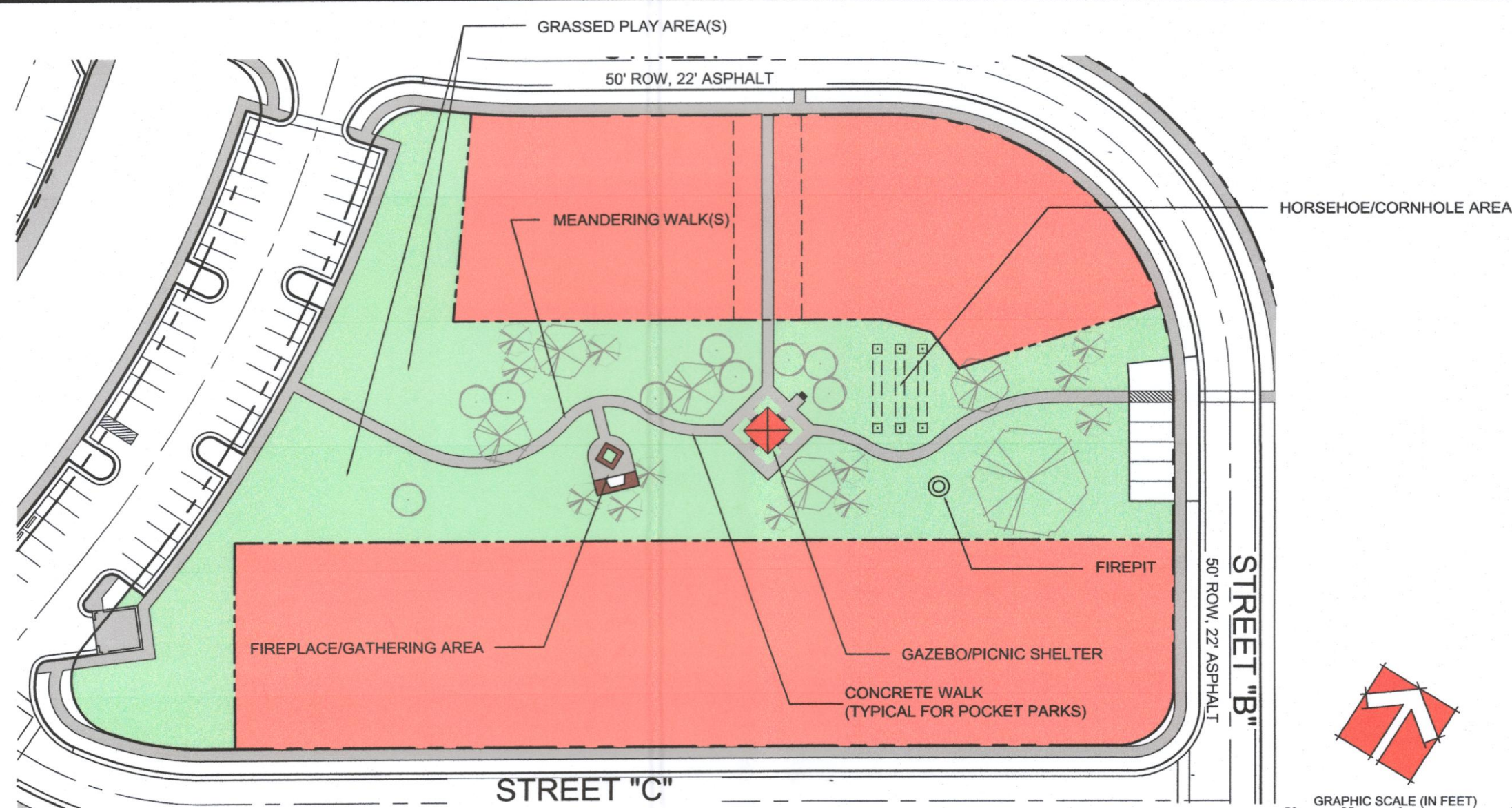
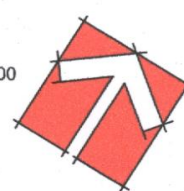
COMMUNITY POCKET PARKS

COMPONENTS OF THE POCKET PARKS MAY INCLUDE THE FOLLOWING:

- MEANDERING PRIVATE CONCRETE WALKS
- SUPPLEMENTAL LANDSCAPING
- GRILL AREA
- HORSESHOE/CORNHOLE AREA
- FIREPLACES/FIREPITS
- GAZEBOS/PICNIC AREAS
- PLAY LAWNS

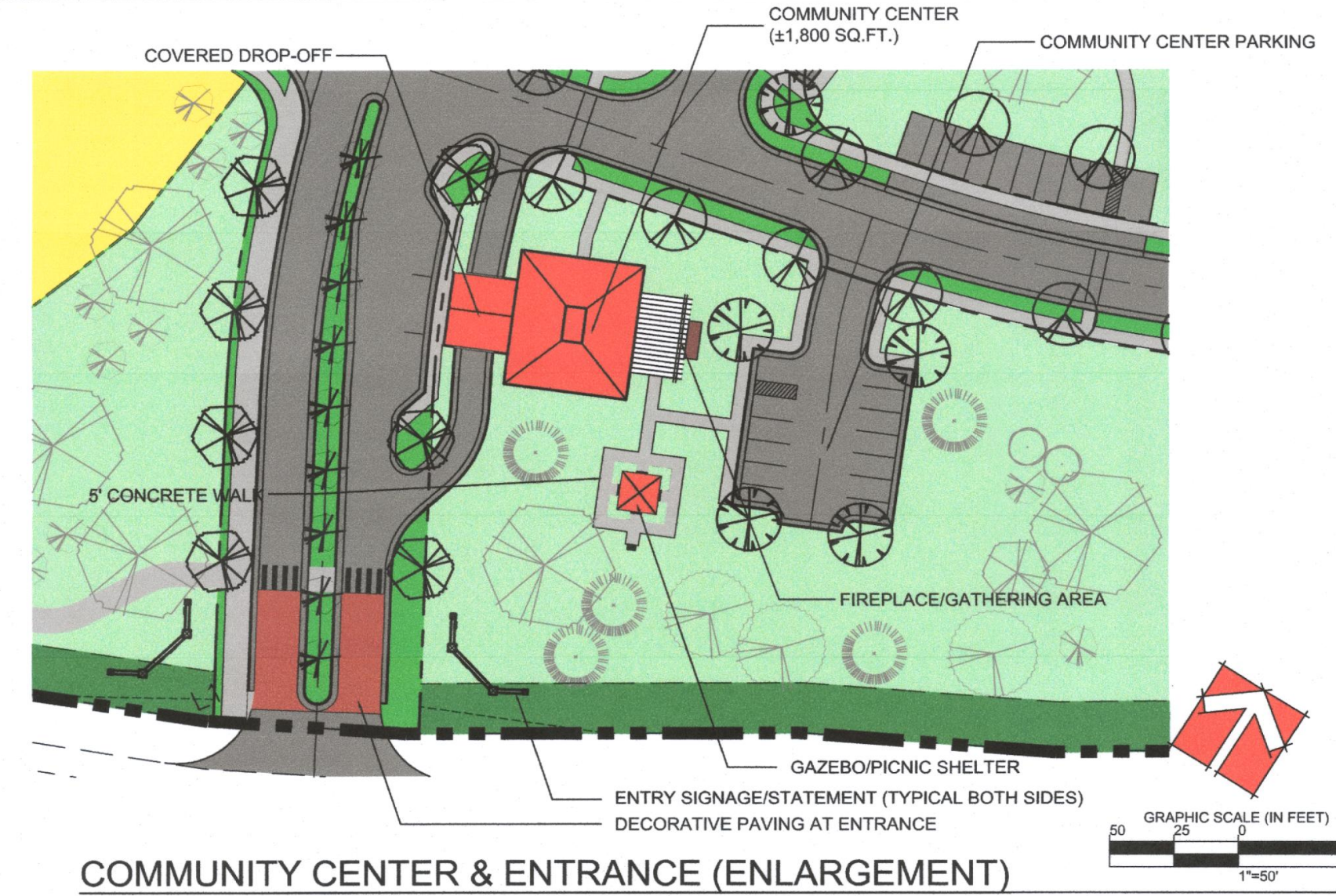
COMMUNITY CENTER

GRAPHIC SCALE (IN FEET)
1"=100'

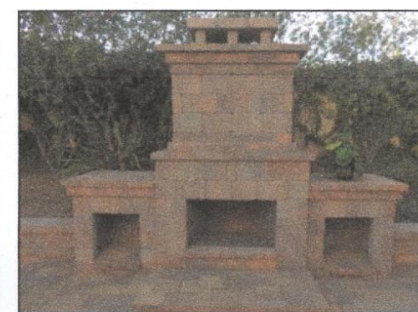
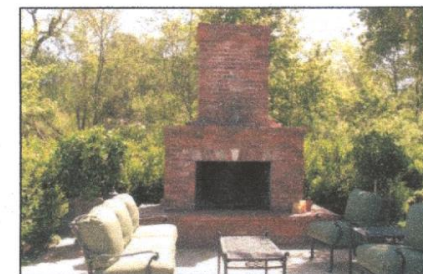


TYPICAL POCKET PARK (ENLARGEMENT)

GRAPHIC SCALE (IN FEET)
1"=50'



COMMUNITY CENTER & ENTRANCE (ENLARGEMENT)



OUTDOOR FIREPLACE & FIREPIT

1. MAY BE MASONRY OR PRECAST.
2. FIELD LOCATED TO ACHIEVE MOST DESIRABLE IMPACT IN THE LANDSCAPE.
3. PERIMETER LANDSCAPE MAY BE ADDED AS NEEDED.

FIREPLACES AND FIREPITS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL CONSTRUCTED FIREPLACES MAY VARY IN DESIGN AND MATERIALS.
NOTE NEIGHBORHOOD PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.

ADDITIONAL AMENITIES

RIVERWOOD ATHLETIC CLUB

OUTDOOR POOLS
INDOOR POOL
WORKOUT FACILITY
WALKING TRAILS

LIONSGATE ATHLETIC CLUB

OUTDOOR POOL
WORKOUT FACILITY

TRALEE ATHLETIC CLUB

OUTDOOR POOL
WORKOUT FACILITY

RIVERWOOD GOLF CLUB

27 HOLE GOLF COURSE & DRIVING RANGE

EAGLE RIDGE GOLF CLUB

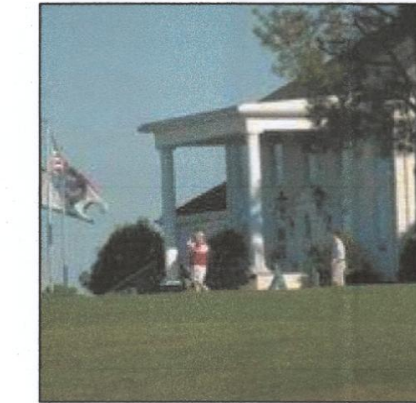
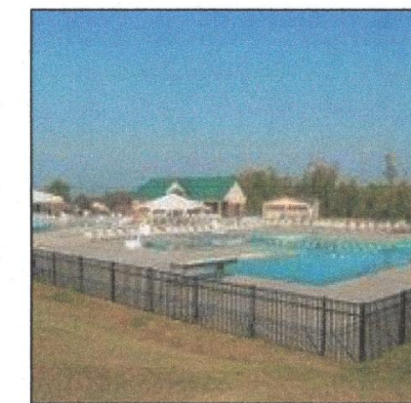
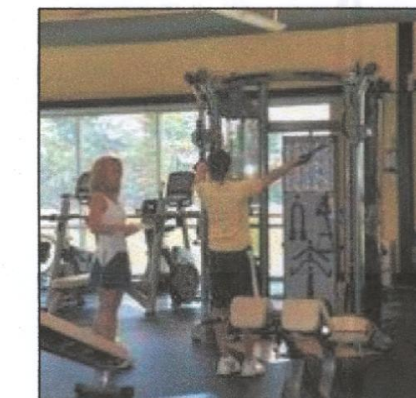
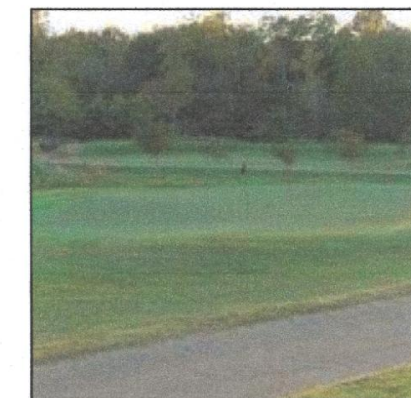
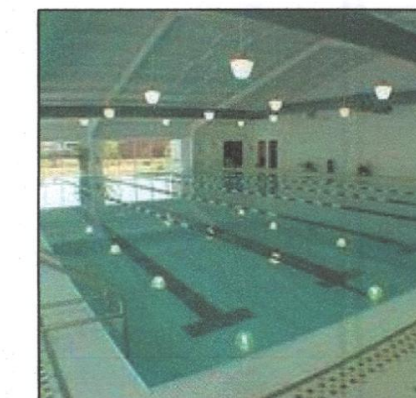
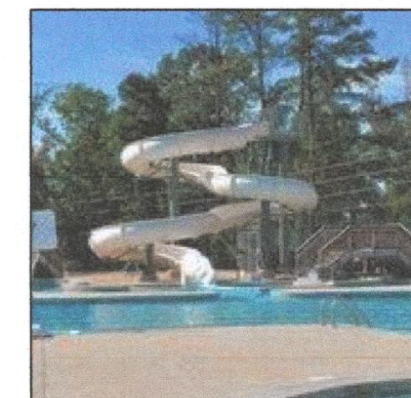
18 HOLE GOLF COURSE & DRIVING RANGE

OLD LIBERTY GOLF CLUB

18 HOLE GOLF COURSE & DRIVING RANGE

HEDDINGHAM GOLF CLUB

18 HOLE GOLF COURSE & DRIVING RANGE



DEVELOPER/APPLICANT:

FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919.763.7278



GAZEBO

1. APPROXIMATELY 16'X16' PAINTED WOOD OR VINYL CONSTRUCTION.
2. CONCRETE FLOOR WITH WALKWAY.
3. PERIMETER LANDSCAPE MAY BE ADDED AS NEEDED.

NOTE POCKET PARKS AND AMENITIES SHALL BE REVIEWED AS MINOR SITE PLANS.

LEGEND:

- OPEN SPACE (ACTIVE/PASSIVE)
- CLASS "C" BUFFER (ALTERNATIVE 3)
- STORMWATER BMP
- RCA (RESOURCE CONSERVATION AREA)
- GREENWAY CONNECTOR
- BUFFERED STREAM

OPEN SPACE INFORMATION

OVERALL OPEN SPACE

REQUIRED = 12.5% OF TRACT (51.63 ACS) = 6.45 AC
PROVIDED = 14.69 AC (DOES NOT INCLUDE RCA/BUFFERS)

IMPROVED/ACTIVE OPEN SPACE

REQUIRED = 25% OF REQ'D OPEN SPACE = 1.61 AC
PROVIDED = 3.72 AC

ACTIVE OPEN SPACE COMPONENTS

COMPRISED OF COMMUNITY POCKET PARKS 1, 2 & 3
AND MAY INCLUDE THE FOLLOWING:

- GAZEBOS
- PICNIC AREAS
- OPEN PLAY SPACES
- FIRE PITS
- FIRE PLACES
- GREENWAY TRAILS

RESOURCE CONSERVATION AREA (RCA)

WALTON FARM RCA = 2.47 ACRES

RESOURCE CONSERVATION AREAS

1. RESOURCE CONSERVATION AREAS AS DEFINED BY SECTION 155.500 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) SHALL BE IDENTIFIED ON PLATS AS BEING PERMANENTLY SET ASIDE. THESE AREAS SHALL INCLUDE JURISDICTIONAL WETLANDS, 100 YEAR FLOOD PLAINS AND STREAM BUFFERS (AS DEFINED IN SECTION 155.502(A)(1) OF THE UDO).

2. RESOURCE CONSERVATION AREAS SHALL BE PROTECTED IN PERPETUITY BY A BINDING LEGAL INSTRUMENT THAT IS RECORDED WITH THE DEED. THE INSTRUMENT FOR PERMANENT PROTECTION SHALL INCLUDE CLEAR RESTRICTIONS ON THE USE OF THE OF RESOURCE CONSERVATION AREA AS DESCRIBED IN SECTION 155.500(F) OF THE UDO.

FOR REVIEW AND COMMENT ONLY



REVISED
10:46 am, May 08, 2017

T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie.adams@ash-engineering.com
919.243.1332
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC



WALTON FARM
AT
RIVERWOOD ATHLETIC CLUB
CLAYTON, NORTH CAROLINA

AMENITIES

DESIGN: DCA/TMH
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 03/01/2017
JOB NO.: AH-
SHEET: PD04

PD04

DEVELOPER/APPLICANT:

FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

MULTI-FAMILY APARTMENT BUILDINGS

NOT TO SCALE

NOTE: THE MULTI-FAMILY APERTMENT BUILDINGS OF WALTON ACRES WILL BE SIMILAR TO THE DOWNTOWN AREA ALONG ATHLETIC CLUB BOULEVARD IN RIVERWOOD ATHLETIC CLUB



MINIMUM BUILDING SETBACKS

FRONT = 15'
SIDE = 0
REAR = 0
STREET SIDE = 10'
BUILDING SEPARATION = 10'
MAXIMUM BUILDING HEIGHT = 44.5'

NOTE:

MINIMUM LOT WIDTH = 54'
MINIMUM LOT DEPTH = 63'

NOTE: PHOTOS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: THE MULTI-FAMILY PORTION OF THIS MASTER PLAN WILL REQUIRE A MINOR SITE PLAN APPLICATION TO BE REVIEWED AND APPROVED BY THE TOWN OF CLAYTON

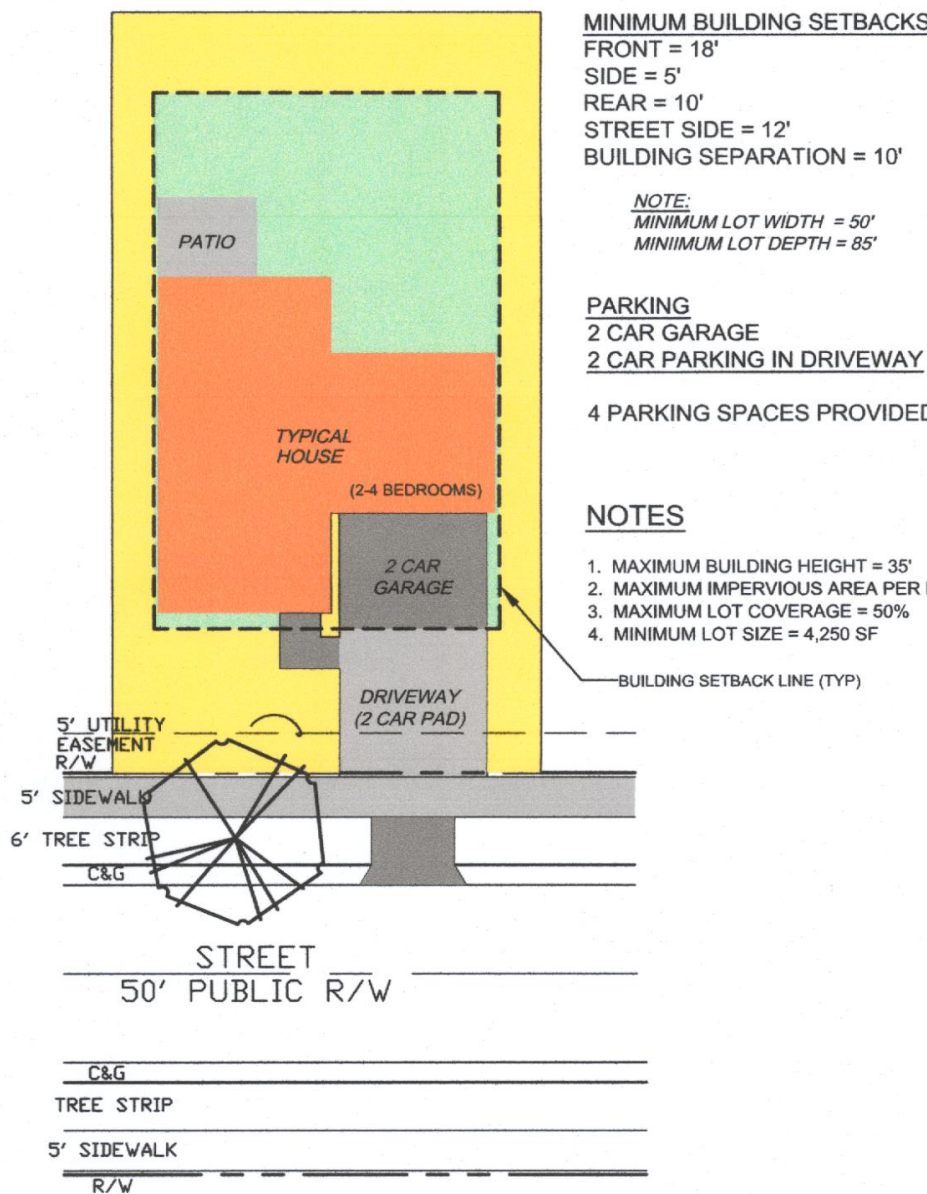
SINGLE FAMILY DETACHED TYPE1

SCALE: 1" = 20'-0"

NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.



NOTE PHOTOGRAPH TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY.



MINIMUM BUILDING SETBACKS
FRONT = 18'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
BUILDING SEPARATION = 10'

NOTE:
MINIMUM LOT WIDTH = 50'
MINIMUM LOT DEPTH = 85'

PARKING
2 CAR GARAGE
2 CAR PARKING IN DRIVEWAY
4 PARKING SPACES PROVIDED

NOTES

1. MAXIMUM BUILDING HEIGHT = 35'
2. MAXIMUM IMPERVIOUS AREA PER LOT = 75%
3. MAXIMUM LOT COVERAGE = 50%
4. MINIMUM LOT SIZE = 4,250 SF

BUILDING SETBACK LINE (TYP)

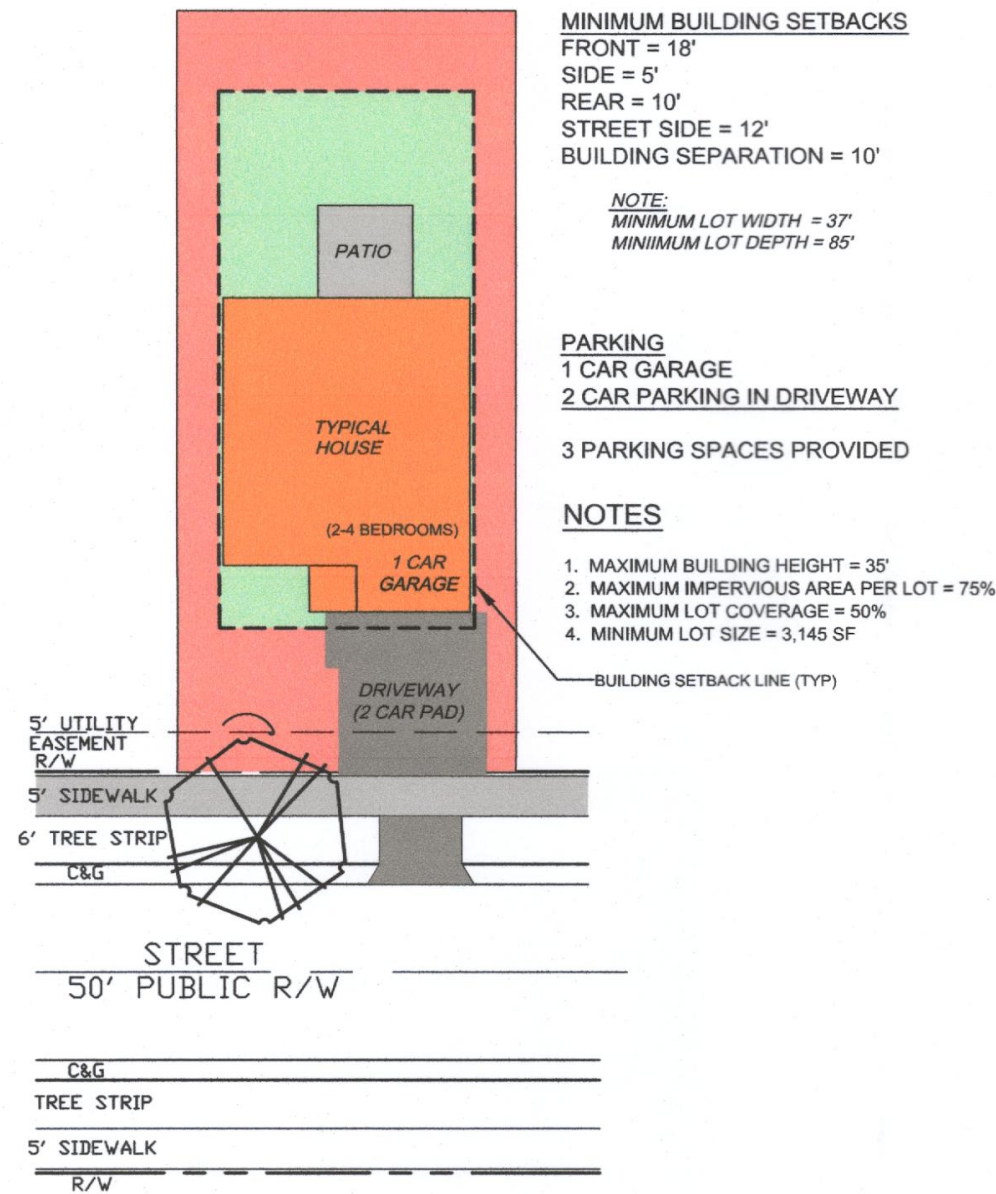
SINGLE FAMILY DETACHED TYPE 2

SCALE: 1" = 20'-0"

NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.



NOTE PHOTOGRAPH TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY.



