



The Town of Clayton
Town of Clayton Planning Board Agenda
Monday, August 28, 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- July 24, 2017
[July 24, 2017 Draft Minutes](#)

POTENTIAL ACTION: Approval of Minutes

5. REPORTS AND COMMENTS

6. OLD BUSINESS

7. NEW BUSINESS

- a. 2017-115-RZ 3049 Barber Mill
NC PIN: 165701-35-1656, 165701-36-0164, 165701-35-1902
Tag: 05G03051A, 05G03050V, 05G03050E
Location: 3049 Barber Mill Road

Request to rezone the subject parcels from Neighborhood-Business (B-2) to Residential-Estate (R-E).

[Staff Report 2017-115-RZ 3049 Barber Mill](#)
[Application 2017-115-RZ 3049 Barber Mill](#)
[Staff Report Map 2017-115-RZ 3049 Barber Mill](#)
[Neighborhood Meeting Materials 2017-115-RZ 3049 Barber Mill Rezoning](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-115-RZ to Town Council

- b. 2017-130-RZ Bannister Property Rezoning
NC PIN: 164900-68-4913
Tag: 05G01200I
Location: Off Ramblewood Drive, located off US HWY 70 BUS

Request to rezone the subject parcels from Industrial-Heavy Special Use District (I-2 SUD) and Residential-Estate (R-E) to Industrial-Light Special Use District (I-1 SUD).

[Staff Report 2017-130-RZ Bannister Property Rezoning](#)
[Application 2017-130-RZ Bannister Property Rezoning](#)
[Staff Report Map 2017-130-RZ Bannister Property Rezoning](#)
[Neighborhood Meeting Materials 2017-130-RZ Bannister Property Rezoning](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-130-RZ to Town Council

- c. 2017-110-SP Holy Cross Lutheran Church
NC PIN: 164800-31-3246 & 164800-31-0164
Tag: 05f02018 & 05f02018a
Location: 2920 NC Hwy 42 W, Clayton, NC 27520

Requesting preliminary site plan approval to develop a 14,000 SF educational building and associated parking on two properties: one an existing church site and the other a vacant parcel.

[Staff Report - 2017-110-SP Holy Cross Lutheran Church](#)
[Application 2017-110-SP Holy Cross Lutheran Church](#)
[Staff Report Map - 2017-110-SP Holy Cross Lutheran Church](#)
[Site Plan 2017-110-SP Holy Cross Lutheran Church](#)
[Neighborhood Meeting Materials 2017-110-SP Holy Cross Lutheran Church](#)

POTENTIAL ACTION: Approval of 2017-110-SP Holy Cross Lutheran Church

- d. 2017-137-SUP The Lofts at Old Town Hall
NC PIN: 166917-02-7136
Tag: 05015051
Location: 231 East Second Street; at the corner of Barbour Street and East Second Street

The applicant is requesting a special use permit to allow the development of up to 16 multi-family apartment units within an existing building.

[Staff Report 2017-137-SUP The Lofts @ Old Town Hall](#)
[Application 2017-137-SUP The Lofts @ Old Town Hall](#)
[Staff Report Map 2017-137-SUP The Lofts @ Old Town Hall](#)
[Plot Plan 2017-137-SUP The Lofts @ Old Town Hall](#)
[Floor Plan 2017-137-SUP The Lofts @ Old Town Hall](#)
[Neighborhood Meeting Materials 2017-137-SUP The Lofts @ Old Town Hall](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-137-SUP to Town Council

- e. 2017-100-SD Avery Farm
NC PIN: 164900-74-1893
Tag: 05g02033
Location: 1872 Guy Rd, farm parcel just west of Englewood Drive

The applicant is requesting to develop 21 single-family residential lots on ±18.64 acres using public water and private septic.

[Staff Report- 2017-100-SD Avery Farm](#)
[Application 2017-100-SD Avery Farm](#)

[Staff Report Map 2017-100-SD Avery Farm](#)
[Site Plan 2017-100-SD Avery Farm](#)
[Neighborhood Meeting 2017-100-SD Avery Farm](#)

POTENTIAL ACTION: Recommendation of Approval of 2017-100-SD to
Town Council

8. INFORMAL DISCUSSION AND PUBLIC COMMENT

9. ADJOURN



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

BOARD MEMBERS PRESENT:

Frank Price
Bob Ahlert
George "Bucky" Coats
Sarah Brooks
Marty Bizzell
James Lipscomb
Stephen Powers
Ross Benson

STAFF PRESENT:

David DeYoung, Planning Director
Jay McLeod, Senior Planner
Haley Hogg, Planner
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Council Member
Brittany Parks, Administrative Support
Specialist

MEMBERS ABSENT:

1 CALL TO ORDER

- a)
Mr. Price called the meeting to order at 6:01 p.m.

2 ROLL CALL

- a)
Mr. DeYoung completed roll call. All board members were present. Mayor Pro-Tem Michael Grannis and Council Member Bob Satterfield were both present. Mr. DeYoung informed the board that Randy Wilkins has stepped down from his position with the board.

3 ADJUSTMENT OF THE AGENDA

4 APPROVAL OF MINUTES

- a) Draft Minutes- June 26, 2017

ACTION: Approval of Minutes

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

5 REPORTS AND COMMENTS

6 OLD BUSINESS

7 NEW BUSINESS

- a) 2017-114-SP Johnston Charter Academy
NC PIN:164900-95-2419
Tag:05G02001A
Location:Off of Financial Drive located off of U.S HWY 70 BUS

The applicant is requesting a major modification to the previously approved site plan (2016-189-SP) to develop a one-story 40,553 square foot charter school (Kindergarten – 8th grade).