MINIMUM BUILDING SETBACKS
FRONT = 18'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
BUILDING SEPARATION = 10'

NOTE:
MINIMUM LOT WIDTH = 37'
MINIMUM LOT DEPTH = 85'

PARKING
1 CAR GARAGE
2 CAR PARKING IN DRIVEWAY
3 PARKING SPACES PROVIDED

NOTES

1. MAXIMUM BUILDING HEIGHT = 35'
2. MAXIMUM IMPERVIOUS AREA PER LOT = 75%
3. MAXIMUM LOT COVERAGE = 50%
4. MINIMUM LOT SIZE = 3,145 SF

BUILDING SETBACK LINE (TYP)

FOR REVIEW AND
COMMENT ONLY



REVISED
10:46 am, May 08, 2017

T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

ADAMS & HODGE
ENGINEERING, PC



WALTON FARM
AT
RIVERWOOD ATHLETIC CLUB
CLAYTON, NORTH CAROLINA

HOUSING TYPES

DESIGN: DCA/TMH
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 05/01/2017
JOB NO.: AH-
SHEET: PD05



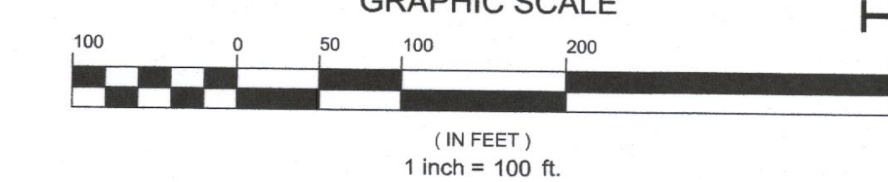
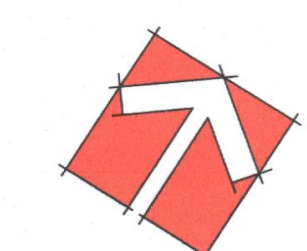
DEVELOPER/APPLICANT:
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT AGENT: DONNIE ADAMS, PE
919.753.7278

NOTE
A MINOR SUBDIVISION APPLICATION WILL BE
REQUIRED FOR EACH PHASE.
A MINOR SITE PLAN APPLICATION WILL BE
REQUIRED FOR EACH DEVELOPED OPEN
SPACE AREA AND THE COMMUNITY CENTER

**FOR REVIEW AND
COMMENT ONLY**



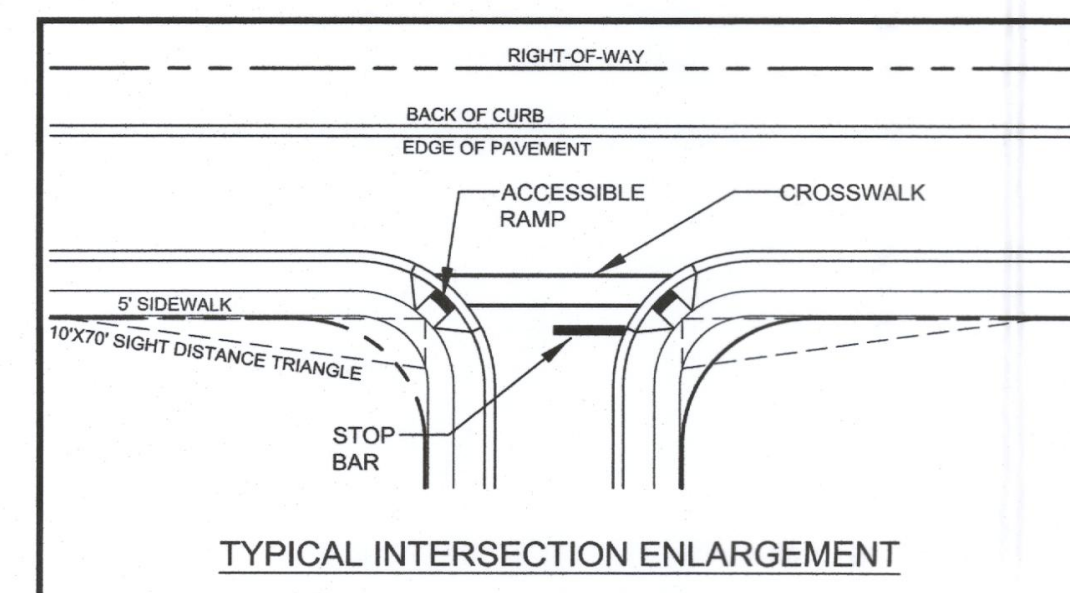
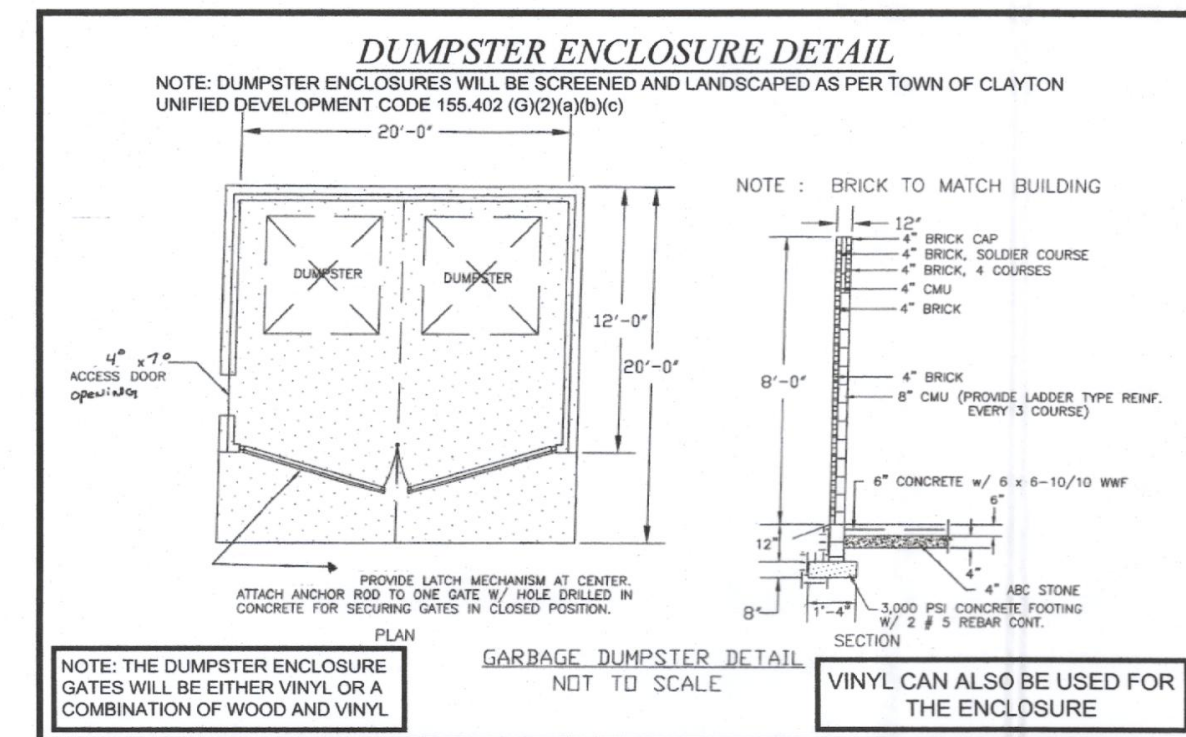
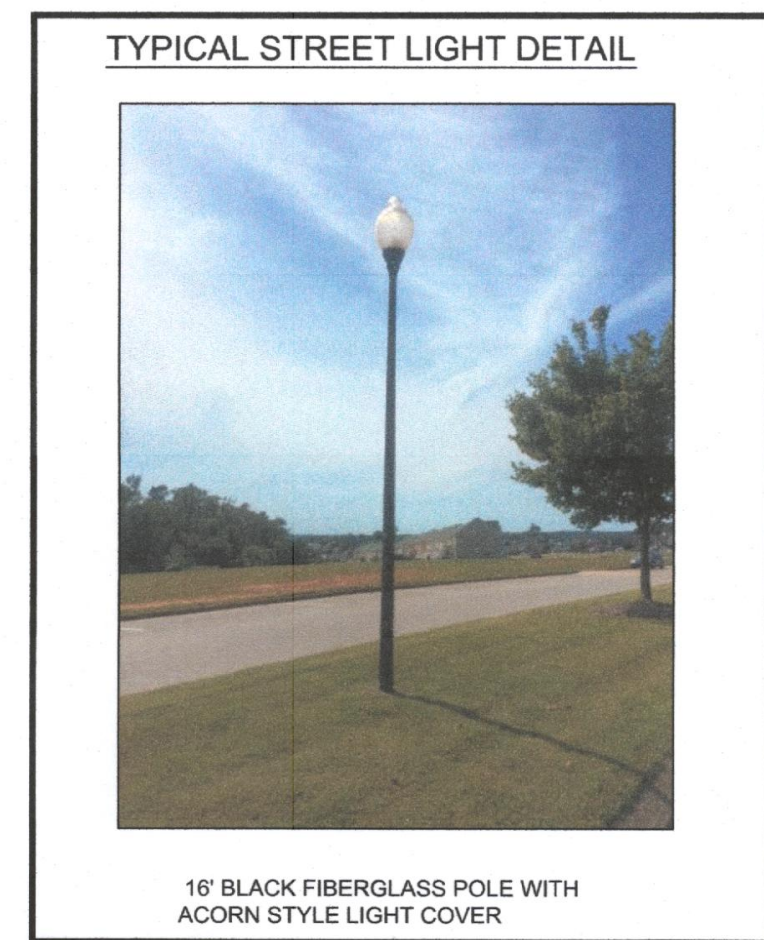
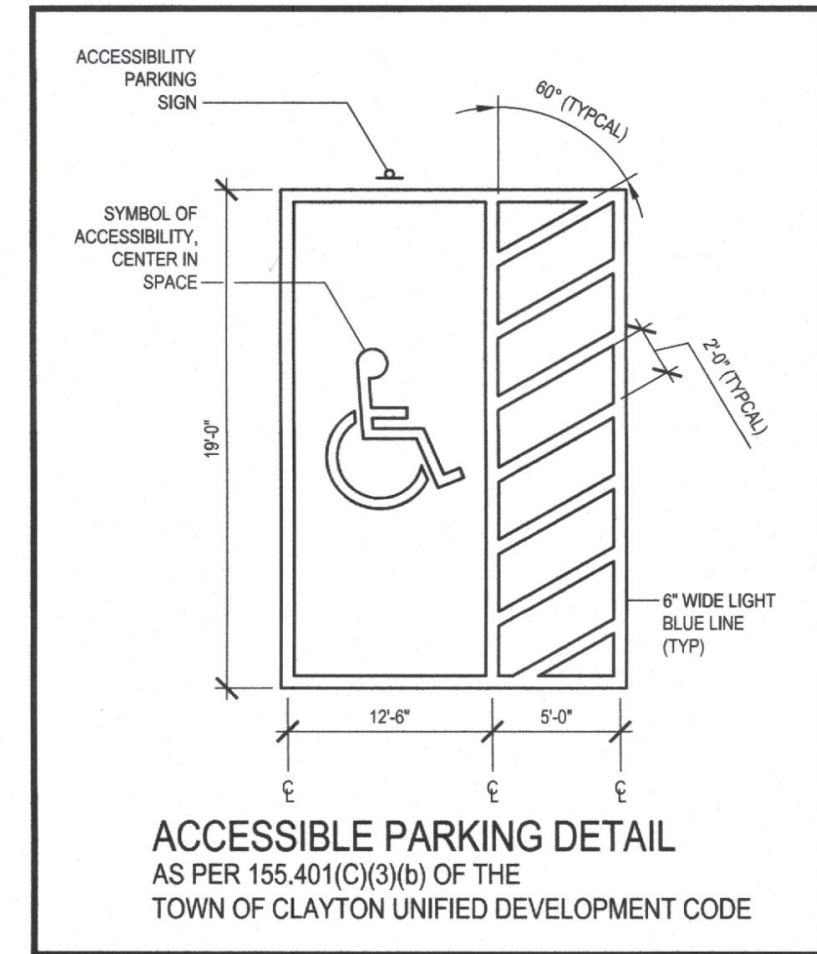
REVISED
10:47 am, May 08, 2017



T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

ADAMS & HODGE ENGINEERING, PC	
333 ATHLETIC CLUB BLVD CLAYTON, NC 27527 919.753.1332 don@adamsandhodge.com FIRM # C-187	
WALTON FARM AT RIVERWOOD ATHLETIC CLUB CLAYTON, NORTH CAROLINA	
PHASE MAP	
DESIGN DCA/TMH	DATE 03/01/2017
DRAWN TMH	
CHECKED DCA	
HORIZONTAL SCALE SEE GRAPHIC SCALE	
VERTICAL SCALE N/A	
JOB NO. AH--	
SHEET PD06	

REVISED
10:48 am, May 08, 2017



T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

WALTON FARM
AT
RIVERWOOD ATHLETIC CLUB
CLAYTON, NORTH CAROLINA

REGULATORY STANDARDS

DESIGN	DCA/TMH
DRAWN	TMH
CHECKED	DCA
HORIZONTAL SCALE	SEE GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	03/01/2017
JOB NO.	AH-
SHEET	

[PD07]

ADAMS & HODGE
ENGINEERING, PC

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



DEVELOPER/APPLICANT:
FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

LEGEND:
SS SANITARY SEWER
WL PUBLIC WATER

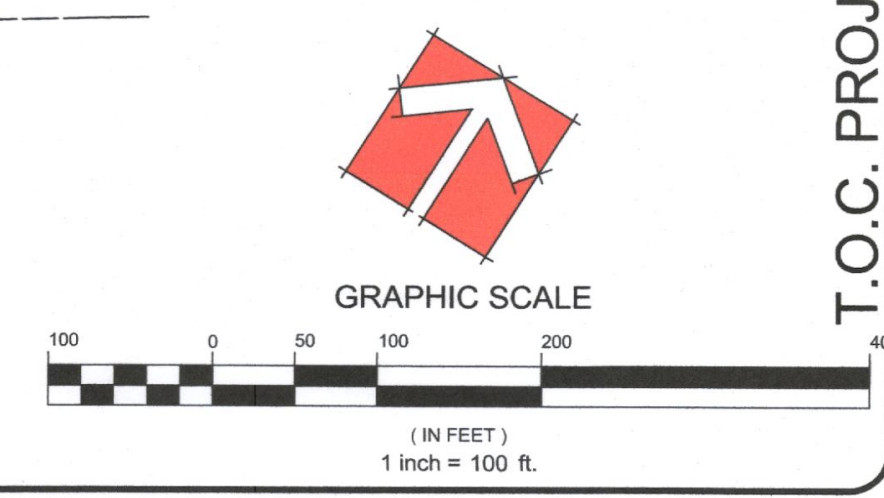
NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

NOTE:
ALL VEGETATION THAT IS TO REMAIN WILL BE DELINEATED AND PRIOR TO GRADING WILL BE SEPARATED FROM CONSTRUCTION AREAS WITH ORANGE FENCING AND WILL BE SIGNED AS "TREE PROTECTION AREA"

FOR REVIEW AND COMMENT ONLY



REVISED
10:49 am, May 08, 2017



T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

335 ATHLETIC CLUB BLVD CLAYTON, NC 27527 dominic@adams-hodge.com 919-243-1335 FIRM # C-4187	ADAMS & HODGE ENGINEERING, PC		WALTON FARM AT RIVERWOOD ATHLETIC CLUB CLAYTON, NORTH CAROLINA
			PRELIMINARY ENGINEERING DESIGN
DESIGN OCA/TMH	DRAWN TMH	CHECKED SCA	HORIZONTAL SCALE SEE GRAPHIC SCALE
DATE 03/01/2017	208 NO. AH-	SHEET PD08	

- NEW WALTON ACRES PD-MU AREA
- REVISED PHASES
- CURRENTLY DEVELOPED PHASES
- CURRENTLY UNDEVELOPED PHASES
- OPEN SPACE
- LAKE, STREAMS AND RIVERS
- RESOURCE CONSERVATION AREAS
- ASPHALT WALKING TRAIL



PHASE 8C-2
****APPROVED UNDER CURRENT UDO****

SITE DATA:
OWNER: FSC IV, LLC
ACREAGE: Total Tract Area: 8.2 Acres
RCA within Proposed Development Area = 4.82 Acs
Additional OPEN SPACE to TOC = 2.51 Acs
MAXIMUM DENSITY ALLOWED: 6.3 UNITS/AC
PROPOSED DENSITY: 1.71 UNITS/AC
PROPOSED LOT TOTAL: 14 LOTS
PROPOSED AVERAGE LOT SIZE: 6,500 SF
PROPOSED MINIMUM LOT SIZE: 6,000 SF
PARCEL IDENTIFICATION NUMBER: 176000-73-7987

R-8 OPEN SPACE SUBDIVISION SETBACKS:
FRONT = 20'
SIDE INTERIOR = 6'
SIDE STREET = 10'
REAR = 15'

PHASE	ZONING	# OF LOTS
8C-2	R-8	14
SUB-TOTAL		14

GRAND TOTAL NUMBER OF LOTS AND UNITS IN RIVERWOOD ATHLETIC CLUB: 1,382

****NOTE: PROPOSED ZONING IS R-8 OPEN SPACE SUBDIVISION**

WALTON FARM

SITE DATA:
SITE ADDRESS: 3131 COVERED BRIDGE ROAD
CLAYTON, NC 27520
TOWN LIMIT OR E.T.I.: CLAYTON E.T.I. (AND WILL BE ANNEXED)
ACREAGE: 51.63 ACRES (±2,248,987 SF)
NO PIN NUMBER
OWNERS & ADDRESSES: FSC RANCH, LLC
400 RIVERWOOD DR
CLAYTON, NC 27527
R-8
PD-R
VACANT
310 UNITS @ 6.0 UNITS PER ACRE
THIS DENSITY IS BASED ON A MIX OF 120 APARTMENT UNITS AND 180 DETACHED SINGLE FAMILY LOTS.
1,236,848 SF @ 55%
CURRENT ZONING: R-8
PROPOSED ZONING: PD-R
EXISTING USE: VACANT
PROPOSED DENSITY: 3.42 UNITS/AC
PROPOSED LOT TOTAL: 158 LOTS
PROPOSED AVERAGE LOT SIZE: 6,500 SF
PROPOSED MINIMUM LOT SIZE: 6,000 SF
PARCEL IDENTIFICATION NUMBER: 176000-83-9975

R-8 OPEN SPACE SUBDIVISION SETBACKS:
FRONT = 20'
SIDE INTERIOR = 6'
SIDE STREET = 10'
REAR = 15'

PHASE	ZONING	# OF LOTS
8B	R-8	19
8C-1	R-8	13
8D	R-8	18
8E	R-8	44
SUB-TOTAL		94

GRAND TOTAL NUMBER OF LOTS AND UNITS IN RIVERWOOD ATHLETIC CLUB: 1,368

NET AFFECTS OF THIS REVISION IN THE CURRENT RIVERWOOD ATHLETIC CLUB BOUNDARY
1. TOTAL NUMBER OF LOTS HAS BEEN REDUCED BY 41 LOTS.

****NOTE: "RECREATION/OPEN SPACE FEES ARE NOT REQUIRED UNTIL 1085 DWELLING UNITS ARE RECORDED" PER TOWN COUNCIL APRIL 1998.**
****THE 50' RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREA SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.**
o ORANGE FENCING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50' RIPARIAN (AND ANY OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCRoACHED UPON DURING CONSTRUCTION.

PROJECT	TOTAL AREA	OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
RIVERWOOD ATHLETIC CLUB (CURRENT)	595.92 ACS	74.50 ACS	128.18 ACS
RIVERWOOD RANCH	266.94 ACS	33.37 ACS	55.46 ACS
RIVERWOOD ATHLETIC CLUB (ADDITION)	51.63 ACS	6.45 ACS	14.69 ACS
SUMMARY	914.49 ACS	114.31 ACS	198.33 ACS

****NOTE**** THE 12.5% OPEN SPACE REQUIREMENT HAS BEEN COMPLETELY FULLFILLED UNDER CURRENT RIVERWOOD ON THE NEUSE MASTER PLAN APPROVAL. ALL OPEN SPACE SHOWN ON THIS PLAN IS IN EXCESS OF THE TOWN'S STANDARDS.

TREE PROTECTION AREA:
THE EXISTING TREES WITHIN 30' OF THE EXISTING WALKING TRAIL (ON THE PHASE 8B & 8E SIDE) FROM THE REAR OF LOT 2267 THROUGH LOT 2144 WILL BE PROTECTED DURING DEVELOPMENT AND HOME CONSTRUCTION. IN THE EVENT LAND DISTURBING ACTIVITY MUST TAKE PLACE IN THIS AREA, THE DEVELOPER AGREES TO REPLACE ANY TREE 4" IN DIAMETER OR GREATER. THE REPLACEMENT TREE WILL BE A MINIMUM 2.5" CALIPER MEASURED 12" ABOVE THE GROUND.

ORIGINAL RIVERWOOD ATHLETIC CLUB PROPERTY
**** APPROVED PRIOR TO UDO ****

SITE DATA:
OWNER: RIVERWOOD ON THE NEUSE, LLC.
ACREAGE: Total Tract Area: 537 Acres
Residential Area: 434 Acres
MAXIMUM DENSITY ALLOWED: 4.7 UNITS/AC
PROPOSED DENSITY: 2.8 UNITS/AC
PROPOSED AVERAGE LOT SIZE: 8,000 SF
PROPOSED MINIMUM LOT SIZE: 3,000 SF
PARCEL IDENTIFICATION NUMBERS: 1760-76-6790, 1760-98-1564, 1760-85-2108, 1770-15-1974, 1770-04-4978, 1770-52-3060, 1760-98-0859

MIN. BUILDING SETBACKS:
FRONT R-10 = 18', R-6 = 10'
SIDE R-10 = 6', R-6 = 4'
REAR R-10 = 15', R-6 = 12'
CORNER YARD R-10 = 12', R-6 = 10'

PHASE	ZONING	LOTS/UNITS
2B3	R-10	28
6A3	R-10	22
6A4	R-10	16
6D3	R-10	22
6D4	R-10	15
7A	R-8	38
7B	R-8	28
TRACT B2	B1	TBD (MF)
TRACT B3	B1	TBD (MF)
TRACT B5	B1	TBD (MF)
TRACT B7	B1	TBD (MF)
SUB-TOTAL		242

EXISTING RECORDED LOTS/UNITS		
1A-1D	R-5	165
2A	R-10	46
2B-2C	R-10	78
2D	R-10	16
2E	R-10	27
3F	R-10	22
2F2	R-10	11
2G	R-10	41
2H	R-10	21
2H2	R-10	2
3A	R-10	6
3B-E	R-10	68
3F-G	R-10	131
4A-F	R-10	113
4C	R-10	80
5A-5B	R-6	2
6A	R-10	4
6B	R-10	28
6D1	R-10	18
6D2	R-10	16
6E1	R-10	3
6E2	R-10	21
TRACT B1	B-1	25 (MF)
TRACT B7	B-1	21 (TH)
SUB-TOTAL		1032

GRAND TOTAL NUMBER OF LOTS AND UNITS IN RIVERWOOD ATHLETIC CLUB: 1,274

****NOTE: PROPOSED ZONING IS R-6, R-8 & R-10 CLUSTER/OPEN SPACE SUBDIVISION**

PHASES 8A, 8B, 8C-1, 8D, 8E & 9 ADDITION
****APPROVED UNDER CURRENT UDO****

SITE DATA:
OWNER: FSC IV, LLC
ACREAGE: Total Tract Area: 94.37 Acres (93.23 Acres Excluding R/W.
Currently Proposed Development Area = 46.19 Acres
RCA within Proposed Development Area = 6.24 Acres
Additional OPEN SPACES excluding RCA = 3.70 Acres
MAXIMUM DENSITY ALLOWED: 6.76 UNITS/AC
PROPOSED DENSITY: 3.42 UNITS/AC
PROPOSED LOT TOTAL: 158 LOTS
PROPOSED AVERAGE LOT SIZE: 6,500 SF
PROPOSED MINIMUM LOT SIZE: 6,000 SF
PARCEL IDENTIFICATION NUMBER: 176000-83-9975

R-8 OPEN SPACE SUBDIVISION SETBACKS:
FRONT = 20'
SIDE INTERIOR = 6'
SIDE STREET = 10'
REAR = 15'

PHASE	ZONING	LOTS/UNITS
8B	R-8	19
8C-1	R-8	13
8D	R-8	18
8E	R-8	44
SUB-TOTAL		94

GRAND TOTAL NUMBER OF LOTS AND UNITS IN RIVERWOOD ATHLETIC CLUB: 1,368

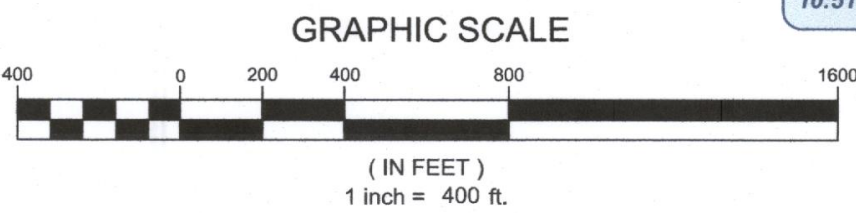
NET AFFECTS OF THIS REVISION IN THE CURRENT RIVERWOOD ATHLETIC CLUB BOUNDARY
1. TOTAL NUMBER OF LOTS HAS BEEN REDUCED BY 41 LOTS.

****NOTE: "RECREATION/OPEN SPACE FEES ARE NOT REQUIRED UNTIL 1085 DWELLING UNITS ARE RECORDED" PER TOWN COUNCIL APRIL 1998.**
****THE 50' RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREA SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.**
o ORANGE FENCING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50' RIPARIAN (AND ANY OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCRoACHED UPON DURING CONSTRUCTION.

FOR REVIEW AND COMMENT ONLY



REVISED
10:51 am, May 08, 2017



T.O.C. PROJECT: 2017-38-SD/2017-37-PDD

335 A ATHLETIC CLUB BLVD
CLAYTON, NC 27520
919-243-1332
adamshodge.com
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

RIVERWOOD ATHLETIC CLUB
AMENDED
RIVERWOOD ATHLETIC CLUB
MASTER PLAN

CLAYTON, NORTH CAROLINA

DESIGN DCA
DRAWN DCA
CHECKED DCA
HORIZONTAL SCALE 1" = 100'
VERTICAL SCALE N/A
DATE 03/01/2017
JOB NO. AH-
SHEET PD09



April 18, 2017

Mr. Adam Lindsay
Town Manager
Town of Clayton
PO Box 879
Clayton, NC 27520

Subject: Request for Sewer Allocation
Walton Farm at RWAC
Johnston County, NC

The proposed project, Walton Farm at RWAC, will consist of 190 single family residences and 120 apartments (40 - 2 bedrooms and 80 - 1 bedrooms). Based on the average daily wastewater flow of 250 GPD for a single family residence established for the Town of Clayton as well as flow requirements based on NCAC 2T rules I anticipate a wastewater flow as follows:

190 – single family residence	@ 250 GPD = 47,500 GPD
40 – 2 bedroom apartment units	@ 240 GPD = 9600 GPD
80 – 1 bedroom apartment units	@ 240 GPD = 19,200 GPD
1 – community center (+/-1800 sf)	@ 60 GPD/100sf = 1,080 GPD
TOTAL	77,380 GPD

The following is the developer's current best estimate on a development schedule:

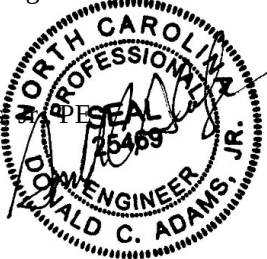
2017	+/-22,030 GPD
2018	+/-18450 GPD
2019	+/-18450 GPD
2020	+/-18450 GPD

In summary, this project will require 77,380 GPD of sewer allocation. Please accept this letter as a request (on behalf of Fred Smith Company) for the specific assignment of 77,380 GPD wastewater flow to Walton Farm at RWAC. Please note that this is a new allocation request and not part of previous allocations for RWAC.