Ms. Hogg presented that the applicant is requesting a major modification to a previously approved major site plan (2016-189-SP). The applicant is requesting to modify the previously approved site plan by altering the architectural elevations of the building, and shifting the building and parking lot further west. Overall, the design and layout of the site is proposed to remain the same as what was originally approved. The architectural elevations for the building will be altered as a part of this plan. The school was originally approved to be 2 stories, with a total square footage of 47,676. The applicant is now proposing to modify this by developing the building to be 1-story with a square footage of 40,553 square feet.

Mr. Price asked if there was any need to update the Special Use Permit associated with the previously approved site plan.

Ms. Hogg noted that it did not need updating.

Mr. Benson mentioned he was not on the board for the previously approved site plan and asked about the traffic study.

Ms. Hogg noted that a new traffic light was not required in DOT traffic study.

The applicant, Paul Bierlein with Bouma Usa came forward and gave an overview of the changes being made to the existing site plan.

Mr. Grannis asked about a cafeteria or an all purpose room Where would children take their lunches?

Mr. Bierlein mentioned that the gymnasium would function as an all purpose room.

There were no further questions for the applicant.

ACTION: Approval of 2017-114-SP Johnston Charter Academy

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

- b) 2017-99-RZ- Capps Tract
NC PIN: Portions of 165911-65-2257 & 165915-54-6707
Tag: 05026073 & 05g02005y
Location: The property is located behind the commercial development at Enterprise Drive and Cameron Way.

Rezoning from Residential-Estate (R-E) and Highway Business (B-3) to Residential-10 (R-10), with some land also being rezoned from Residential-Estate (R-E) to Highway Business (B-3).

Mr. McLeod presented that the applicant is requesting to rezone 36± acres. The land is currently agricultural or vacant and primarily tucked behind the Cameron Way / Enterprise Drive commercial park. The land is partially within and without the Town Limits. The rezoning request is in anticipation of a potential right-of-way abandonment (part of Enterprise Drive) and realignment as well as a potential future subdivision request, although neither have been formally submitted at this time.

Mr. Price asked if there was sewer available to this tract.

Mr. McLeod mentioned there is one available at enterprise drive and also on Hwy 70.

Mr. Grannis asked about the lot size for R-10 zoning.

Mr. McLeod mentioned it was 10,000 square feet.

The applicant, Don Mizelle along with Brad Hart and Gordon Poulsen mentioned they had several moving parts and ideas for the tract of land and were looking to make it more efficient for the property owners. A traffic impact analysis has been submitted and is currently in process at DOT.

There were no further questions for the applicant.

ACTION: Recommendation of Approval of 2017-99-RZ to Town Council

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

- c) 2017-96-RZ Clayton Corners & Town Center Blvd Rezoning
NC PIN:164900-86-6735, 165915-53-6108 & 165915-53-0737
Tag: 05025005e, 05g02005g & 05g02001
Location: 11689 and 11649 US HWY 70 BUS, and 957 Town Center Blvd

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

Mr. DeYoung presented that the Town is requesting to rezone the subject parcels from Highway-Business Special Use District (B-3 SUD) to Highway-Business (B-3), in order to remove the Special Use District designation. Special Use Districts require all potential uses to go through the special use process in order to be permitted, regardless of what the base zoning district typically permits. In 2015, staff was directed by Town Council to examine the locations of special use districts within Clayton and consider the removal of these districts on a case-by-case basis. The proposed zoning change is to remove the special use district designation from the parcels, but the base zoning district of B-3 will remain. Therefore, the proposed zoning change does not affect the compatibility of these parcels with the surrounding land uses.

Mr. Bizzell asked if there had been any increased activity in the previous properties that the Special Use District had been removed.

Mr. DeYoung mentioned other properties that had been positively affected such as the old Ashley Furniture Building and the strip at Walmart that Anthony's Pizza is located in.

There were no further questions.

ACTION: Recommendation of Approval 2017-96-RZ to Town Council

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

8 INFORMAL DISCUSSION AND PUBLIC COMMENT

9 ADJOURN

a)

With there being nothing further, the meeting was adjourned at 6:32 p.m.

**Frank Price, Chair
Planning Board**

ATTEST:

July 24, 2017
Minutes

Page 4 of 5

Brittany Parks, Clerk to the Board

**July 24, 2017
Minutes**

Page 5 of 5



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
August 28, 2017*

STAFF REPORT

Application Number: 2017-115-RZ Project Name: 3049 Barber Mill Rezoning

NC PIN / Tag #: 165701-35-1656 / 05G03050E, 165701-36-0164 / 05G03050V, 165701-35-1902 / 05G03051A
Town Limits/ETJ: ETJ
Overlay: None
Applicant: Jason Meadows
Owner: Richard Meadows
Location: 3049 Barber Mill Road

Public Noticing:

- Neighborhood meeting held of August 21, 2017
- Signs Posted prior to August 18, 2017
- Letters mailed prior to September 22, 2017
- Newspaper ad published September 20, 2017 & September 27, 2017

REQUEST: Request to rezone the subject parcels from Neighborhood-Business (B-2) to Residential-Estate (R-E).

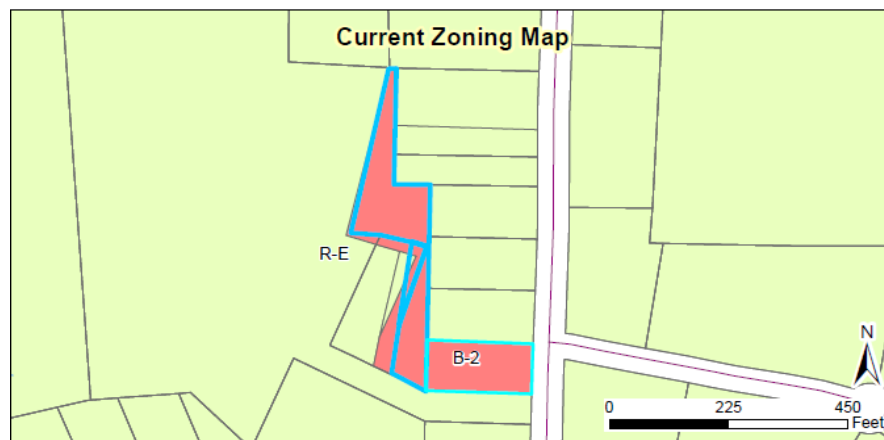


SITE DATA:

Acreage: 1.28 total acres
Existing Uses: Single-family residence

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Single-family residential
South	Residential-Estate (R-E)	Single-family residential
East	Residential-Estate (R-E)	Single-family residential
West	Residential-Estate (R-E)	Vacant

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

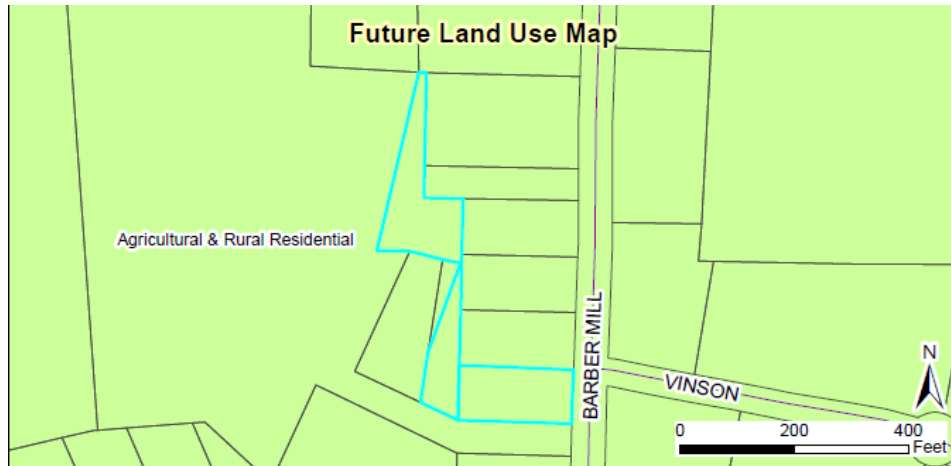
The applicant is requesting to rezone the subject parcels from Neighborhood-Business (B-2) to Residential-Estate (R-E). The surrounding land uses are single-family residential, and all properties surrounding the subject properties are zoned Residential-Estate (R-E). In the past, these properties were used for vehicle repair, which is why they received the zoning designation of B-2 when brought into the ETJ. The properties are now used as a single family residence, and do not have any commercial uses associated with them. The applicant is requesting this rezoning to create consistency with surrounding land uses and prepare the property for future sale.

Compatibility with Surrounding Land Uses

The proposed zoning change to Residential-Estate (R-E) is consistent with the surrounding land uses, which are single-family residential.

Consistency with the 2040 Comprehensive Plan

The proposed zoning change is consistent with the Comprehensive Plan 2040, which designates this area as Agricultural and Rural Residential.



CONSIDERATIONS:

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

APPROVAL CRITERIA:

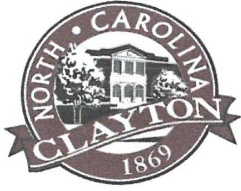
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's responses are incorporated as an attachment to the Staff Report.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

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



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

Fax: 919-553-1720

REZONING APPLICATION

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

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

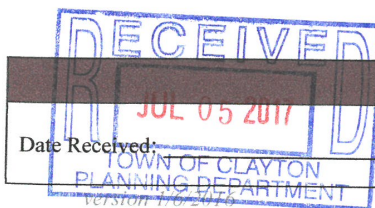
Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: 3049 Barber Mill Rezoning Acreage of Property: 0.45, 0.77, 0.06
County Tag Number: 05603050E, 05603050V, 05603051A NC PIN: 165701-35-1656, 165701-36-0164,
Address/Location: 3049 Barber Mill Road 165701-35-1902 MA
Existing Zoning District: B-2
Proposed Zoning District: R-E

APPLICANT INFORMATION

Applicant: Jason Meadows
Mailing Address: 103 Stone Lane Clayton NC 27520
Phone Number: 919-889-2614 Fax: _____
Contact Person: Jason Meadows
Email Address: jmeadows01@gmail.com



FOR OFFICE USE ONLY

Date Received:

Amount Paid:

\$600 -

File Number:

2017-115-RZ

PROPERTY OWNER INFORMATION

Name: Richard Meadows
Mailing Address: 162 Ella Lane Swansboro NC 28584
Phone Number: 919-524-5935 Fax: _____
Email Address: _____

EXPLANATION OF PROJECT

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

Rezoning 3 parcels From B-2 to R-E. Existing single-family house and accessory structure to remain.

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

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The subject parcels are surrounded by R-E zoning classifications and residential uses. This rezoning will unify the subject area once rezoned to the R-E classification.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The subject parcels are currently used for single family residential and this rezoning will provide a consistent zoning classification with the use.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
This rezoning will unify the subject area once rezoned to the R-E classification.

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.
The use of the subject parcels is currently single family residential and will not be altered as a result of this rezoning. As such impact on public facilities will remain unchanged.

5. It has been determined that the legal purposes for which zoning exists are not violated.
The current use of single family residential is allowed in the R-E zoning district.

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 proposed rezoning will not alter the current use and therefore not adversely affect adjacent property owners.

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 rezoning will unify the zoning classification with adjacent properties and reduce possibility for future commercial development which could be deemed detrimental.

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.