Thank you for your consideration of this request. If you have any questions or need additional information, please give me a call at 919-763-7278.

Sincerely,

Donald C. Adams



9. CONCLUSIONS

This Traffic Impact Analysis Update was conducted to determine the potential traffic impacts of the proposed Walton Acres at Riverwood Athletic Club residential development, located east of the Neuse River and North of Covered Bridge Road in Clayton, North Carolina. This TIA update accounts for the revised land uses and supersedes the TIA that was previously submitted in March 2017. The proposed residential development is expected to be built out in 2022. Per County guidelines, two years after site buildout was also analyzed. Site access is proposed via one full movement intersection on Covered Bridge Road. Site access will also be provided through a roadway connection to the development to the north of the site, Ravens Ridge at Riverwood Athletic Club.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2017) Traffic Conditions
- Background (2022) Traffic Conditions
- Combined (2022) Traffic Conditions
- Future (2024) Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 2,660 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 206 trips (49 entering and 157 exiting) will occur during the AM peak hour and 274 (175 entering and 99 exiting) trips will occur during the PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to Town, County, and NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveway) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of the intersections listed below. A summary of these intersections are as follows:

Covered Bridge Road and Pritchard Road

The poor level-of-service observed at the signalized intersection is due to poor signal timing during the weekday PM peak hour. With signal timing modifications, this intersection is expected to operate at an overall LOS D or better in the combined (2022) analysis scenario.

Covered Bridge Road and Loop Road

The poor level-of-service for the minor-street approach is due to heavy through volumes along Covered Bridge Road. The proposed development is not expected to add a significant volume of traffic to the minor-street. It is worth noting that SimTraffic simulations, which analyze the intersection in context with adjacent intersections, depict a marginal increase in delay and queues during the weekday PM peak hour. Although no westbound right-turn lane is striped, the intersection operates as if a 25 foot turn-lane is present due to the available turn-radius. Extending and striping a turn-lane was considered but is expected to provide marginal benefits to the delay and queue lengths. A signal was considered at the intersection and is expected to meet the weekday AM and PM peak hour warrants for a signal in combined (2022) conditions with the existing striped lanes. The intersection is not expected to meet peak hour warrants in the combined (2022) conditions when analyzed with a turn-lane on the westbound approach, as the intersection currently operates. It should be noted that Loop Road is served by residential land uses and typically generates trips during two peak hours each day; therefore, the signal warrants are not anticipated to meet the 4 or 8-hour warrants which NCDOT typically requires for a signal.

Covered Bridge Road / O'Neil Street and Old Covered Bridge Road

The poor level-of service observed for the minor-street approach is due to heavy traffic volumes along Covered Bridge Road. It was also noted that a significant number of “ran off the road” crashes are experienced at the intersection. This is believed to be from poor sight

distances along the northbound approach. While the traffic at this intersection meets the peak hour warrant for the PM peak hour from the *Manual on Uniform Traffic Control Devices* (MUTCD) in background (2022) conditions, it is unlikely this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for the installation of a traffic signal. Additionally, this intersection is expected to be realigned as part of the Clayton Northern Connector, recommended in the Johnston County Comprehensive Transportation Plan. This improvement is still in the planning stages with no funding or timeline for construction; therefore, it was not included in the analysis.

Covered Bridge Road and Site Driveway

The poor level-of-service for the minor-street approach is due to heavy through volumes along Covered Bridge Road. It is worth noting that any queues expected for the minor-street approach would be internal to the development. This intersection is not expected to meet the weekday AM or PM peak hour warrants for a signal from the *Manual on Uniform Traffic Control Devices* (MUTCD) in combined (2022) conditions, it is also unlikely this intersection will satisfy the MUTCD 8-hour and 4-hour warrants, which NCDOT favors for the installation of a traffic signal. It should also be noted that the recommended northbound left-turn lane is not needed from a level-of-service standpoint, but was recommended per the NCDOT “Warrant for Left and Right-Turn Lanes” chart contained in the *Policy on Street and Driveway Access to North Carolina Highways*.

10. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 13 for an illustration of the recommended lane configuration for the proposed development.

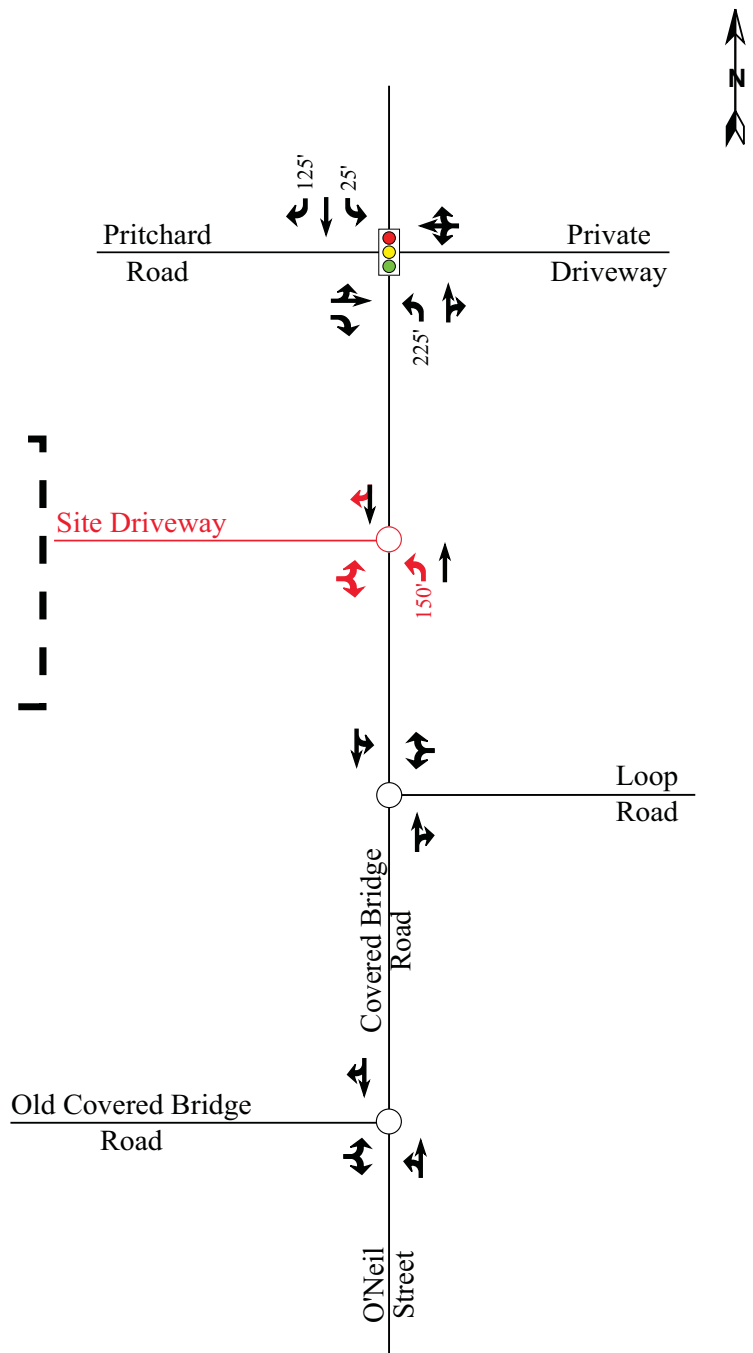
Recommended Improvements by Developer

Covered Bridge Road and Site Driveway

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for Site Driveway.
- Provide an exclusive northbound left-turn lane on Covered Bridge Road with approximately 150 feet of storage and appropriate taper. Storage based on the NCDOT driveway manual and anticipated queue lengths.

LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- X' Storage (In Feet)



	Walton Acres at Riverwood Athletic Club Clayton, NC		Recommended Lane Configuration	
			Scale: Not to Scale	Figure 13



Charleston, SC - Charlotte, NC - Raleigh, NC - Richmond, VA - Winston-Salem, NC



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

DELIVERY VIA EMAIL

May 12, 2017

David L. DeYoung, AICP
Planning Director - Town of Clayton
PO Box 879
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **TIA Review of Proposed Walton Acres at Riverwood on SR 1700
Covered Bridge Road**

Dear Mr. DeYoung,

Highway Division Four (Division) has reviewed the Traffic Impact Analysis (TIA) for the subject development and offers the following comments. These comments are in addition to any requirements that are included in the attached Traffic Impact Analysis Review Report performed by the Congestion Management Section of the Transportation Mobility and Safety Division of NCDOT. All requirements or recommendations included herein are based off of current Department policies. This review should not be mistaken for approval of the driveway permit, design/construction plans, or final plat. A driveway permit must be obtained prior to construction. All design aspects of any submitted plans shall comply with current NCDOT Standard Specifications for Roads and Structures and Policy on Street and Driveway Access to North Carolina Highways.

GENERAL COMMENTS

- Lane Closures for required improvement construction will only be permitted under restricted hours due to heavy traffic volumes in the vicinity of the proposed development. These restrictions will be determined during the driveway permitting application and approval.

RIGHT-OF-WAY DEDICATION & RESERVATION

- A right-of-way dedication of 25' from the existing right-of-way and 25' right-of-way reservation beyond the dedication shall be a requirement of the driveway permit and recorded via plat for the proposed subdivision. This shall be required for the property frontage along SR 1700.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS | DIV. 4 DIST. 3
2671 US 70 WEST
GOLDSBORO, NC 27530

Telephone: (919) 739-5300
Fax: (919) 731-2017
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
2671 US 70 WEST
GOLDSBORO, NC 26730

INTERSECTIONS / SITE ACCESSES AND ASSOCIATED IMPROVEMENTS

The following comments are in addition to individual intersection improvements recommended by the TIA and TIA Review Report and are considered necessary for consistency with local District and Division policy. If an intersection is not listed herein, then the Division concurs with the TIA Review Report recommendations.

SR 1700 Covered Bridge Road and Site Driveway

- The site plan as submitted depicts an approximately 600' offset for the proposed site driveway and SR 1706 Loop Road. The offset/separation of the two intersections shall be a minimum of 600'. A three lane section with a two-way left turn lane shall be required for the full extent of SR 1700 between the proposed site driveway and SR 1706 Loop Road including appropriate lane shifts and tapers
- A southbound right turn lane with a minimum 150' storage and appropriate tapers shall be required

SR 1700 Covered Bridge Road and SR 1706 Loop Road

- As noted above, a three lane section with two-way left turn lane shall be required between Loop Road and proposed Site Driveway

As previously stated, these conditions and recommendations are in addition to any requirements that have been provided by the Traffic Impact Analysis Review Report performed by the Congestion Management Unit. Any roadway improvements and right-of-way dedication necessary to accommodate the road construction shall be the responsibility of the owner/developers. These conditions are based on current traffic volumes and projected growth for the study area. Should the timelines presented for project build-out dates not be met and traffic conditions change due to growth in adjacent areas, these recommendations may not be applicable. Feel free to contact me if you have any additional questions or concerns.

Sincerely,

DocuSigned by:



6C10249A6B37469...

Jiles P. Harrell, PE
District Engineer

cc: Tim Little, PE - Division Engineer
Andy Brown, PE - Division Traffic Engineer
Joshua Reinke, PE – Ramey Kemp and Associates
Driveway Permit File



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

REZONING APPLICATION

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

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

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

SITE INFORMATION

Name of Project: Zoning Overlay District Update 2016 Acreage of Property: n/a
County Tag Number: n/a NC PIN: n/a
Address/Location: Town Limits and ETJ
Existing Zoning District: n/a
Proposed Zoning District: n/a

APPLICANT INFORMATION

Applicant: Town of Clayton, Planning Dept.
Mailing Address: P.O. Box 879, Clayton, NC 27528
Phone Number: 919-553-5002 Fax: _____
Contact Person: Jay McLeod, Senior Planner
Email Address: jwmcLeod@townofclaytonnc.org

FOR OFFICE USE ONLY	
Date Received: <u>OCT 03 2016</u>	Amount Paid: <u>n/a, Town-initiated</u> File Number: <u>2016-209-RZ</u>
TOWN OF CLAYTON PLANNING DEPARTMENT	

Page 1 of 3

PROPERTY OWNER INFORMATION

Name: n/a

Mailing Address: n/a

Phone Number: n/a Fax: n/a

Email Address: n/a

EXPLANATION OF PROJECT

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

Update to the Town's official zoning map to extend zoning overlay districts to newly annexed property or new property that has been incorporated into the Town's ETJ. Updated overlay districts include the Thoroughfare Overlay District, the Watershed Protection Overlay, the Scenic Highway Overlay, and the Downtown Overlay District. The Downtown Overlay District update is also being coordinated with an update to the code language regulating that district (application 2016-239-OA). All of these overlays are described further in §155.204 "Overlay District Standards", in the Unified Development Code.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

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

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The updated modifies the official zoning map to be consistent with adopted code in the Unified Development Code (§155.204). The Downtown Overlay District update is also being coordinated with an update to the code language regulating that district (application 2016-239-OA).

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
Modifies boundaries to make consistent with adopted code.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The purpose of regulation of overlay districts is outlined in §155.200 of the Unified Development Code.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
n/a

5. It has been determined that the legal purposes for which zoning exists are not violated.
This is true. The regulation of zoning overlay districts is in accordance with the legal basis of zoning regulation.

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

7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
This is true. This affects property based on criteria independent of ownership, and to the benefit of the entire town.

APPLICANT AFFIDAVIT

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

Jay McLeod, Senior Planner
Print Name


Signature of Applicant

10/03/2016
Date



Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-1545
Fax: 919-553-1720

*Planning Board
May 22, 2017*

STAFF REPORT

Application Number: 2016-209-RZ **Project Name: Zoning Overlay Map Update**

Overlay: Update existing overlay zoning maps
Applicant: Planning Dept. (Town)
Location: Town-wide

Public Noticing:

- Newspaper ad posted prior to July 5th, 2017

REQUEST: Update and adopt the existing overlay zoning districts. This includes the modification and/or re-adoption of the following overlay districts:

- Thoroughfare Overlay District
- Scenic Highway Overlay District
- Watershed Protection Overlay District
- Downtown Overlay District

More information about these overlay can be found in §155.204 "Overlay District Standards". The Downtown Overlay District is also concurrently proposed for update as application 2017-239-OA.

STAFF ANALYSIS AND COMMENTARY:

Overview

With recent annexations and changes in the Town's limits and ETJ boundaries, an update to the overlay districts is necessary to remain current. These overlay districts allow additional flexibility in certain areas by relaxing or strengthening requirements of the Unified Development Code.

The modification of the Downtown Overlay District represents a realignment of the border to better serve the proposed intent of the concurrent code amendment (application 2016-239-OA) for the Downtown Overlay District. An open house meeting was held on March 30, 2017 in Town Hall to gather additional input from the public and downtown business owners, and as a result one household asked to be removed from the draft district. Otherwise, the district boundary was well received.

The Downtown Overlay District boundary was also recommended to Town Council for approval by the Downtown Development Association at their April meeting. The modifications suggested by the DDA and potential ramifications will be discussed at the Planning Board presentation.

Consistency with adopted plans

The proposed overlay district boundary update is consistent with the Future Land Use map, Comprehensive Plan, existing purpose for zoning and existing zoning districts, and the Unified Development Code.

Approval Criteria:

- **Consistency with remainder of the Chapter**

The request is consistent with the remainder of Chapter 155 and the Town Code of Ordinances.

- **Novelty of the request**

The request does not introduce any novel changes to the Code. It is an extension of already existing zoning overlay boundaries, to remain consistent with current Code language.

The modification of the Downtown Overlay District represents a realignment of the border to better serve the proposed intent of the concurrent code amendment (application 2016-239-OA) for the Downtown Overlay District.

- **Correction of existing errors**

It is an extension of already existing zoning overlay boundaries to remain consistent with current Code language.

- **Compliance with state or federal statutes or case law**

The request is consistent with all known state, federal, and case laws, and some brings the zoning map more into compliance with the existing Town Code.

CONSIDERATIONS:

- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the amended boundaries for the zoning overlay districts, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

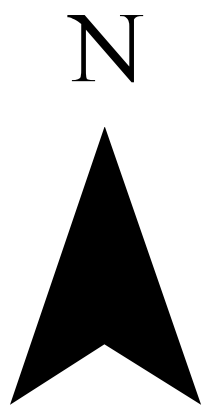
STAFF RECOMMENDATION:

Staff is recommending approval of the amended zoning overlay district boundaries.

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application

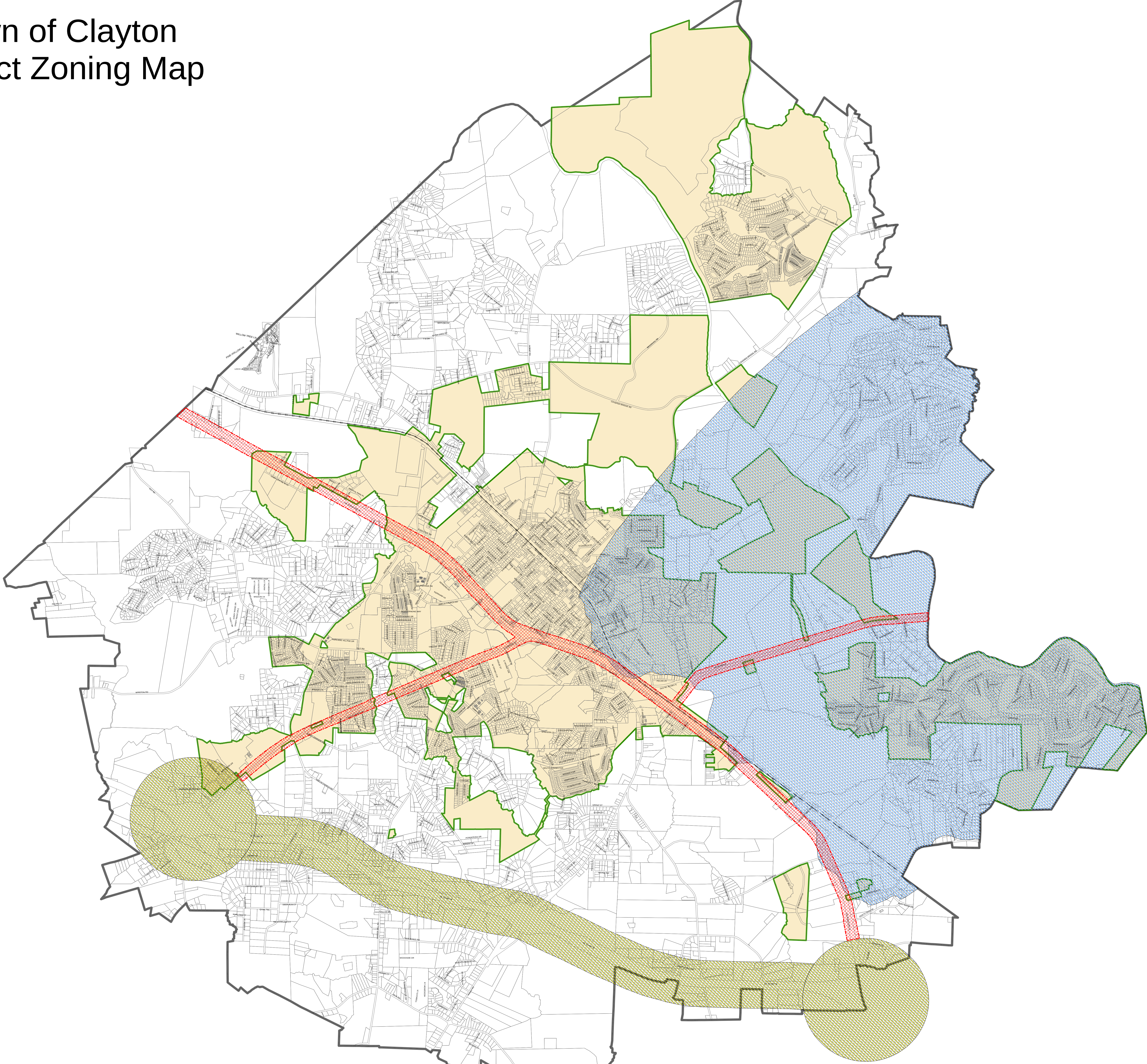
Official Town of Clayton Overlay District Zoning Map



Legend

- Parcels
- Railroad
- Thoroughfare Overlay District
- Scenic Highway Overlay
- Watershed Protection Overlay
- Clayton Town Limits
- Clayton ETJ

Note: Extended ETJ As Adopted By The Clayton Town Council On March 3, 2008





Map produced by TOC/Planning
Date: February 19, 2014
Disclaimer: Town of Clayton assumes no legal
responsibility for the information represented here.

Scale: 1 inch = 1,400 feet

PROPOSED



Garner Town Limit
and ETJ

Raleigh Town Limit

Wake County
Johnston County

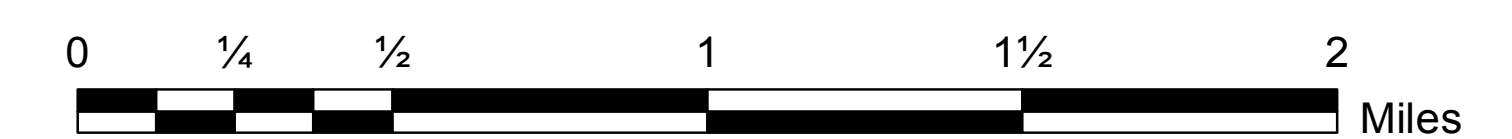
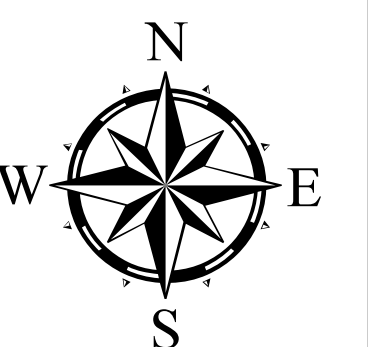
Archer Lodge
Town Limit and ETJ

**Town Limit and Extra Territorial
Jurisdiction Map, with
Overlay Districts**

updated: 05/12/2017

Legend

- Scenic Highway Overlay
- Thoroughfare Overlay District
- Watershed Protection Overlay
- Town Limits
- Clayton Extra Territorial Jurisdiction



Wilson's Mills
Town Limit and ETJ

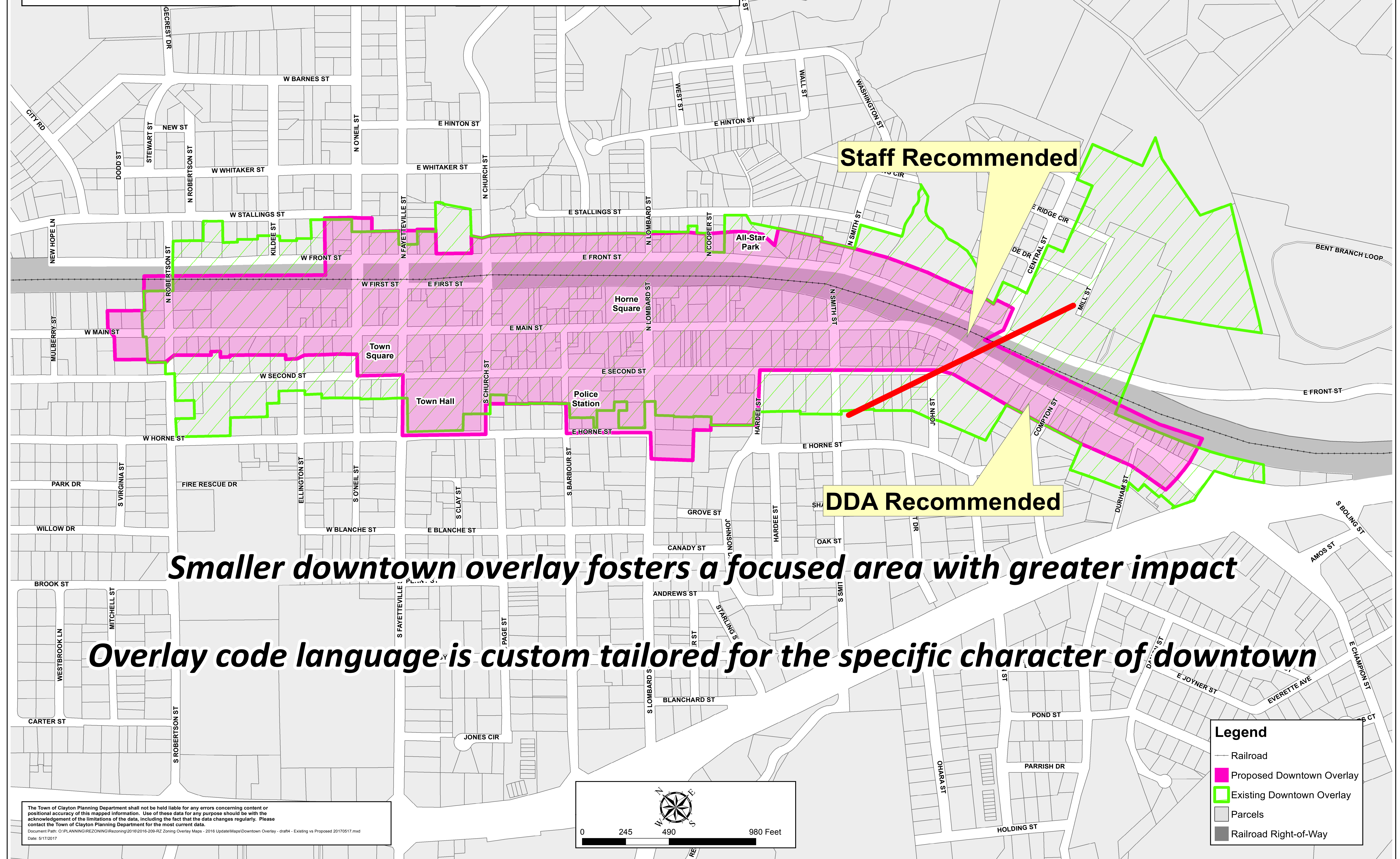
The Town of Clayton Planning Department shall not be held liable for any errors concerning content or positional accuracy of this mapped information. Use of these data for any purpose should be with the acknowledgement of the limitations of the data, including the fact that the data changes regularly. Please contact the Town of Clayton Planning Department for the most current data.

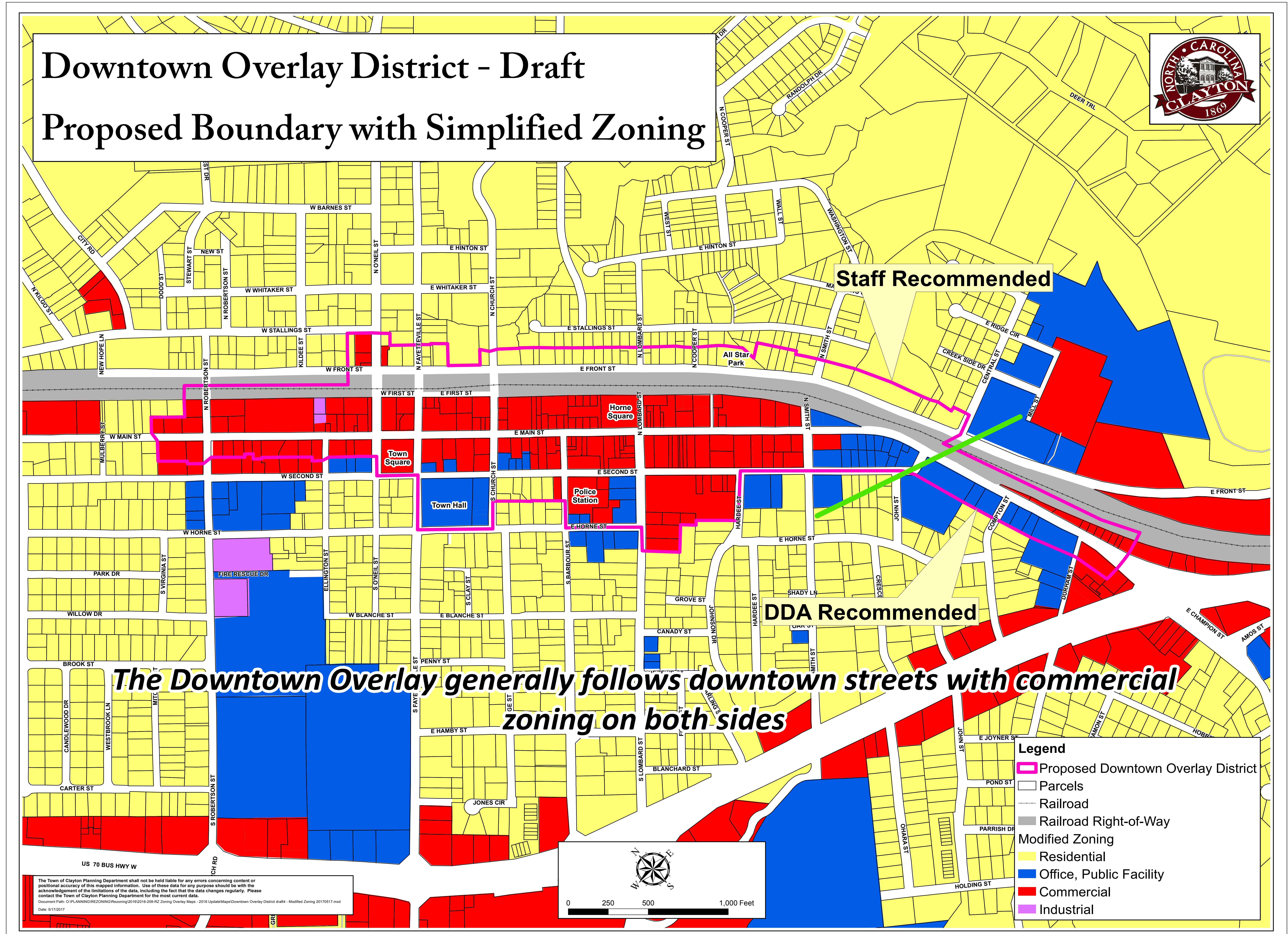
Printed Date: 05/12/2017

Document Path: O:\PLANNING\REZONING\Rezoning\2016\2016-2019\Zoning Overlay Maps - 2016 Update\Maps\Overlay Districts - PROPOSED 20170517.mxd

Downtown Overlay District - Draft

Existing vs. Proposed Boundary







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

ORDINANCE AMENDMENT APPLICATION

Pursuant to Article 7, Section 155.703 of the Unified Development Code, the Town Council, Board of Adjustment, Planning Board, Planning Director, or the general public may petition the Town Council to amend the Code of Ordinances.

Application Fee: TBD

Advertisement Fee: \$100.00

All fees are due when the application is submitted.

AMENDMENT INFORMATION

Project Name: Downtown Overlay District code revision

Existing title of Code Section(s): Downtown Overlay District

Code Section Number(s): Title XV, Article 155.204(D)

APPLICANT/CONTACT INFORMATION

Applicant: Planning Department, Town of Clayton

Mailing Address: PO Box 879, Clayton, NC 27528

Phone Number: 919-553-5002

Fax: _____

Contact Person: Jay McLeod

Email Address: jwmcLeod@townofclaytonnc.org

DESCRIPTION OF REQUESTED CHANGES

Please provide a general justification of the requested ordinance amendment. Attach additional sheets if necessary.

Revise and update the Downtown Overlay District regulations, in conjunction with a concurrent revision of district's geographic area as well.

FOR OFFICE USE ONLY

Date Received:

NOV 18 2016

Amount Paid: N/A, Town initiated.

File Number:

2016-239-0A

Version 05/10/2016

Page 1 of 2

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany this application for it to be deemed complete.

To be completed by the applicant:			For staff use only:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☐	X			X
2. Review Fee and Advertisement Fee	☐	X			X
3. Completed application	☒		X		
4. A bound strikethrough/underline copy of the Code section(s) proposed for revision	☒		X		
5. A bound "clean" copy of the Code section(s) proposed for revision	☒		X		

APPROVAL CRITERIA

All applications for Ordinance Amendment must address the following criteria:

1. The extent to which the proposed text amendment is consistent with the remainder of the chapter, including specifically, any purpose and intent statements.
The revisions will further codify regulations and elaborate on the intent of the section, which protects the character of the downtown.

2. The extent to which the proposed text amendment represents a new idea not considered in the existing chapter, or represents a revision necessitated by changing circumstances over time.
The proposed changes add clarity and substance to the section, and represents an evolution of the district.

3. Whether or not the proposed text amendment corrects an error in the chapter.
N/A.

4. Whether or not the proposed text amendment revises the chapter to comply with state or federal statutes or case law.
Does not apply. The revisions do not violate any existing laws.

APPLICANT AFFIDAVIT

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

Jay McLeod, Senior Planner
Print Name


Signature of Applicant

11/17/2016
Date



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

*Planning Board
May 22, 2017*

STAFF REPORT

Application Number: 2016-239-OA

Project Name: Downtown Overlay District Update (Ord. Amendment)

Applicant: Town

Public Noticing:

- Newspaper ad posted prior to July 5, 2017

REQUEST: Request to make amendments to the text of the Unified Development Code, Title XV, §155, relating to the regulation of uses and development standards in the Downtown Overlay District (§155.204(D)).

SECTIONS PROPOSED FOR AMENDMENT:

The following section(s) of Title XV, Chapter 155 are proposed for amendment:

- 204(D) "Downtown Overlay District"

STAFF ANALYSIS AND COMMENTARY:

Overview

The stated purpose of the Downtown Overlay District is to:

- Promote economic vitality
- Foster an attractive and vibrant downtown
- Protect the unique character of downtown
- Support existing businesses
- Encourage new businesses

This amendment is an extensive and novel re-imagining of the Downtown Overlay District (DOD). The current DOD only provides restrictions on signage and promotional banners. This proposed update includes changes to designation and boundary, permitted uses, sign regulations (including some relaxations of signage requirements), dimensional regulations (setbacks, etc.), development standards (parking and landscaping requirements, on-street parking, building materials and design), district character and architecture, and development incentives and disincentives (outdoor dining, density, development fees, demolition waiting period).

Page 1 of 2

The existing Downtown Overlay District boundary is also proposed for modification and is being processed as part of a separate, concurrent application (2016-209-RZ) updating the zoning overlay districts. The proposed boundary changes have been designed to better reflect the properties that would benefit from additional or relaxed regulation (depending on the case) in relation to their downtown character and location.

Approval Criteria:

- **Consistency with remainder of the Chapter**
The request is consistent with the remainder of Chapter 155 and the Town Code of Ordinances.
 - **Novelty of the request**
The request does introduce novel changes to the Downtown Overlay District, but is part of a previously-envisioned code amendment that started when the DOD boundary was originally created.
 - **Correction of existing errors**
n/a.
 - **Compliance with state or federal statutes or case law**
The request is consistent with all known state, federal, and case laws.
-

CONSIDERATIONS

- The Planning Board shall make a recommendation to Town Council. The Town Council shall make a final decision regarding revisions to the Town Code.
-

STAFF RECOMMENDATION:

Staff recommends approval.

CONDITIONS:

No Conditions recommended.

ATTACHMENTS:

- 1) Application
- 2) Draft Ordinance Amendment, in strikethrough/underline.



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

March 13, 2017

Dear Clayton Downtown Property Owner:

The Town of Clayton is updating the zoning districts overlay map (including the boundaries of the Downtown Overlay District), as well as language in the Unified Development Code relating to the Downtown Overlay District. We welcome you to join us at an Open House to discuss the proposed changes. Staff from the Town's Planning Department will be present to explain the application, answer questions, and solicit comments and constructive criticism.

Meeting Date:	March 30th	Meeting Time:	6:00-7:00pm
Meeting Location:	Town Hall (111 E 2 nd St) in the Wooten Room		
Type of Application:	Map update (2016-209-RZ) and Ordinance Amendment (2016-239-OA)		
Project/proposal property address:	(See map on back).		
Description of applications:	Update the Downtown Overlay District map boundary, and update regulations for the Downtown Overlay District.		
Upcoming public meetings for these applications:	Planning Board – May 22 nd , Town Council workshop – June 19 th , and Town Council hearing – July 17 th .		

At a minimum, the following will be available for your inspection at the Open House:

1. A copy of the project applications.
2. A schedule of all upcoming public meetings for the application.
3. A map showing the proposed Downtown Overlay District and neighboring properties and roads.
4. The most current draft of the proposed Ordinance Amendment.

If you have any questions prior to or after this meeting, you may contact us at:

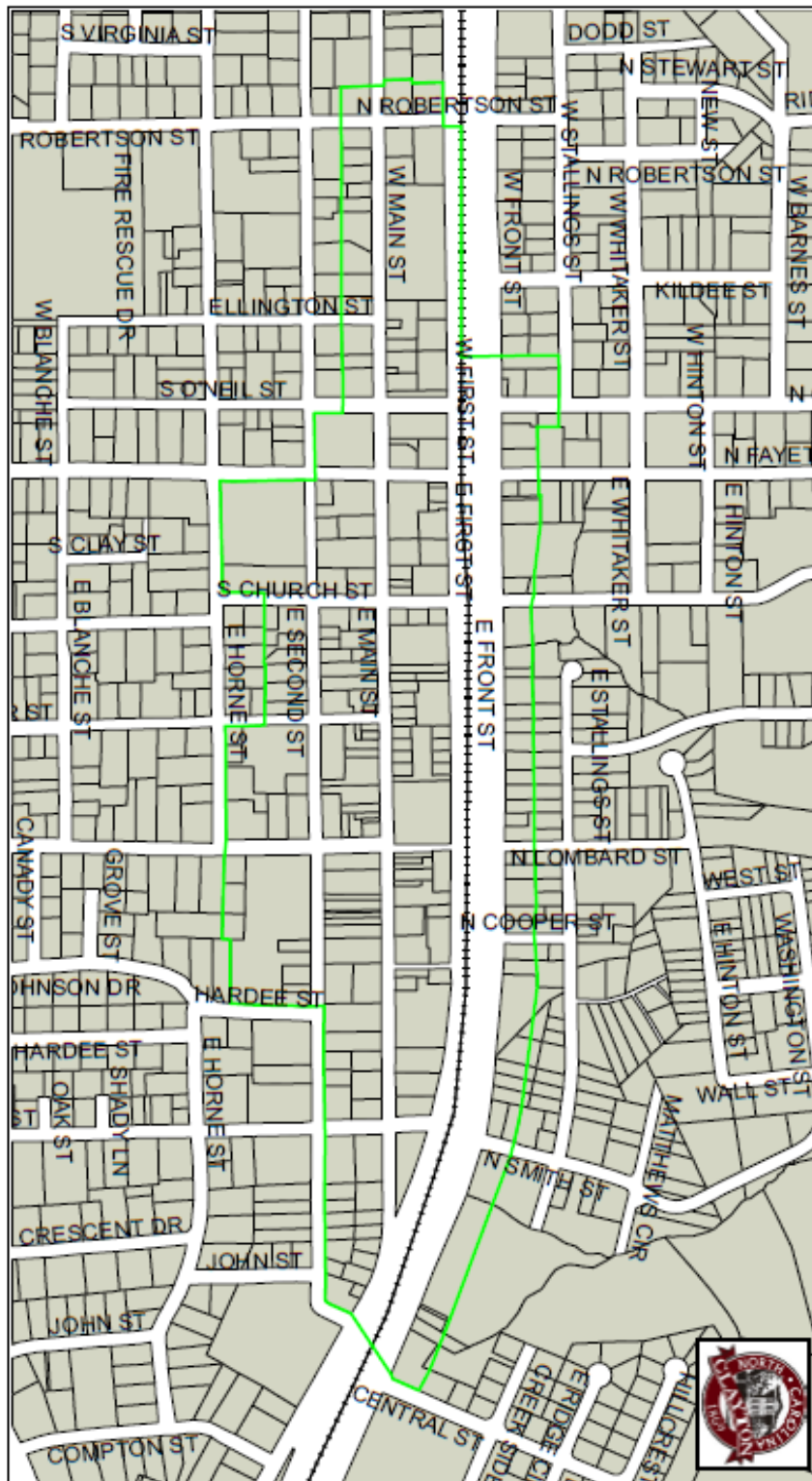
- Kaitlin Russo, Downtown Development Coordinator, 919-359-9349
- Jay McLeod, Senior Planner, 919-359-9335

Sincerely,

Town of Clayton Planning Department

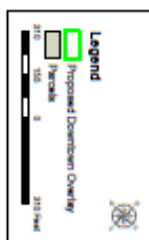
Attached:

- Map of proposed boundary; and
- Summary of proposed ordinance amendment.



The City of North Carolina Planning Department staff and the City of North Carolina Planning Commission staff have reviewed the map and the information presented on this map. The map is for informational purposes only and does not constitute a final decision. The City of North Carolina Planning Commission staff and the City of North Carolina Planning Department staff are not responsible for the accuracy of the information presented on this map. The City of North Carolina Planning Department staff and the City of North Carolina Planning Commission staff are not responsible for the accuracy of the information presented on this map. The City of North Carolina Planning Department staff and the City of North Carolina Planning Commission staff are not responsible for the accuracy of the information presented on this map.

Proposed Downtown Overlay



version 10/15/2015

Page 2 of 3

Summary of proposed Ordinance Amendment (2017-239-OA):

Within the boundaries of the Downtown Overlay District, the following are proposed:

1. Encourage pedestrian-oriented businesses on the ground floor.
2. Encourage high quality signs and signage.
3. Provide a streetscape that encourages pedestrians to enjoy and experience downtown Clayton, with outdoor seating and engaging storefronts.
4. Formalize on-street parking and create opportunities for the Town to provide additional parking downtown.
5. Create design and architectural standards to continue the unique character of downtown's buildings (i.e. - 2-story brick buildings pulled up to Main Street, and residential buildings that match existing housing stock).
6. Set up incentives to encourage more development downtown, while also discouraging the destruction of existing historic buildings.

DOWNTOWN OVERLAY DISTRICT OPEN HOUSE

Wooten Room - March 30, 2017 - 6:00 p.m.

	NAME	ADDRESS
1	Stacy Beard	Town of Clayton Public Information Officer
2	Judy Barker Edwards	116 East Front St, Clayton, MO
3	Sandy STEPHENSON	505 E. MAIN ST.
4	Rob Bal	327 E. Main St.
5	Pam Baumgartner	
6	Joyce Dippert	315 Cassette Dr. Clayton, MO
7		
8	Vicki Raul	210 East Front Street
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DOWNTOWN OVERLAY DISTRICT OPEN HOUSE

Wooten Room - March 30, 2017 – 6:00 p.m.

	NAME	ADDRESS
22	JAY McLEOD	TOC, Planning Dept. (staff)
23	DAVE DeYoung	TOC, Planning Dept. (staff)
24	Paul Gorman	468 E 2nd St.
25	Jersey Blackley	229 E Main St. Clayton
26	Ernest Blackley	229 E Main St. Clayton
27	Donovan Spence	331 Hereford Dr, Clayton
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DOWNTOWN OVERLAY DISTRICT OPEN HOUSE

Wooten Room - March 30, 2017 – 6:00 p.m.

	NAME	ADDRESS
42	Kaitlin Russo	TOC, Planning Dept. (staff)
43	Paralee Smith	TOC
44	Dan Wooten	Clayton Chamber
45	Stewart McLeod	PO Box 1313 27525
46	Butch Lawler	467 E 2nd St
47	Thilp Edwards	408 E. main street
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Downtown Overlay District map boundary update (2016-209-RZ) and
Downtown Overlay District Ordinance Amendment (2016-239-OA)

Date of Mailing: March 13th, 2017

Date of Meeting: March 30, 2017 Time of Meeting: 6:00pm

Location of Meeting: The Clayton Center (Wooten Room), 111 E 2nd St, Clayton, NC

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: Laura Gray

Signature:



Meeting Summary/Minutes:

Discussion of proposed downtown overlay district boundary:

- Extend boundary to include adjacent B-1 and B-2 properties on Main Street (near Robertson St) and on Lombard Street (near Horne St). Modifications to the boundary will result.
- Discussion of what would be necessary for property owners to either include or exclude their properties in the future → explained that it would be a standard rezoning application, and subject to Council approval.

Explained to owners of existing residential properties how the district would affect them → very little effect, unless they decide to redevelop (in which case it would add value and versatility to the property).

Explained to owners how it would affect their existing nonresidential properties → incentives regarding expanding operations, funding available, architectural/design standards, relaxed parking and landscaping requirements, etc.

Discussed the proposed restriction on ground floor uses on Main Street – that they must be active, pedestrian-oriented, and accessible to the general public. Active uses compliment other ground floor uses and create a vibrant business district. Non-active uses are not excluded from the district, but are relegated to 2nd floor spaces or not on Main Street. This answer satisfied the inquirer.

Concern was expressed about if the Town would demolish non-conforming buildings → that will not happen. In fact, demolishing existing historic structures is discouraged in the overlay, where renovation and re-use are preferred.

Support was voiced for incentivizing redevelopment of vacant or underutilized properties.



Our Downtown is a Treasure

*Downtown is a place where people and businesses thrive.
It's the economic, social, and civic center of our community.
How can we foster a downtown environment that caters to people and businesses?*

Purpose:

- Foster a vibrant, attractive downtown
- Promote economic vitality
- Protect the unique character of downtown
- Support existing businesses
- Encourage new businesses and redevelopment

Cater to the Public:

- Encourage
 - Dense residential to support a vibrant commercial district
 - Pedestrian-oriented businesses on Main Street
 - Window shopping, restaurants, and retail on the ground floor
 - Offices, services, and residential on upper floors
 - Dining and socializing, especially outside dining
- Discourage (on Main Street)
 - Auto-oriented businesses, including drive-thru's
 - "By appointment only" businesses on the ground floor
 - Anything that does not represent downtown as high quality

Signs:

- Pedestrian-scale is emphasized
- Must be high quality
- Easier to have certain sign types – i.e. flags
- Inappropriate sign types restricted – i.e. drive-thru menu boards

Window shopping is good for all businesses



Ground floor businesses should engage the general public



High quality, festive signage brings streets alive





Why Do We Love Our Downtown?

The heart of Clayton is downtown - a place for people to socialize, play, shop, relax, and live. Relationships are built and families are raised by the sidewalks and shops of downtown.

Buildings create a visual corridor that encourages people to walk one more block "just to see..."



Research shows...

The top 3 things that encourage people to walk and window shop are:

1. Large, transparent storefront windows
2. Active uses on the first floor
3. Continuous building frontage on the street

Setbacks and Sidewalks:

- Allowing buildings to be placed closer together creates a walkable destination for shoppers, residents, and visitors
- Proper setbacks pull storefronts up to the street to maintain pedestrian interest and a unified visual corridor
- Wider sidewalks create a comfortable setting that allows outdoor dining and seating, socializing, and shopping

Downtown streets are made for people first, but still accommodate cars



Neighborhood Character:

- Two-story buildings frame an active street
- Storefront windows showcase wares
- Materials to match existing character
 - Brick, masonry, cast stone, or similar on Main Street
- Primary streets lined with formalized on-street parking
- Landscaping and parking requirements are relaxed to allow more dense development
- Parking lots in the rear

Brick storefronts and parapet roofs contribute to the small-town Main Street feel





What Does This Mean For Me?

The ideal downtown balances the needs, desires, and costs of creating a special place where everyone prospers more when we all work together.



Business Owners and Tenants:

- Waived water/wastewater fees maximizes opportunities for expansion
- Ground floor businesses on Main Street must engage shoppers and the public
- High quality, on-street dining is encouraged
- Signs must be high quality and scaled to pedestrians
- Increased residential densities allow more customers to be closer to the businesses they love



Property Owners:

- Increased densities and intensities will expand redevelopment opportunities
- Access to funding sources for building improvements
- Waived water/wastewater fees maximizes opportunities for expansion
- Activating ground floor spaces bolsters a vibrant downtown
- New development will compliment existing – secures your investment
- Demolition of historic structures is discouraged



New Buildings and New Development:

- Increased densities and intensities will expand redevelopment opportunities
- Design standards mimic existing character
- Setbacks emphasize the pedestrian environment
- On-site parking requirements are offset by on-street and public parking lots
- High quality materials and design are required
- Landscaping and parking requirements are relaxed to allow more dense development



Residents of Clayton:

- Bolsters a vibrant and active downtown
- More outdoor dining, activities, and street life
- Nurtures downtown's unique and historic character
- Encourages opportunities for new development and re-investment, including high density residential to support downtown businesses
- Fosters a pleasant downtown experience

ARTICLE 2: ZONING DISTRICTS**§ 155.204 OVERLAY DISTRICT STANDARDS****(D) DOWNTOWN OVERLAY DISTRICT**

The Downtown Overlay District is established for the purpose of fostering the economic vitality of the area within the district's boundaries. It is recognized that a vibrant downtown promotes the economic development and stability of the entire community. The standards established herein shall be applied to all nonresidential properties which are located within the district's boundaries.

(1) Designation of Downtown Overlay District

This district shall be an overlay district and shall include all commercially zoned properties located within the Downtown Overlay District of the Town Zoning Map.

(2) Permitted Uses

All permitted, special and conditional uses of the underlying zoning district are allowed subject to the specific requirements and procedures for each classification.

(3) Dimensional Requirements

The dimensional requirements of this Overlay District shall be the same as the underlying zoning district.

(4) Sign Regulations**(a) *Easels***

Easels shall be permitted within the Downtown Overlay District provided that there is a minimum of five feet of sidewalk clearance. Easels shall be uniform in size (maximum six square feet) and type as selected by the Town Downtown Development Association. Easels will only be allowed during business hours. Only one easel shall be allowed per business.

(b) *Window Signs*

One 11-inch by 17-inch window sign or two 8 1/2-inch by 11-inch window signs shall be permitted per business per street frontage. Changeable letter signs shall be prohibited in the Downtown Overlay District except for "historic signs."

(c) *Promotional Banner*

1. Promotional banners not exceeding 12 square feet shall be permitted in the Downtown Overlay District for periods of up to 14 days. Promotional banners shall be allowed a maximum of four times per year. All promotional banners must

be reviewed and approved by Planning Director and a permit must be issued. Promotional banners must be removed immediately following the 14-day period.

2. Religious, governmental, civic, and bona fide nonprofit organizations may display a single promotional banner within or over a public right-of-way for a period not to exceed 14 days, subject to the issuance of a permit by the Planning Department. Such banner shall be erected by the Town in a manner which does not endanger the public use of said right-of-way. No organization may erect a promotional banner under the terms of this section more than twice in a 12 month period

(d) ***Decorative Flags and Banners***

Decorative flags and banners shall be reviewed and approved by the Planning Director. Holiday decorations may be installed for a maximum period of seven weeks. Seasonal banners must correspond to the appropriate season.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2012-01-04, passed 1-3-12; Am. Ord. 2012-04-02, passed 4-2-12; Am. Ord. 2012-12-02, passed 12-3-12; Am. Ord. 2012-12-04, passed 12-3-12; Am. Ord. 2014-06-10, passed 6-16-14; Am. Ord. 2016-04-04, passed 04-04-2016)

ARTICLE 2: ZONING DISTRICTS

§ 155.204 OVERLAY DISTRICT STANDARDS

(D) DOWNTOWN OVERLAY DISTRICT

The Downtown Overlay District is established for the purpose of fostering the economic vitality of the area within the district's boundaries. It is recognized that an attractive and vibrant downtown promotes the economic development and stability of the entire community. The uses, character, and design of the public and private realm all contribute to the success of the downtown. The standards established herein shall be applied to all ~~nonresidential~~ properties which are located within the district's boundaries.

(1) **Designation of Downtown Overlay District**

This district shall be an overlay district and shall include all ~~commercially-zoned~~ properties located wholly or partially (20% or more) within the Downtown Overlay District of the Town Zoning Map.

(2) **Permitted Uses**

(a) All permitted, special, and conditional uses of the underlying zoning district are allowed subject to the specific requirements and procedures for each classification, subject to the following modifications.