Jason G. Meadows
Print Name


Signature of Applicant

6/30/17
Date



TOWN OF CLAYTON

Planning Department

111 E. Second Street, Clayton, NC 27520

P.O. Box 879, Clayton, NC 27528

Phone: 919-553-5002

OWNER'S CONSENT FORM

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

Project Name: 3049 Barber Mill Rezoning Address or PIN #: 165701-35-1656, 165701-36-0164
165701-35-1902

AGENT/APPLICANT INFORMATION:

Jason Meadows
(Name - type, print clearly)

103 Stone Lane
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Rezoning

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:

Richard Warren Meadows
(Name - type, print clearly)

162 Ella Lane
(Address)

Richard Warren Meadows
(Owner's Signature)

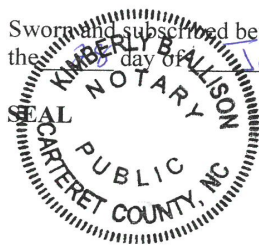
Swansboro NC 28584
(City, State, Zip)

STATE OF

COUNTY OF

NC
Onslow

Sworn and subscribed before me Richard Warren Meadows a Notary Public for the above State and County, this
the 16 day of June, 2017.



Kimberly B. Allison
Notary Public
My Commission
Expires: 11-22-2020



*** DISCLAIMER ***

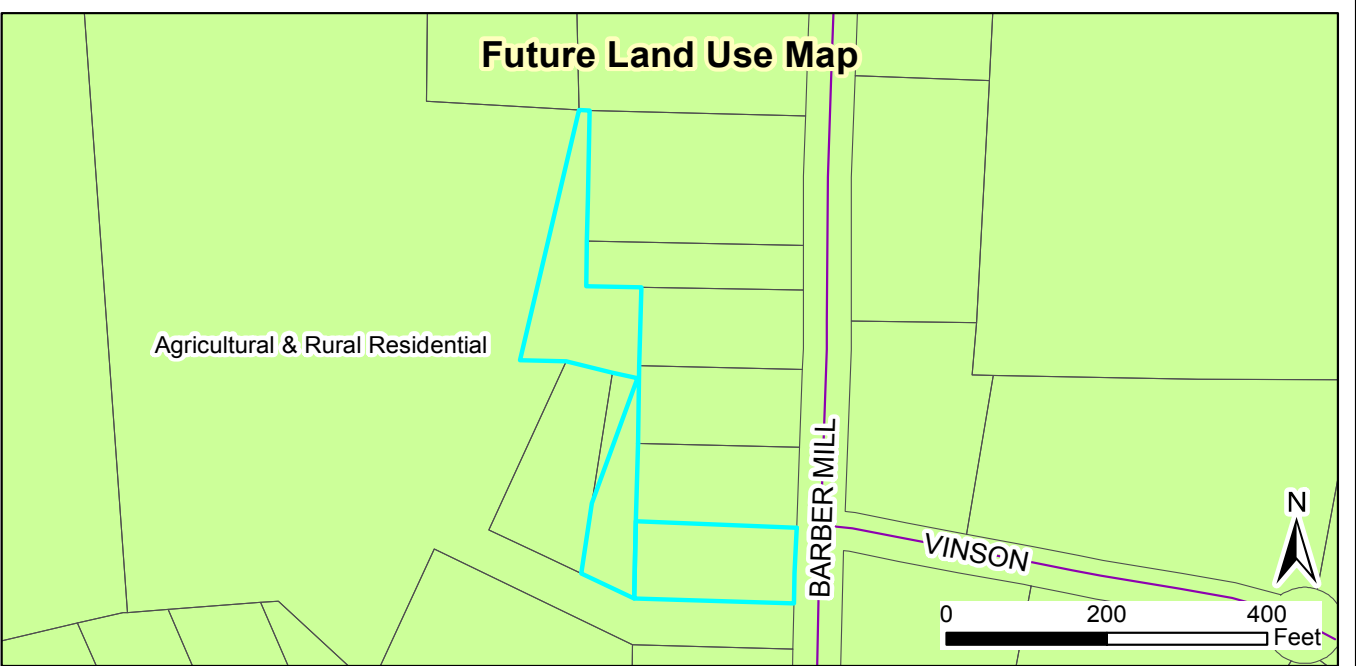
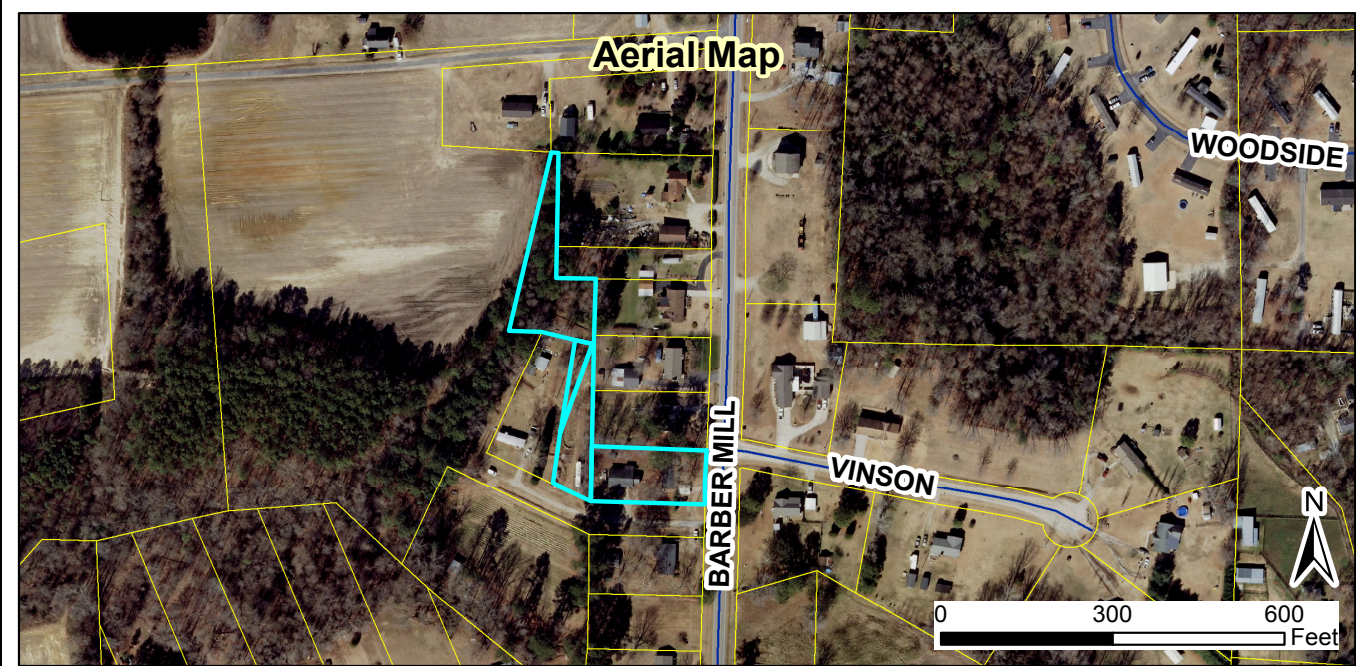
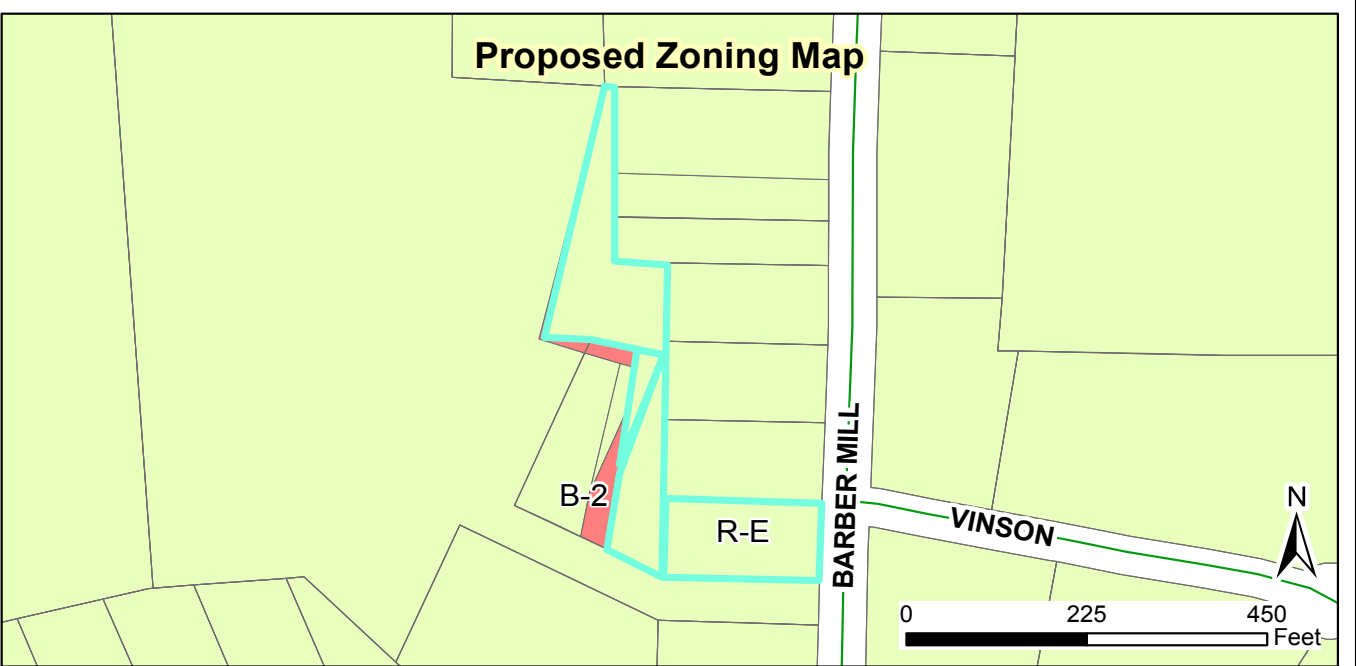
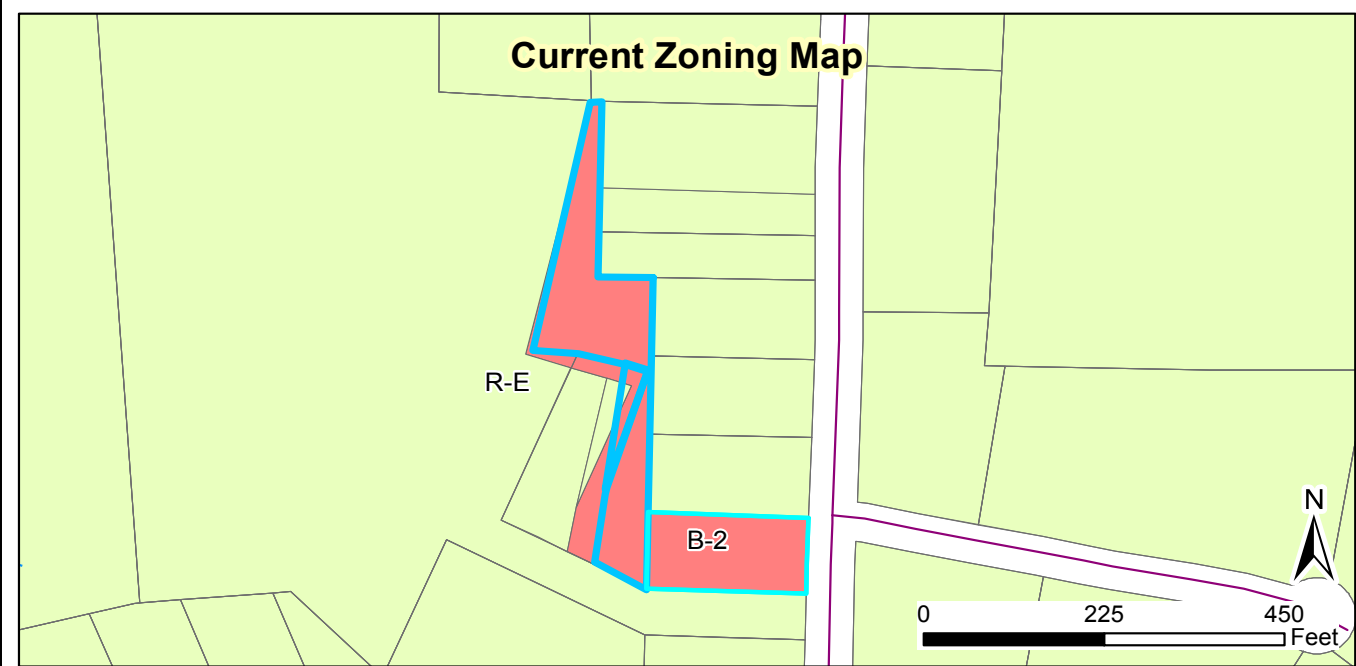
Johnston County assumes no legal responsibility for the information represented here.