(b) All nonresidential tenants, businesses, uses, and activities on the ground (first) floor of a building which front on Main Street shall be responsive to and provide services, goods, or otherwise engage in business with pedestrians and the general public. More specifically, the following use types are prohibited on the first floor (street level) of Main Street, with the Planning Director responsible for ultimate interpretation:

1. Businesses which exclusively engage in "by appointment only" clientele or do not accept walk-in customers;
2. Residential uses. This does not include ancillary facilities, such as lobbies which serve upper story residential uses;
3. Drive-thru facilities;

(3) Sign Regulations

The following criteria modifies, but does not replace, the text of §155.403 "Signs", and may be either more or less restrictive.

(a) All signs allowed in the Downtown Overlay District, with the exception of Window / Door Signs, Awning / Marquee / Canopy Signs, and Flags, shall have at least one

distinguishing architectural or design feature, including but not limited to one of the following:

1. Exterior illumination with decorative lighting fixture;
2. Decorative or architectural mounting bracket;
3. Decorative border design that deviates from a standard rectangle;
4. Or some other design feature or embellishment that distinguishes the sign as high quality and enhancing of the downtown streetscape.

(b) Illumination

Illumination of sign shall not be restricted based on proximity to residential uses, but rather by the business hours of the use.

(c) Clearance

1. The minimum required clearance for any overhead sign, awning, or canopy is seven feet (7').
2. The minimum required horizontal clearance is 5', to allow for adequate pedestrian movement on the sidewalk.

(d) Prohibited Signs

Except for "Historic Signs", the following additional signs shall be prohibited in the Downtown Overlay District:

1. All signs designated in §155.403(E) "Signs Prohibited";
2. Electronic Changeable Copy Signs;
3. Freestanding Signs that cannot meet the setback criteria;
4. Billboards;
5. Manual Changeable Copy Signs, unless associated with a theater, assembly, or a church;
6. Drive-Thru Menu Boards;

~~(a)~~(e) Promotional Banners and Seasonal Displays

1. Small window posters advertising upcoming special events, sales events, or other such seasonal information are allowed on ground-floor storefront windows without requirement for a sign permit. A maximum of one 24"x36" poster, or two

18"x24" posters are allowed per storefront, and these posters must be relevant and current.

- ~~1. Promotional banners not exceeding 12 square feet shall be permitted in the Downtown Overlay District for periods of up to 14 days. Promotional banners shall be allowed a maximum of four times per year. All promotional banners must be reviewed and approved by Planning Director or their designee and a Temporary Sign Permit must be issued. Promotional banners must be removed immediately following the 14-day period.~~
- ~~2. Religious, governmental, civic, and bona fide nonprofit organizations may display a single promotional banner within or over a public right-of-way for a period not to exceed 14 days, subject to the issuance of a permit by the Planning Department. Such banner shall be erected by the Town in a manner which does not endanger the public use of said right of way. No organization may erect a promotional banner under the terms of this section more than twice in a 12 month period~~

~~(b)~~ ***Decorative Flags and Banners***

- ~~Decorative flags and banners shall be reviewed and approved by the Planning Director or their designee.~~
- ~~Holiday decorations may be installed for a maximum period of seven weeks per holiday, and shall be otherwise regulated by §155.403 "Signs".~~
- ~~Seasonal banners must correspond to the appropriate season.~~

~~(c)~~~~(f)~~ ***Easels / Sandwich Boards / A-Frame Signs***

- ~~1. Easels / Sandwich Boards / A-Frames Signs shall be permitted within the Downtown Overlay District provided that there is a minimum of five feet of sidewalk clearance.~~
- ~~2. Easels / Sandwich Boards / A-Frames Signs shall be a maximum of six square feet in area (per side) and type as determined by the Downtown Development Association.~~
- ~~3. Easels / Sandwich Boards / A-Frames Signs shall be a maximum of three feet in height.~~
- ~~3. Easels are only allowed Easels / Sandwich Boards / A-Frames Signs shall only be displayed during business hours, and may not be attached to anything else.~~
- ~~4. Easels / Sandwich Boards / A-Frames Signs shall be constructed of quality frame materials, such as decorative metal or wood; plastic shall not be allowed.~~

~~(d)~~ ***Window / Door Signs***

- ~~1. One 11-inch by 17-inch window sign or two 8 1/2-inch by 11-inch window signs shall be permitted per ground floor business per street frontage. These shall not be permitted for windows above the ground floor. These shall not count toward the total allowable sign face area for the site.~~

~~(e) **Changeable Copy Signs**~~

~~Changeable letter signs shall be prohibited in the Downtown Overlay District except for "historic signs."~~

~~(g) **Wall / Fascia Signs**~~

- ~~1. All tenants not on the ground floor and located within the same building with units accessed internally may only utilize a Tenant Identification Sign (§155.403(G)(9)).~~
- ~~2. A wall sign designed and functioning as a larger version of a tenant identification sign (advertising for some or all on-site tenants) may be permitted provided that it:
 - ~~A. Adheres to the dimensional requirements of a wall sign, and~~
 - ~~B. Each tenant may not be advertised more than once per façade, if they are included on the modified wall sign.~~~~

~~(h) **Flags**~~

- ~~1. Angled- or horizontally-projecting flagpoles may encroach into the right-of-way with an approved sign permit, although they must remain 3' from the back of curb. Permission from NCDOT may be required, depending on ownership of the right-of-way.~~
- ~~2. Only one flagpole per building or site is allowed, with a minimum required frontage as follows:
 - ~~A. One angled- or horizontally-projecting flagpole allowed for buildings with 25 feet of building frontage~~
 - ~~B. One vertically-projecting flagpole allowed for buildings with 150 feet of building frontage.~~~~
- ~~3. An exemption to the maximum number of flags and clearance requirements is that each ground floor entrance may have one small flag (2 sq. ft. per side) projecting from adjacent to the door.~~

~~(3)~~ **(4) Dimensional Requirements**

- ~~(a) The purpose of modified setbacks on Main Street in the Downtown Overlay District is to provide adequate room for outdoor seating and dining, display of wares, an~~

DRAFT 6:
05/10/2017

enhanced pedestrian realm, and create space for an active street life, while also continuing a unified visual building frontage along the street. This is in addition to the standard purpose for enforcing setbacks in the Town.

(b) Setbacks and build-to lines for nonresidential and mixed use zoning districts:

1. The dimensional requirements of this Overlay District ~~shall be~~ are the same as the underlying zoning district, with the following modifications to setbacks and dimensional standards on that portion of Main Street that is within the Downtown Overlay District, and properties on side streets that are within 50' of Main Street.

A. Minimum and maximum setbacks are established on properties that front on roads, sidewalks, or public rights-of-way:

i. A minimum setback line is established at 12' from back of curb.

ii. A maximum setback line is established at 14' from back of curb.

iii. The Planning Director may allow an alternate building setback that pulls the building or a portion thereof closer to the street to provide consistency with adjacent properties and continue an established streetscape rhythm.

iv. The Planning Director may waive the maximum setback requirement in order to preserve the historic character or landmark status of an existing building, or to preserve the character of a park or public square.

v. Architectural, landscaping, or other site elements may still be required as part of the site plan to continue the appearance of a unified frontage with neighboring buildings.

B. 70% of the first and second floor street-facing façades or storefronts for all new, retrofit, and infill development shall be located within the minimum and maximum setback lines established above, with allowances provided for decorative, recessed or projected entries, balconies, or window treatments that are in accordance with other parts of this Section.

C. If a building is set back further than neighboring buildings, some design element should be incorporated in front of the first floor façade, such as knee wall, first floor roof projection designating outdoor seating area, or other architectural element or design feature that continues the streetscape rhythm of neighboring buildings.

(5) Development Standards

The following criteria modifies, but does not replace, the text of §155.400 “Access”, §155.401 “Off-Street Parking and Loading”, §155.402 “Landscaping, Screening, and Buffering”.

(a) Widths of access ways, as described in Table 4-1 “Dimensional Standards of Access Ways”, may be reduced to match the dimensions of existing streets in the Downtown Overlay District, with approval by the Planning Director, Engineering Director, and Fire Marshal as part of the standard review of individual development projects.

(b) Parking Requirements

1. General:

- A. Any development in the Downtown Overlay District with frontage on a public right-of-way shall be required to formalize on-street, parallel parking, along the frontage(s) of the property, including landscaped bump-outs at intersections. Adjacent on-street parking spaces may count toward meeting the parking requirement for a site.
- B. All parking spaces within the Downtown Overlay District shall be paved. Permeable paving may be allowed if approved by the Planning Director and Town Engineer. No grass, gravel, dirt, or other surfaces are allowed.

2. Residential off-street parking

- A. Residential off-street parking requirements may be met satisfied with off-site parking, subject to Planning Director approval, provided the following are met:
 - i. The off-site parking area is in proximity to the parcel on which the residential dwellings are located;
 - ii. The off-site parking spaces are designated as reserved for the residential units which they serve;
 - iii. Required handicap parking spaces are located as close as possible to the residential dwellings;
 - iv. All other relevant conditions of §155.401(C)(3)(c), “Off-site parking”, are met.

3. Nonresidential development and uses:

- A. The number of vehicular parking spaces may be reduced to 50% of that designated in Table 4-2 “Minimum Off-Street Parking Requirements”. Providing more parking spaces than 50% may be approved on a case-by-case basis by the Planning Director. In no case shall the requirements listed in Table 4-2 be exceeded. Standalone, multi-story parking decks or parking structures are exempt from this requirement.

DRAFT 6:
05/10/2017

- B. New construction shall have the opportunity to provide bicycle racks on site or pay fee-in-lieu. Minimum bicycle parking requirements for nonresidential uses may be paid as fee-in-lieu, as specified in the Comprehensive List of Fees and Charges. The fee-in-lieu will be used to provide appropriate bicycle infrastructure and parking facilities in the public right-of-way and on public property in downtown.

(c) Landscaping, Screening, and Buffering Requirements

1. In the district, the Planning Director may allow a new use to be established or an existing use to be expanded, even if all landscaping, screening, and buffering requirements cannot be met, provided that as much landscaping, screening, and buffering as can be reasonably provided is provided.
2. In the district, site interior landscaping (per §155.402(D)(1) "Interior Landscaping") may be reduced as follows.
 - A. Reduced by 75% in the B-1 zoning district.
3. All landscaping shall be designed to reduce unsafe areas of limited visibility.
4. Berms may not be used for required screening.
5. Landscape buffers or opaque visual screening, except that used for screening parking areas to a maximum height of 3', shall not be required along any public right-of-way.
6. Fences or walls not used for required screening or for providing security for a parking area shall be limited to 4' in height. This requirement does not apply to single family residential, duplexes, or townhomes. Chainlink fencing is prohibited.
7. Plastic, vinyl, and similar low quality materials are prohibited for planters and window boxes.
8. Street trees:
 - A. At the discretion of the Planning Director, street trees shall be required along all public rights-of-way at a rate of one per 40 linear feet or at an interval that mimics the existing tree placement in that area.
 - B. Street trees shall occur at appropriate, coordinated locations within public rights-of-way and may involve metal tree grates or other treatments to match the streetscape and design palette of downtown.
9. Subject to Planning Director approval, the following may be approved:
 - A. Modifications to the required amount of site interior landscaping materials, in zoning districts where the maximum allowed impervious area infringes on site area available for landscaping.

- B. Understory tree species may be substituted for up to half of the required canopy trees. This includes trees required as part of overlay districts, site interior landscaping requirements, parking lot landscaping, street trees, and incompatibility buffers.
- C. High-quality, raised landscaping planters may be substituted for required plantings, at a rate to be determined by the Planning Director based on area of planters provided. Planters must match the existing streetscape materials and design palette if adjacent to a public right-of-way, or that of the primary structure. Plastic, vinyl, and similar low quality materials are prohibited.

(6) Neighborhood Character, Appearance, and Architectural Design

(a) General requirements applicable to all properties:

- 1. Right-of-way shall be dedicated (if necessary) to allow for two-way traffic and on-street parking (both sides) along public streets.
- 2. A minimum of 8' of mostly-unobstructed walking surface (from back of curb) shall be provided for pedestrian traffic public rights-of-way on and within 50' of Main Street. Some of this area may be used for public display of wares or outdoor seating, pursuant to the relevant portions of this Chapter, so long as a minimum of 5' of fully unobstructed clearance remains for pedestrian traffic.
- 3. Structures shall be oriented so that their primary façade faces and is parallel with the principal street on which they are located.
- 4. Street-facing facades of second and third stories (except for single family residential) shall be constructed within the minimum and maximum setback lines established in the Downtown Overlay District (per (4)(a)2, "Setbacks").
- 5. Nonresidential and mixed use infill development shall occupy the full width of the lot width to create a continuous streetscape. Allowances may be made for required vehicular and pedestrian ingress/egress points.
- 6. The following shall apply to properties on and within 50' of Main Street that are in nonresidential or mixed use zoning districts:
 - A. New and infill development shall be a minimum of two stories, with the second story being at least 75% of the area of the first floor. If waiver from this requirement is approved by the Planning Board, then the building must still be engineered and constructed to support the addition of a second floor in the future.
 - B. Buildings shall not have a single tenant space which exceeds 10,000 sq. ft. in area on the first floor, unless at least one external, storefront entrance

is provided for every 6,000 square feet, and the internal space is designed to be able to be partitioned.

7. Corner Lots:

- A. Corner buildings shall match or exceed the height of adjacent buildings, with a minimum height of two stories. This requirement shall not apply to single family residential buildings, provided they fit into the architectural style of their neighborhood.
- B. On corner lots, both facades shall be oriented so that they face and are parallel with adjoining streets.
- C. Corner lots shall locate their vehicular access to the least traveled street, where practicable, and as far as possible from the intersection.

8. Materials:

- A. Exterior materials should match the palette of the historically contributing buildings in the district. Wood is only allowed as an external material on existing buildings or on single family residential, duplexes, or townhomes.
- B. The following materials are prohibited from being visible on the exterior facades of any new construction, replacement or renovations, or to cover an existing façade: metal panels, corrugated metal, fiberglass, metal screening, plastic, vinyl, aluminum siding, concrete block, concrete panels, or other materials not consistent with or representative of the historical architectural vernacular of the district.
- C. On and within 50' of Main Street, all facades facing public streets or rights-of-way shall be comprised of red brick, masonry, cast stone, or similar quality material common to the historically-representative buildings on Main Street. Projects with public or cultural significance may be designed to have a character that varies more from the standard development pattern, to distinguish them as a signature or landmark structure. The Planning Director may allow alternate materials on renovations or expansions of existing buildings if they keep in context with the existing materials and architecture.

9. Parking:

- A. Cross access shall be provided between adjacent parking lots to minimize the number of access points along streets. The Planning Director may waive this requirement if cross access is not feasible due to natural features or site layout restrictions. Cross access shall be accompanied by a cross access easement or agreement, recorded with the Clerk of Court. Single family residential and duplexes are exempt from this requirement.

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B. All nonresidential and mixed use developments shall utilize alley loaded and/or parking to the rear of a building.

C. Multi-story parking structures/decks:

i. If visible from the street, multi-story parking structures/decks shall place the shortest dimension along the street, if possible.

ii. On and within 50' of Main Street, multi-story parking structures/decks shall incorporate usable spaces for nonresidential uses (i.e. – storefronts and/or tenant spaces) along the entirety of first floor facades that front on public rights-of-way, excepting entrances and exits.

iii. Multi-story parking structures/decks shall be architecturally consistent with surrounding buildings and shall meet all other criteria of this section.

10. Windows:

A. Windows shall be vertically oriented, and at least as tall as they are wide.

B. Windows shall be no lower than two feet above finished grade, unless they can be opened to provide access to the outside, such as decorative glass garage doors, or French doors.

C. No opaque window glazing shall be permitted on the first three floors of a building. In this instance, "opaque" is defined as any glazing (frosted or smoked windows, wraps, etc.) that inhibits view from the outside to the inside of the building.

D. False windows or faux windows are not permitted on the first floor on any façade that is visible from a public right-of-way. The Board of Adjustment may grant a variance to this requirement under conditions and locations in which it will not be detrimental to the intent of the district.

E. Security bars or similar theft prevention devices shall not be allowed on any window that is visible to the public. Any security measures shall be seamlessly integrated into the design of the window, building, or façade. The Planning Board may approve deviation from this requirement, so long as the intent is retained.

F. Nonresidential and mixed use zoning districts, and conforming nonresidential buildings in residential zoning districts:

i. For any floor above the first (ground) floor, large expanses of vertical windows that give the overall appearance of unified (undivided) horizontal massing is prohibited.

- ii. At least 70% of the surface area of the first (ground) floor, public-facing façade of all buildings shall be storefront windows or other windows which create an enhanced sense of connection between the inside of buildings and the public realm. Corner buildings may reduce the window coverage to 35% on the façade facing the secondary street.
- iii. Upper floors shall provide a minimum of 35% window coverage of the façade, and simple patterns shall be used to subdivide the windows to add character to the buildings.
- iv. No building shall be altered as to reduce the amount or area of first (ground) floor storefront windows to less than the amount specified in this Section.
- v. No ground floor window or translucent door shall be covered or screened from within, so as to obstruct visibility over more than 25% of the surface area, for more than one half of business hours. Any coverings in violation of this shall be removed by August 1st, 2017, or immediately upon adoption of this ordinance.
- vi. First floor storefront windows shall incorporate at least one architectural design element common to or representative of the district, including but not limited to soldier courses, brick patterns, columns, knee walls, recessed entrances windows, peaked or arched windows, or decorative window frames. Large, opening windows that provide connection to the street, such as garage door-style retracting windows, are permitted so long as they blend into the character of the street and district.

11. Roofs:

- A. Parapet style roofs are required for all new development that is not single family residential or duplexes.
- B. Peaked roofs are prohibited on new or infill development on or within 50' of Main Street.
- C. Rooflines shall vary from building to building, and within buildings that are wider than 100'.

12. Utilities:

- A. All utilities shall be undergrounded. Where this is impractical, the utilities shall come from or run along the rear of the property or through a service alley.
- B. All utilities shall be locationally consolidated with existing utilities, to reduce the proliferation of overhead wires and cables.

- C. All mechanical equipment shall be located on the roof, where practicable, and completely screened from view regardless of location. The Board of Adjustment may grant a variance to the requirement for equipment to be located on the roof.

13. Entrances

The following shall apply to entrances in nonresidential and mixed use zoning districts, and in conforming nonresidential buildings in residential zoning districts.

- A. Existing entrances with features such as recessed or angled entries shall not be removed, except to restore the storefront to a more historically accurate design.
- B. Diagonal entrances at corner buildings are required.
- C. Entrance doors shall be a minimum of 50% transparent.
- D. Shingled or plastic awnings are prohibited.

(b) Conforming residential uses and residential zoning districts:

- 1. The following criteria shall be applicable to all new construction, exterior renovation or additions to the front façade, or to renovations of 50% or more of the entire façade:
 - A. Parking garages and vehicular use areas shall not occupy more than 25% of the front façade for any residential development or dwelling unit.
 - B. Parking areas for multi-family residential and townhomes shall in the rear of the property and shall be either side-loading or alley-loaded.
 - C. Materials used for facades must be consistent with or representative of the historical architectural vernacular of the district.

(7) Incentives and disincentives:

- (a) The Town encourages the use, re-use, renovation, and other creative endeavors that preserve historic structures, create new structures, or otherwise enhance the private or public realm, and which add value and enhance or promote the character of downtown Clayton. To that purpose, the following incentives and disincentives are established in the Downtown Overlay District.

(b) Incentives:

- 1. Outdoor seating and dining areas, on private property and in public rights-of-way, shall be allowed with approval of a Zoning Compliance Permit and accompanying dimensioned site drawing complying with §155.311(B) "Outdoor Dining". In this instance and within this Overlay District, the Zoning Compliance Permit expressly

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replaces any other requirement for a Site Plan application, unless the Planning Director determines otherwise or elevates the decision to a higher level.

A. Outdoor seating and dining areas shall be constructed of high-quality materials. Plastic or unfinished wood are not allowed for tables, chairs, planters, window boxes, or benches.

B. All accoutrements associated with outdoor seating and dining (tables, chairs, benches, planters, bollards, dividers, umbrellas, space heaters, lighting, entrance menus, etc.) shall be maintained to a high standard which demonstrates appreciation of the special character of the district.

2. Properties in the Downtown Overlay District may be developed at densities and intensities that are consistent with the Town's adopted Future Land Use Map, subject to the approval of a Special Use Permit.

3. Planned Developments in the Downtown Overlay District may be developed on a lot equal to 1/10th the minimum required lot size for a given type.

4. Waiver of impact fees

A. Water/wastewater acreage, capacity, and nutrient offset impact fees are waived for all properties in the district that do not increase their meter size as a part of redevelopment or upfit.

5. Downtown properties that meet other eligibility requirements may apply for:

A. The Façade and Site Element Improvement Grant;

B. The Clayton Downtown Redevelopment Incentive Grant (CDRIG).

(c) Disincentives:

1. Any demolition of a historically-contributing building or structure in the Downtown Overlay District shall result in a one year waiting period between application for a demolition permit and the time that the demolition occurs, and a one year moratorium following demolition of development applications and buildings permits upon that lot. The Town Council can waive the waiting period and the moratorium by a super majority vote if the proposed new development is determined to be in the best interest of adjacent property owners and the Town.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2012-01-04, passed 1-3-12; Am. Ord. 2012-04-02, passed 4-2-12; Am. Ord. 2012-12-02, passed 12-3-12; Am. Ord. 2012-12-04, passed 12-3-12; Am. Ord. 2014-06-10, passed 6-16-14; Am. Ord. 2016-04-04, passed 04-04-2016)

Property Owner Mailing List for Open House Meeting

Total properties notified: 228

Total property owners notified: 155

Property Owner Name	Address	CITY	STATE	ZIPCODE
101 W. FIRST STREET, LLC	101 W 1ST ST	CLAYTON	NC	27520-2311
104 NORTH FAYETTEVILLE ST LLC	140 N FAYETTEVILLE ST	CLAYTON	NC	27520-2430
4GK INC	112 FERN FOREST DR	RALEIGH	NC	27603-9721
ABR PROJECTS, LLC	219 NORWICH DR	CLAYTON	NC	27520-2193
AUSTERMUEHLE, EDWARD W III	139 LAKE POINT DR	CLAYTON	NC	27527-5217
AUSTIN, JESSE & LYN	6237 CORNWALLIS RD	GARNER	NC	27529-8216
B M ROBERTSON MULE CO	150 S WASHINGTON HARBOUR DR	WASHINGTON	NC	27889-4748
BAKER, ROBERT A	43 OAKFIELD TERRACE	CLAYTON	NC	27520-0000
BARBOUR, JOHN T	P O BOX 7	CLAYTON	NC	27520-0000
BARBOUR, JOSEPH MORRIS	246 FRONT ST	CLAYTON	NC	27520-0000
BARBOUR, LINWOOD O	787 COOPER BRANCH RD	CLAYTON	NC	27520-0000
BARBOUR, MARY C	218 HARDEE ST	CLAYTON	NC	27520-2511
BASS, THOMAS R DR	P O BOX 849	CLAYTON	NC	27528-0849
BELVIN, LARRY E	321 E MAIN ST	CLAYTON	NC	27520-2463
BLACKBURN, DANIEL WILLIAM	229 AMERICA DR	SELMA	NC	27576-0000
BLACKLEY, JOYCE & ERNEST	2133 SHOTWELL RD	CLAYTON	NC	27520-8222
BOLL WEEVIL LLC	472 E SECOND ST	CLAYTON	NC	27520-0000
BRUNNER, MARK W	130 E FRONT ST	CLAYTON	NC	27520-1913
BUNN, TONY	1025 RIDGE DR	CLAYTON	NC	27520-0000
CAMPBELL, MAE BELLE	11617 S LOOMIS ST	CHICAGO	IL	60643-5043
CANADY, JOYCE LIPSCOMB	315 CRESCENT DRIVE	CLAYTON	NC	27520-0000
CARR, GWENDOLYN	2941 BENSON RD	GARNER	NC	27529-9063
CHAMBER OF COMMERCE CLAYTON NC	301 E MAIN ST	CLAYTON	NC	27520-2463
CHOWAN HOLDINGS LLC	205 W MAIN ST	CLAYTON	NC	27520-2322
CLAYTON CHURCH OF GOD	621 E HORNE ST	CLAYTON	NC	27520-2532
COBLE, JAMES H SR	502 EAST SECOND ST	CLAYTON	NC	27520-0000
COOPER, W J JR	P O BOX 209	LOUISBURG	NC	27549-0000
CREASY, KATHRYN ANN	PO BOX 69	CLAYTON	NC	27528
DALTON FAMILY INVESTMENTS LLC	400 LEE RD	CLAYTON	NC	27520-7190
DAVIS, MICHAEL L	700 MACON PL	RALEIGH	NC	27609
DEW, JERRY T SR	702 BIRKDALE DR	CLAYTON	NC	27527-8880
DIVINE HOLDINGS LLC	121 E MAIN ST	CLAYTON	NC	27520-2447
DML PROPERTIES LLC	204 W MAIN ST	CLAYTON	NC	27520-2323
DOWNTOWN INVESTMENT GROUP LLC	PO BOX 495	CLAYTON	NC	27520-0000
DUNCAN, PATSY LOUISE	337 BANE RD	GARDEN CITY	NY	11530-6701
EDWARDS, GAIL BARKER JR	116 E FRONT ST	CLAYTON	NC	27520-0000
ELLINGTON STREET LLC	2045 WALDEN WAY	CLAYTON	NC	27527-9555
EMORY, LEE C	104 WEATHERSBY LN	CLAYTON	NC	27520-5827
EVERHART, REX M	2699 COVERED BRIDGE RD	CLAYTON	NC	27527
FOUR OAKS BANK & TRUST	P O BOX 309	FOUR OAKS	NC	27524-0000
GALA C HOGG REVOCABLE TRUST	110 PECAN LANE	CLAYTON	NC	27527-0000
GELABERT, BERNARDO	PO BOX 884	GARNER	NC	27529
GIGANTE, LAURA	304 E FRONT ST	CLAYTON	NC	27520-1935
GODWIN 308 FRONT STREET TRUST	PO BOX 627	CENTREVILLE	VA	20122
GODWIN, SHAUNA R	270 BENNING CIRCLE	CLAYTON	NC	27527-0000
GORDON, CHARLES B JR	496 SKINNER RD	FOUR OAKS	NC	27524-9233
GORMAN, PAUL	PO BOX 538	CLAYTON	NC	27528-0538
GRAHAM RENTALS LLC	315 W MAIN ST	CLAYTON	NC	27520-2324
GRAHAM, TEAH KING	463 E MAIN ST	CLAYTON	NC	27520-2528
GRISSOM, SANDRA L	5108 HEARTH DR	RALEIGH	NC	27609-4724
GUBITOSI, GENNARINO	61 CAMEO CT	CLAYTON	NC	27527-5099
GUNTER, ROBERT	106 W FRONT ST	CLAYTON	NC	27520-0000
HALL, BARBARA E	1910 GOOSE CREEK RD SW UNIT 3105	OCEAN ISLE BEACH	NC	28469-6513
HARMON, DUNCAN	516 E 2ND ST	CLAYTON	NC	27520-2632
HERITAGE PARTNERS LLC	121 FIRST STREET	CLAYTON	NC	27520-0000
HI TIDERS LLC	713 FERNWOOD DR	CLAYTON	NC	27520-2107
HILBURN INVESTMENT PROPERTIES LLC	111 NEUSE RIDGE DR	CLAYTON	NC	27527-6604

HINTON, JANICE W	PO BOX 1121	CLAYTON	NC	27528-1121
HINTON, VIRGINIA D	236 E FRONT ST	CLAYTON	NC	27520-1914
HOLDER, FRANKIE WOOD	16 OAKMONT COURT	CLAYTON	NC	27527-0000
HOMETOWNE INVESTMENTS LLC	PO BOX 133	CLAYTON	NC	27520-0000
HOOD HOLDINGS LLC	230 E FRONT ST	CLAYTON	NC	27520-1914
HOWARD, EMORY F	205 HOLLY CIRCLE	CLAYTON	NC	27527-0000
HUGHES, EMORY T II	2024 CANTERBURY ROAD	CLAYTON	NC	27520-0000
HUNTER, DAISEY HODGES AND OTHERS	11617 S LOOMIS ST	CHICAGO	IL	60643-5043
J AND B REAL ESTATE CONSULTANTS, LLC	328 E MAIN ST	CLAYTON	NC	27520-2464
JAMS PROPERTIES LLC	520 ROSEWOOD DR	SMITHFIELD	NC	27577-0000
JOCO RENTALS LLC	204 UWHARRI CT	GARNER	NC	27529-0000
JOHNSON, RONALD L	115 E MAIN ST	CLAYTON	NC	27520-2447
JONES, BARRY E	905 NEUSE RIDGE DR	CLAYTON	NC	27527-5336
JONES, CURTIS W II	326 WYNDFAH LN	CLAYTON	NC	27527-5715
JONES, WILLIAM H	1791 WORTHINGTON RD	GREENVILLE	NC	27834-8374
KAYHEN INC	54 SHAD BOAT LN	CLAYTON	NC	27520-7378
KBG FARM LLC	779 TRUE VINE RD NE	PIKEVILLE	NC	27863-8800
KRISTOFF, ELIZABETH A	PO BOX 495	CLAYTON	NC	27520-0000
KRISTOFF, LAWRENCE E II	P O BOX 495	CLAYTON	NC	27520-0495
LATORRE, JUAN	312 E MAIN ST	CLAYTON	NC	27520-0000
LEE BROTHERS RENTAL	400 W MAIN STREET	CLAYTON	NC	27520-0000
LEE, CHARLES FRED	2130 SHOTWELL RD	CLAYTON	NC	27520-8221
LEE, GEORGE R	2241 SHOTWELL RD	CLAYTON	NC	27520-8224
LEE, HUBERT	2236 SHOTWELL RD	CLAYTON	NC	27520-8223
LEE, KEVIN	225 E 2ND ST	CLAYTON	NC	27520-2461
LEE, PERCY Y	2149 SHOTWELL ROAD	CLAYTON	NC	27520-0000
LEE, RAYMOND E	2117 SHOTWELL RD	CLAYTON	NC	27520-8222
LEE, STENSON DUKE	8279 CLEVELAND RD	CLAYTON	NC	27520-7163
LEWIS BROTHERS TIRE AND ALIGNMENT	451 E MAIN ST	CLAYTON	NC	27520-2528
LIPSCOMB, JAMES H	107 STONE LANE	CLAYTON	NC	27520-0000
LITTLE, EDWARD LEE	P O BOX 28	CLAYTON	NC	27520-0028
LITTMANN, RANDALL W	407 STONEBROOK DR	CLAYTON	NC	27520-0000
LOCKLEAR, HARVEY D	205 E 2ND ST	CLAYTON	NC	27520-2461
MAIERS, ROBERT D	521 E 2ND STREET	CLAYTON	NC	27520-0000
MAIN STREET DVLPMNT GROUP LLC	338 E MAIN ST	CLAYTON	NC	27520-0000
MALEK, MOHAMMAD M	319 E 2ND ST	CLAYTON	NC	27520-2465
MARES-CHAVEZ, MARCOS	420 FRONT ST	CLAYTON	NC	27520-0000
MATIER, KEVIN	106 OHARA CT	CARY	NC	27513-4037
MCADAMS, LINDA M	611 BARBOUR ST	CLAYTON	NC	27520-2713
MCGOWAN, DANIEL MARK	215 EAST SECOND STREET	CLAYTON	NC	27520-0000
MCLEOD, BERNARD F III	PO BOX 1313	CLAYTON	NC	27528
MCLEOD, JODY	210 S SMITH ST	CLAYTON	NC	27520
MINTER, MILTON L	579 RANCH RD	CLAYTON	NC	27520-6465
MITCHELL, KATIE E	250 HARDEE ST	CLAYTON	NC	27520-2511
MITCHNER, HERMAN A	427 BARBOUR ST	CLAYTON	NC	27520-2407
MOORE, EMMA S	202 FRONT STREET	CLAYTON	NC	27520-0000
MORGAN, CHARLES D	207 N FAYETTEVILLE ST	CLAYTON	NC	27520-0000
MORGAN, PEGGY T	207 N FAYETTEVILLE ST	CLAYTON	NC	27520-0000
NEW TRINITY MISSIONARY BAPTIST CHURCH	PO BOX 827	CLAYTON	NC	27528-0000
NEW VISION PARTNERS LLC	13200 STRICKLAND RD STE. 114-222	RALEIGH	NC	27613-5245
NGUYEN, PHU	473 EAST MAIN STREET	CLAYTON	NC	27520-0000
ORRINGER, DAVID S	3508 QUEEN ANN DR	CLAYTON	NC	27527-0000
PACE, JERRY G JR	13388 BUFFALO RD	CLAYTON	NC	27527-6997
PARKER, DORIS V	427 BARBOUR ST	CLAYTON	NC	27520-2407
PARRISH PROPERTY GROUP, LLC	3230 BARBER MILL RD	CLAYTON	NC	27520-9415
PARRISH, KEITH B	210 N FAYETTEVILLE STREET	CLAYTON	NC	27520-0000
PARRISH, MATTHEW	3620 BARBER MILL RD	CLAYTON	NC	27520-8190
PENNY, DAVID H	136 MCGEE RD	BENSON	NC	27504-7624
PLATT, RICHARD	70 CHESTERTOWN CT	CLAYTON	NC	27527-9742
PLEASANT, ROBERT S	PO BOX 1191	CLAYTON	NC	27528-1191
POINDEXTER, JAMES D	306 W MAIN ST	CLAYTON	NC	27520-0000

PRESTIGE HOMES, LLC	205 W MAIN ST	CLAYTON	NC	27520-2322
PRICE KORNEGAY LLC	480 E MAIN ST	CLAYTON	NC	27520-2529
PRYSE, TERESA	534 E 2ND ST	CLAYTON	NC	27520-2632
RAGLAND PRODUCTIONS INC	250 W MAIN ST	CLAYTON	NC	27520-0000
RAND, VIDA LEVETTE	P O BOX 682	CLAYTON	NC	27520-0000
RICHARDSON, SHERAL A	836 LACEY LN	GRETN	LA	70056-8689
ROBERTSON, BATTLE MOORE	2801 GLENWOOD GARDEN LN STE 107	RALEIGH	NC	27608-1237
SAINT AUGUSTINE AME CHURCH	PO BOX 542	CLAYTON	NC	27520-0000
SANCHEZ, ALBERTO	532 W MAIN ST	CLAYTON	NC	27520-1602
SATTERFIELD, D GREY	223 E BLANCHE ST	CLAYTON	NC	27520-0000
SATTERFIELD, ROBERT NEIL	2045 WALDEN WY	CLAYTON	NC	27520-0000
SAULS, MARY C	221 E SECOND ST	CLAYTON	NC	27520-0000
SCA VENTURES	132 CITATION LN	SMITHFIELD	NC	27577-0000
SHELL, DORA M	524 E SECOND STREET	CLAYTON	NC	27520-0000
SHELTON, WALTER M	2113 TIMBER DR	RALEIGH	NC	27604-0000
SHILOH CHRISTIAN CHURCH	P O BOX 1766	SMITHFIELD	NC	27577-0000
SMALLS, MILDRED HUNTER	728 BAILEY DR	RALEIGH	NC	27610-0000
SMITH, KATIE C	PO BOX 325	SNEADS FERRY	NC	28460-0000
SPENCE, AVA C	4579 C BARBER MILL ROAD	CLAYTON	NC	27520-0000
SPENCE, DIANE	110B HARDEE STREET	CLAYTON	NC	27520-0000
STAR COMPANY, LLC	114 W MAIN ST STE 102	CLAYTON	NC	27520-2321
STEPHEN SCOGGINS HOLDINGS LLC	1001 CORPORATION PKWY STE 112	RALEIGH	NC	27610-1858
STEPHENSON, GENE CARLTON JR	1950 SANDERS RD	WILLOW SPRING	NC	27592-9190
STUTTS, TODD	131 LAKE POINT DR	CLAYTON	NC	27527-5217
T R LEE OIL CO INC	400 W MAIN ST	CLAYTON	NC	27520-0000
TEW, ALLEN R	P O BOX 145	CLAYTON	NC	27520-0000
THORPE, MELODY JOHNSON	2360 TWIN ACRES RD	CLAYTON	NC	27520-0000
TOWN OF CLAYTON	P O BOX 879	CLAYTON	NC	27528-0000
VALKYRIE HOLDINGS, LLC	131 E 1ST ST	CLAYTON	NC	27520-2440
WAKE DEVELOPMENT GROUP LLC	P O BOX 495	CLAYTON	NC	27520-0000
WATSON, CLINTON LEROY	103 WESTRIDGE COURT	DALEVILLE	AL	36322-0000
WATSON, WILLIAM HEIRS	316 E FRONT STREET	CLAYTON	NC	27520-1935
WETHERINGTON, KRISTIE	203 N LOMBARD ST	CLAYTON	NC	27520-1944
WHITE, GLORIA BROWN	1413 WESTCHESTER RD	RALEIGH	NC	27610-0000
WILD POTATO CLAN INDUSTRIES, LLC	216 US HIGHWAY 70 W	GARNER	NC	27529
WILLIAMS, JEFFREY B	157 ENCHANTED TRAIL	CLAYTON	NC	27520-0000
WILLIAMS, MELANIE L	208 NORTH CHURCH ST	CLAYTON	NC	27520-1902
WINSTEAD BUILDING I A NC PTSHP	P O DRAWER 1960	SMITHFIELD	NC	27577-1960



Planning Board Cover Sheet

Meeting Date:

May 22 , 2017

Type:

Background information

Item Title:

Welcome package for new members: Background information, data, maps, etc.

Presenter:

Planning Dept.

Summary/Description:

Background information, maps, Comprehensive Plan, use table regulations, and other town plans, presented to Planning Board members for their own use and knowledge.

Requested Action:

Presented for informational purposes only.

Associated Documents:

1. Comp Plan Implementation Matrix
2. Comp Plan maps
3. Competitive Analysis Board-1
4. Demographics_Existing Poster
5. FLU descriptions – Clayton Comp Plan
6. Use table excerpt – approved 20170403
7. Official Zoning Map – Revised April 5, 2016

Appendix A: Implementation

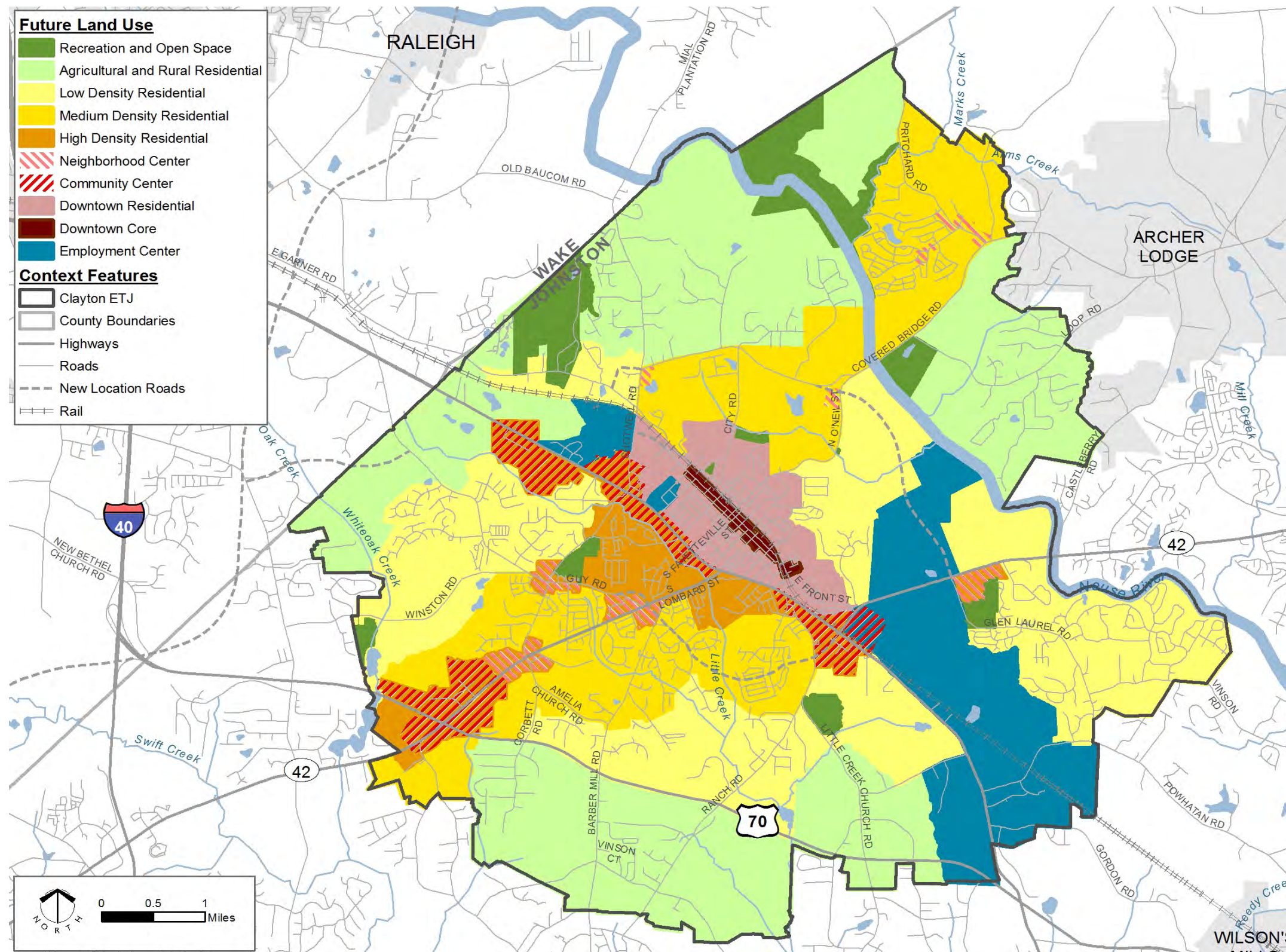
Implementation Matrix

The following table illustrates the timeframe, responsible entities and metrics to facilitate implementation of this plan. In addition to following the implementation matrix, the Town should also raise awareness of the plan, and the opportunities described within it, by making presentations to local groups and organizations and by distributing a prepared press release to area media outlets.

	GOAL	TIMEFRAME	ENTITY	METRIC
THINK LAND USE	GOAL LU1 Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.	Ongoing	Town Council	Land use mix ratio
	GOAL LU2 Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safety.	Ongoing	Planning, Public Works, Electric	New connectivity (customers) to existing infrastructure vs. new customers on new infrastructure
	GOAL LU3 Provide a sense of place and enhance aesthetics along major corridors.	Short-Term	Planning, Public Works, Public Information Office (PIO), Town Council	Updated entry features, branding, aesthetic improvements in corridors
THINK DOWNTOWN	GOAL D1 Promote quality new development, adaptive re-use projects and infill development in downtown.	Ongoing	Downtown Development Association, Planning, Town Council	Number of buildings renovated, Number of new infill projects
	GOAL D2 Improve aesthetics in the Downtown Core.	Short-Term	Downtown Development, Association, Planning, Town Council	Facade grants issued
	GOAL D3 Reinforce Downtown as the social, civic and cultural center of Town.	Ongoing	Downtown Development, Association, Planning, Clayton Visual Arts	In Downtown: pedestrian improvements, programming, public spaces developed
THINK ECONOMIC DEVELOPMENT	GOAL ED1 Increase opportunities for companies which provide well compensated, highly-skilled positions.	Ongoing	Town Council, Town Manager	Percent capture of regional job growth
	GOAL ED2 Develop Clayton's brand.	Short-Term	Public Information Office, Town Manager	Branded places and documents
	GOAL ED3 Monitor and communicate Clayton's economic position in the region.	Ongoing	Town Council, Town Manager, Public Information Office	See chart on page 27
THINK RECREATION AND OPEN SPACE	GOAL ROS1 Support the development of Clayton as a regional destination for recreation and trail-based tourism.	Ongoing	Parks & Recreation, Chamber	Visitorship, Tourism revenue
	GOAL ROS2 Increase public access to the Neuse River.	Short-Term	Parks & Recreation, Planning	Number or new and/or enhanced access points
	GOAL ROS3 Provide sufficient parks and recreation facilities to meet recreation and open space needs of residents and attract visitors of the Town of Clayton.	Ongoing	Parks & Recreation, Town Council	Add new and/or novel facilities (i.e. additional to Clayton, or new types of facilities to Clayton)
THINK HOUSING	GOAL H1 Encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.	Ongoing	Planning	Number of blighted or dilapidated structures
	GOAL H2 Provide safe, sound, and well-maintained housing and neighborhoods.	Ongoing	Planning & Inspections, Code Enforcement	Number of blighted or dilapidated structures

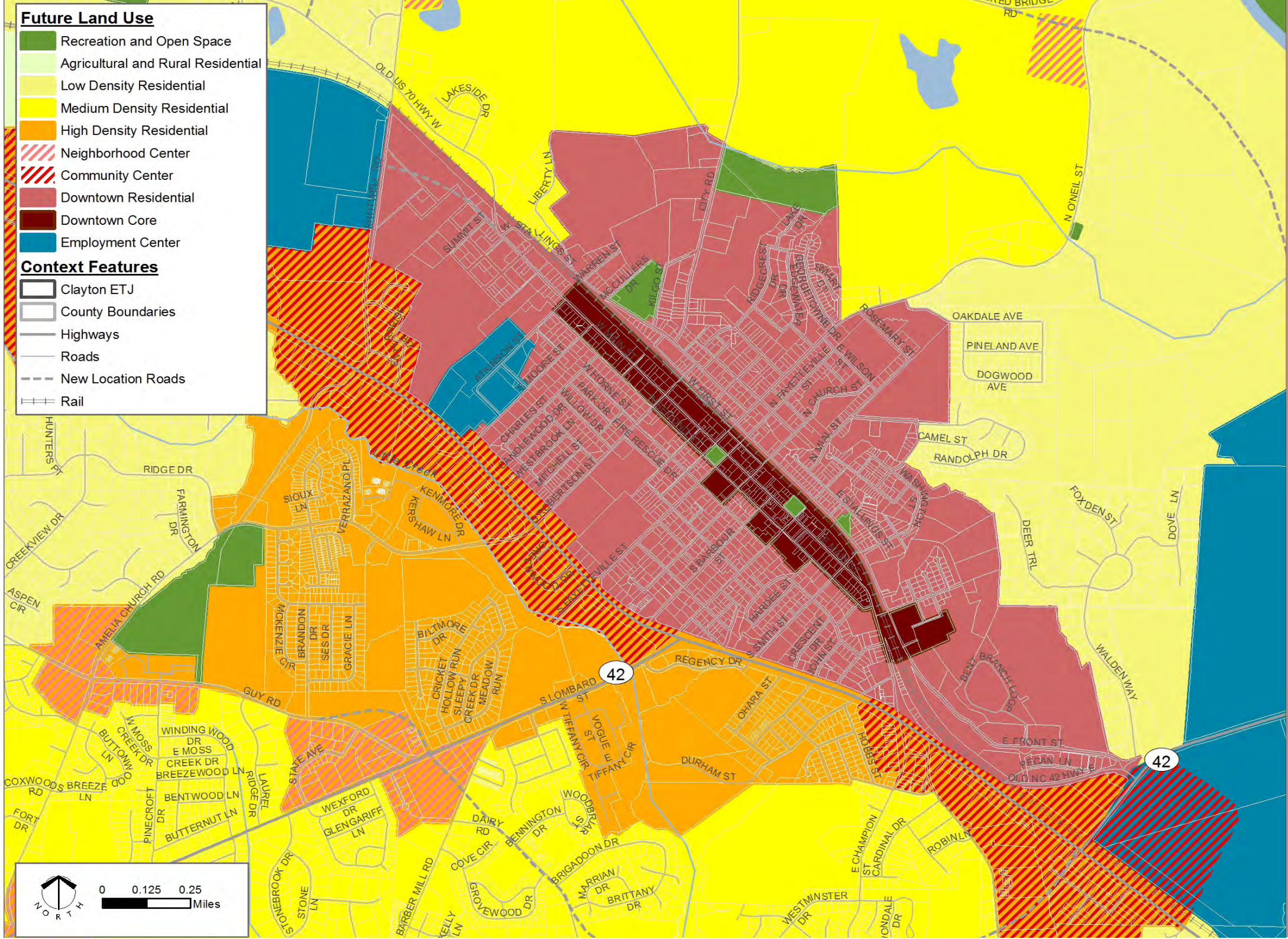
Appendix A: Implementation

	GOAL	TIMEFRAME	ENTITY	METRIC
THINK MOBILITY	GOAL M1 Establish a multi-modal transportation system.	Ongoing	Planning, Public Works, CAMPO, NCDOT, Town Council	Percent of residents within walking distance of a multi-modal option
	GOAL M2 Support interconnected street systems that efficiently disperse traffic.	Ongoing	Planning, Public Works, CAMPO, NCDOT, Town Council	Level of Service
	GOAL U1 Invest in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.	Ongoing	Public Works, Planning, Electric	Percentage of customers (households and businesses) in the Utility Service Area (vs. total customers within the Area)
THINK UTILITIES AND INTERGOVERNMENTAL COORDINATION	GOAL U2 Ensure adequate water and sewer capacity to support quality development. envisioned by the Future Land Use Map.	Ongoing	Public Works, Planning	Plant capacity, Volume of water supply per capita future population
	GOAL U3 Support the conservation and reuse of water.	Ongoing	Public Works, Planning, Engineering, Johnston County Environmental Health	Number of LID projects
	GOAL U4 Coordinate the timing and location of electric utilities to minimize cost and service disruptions.	Ongoing	Electric	Cost reduction, service downtime, electric load management/redundancy
	GOAL U5 Encourage undergrounding of overhead utilities and co-location of utilities to reduce aesthetic impacts.	Long-Term	Public Works, Planning, Electric	Percent of utilities underground
	GOAL U6 Continue to provide support for solid waste service.	Ongoing	Public Works	Customer satisfaction rating
	GOAL IC1 Coordinate with local, regional, state, and federal agencies to ensure consistency among plans and policies, identify and resolve conflicts, and promote cooperation.	Ongoing	Multiple	n/a
THINK NATURAL RESOURCES	GOAL NR1 Protect and enhance Clayton's natural resources.	Ongoing	Planning, Johnston County, DENR	See Green Growth Toolbox
	GOAL NR2 Protect water quality and quantity.	Ongoing	Planning, Johnston County, DENR, Engineering, Johnston County Environmental Health	Miles of impaired streams
THINK ARTS AND CULTURE	GOAL AC1 Support Clayton as a regional destination for cultural and arts-based tourism.	Ongoing	Clayton Arts Advisory Board, The Clayton Center, Clayton Visual Arts, Chamber	Number of art installations and events