Scale: 1:1500 - 1 in. = 125 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
June 23, 2017



2017-115-RZ 3049 Barber Mill Rezoning
Request: Rezone the subject parcels from Neighborhood-Business (B-2) to Residential-Estate (R-E)
 Applicant: Jason Meadows
 Property Owners: Richard Meadows
 Parcel ID: 165701-35-1656, 165701-36-0164, 165701-35-1902
 Tag #: 05G03050E, 05G03050V, 05G03051A



07/28/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Legend

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

Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-115-RZ 3049 Barber Mill Rezoning\Maps\2017-115-RZ Staff Report Map.mxd

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: 3049 Barber Mill Rd.

Application: Rezoning

Location/Date: The Clayton Center York Room - 111 E. 2nd Street

	NAME	ADDRESS
1	Jason Meadows	103 Stone Lane Clayton NC 27520
2	Cory Brandage	3049 Barber Mill Rd Clayton NC 27520
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: 3049 Barber Mill Road Rezoning

Date of Mailing: August 9, 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: Jason Meadows

Signature: 

Date of Meeting: August 21, 2017 Time of Meeting: 6:00 PM

Location of Meeting: The Clayton Center - The York Room

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

The applicant and current renter of 3049 Barber Mill were present to discuss the rezoning application. No additional attendees were present so further discussion about the application did not occur.

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

August 9, 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 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: August 21, 2017

Meeting Time: 6:00 PM EST

Meeting Location: The Clayton Center – The York Room
111 E. 2nd Street
Clayton, NC 27520
919-553-3152

Type of Application: Rezoning

Project/Proposal property address: 3049 Barber Mill Rd. (PINs: 165701-35-1656, 165701-36-0164,
165701-35-1902)

Description of project/proposal: Rezoning of 3 parcels currently zoned B-2 Business to R-E Residential.
Current residential use with accessory building to remain unchanged.

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 rezoning.

If you have any questions prior to or after this meeting, you may contact me at 919-889-2614. You may also contact the Planning Department at 919-553-5002.

Sincerely,



Jason G. Meadows, P.E.

Cc: Town of Clayton Planning Dept.



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
August 28, 2017

STAFF REPORT

Application Number: 2017-130-RZ Project Name: Bannister Property Rezoning

NC PIN / Tag #: 164900-68-4913 / 05G01200I
Town Limits/ETJ: ETJ
Applicant: Adams & Hodge Engineering, PC
Owner: D & S Properties, LLC
Location: Off Ramblewood Drive, located off US HWY 70 BUS

Public Noticing:

- Neighborhood meeting held on August 22, 2017
- Signs Posted prior to August 18, 2017
- Letters mailed prior to September 22, 2017
- Newspaper ad published September 20, 2017 & September 27, 2017

REQUEST: Request to rezone the subject parcels from Industrial-Heavy Special Use District (I-2 SUD) and Residential-Estate (R-E) to Industrial-Light Special Use District (I-1 SUD).

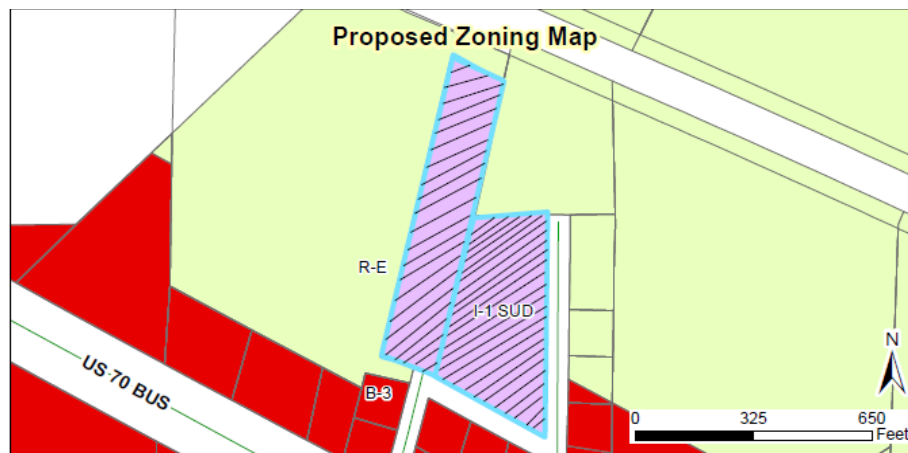


SITE DATA:

Acreage: 6.04
Existing Uses: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Single-family residential
South	Highway-Business (B-3)	Commercial
East	Residential-Estate (R-E)	Single-family residential
West	Residential-Estate (R-E)	Mobile Home Park

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

The applicant is requesting to rezone the subject parcel from Industrial-Heavy Special Use District (I-2 SUD) and Residential-Estate (R-E) to Industrial-Light Special Use District (I-1 SUD). There was a previous Special Use Permit approved for outdoor storage on the subject property, which subsequently expired. Consequently, the property is currently vacant. The surrounding land uses are a mixture of residential and commercial uses. The rezoning of the subject property to I-1 SUD moves the property into a less intensive zoning category, making it more compatible with surrounding zoning districts and land uses while allowing the owner to re-establish the previous approved use. In order to protect the surrounding residential properties, the applicant is proposing to keep the Special Use District on the property so that any proposed use in the future is subject to issuance of a Special Use Permit from Town Council (even if the use is typically permitted outright in I-1).