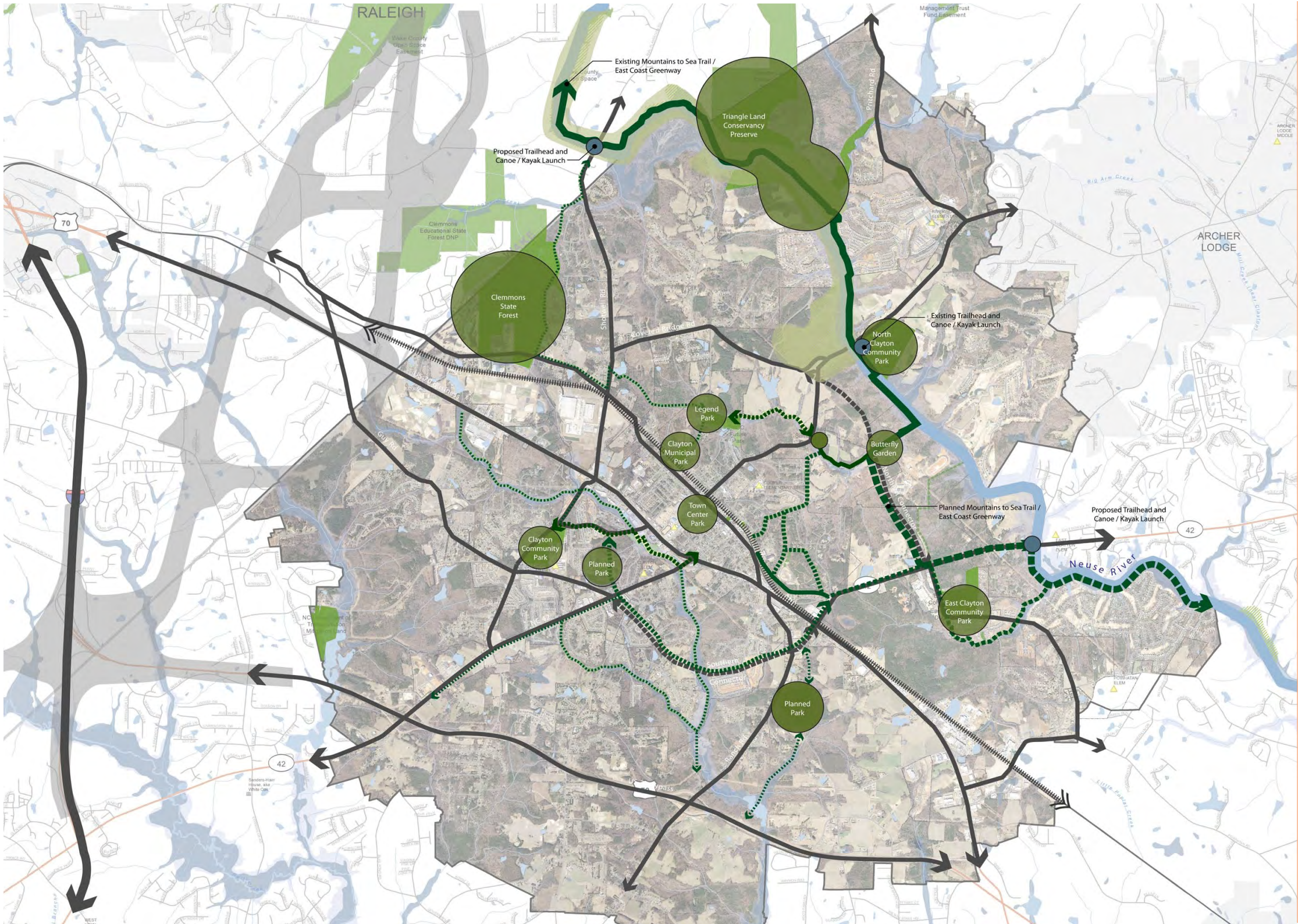
Future Land Use Map

Appendix B: Maps

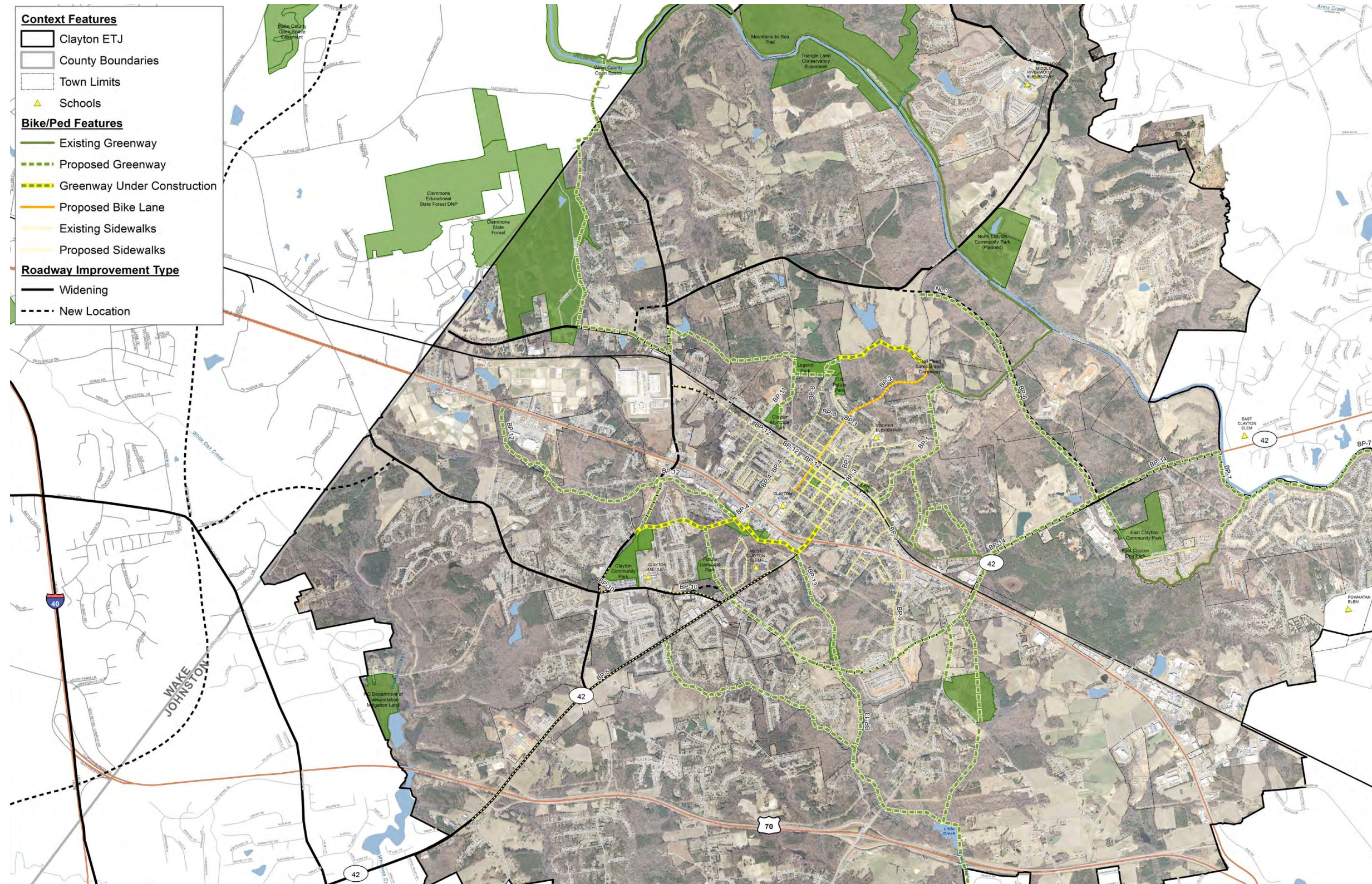


Downtown Future Land Use Map

Parks and Recreation Concept

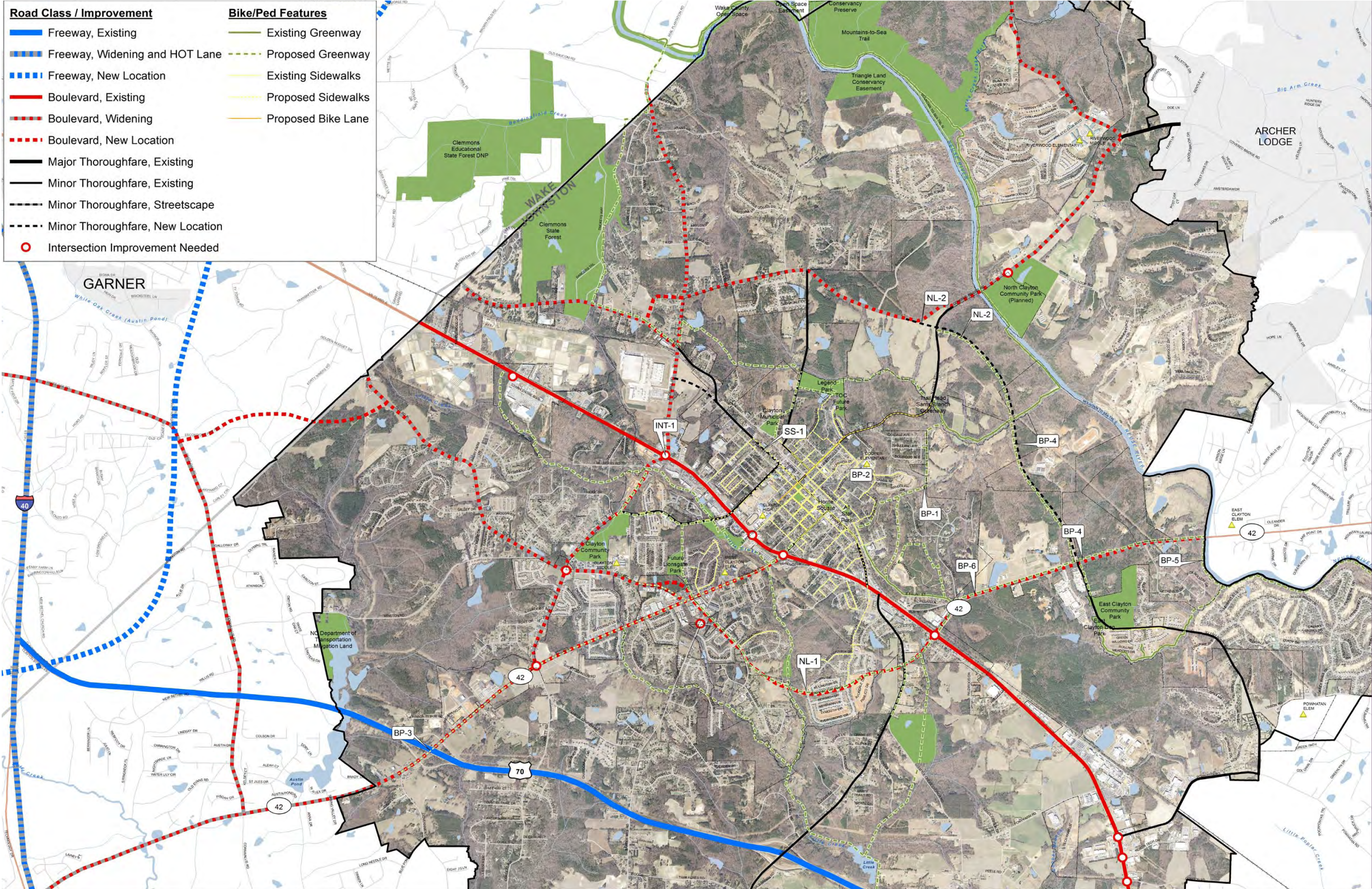


Appendix B: Maps

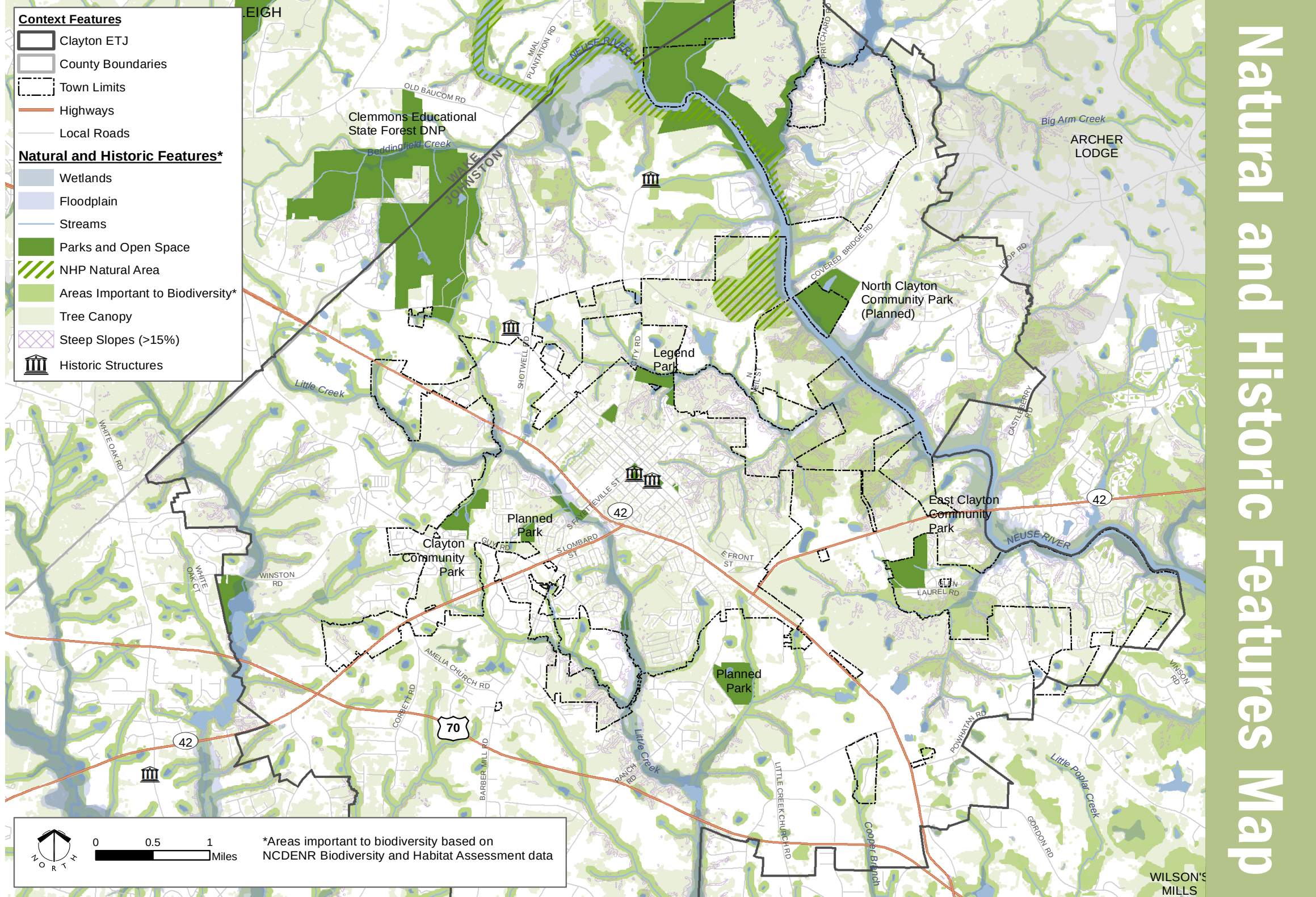


Bicycle and Pedestrian Concept

Transportation Priority Projects



Appendix B: Maps



CLAYTON COMPETITIVE ANALYSIS

FEATURE	MUNICIPALITY								
	Town of Clayton	Wake Forest	Holly Springs	Knightdale	Garner	Fuquay Varina	Smithfield	Butner	Hope Mills
 Population									
POPULATION ESTIMATES (2013)	17,694	34,752	28,915	13,291	26,772	21,277	11560	7699	16248
POPULATION CHANGE - (2010 - 2013)	9.8%	15.5%	17.2%	16.5%	3.9%	18.3%	5.5%	1.4%	4.6%
PERSONS UNDER 18 YEARS	30.9%	32.4%	35.3%	29.4%	24.4%	30.0%	22.5%	26%	30.5%
PERSONS 65 YEARS AND OVER	8.5%	8.1%	4.9%	6.4%	11.8%	11.2%	20.8%	10.4%	7.5%
 Households									
AVERAGE HOUSEHOLD SIZE	2.61	2.82	3.02	2.72	2.45	2.68	2.57	2.68	2.74
OWNER-OCCUPIED RATE	65.2%	73.2%	86.2%	65.9%	68.3%	72.8%	52.4%	66.3%	59.8%
MEDIAN OWNER-OCCUPIED HOME VALUE	\$152,600	\$259,200	\$236,300	\$168,800	\$165,600	\$191,500	\$133,100	\$128,800	\$130,500
MEDIAN AGE	34.8	35	35	32.7	38.5	34.5	42.6	41	32.2
 Education									
HIGH SCHOOL GRADUATE OR HIGHER	92.1%	95.2%	97.0%	89.6%	92.0%	90.7%	77.0%	79.6%	89.0%
BACHELOR'S DEGREE OR HIGHER	31.3%	50.4%	55.4%	41.6%	34.8%	34.5%	19.4%	9.6%	19.6%
 Commute									
AVERAGE WORK COMMUTE TIME (MINS.)	28.4	28.8	27.7	25.4	25.8	30.2	22.5	23.8	24.7
 Economy									
MEDIAN HOUSEHOLD INCOME (2013)	\$57,456	\$75,050	\$89,644	\$71,066	\$60,842	\$58,588	\$31,947	\$46,681	\$51,442
PER CAPITA INCOME (2013)	\$26,985	\$32,474	\$33,517	\$29,263	\$28,829	\$26,372	\$18,647	\$20,530	\$22,913
POVERTY RATE	12.4%	6.9%	3.1%	7.5%	8.6%	10.3%	28.4%	15.1%	15.6%
UNEMPLOYMENT RATE (2013)	4.9%	4.1%	4.6%	5.4%	6.2%	9.2%	7.8%	5.0%	5.5%

DEMOGRAPHICS

A bar chart comparing the percentage of the population aged 15 and over in the labour force for the years 2000 and 2012 across various age groups. The Y-axis represents the percentage, ranging from 0.0% to 20.0% in increments of 2.0%. The X-axis lists age groups: Under 5, 5-9, 10-14, 15-19, 20-24, 25-34, 35-44, 45-54, 55-64, and 65 & Up. For each age group, there are two bars: a dark red bar for 2000 and an orange bar for 2012. The data shows a general increase in the labour force percentage for most age groups, with the most significant increases seen in the 25-34 and 35-44 age groups.

Age Group	2000 (%)	2012 (%)
Under 5	8.5	6.2
5-9	7.5	7.2
10-14	6.5	9.5
15-19	6.0	8.5
20-24	6.2	4.5
25-34	18.5	14.2
35-44	16.2	16.5
45-54	11.2	14.5
55-64	7.8	9.8
65 & Up	10.0	8.0

Race/Ethnicity	Percentage
White	64%
African American	22%
Hispanic or Latino	11%
American Indian and Alaska Native	2%
Two or More Races	1%
Asian	0.4%

Year	Number of people (millions)
1970	3,103
1980	4,091
1990	4,756
2000	8,126
2010	16,193

The graph displays population trends and projections for the United States. The Y-axis represents population in millions, ranging from 0 to 50,000. The X-axis shows years from 1970 to 2040. Historical data is shown as a solid blue line. Projections from 2010 onwards are shown as dashed lines in various colors. A specific data point for the year 2000 is labeled as 16,193 million.

Year	Historical	Imagine 2040	Water Supply Plan	Recent Growth	Exponential
1970	~20,000	-	-	-	-
1980	~22,000	-	-	-	-
1990	~24,000	-	-	-	-
2000	16,193	-	-	-	-
2010	~28,000	~28,000	~28,000	~28,000	~28,000
2020	~30,000	~30,000	~30,000	~30,000	~30,000
2030	~32,000	~32,000	~32,000	~32,000	~32,000
2040	-	28,687	31,752	30,442	44,328

Income Quintile	2000 (%)	2012 (%)
Less than \$50,000	~7.0	~4.0
\$50,000 to \$99,999	~38.0	~18.0
\$100,000 to \$149,999	~28.0	~29.0
\$150,000 to \$199,999	~11.0	~28.0
\$200,000 to \$299,999	~14.0	~15.0
\$300,000 to \$499,999	~8.0	~10.0
\$500,000 to \$999,999	0.0	~10.0

Residential Unit Category	Number of Units
Homestead Residential (3-5 Acres)	141
Residential (1-5 Acres)	1,505
Residential (0.5-1 Acres)	1,818
Residential (0.5-1 Acres)	5,202
Residential Attached	682

A bar chart comparing the number of households by size in 2000 and 2012. The y-axis represents the number of households, ranging from 0 to 500 in increments of 100. The x-axis lists six household categories: '1 unit, attached', '2-4 units', '5-9 units', '10 - 19 units', '20 or more units', and 'Mobile home'. For each category, there are two bars: a dark green bar for 2000 and an orange bar for 2012. The data shows a significant increase in '1 unit, attached' households (from approximately 75 to 480) and '10 - 19 units' households (from approximately 40 to 440). Other categories show smaller increases or decreases.

Household Type	2000	2012
1 unit, attached	75	480
2-4 units	125	175
5-9 units	115	330
10 - 19 units	40	440
20 or more units	60	250
Mobile home	260	110

Stacked bar chart showing the number of families by size from 1996 to 2013. The Y-axis represents the number of families (0 to 900). The X-axis represents the year. The legend indicates: Single Family (dark green), Two Family (dark red), Three and Four Family (dark brown), and Five or More Family (orange).

Year	Single Family	Two Family	Three and Four Family	Five or More Family
1996	50	20	10	10
1997	50	20	10	10
1998	280	20	10	0
1999	280	50	10	0
2000	230	20	10	600
2001	370	20	10	10
2002	180	0	0	0
2003	270	20	10	10
2004	280	20	10	0
2005	330	0	0	0
2006	400	0	0	0
2007	180	20	10	0
2008	190	0	0	0
2009	80	0	0	0
2010	90	0	0	0
2011	120	0	0	0
2012	190	0	0	0
2013	240	0	0	0

The infographic consists of two rows of three stylized human figures. In the top row, representing Clayton, NC, the first two figures are solid green, and the third is white with a green outline. To the right of this row is the text '2.63' in large green font, with 'Town of Clayton' in smaller black font below it. In the bottom row, representing North Carolina, the first two figures are solid green, and the third is white with a green outline. To the right of this row is the text '2.51' in large green font, with 'North Carolina' in smaller black font below it.

Location	New Jobs Created in 2019
Town of Clayton	61,218
Johnston County	50,132
North Carolina	46,450

A pie chart divided into two segments. The larger segment, colored dark green, represents 57.6% of households without children under 18, and contains a white icon of a single adult figure. The smaller segment, colored orange, represents 42.4% of households with children under 18, and contains a white icon of an adult figure standing next to a smaller child figure.

Household Type	Percentage
Households without children under 18	57.6%
Households with children under 18	42.4%

CLAYTON

10.9%

NORTH CAROLINA

16.8%

The map displays the Clayton, North Carolina area, highlighting major employers and geographical features. A legend in the top left corner identifies the following elements:

- Major Employers:** Indicated by black dots.
- Clayton ETJ (Employment Transition Zone):** Shaded in yellow.
- City Limits:** Shaded in light yellow.
- County Boundaries:** Shaded in light green.
- Parks:** Shaded in dark green.
- Lakes:** Shaded in blue.
- Rivers:** Shaded in light blue.

Key locations and features labeled on the map include:

- Major Employers:** Duke University Medical Center, UNC-Parkland, and the Clayton City Center.
- Geographical Features:** The Neuse River, Lake Johnson, and Lake Johnson Park.
- Infrastructure:** Major roads such as I-95, I-85, and US-17 are shown.
- Other Labels:** The map also includes labels for various other locations and landmarks, such as the Clayton City Center, Clayton High School, and the Clayton Community Center.

GEOGRAPHY	2011 JOBS	EMPLOYED CIVILIAN POPULATION 2012	JOBS TO EMPLOYED POPULATION RATIO*	JOBS TO HH RATIO**
City Limits	3230	8270	0.39	0.53
Clayton Area***	11856	20900	0.57	0.71
County	43186	77698	0.56	0.70
Raleigh-Cary CBSA	520476	613519	0.85	1.21

9,059 commuting in

17,488 commuting out

2,125 living & working in Clayton

Data Source: U.S. Department of Census, Census on the Map (2011).

Description of Future Land Uses

Ten future land use categories are depicted on the map. Each category is intended to indicate a predominant land use—or set of uses—as well as other features that define the character of the category. A brief description of each category is provided below. Each is consistent with the community's ideas and vision for the future development pattern. Furthermore, these descriptions do not propose a change to existing development within each category; instead, they suggest a direction for moving forward.

RESIDENTIAL LAND USES

Agricultural/Rural Residential (ARR)

Agricultural/Rural Residential areas are primarily located outside of existing and future sewer service areas. Most of these areas rely on septic systems for wastewater treatment, have a limited road network and, in some cases, lie within the watershed protection overlay of the Neuse River. The predominate existing land uses in these areas include low-density residential uses, as well as large tracts of agriculture land. The lack of utility and transportation infrastructure, the established low-density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low-intensity uses and context-sensitive rural design. Single family residential at gross densities up to two units per acre are appropriate.

Typical Uses: Agriculture, Large Lot Single-family Residential, Clustered Single-family Residential (dependent on soils or utility availability), Parks and Conservation

Gross Residential Density: up to 2 dwelling units/acre

Low-Density Residential (LDR)

Areas designated as Low-Density Residential are intended to remain predominantly suburban in character and provide for low-density, single-family residential development on lots smaller than those in Rural Residential areas. Low Impact Development (LID) techniques such as clustering of dwellings to the degree that soils and/or available water and sewer infrastructure allows and flexibility to allow for innovative street cross sections that improve stormwater filtration via swales or other features are appropriate. However, mixed-residential uses may occur under a Planned Development - Residential District to support conservation of open space, so long as a density of 3 units per acre is not exceeded.

Typical Uses: Single-family Residential, Agriculture, Parks and Conservation

Gross Residential Density: up to 3 dwelling units/acre



Example: Agriculture/Rural Residential



Example: Low Density Residential



Top: Example: High Density Residential; Bottom Example: Downtown Core; Right Example: Neighborhood Commercial

Medium Density Residential (MDR)

The Medium Density Residential area is comprised predominantly of neighborhoods with housing units that are more urban in character and in closer proximity to commercial services and centers. This area provides a transition from the more suburban areas of the Town to more developed areas. The density of development in this area will vary based on the presence of utilities, topography and environmental features. This designation is applied to land which is developed, or is to be developed, at a density between three and five units per acre. Densities as high as seven units per acre may occur under a Planned Development - Residential District.

Typical Uses: Residential (all forms)

Gross Residential Density: up to 5 dwelling units/acre. Densities up to 7 dwelling units/acre may be approved as part of a Planned Development - Residential District.

High Density Residential (HDR)

The High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas and Downtown services. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High Density Residential is designed to include all housing types. In some instances, this designation provides for a transition between lower-density residential use and commercial uses. In other instances, this designation allows the establishment of neighborhood commercial uses such as a grocery store or neighborhood services which are compatible with higher-

density residential uses. When neighborhood-serving commercial uses are placed within or adjacent to a residential area, such uses shall be limited to a size which is sufficient to accommodate the needs of an immediate residential neighborhood. These transitional areas will have opportunities for slightly higher-density development than the other residential categories.

Typical Uses: Residential (all forms), Limited Neighborhood Commercial Services
Gross Residential Density: up to 12 dwelling units/acre. Densities greater than 10 dwelling units/acre may be approved as part of a Planned Development.

Downtown Residential (DR)

The Downtown area provides for housing options and office-residential uses located in close proximity to the Downtown Core. The Downtown category is designed to retain established neighborhoods and maintain the historic character while allowing a variety of higher-density housing types that support and foster growth of the Downtown Core. Higher-density development should be directly bordering the Downtown Core or along US 70 Business Highway West. The Downtown area should have a connected street network with short block lengths, a grid-style street system, and adequate pedestrian and bicycle facilities.