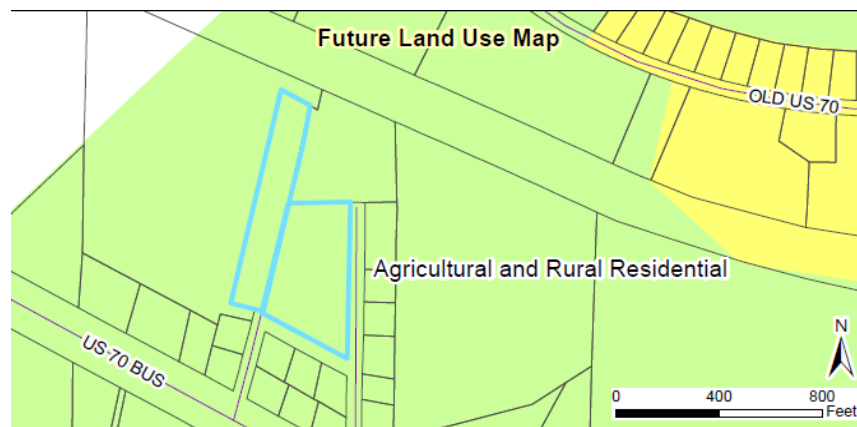
Compatibility with Surrounding Land Uses

The proposed zoning change to Industrial-Light Special Use District (I-1 SUD) is more consistent with surrounding land uses than the existing zoning category of Industrial-Heavy Special Use District (I-2 SUD). To further ensure compatibility with surrounding land uses, keeping the special use district on the property will require any proposed use, even uses permitted outright in I-1, to obtain a special use permit from Town Council in order to

be permitted. It is also worth noting that, if rezoned to I-1 SUD, the applicant will be required to provide a Class “C” landscape buffer along all property lines abutting residentially zoned districts, and a Class “B” landscape buffer along all properties zoned B-3. This will further protect surrounding land uses from the impacts of any potential use of the subject property.

Consistency with the 2040 Comprehensive Plan

The future land use map designates this property as “Agricultural and Rural Residential” due to the lack of water and sewer services available. While the proposed zoning change is not entirely consistent with this designation, it is less intensive than the zoning district the property is currently located in (I-2 SUD). It’s also worth noting that while this area is designated as “agricultural and rural residential”, all properties to the south are currently zoned Highway-Business (B-3) and are utilized for commercial uses. Therefore, the proposed zoning category is generally consistent with the current development pattern of this area.



CONSIDERATIONS:

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

APPROVAL CRITERIA:

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

STAFF RECOMMENDATION:

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

ATTACHMENTS:

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



TOWN OF CLAYTON

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

REZONING APPLICATION

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

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

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

SITE INFORMATION

Name of Project: Bannister Outdoor Storage Acreage of Property: 6.04
County Tag Number: 05G012001 NC PIN: 164900-68-4913
Address/Location: 624 Ramblewood Dr / Off Hwy 70 W Bus
Existing Zoning District: I2 SUD
Proposed Zoning District: I1 SUD

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC
Mailing Address: 335 Athletic Club Blvd, Clayton, NC 27527
Phone Number: 919-763-7278 Fax: _____
Contact Person: Donnie Adams
Email Address: donnies@adamsandhodge.com

FOR OFFICE USE ONLY

Date Received: AUG 01 2017 Amount Paid: \$500 File Number: 2017-130-RZ

version 1/6/2016

Page 1 of 10

PROPERTY OWNER INFORMATION

Name: D & S Properties, LLC

Mailing Address: PO Box 1238, Garner, NC 27529

Phone Number: 919-359-8060

Fax:

Email Address: db16586@gmail.com

EXPLANATION OF PROJECT

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

This site will be an outdoor storage yard for miscellaneous storage including RV's, utility trailers, vehicles, boats, and containers.

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: 06/07/17	☒	☐			
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 use is consistent with the adopted plans to the town.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
The property is suitable for uses allowed in both the current zoning (I2 SUD) and the proposed zoning (I1 SUD).

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
The proposed zoning meets a specific demand in the town. Thence is a need for outdoor storage yards.

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 adequate public facilities and services available to meet the needs of the proposed use.

5. It has been determined that the legal purposes for which zoning exists are not violated.
The proposed zoning does not violate any legal standards.

6. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.
There are no perceived adverse effects on adjacent property.

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

Donnie Adams

Print Name



Signature of Applicant

7/31/2017

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: Bannister Outdoor Storage **Address or PIN #:** 624 Ramblewood Drive

AGENT/APPLICANT INFORMATION:

Adams & Hodge Engineering, PC

(Name - type, print clearly)

335 Athletic Club Blvd

(Address)

Clayton, NC 27520

(City, State, Zip)

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

SITE PLANS, REZONING APPLICATIONS

CONSTRUCTION PLANS

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:

David Bannister

(Name - type, print clearly)

[Signature]

(Owner's Signature)

PO Box 1238

(Address)

Garner, NC 27529

(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me _____, a Notary Public for the above State and County, this
the 31 day of July, 20 17.