Typical Uses: Residential (single-family, with higher density residential uses limited to areas as described above); Neighborhood Commercial in appropriate locations

Gross Residential Density: up to 12 units/acre, up to 20 units/acre with PD

NON-RESIDENTIAL LAND USES

Downtown Core (DC)

This designation is applied to the Town's Downtown Core area where the highest-density commercial, employment, residential and other uses are located. It is intended to foster an urban environment characterized by a sensitive blending of carefully preserved older structures, high-quality and context-sensitive new construction, and public spaces all working together and integrated with surrounding neighborhoods. The Downtown Core is the most flexible category and accommodates a variety of uses including commercial services (restaurants, retail, professional services, and entertainment), office, high-density residential, upper-story apartments, and older homes renovated to accommodate commercial uses. A mix of uses that creates a regional draw as well as serving the immediate community is desired. The Downtown Core provides a convenient road network with future transit opportunities and a pedestrian friendly system of sidewalks or greenways for non-motorized accessibility.

Gross Residential Density: up to 30 units/acre

Neighborhood Center (NC)

A Neighborhood Center is generally located near concentrations of existing or planned residences, and areas with access to major thoroughfares and utilities. These areas incorporate neighborhood-serving commercial uses including grocery stores, retail establishments, restaurants and services. A limited amount of office, civic and institutional uses are also appropriate. Higher-density residential including small-lot, single-family, townhouses and apartments should be located in close proximity to shopping and service destinations to provide more walking opportunities to internal and external pedestrian facilities and destinations. The scale of the Neighborhood Center varies depending on the market and competition. Typical Neighborhood Centers have a service area of one to two miles.

Community Center (CC)

Compared to the Neighborhood Center category, a Community Center typically serves a larger population and includes a typical

trade area of three-to-six miles, and is located adjacent to major thoroughfares or situated at a major intersection. A Community Center includes at least one major anchor such as a grocery store or retailer and incorporates community-serving commercial uses and opportunities for office, civic, and institutional uses. Where the market permits, multi-family housing opportunities may be integrated as part of a mix of uses. As with Neighborhood Centers, apartments and townhouses should be located in close proximity to shopping and services. All portions of the development should be accessible by both a convenient road network and a system of sidewalks or greenways.

Employment Center (EC)

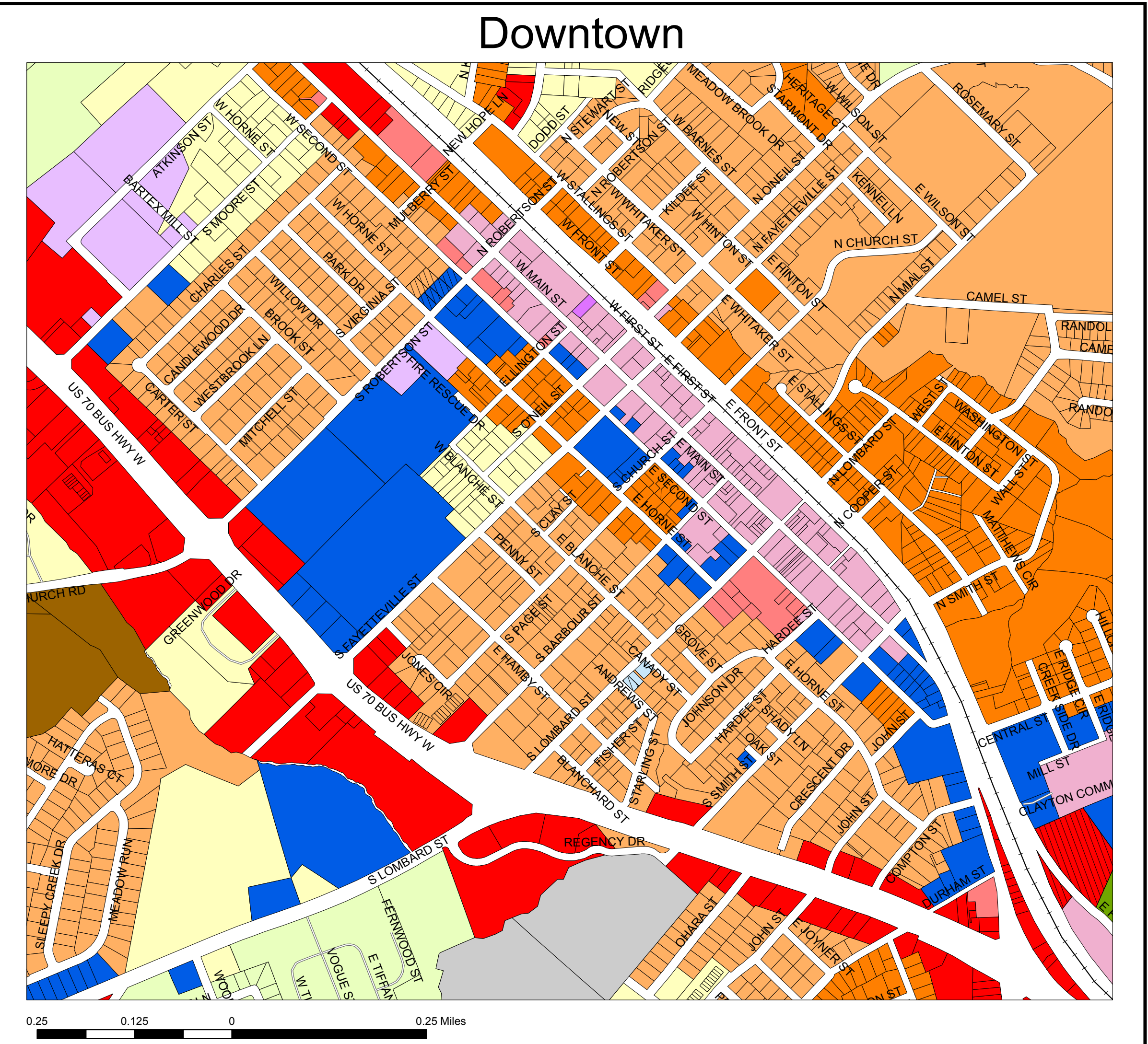
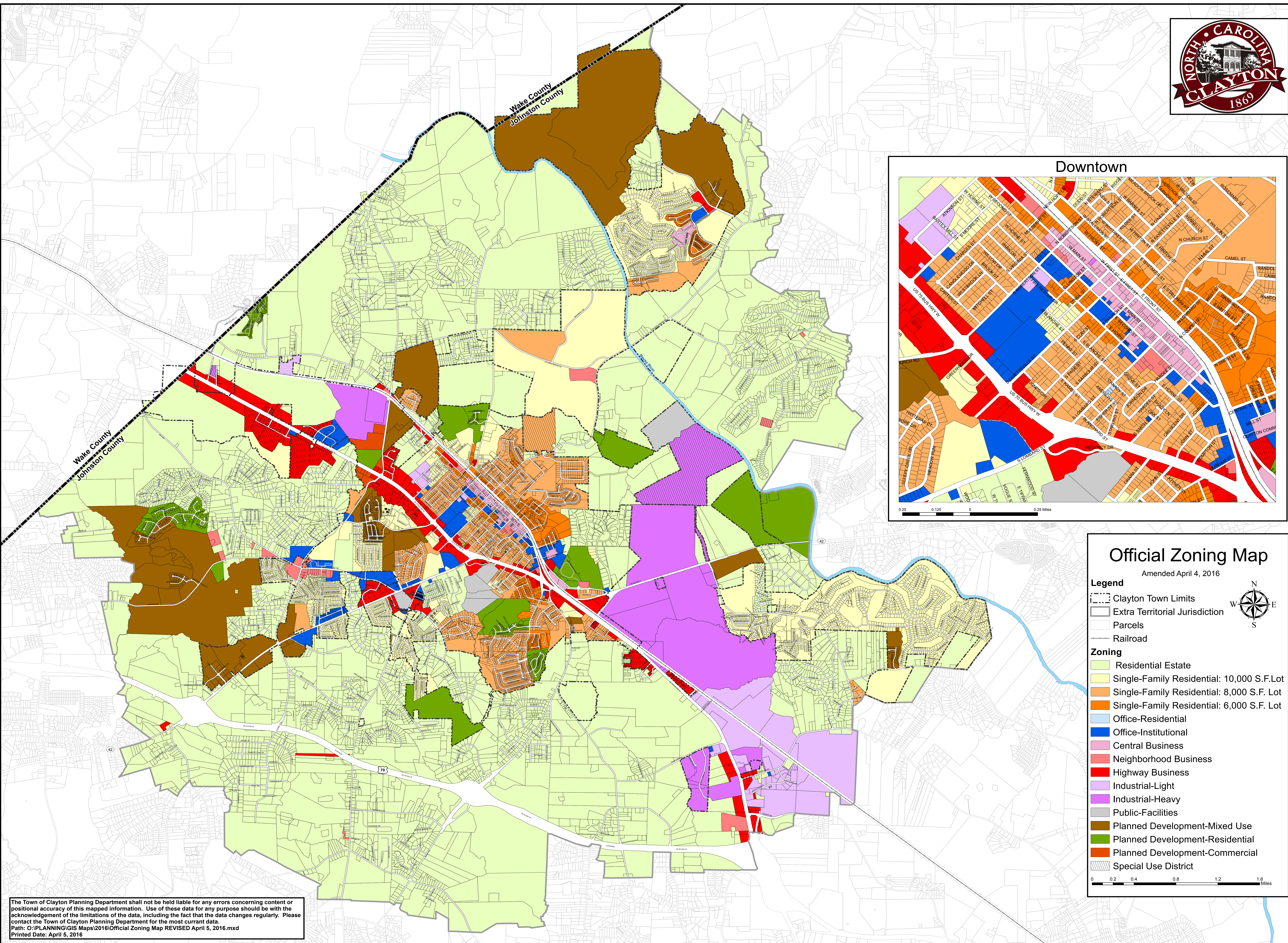
Clayton's Employment Center is designated on the Future Land Use Map to provide locations for primary employment and economic development opportunities. The Employment Center is located along a major transportation corridor, and has adequate levels of infrastructure along access to rail and parcels large enough to accommodate future employment growth. Uses encouraged in the Employment Center include but are not limited to, industrial, warehouse, office, research and development, tech-flex, hospital, renewable energy, recycling, fabrication, assembly, and technology. Employment Center use may also include a limited amount of supporting commercial uses, such as restaurants and convenience retailers to serve employees. However, these uses should only be situated where not in conflict with existing employment land uses and should not be built in such a way as to jeopardize the use of those lands most suitable for office or industrial development.

Recreation and Open Space (ROS)

The Recreation and Open Space designation applies to public recreational areas and open-space areas. Uses include wildlife management, active and passive recreation, environmental restoration/mitigation/preservation, open space, and educational uses. Structures that support or are associated with the intended uses shall be permitted. Land shown under this designation shall not be used for any purpose other than recreation, open space, or conservation.

The following table identifies which zoning districts are consistent with the Future Land Use Map categories (designations).

Future Land Use Designation	COMPATIBLE ZONING DISTRICTS												
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF	PDD
ARR	X											X	
LDR	X	X										X	
MDR		X	X	X								X	
HDR			X	X								X	
DR			X	X	X	X	X					X	X
NC						X	X	X				X	X
CC								X	X			X	X
DC							X					X	X
EC									X	X	X	X	X
ROS												X	



Official Zoning Map

Amended April 4, 2016

Legend

- Clayton Town Limits
- Extra Territorial Jurisdiction
- Parcels
- Railroad

Zoning

- Residential Estate
- Single-Family Residential: 10,000 S.F. Lot
- Single-Family Residential: 8,000 S.F. Lot
- Single-Family Residential: 6,000 S.F. Lot
- Office-Residential
- Office-Institutional
- Central Business
- Neighborhood Business
- Highway Business
- Industrial-Light
- Industrial-Heavy
- Public-Facilities
- Planned Development-Mixed Use
- Planned Development-Residential
- Planned Development-Commercial
- Special Use District

0 0.2 0.4 0.8 1.2 1.6 Miles

The Town of Clayton Planning Department shall not be held liable for any errors concerning content or positional accuracy of this mapped information. Use of these data for any purpose should be with the acknowledgement of the limitations of the data, including the fact that the data changes regularly. Please contact the Town of Clayton Planning Department for the most current data.
Path: O:\PLANNING\GIS Maps\2016\Official Zoning Map REVISED April 5, 2016.mxd
Printed Date: April 6, 2016

§ 155.200 DISTRICTS ESTABLISHED

To carry out the provisions of this Chapter, within the jurisdiction of the Town, the following zoning districts are established.

<some text omitted for purposes of brevity>

(B) GENERAL USE DISTRICTS

(1) Residential Districts

- (a) ***R-E / Residential-Estate.*** The R-E district is comprised of low density, single-family dwellings, and other selected uses which are compatible with the open and rural character of the area. The established regulations for this district are designed to promote and encourage an environment for family life and agriculture. To encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted.
- (b) ***R-10 / Single-Family Residential-10.*** The R-10 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at relatively low densities characterized predominantly by owner-occupied, single-family detached units. The district requirements protect existing neighborhoods from undesirable or incompatible uses. To encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.
- (c) ***R-8 / Single-Family Residential-8.*** The R-8 district is established to provide for orderly suburban residential development and redevelopment and is intended to maintain residential areas at suburban densities characterized predominantly by owner-occupied, single-family detached units. To encourage higher quality development and to ensure greater environmental protection, open space (cluster) subdivisions are permitted. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.
- (d) ***R-6 / Single-Family Residential-6.*** The R-6 district is established to provide for orderly suburban residential development and redevelopment. Intended to protect, preserve and enhance existing residential areas of higher density, which includes multi-family dwellings mixed with other housing types. A special permit process for higher intensity development is also allowed, using discretion to balance issues of higher density with improved amenities.

(2) Nonresidential Districts

- (a) ***O-R / Office-Residential.*** The O-R district is intended to accommodate modest-scale professional occupations, along with single-family and multi-family residential units, to serve as a neighborhood activity center and as a transition between residential and more intense commercial uses.

- (b) ***O-1 | Office-Institutional.*** The O-1 district is intended to permit offices, institutions, and associated administrative, executive, professional and research uses in new and existing structures and limited retail uses. Such offices and institutional uses are generally located along or proximate to major roadways or adjacent to commercial uses and may act as a buffer between such areas and residential uses.
- (c) ***B-1 | Central-Business.*** The B-1 district is intended to foster a vibrant, safe, central business district and town center by encouraging dense residential development while retaining and further developing a broad range of commercial, retail, service, office, institutional, public, cultural, and entertainment uses and activities. The district is intended to define and promote the town center as a desirable place to live, work, shop, and recreate.
- (d) ***B-2 | Neighborhood-Business.*** The B-2 district provides opportunities for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive, and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation, and utilities.
- (e) ***B-3 | Highway-Business.*** The B-3 district provides opportunities for offices, service uses, and businesses retailing durable and convenience goods for the community as a whole. Located on major and minor thoroughfares, this district is accessible to and serves the entire community. Site design and buffering mitigate impacts of traffic, operations, and scale on adjacent businesses and residential neighborhoods.
- (f) ***I-1 | Industrial-Light.*** The I-1 district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Industries should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or business districts, warehousing and wholesaling activities, and research facilities. The regulations of this district are intended to prohibit the use of land for industries that by their nature may create very minor nuisance to surrounding properties.
- (g) ***I-2 | Industrial-Heavy.*** The I-2 district fosters the retention and growth of employment opportunities by providing areas where a broad range of industrial uses may locate and where options for complementary uses exist. Intended for heavy industries that, by their nature, may create some nuisance, and which are not properly associated with or are compatible with nearby residential or business districts, warehousing and wholesaling activities, and research facilities.
- (h) ***PF | Public Facilities.*** The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PF district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature. (*Ord. 2015-09-03, adopted 09/28/2015*)

(3) **Planned Development Districts**

- (a) ***PD-R | Planned Development-Residential.*** The PD-R district provides opportunities for master-planned residential communities containing a mix of housing types, including associated amenities with appropriate perimeter buffering and open space. This district is primarily intended for large-scale residential projects that require either additional flexibility not available in a residential district or greater scrutiny by the Town due to their scale.
- (b) ***PD-C | Planned Development-Commercial.*** The PD-C district is intended to enhance the design of a commercial development by allowing for additional flexibility not available in the nonresidential districts. The district allows for innovations and special features in site development, including the location and type of structures, the conservation of natural features, the conservation of energy, and the efficient use of open space.
- (c) ***PD-I | Planned Development-Industrial.*** The PD-I district is intended to provide a means of achieving unified industrial complexes of high quality to promote amenities beyond those expected under conventional techniques, to achieve greater flexibility in design, to encourage well-planned industrial developments that provide for community needs, to provide for appropriate use of land which is significantly unique in its physical characteristics, location or other circumstances to warrant special methods of development, and to allow the expansion of existing industrial areas while safeguarding and maintaining the integrity of surrounding uses, especially those of a residential nature.
- (d) ***PD-MU | Planned Development-Mixed Use.*** The PD-MU district is intended to provide coordinated mixed use developments, which includes light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate perimeter buffering and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of tenants, which provides for a variety of physically and functionally integrated land uses.

<some text omitted for purposes of brevity>

(D) **OVERLAY DISTRICTS**

(1) **Thoroughfare Overlay District (TOD)**

The Thoroughfare Overlay District is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares, while maintaining an aesthetic streetscape environment. It is recognized that an enhanced development quality in areas of high visibility promotes economic development and stability in the entire community. The standards established in § 155.204(A) shall be applied to properties which adjoin major thoroughfares, as designated on the Town's Overlay Zoning Map.

(2) **Watershed Protection Overlay (WPO)**

- (a) The Watershed Protection Overlay (WPO) is hereby established as a district that overlays the designated water supply watershed. The designated water supply watershed under this district is defined and established by the overlay district "Watershed Protection Overlay" on the zoning map. Land use and development within the WPO must comply with all the requirements of both the underlying zoning district and the watershed overlay.
- (b) The designated water supply watershed within the Town is designated by the state as a Class IV watershed protected area (WS-IV PA) and is referred to as the Neuse River (Smithfield) watershed within the Neuse River basin. Only new development activities that require an erosion/sedimentation control plan under state law or approved local government program are required to meet the provisions of this program. See § 155.501 for watershed protection standards.

(3) Scenic Highway Overlay (SHO)

The Scenic Highway Overlay is established for the purpose of protecting the visual qualities of the scenic US Highway 70 West corridor, as further described in this Article, specifically in §155.204.

(4) Downtown Overlay District (DOD)

The Downtown Overlay District is established for the purpose of fostering the economic vitality of the area within the district's boundaries, as well as the aesthetics and character of the district as further described in this Article, specifically in §155.204.

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2009-08-02, passed 8-3-09, Am. Ord. 2012-04-02, passed 4-2-12; Am. Ord. 2012-12-02, passed 12-3-12; Am. Ord. 2016-04-04, passed 04-04-2016; Ord. 2017-04-06, approved 04/03/2017)

§ 155.202 LAND USE REGULATIONS

(A) USE REGULATIONS TABLE

The use regulations table is subject to the explanation as set forth below.

(1) **Key to Types of Use**

- (a) **Permitted.** A "P" indicates that a use is permitted in the respective district subject to the specific use standards in §§ 155.300 through 155.311. Such uses are also subject to all other applicable requirements of this chapter.
- (b) **Conditional Use Review.** A "C" indicates a use that may be permitted in the respective general use district only where approved by the Board of Adjustment in accordance with § 155.710. Conditional uses are subject to all other applicable requirements of this chapter, including the specific use standards contained in §§ 155.300 through 155.311, except where such use standards are expressly modified by the Board of Adjustment as part of the conditional use approval.
- (c) **Special Use Review.** An "S" indicates a use that may be permitted in the respective general use district only where approved by the Town Council in accordance with § 155.711. Special uses are subject to all other applicable requirements of this chapter, including the specific use standards contained in §§ 155.300 through 155.311, except where such use standards are expressly modified by the Town Council as part of the special use approval.
- (d) **Specific Use Section.** The "Specific Use Section" column on the table is a cross-reference to any specific use standard listed in §§ 155.300 through 155.311. Where no cross-reference is shown, no additional use standard shall apply.
- (e) **Uses Not Permitted.** A blank cell in the use table indicates that a use is not permitted in the respective district. Except as pursuant to §155.110 and §155.300, the following uses are entirely prohibited within the jurisdiction of the Town, although such enumeration shall not necessarily be deemed exclusive or all-inclusive:
 - 1. Open dump;
 - 2. Outdoor gun range; and
 - 3. Any use prohibited by an applicable overlay zoning district.

(2) **Uses**

Table 2-1 "Use Regulations" lists the principal uses regulated by this chapter for general use districts. For special use districts see § 155.200(B), for overlay districts see § 155.204, for planned development districts see § 155.203(L), and for accessory structures and uses see § 155.308. In all cases, additional clarification and/or restrictions may be found in the Specific Use Standards (Article 3 of this chapter).

§ 155.202 - Table 2-1 Use Regulations

Use Type	Zoning Districts												Specific Use Section
	Residential				Nonresidential								
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF	
Residential Uses													
Adult Care Home (2-6 Adults)	P	P	P	P									\$155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S	S	S		S					\$155.301(A)
Adult Care Home (13+ Adults)						S		S					\$155.301(A)
Apartments		S	S	S	S	S	S	S	S				\$155.301(B)
Boarding House				C		C		C					\$155.301(C)
Child Care Home	C	C	C	C	C								\$155.301(D)
Duplex		S	S	S	S								\$155.301(H)
Manufactured Home	P												\$155.301(E)
Manufactured Home Park	S												\$155.301(F)
Nursing Home (Congregate Living Facility)	C					P		S	P				\$155.301(G)
Townhouse		S	S	S	S	S		S	S				\$155.301(I)
Security/Caretaker Quarters	C								C			C	\$155.301(J)
Single Family House	P	P	P	P	P								\$155.301(K)
Upper-story Residence	S	S	S	S	S	P	P	P	P				\$155.301(L)
Zero Lot Line House		P	P	P									\$155.301(M)
Public and Civic Uses													
Assembly	C					P		C	C			P	\$155.302(A)
Cemetery	S								S			P	\$155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C				\$155.302(C)
College or University						P						P	\$155.302(D)
Day Care Facility	C	C	C	C	C	P		P	P				\$155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	P	\$155.302(F)
Hospital or Medical Center						P			P			P	\$155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						P	\$155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P			P	P	P	P	\$155.302(I)
Recreational Uses													
Entertainment, Indoor						C	C	C	P	P		P	\$155.303(A)
Entertainment, Outdoor									C	P		P	\$155.303(B)
Fitness/Recreation Center						P	C	P	P	P		P	\$155.303(C)
Golf Course	P	P	P	P								P	\$155.303(D)
Gun Range							S		S	S	S	S	\$155.303(E)
Park	P	P	P	P	S	P	S	P				P	\$155.303(F)
Stable, Private	P												\$155.303(G)
Agricultural Uses													
Agriculture, Livestock	C										C		\$155.304(A)
Agriculture, Sales and Service	P										C		\$155.304(B)
Nursery	P					C	S	C	P			P	\$155.304(C)
Commercial Uses													
Adult Oriented Business										S			\$155.305(A)
Bed and Breakfast	P			C	C	P	S	P					\$155.305(B)
Car Wash/Auto Detailing						C		P	P				\$155.305(C)
Contractor Office						C			C	P	P		\$155.305(D)
Convenience Store with Gas Sales								C	P	P			\$155.305(F)
Creative Studio					P	P	P	P	P				\$155.305(G)
Financial Institution					C	P	S	P	P				\$155.305(H)
Funeral Home	C				C	P							\$155.305(I)
Hotel/Motel						S	S	S	P				\$155.305(J)
Kennel	C							C	C				\$155.305(K)
Laundry Services								C	C	P	P		\$155.305(L)
Lounge, Cocktail							S	S	S	S			\$155.305(M)

Use Type	Zoning Districts												Specific Use Section
	Residential				Nonresidential								
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF	
Microbrewery							P	S	P	P	P		\$155.305(N)
Publisher						P			P	P	P		\$155.305(O)
Office, General					P	P	P	P	P	P		P	\$155.305(P)
Office, Medical					P	P	S	P	P				\$155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	P	C				\$155.305(R)
Parking Lot						S	S	S	S	S	S	S	\$155.305(S)
Pawn Shop									C	P			\$155.305(T)
Radio or Television Studio									P	P	P		\$155.305(U)
Restaurant						C	P	P	P				\$155.305(T)
Retail Sales							P	P	P	P			\$155.305(U)
Self-storage Facility									C	P			\$155.305(V)
Service					S	S	P	P	P				\$155.305(W)
Storage Yard										C	P	P	\$155.305(E)
Tattoo Parlor									S				\$155.305(X)
Towing Service and Storage									S	C	C		\$155.305(Y)
Vehicle Repair or Service									S	P	C		\$155.305(Z)
Vehicle Sales and Rental									S	P	C		\$155.305(AA)
Veterinary Clinic						C		C	P				\$155.305(BB)
Video Sweepstakes Operations										S			\$155.305(CC)
Industrial Uses													
Building Supplies, Wholesale										P	P		\$155.306(A)
Crematorium										P	P		\$155.306(B)
Gas and Fuel, Wholesale										P	P	P	\$155.306(C)
Laboratory, Research						P				P	P		\$155.306(D)
Manufacturing, Light										P	P		\$155.306(E)
Manufacturing, Heavy											P		\$155.306(F)
Research and Development						P				P	P		\$155.306(G)
Warehouse, Freight Movement									C	P	P		\$155.306(H)
Utilities													
Recycling Center										S	P	P	\$155.307(A)
Renewable Energy Facility	S									S	S	S	\$155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	S	\$155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	\$155.307(D)
Utility, Major										P	P	P	\$155.307(E)
Waste Service										C	P	P	\$155.307(F)
	Key:												
	P – Permitted												
	C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)												
	S – Special Use permitted in the zoning district only if approved by the Town Council (TC) (§ 155.711)												

(Ord. 2005-11-02, adopted 11/21/2005; Am. Ord. 2006-06-01, adopted 06/19/2006; Am. Ord. 2007-04-05, adopted 04/02/2007; Am. Ord. 2007-05-02, adopted 05/07/2007; Am. Ord. 2009-06-06, adopted 06/01/2009; Am. Ord. 2009-08-03, adopted 08/03/2009; Am. Ord. 2012-01-04, adopted 01/03/2012; Am. Ord. 2012-04-02, adopted 04/02/2012; Am. Ord. 2012-12-02, adopted 12/03/2012; Am. Ord. 2014-12-02, adopted 12/01/2014; Ord. 2015-09-03, adopted 09/28/2015; Am. Ord 2016-04-04, passed 04-04-2016; Ord. 2017-04-06, approved 04/03/2017)