SEAL



[Signature]

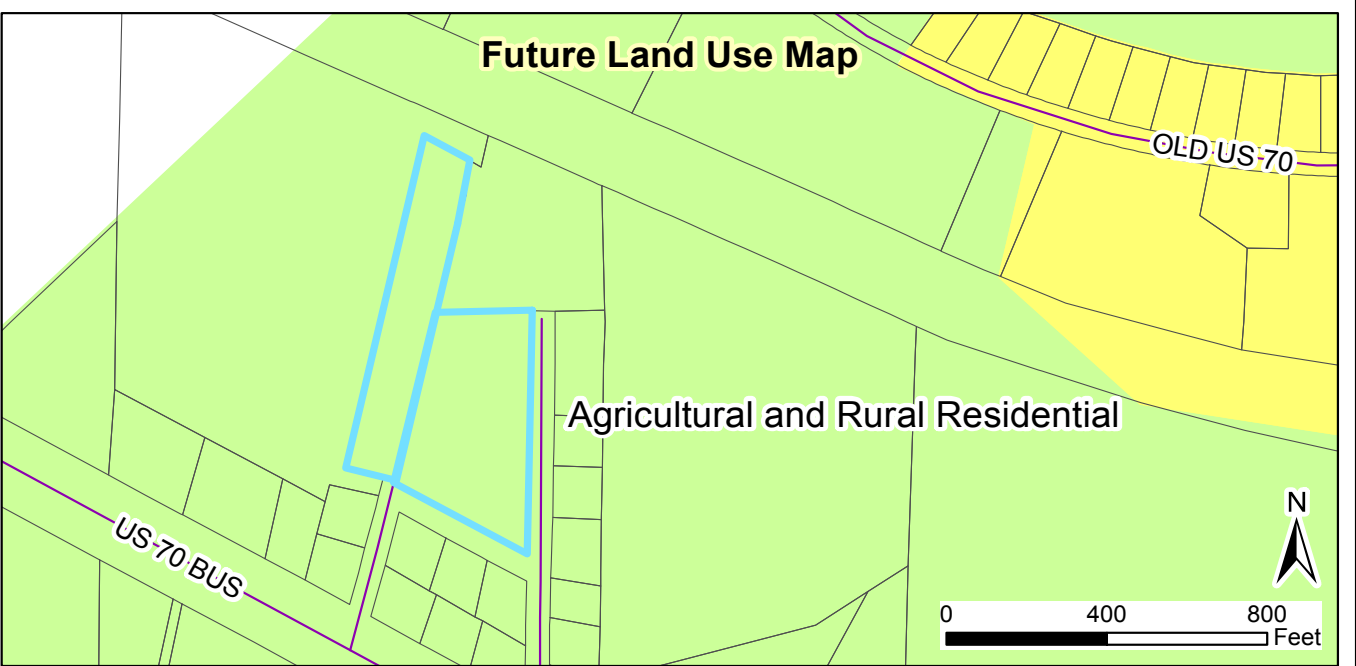
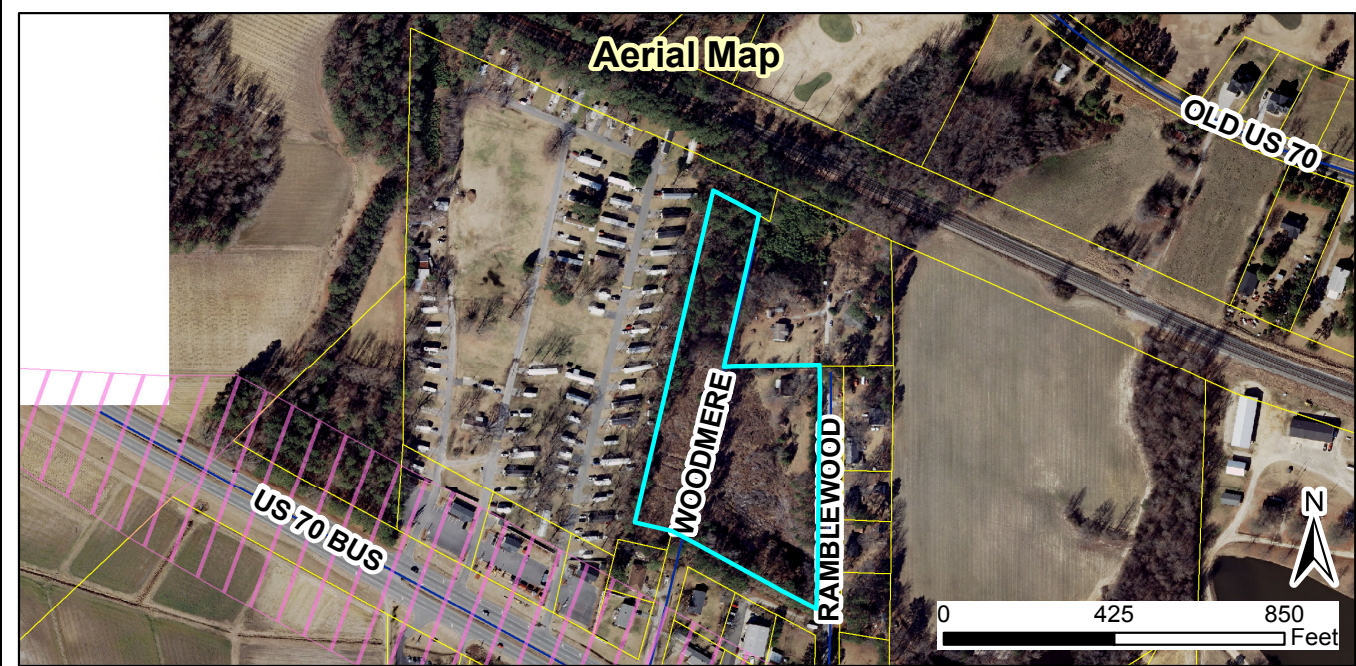
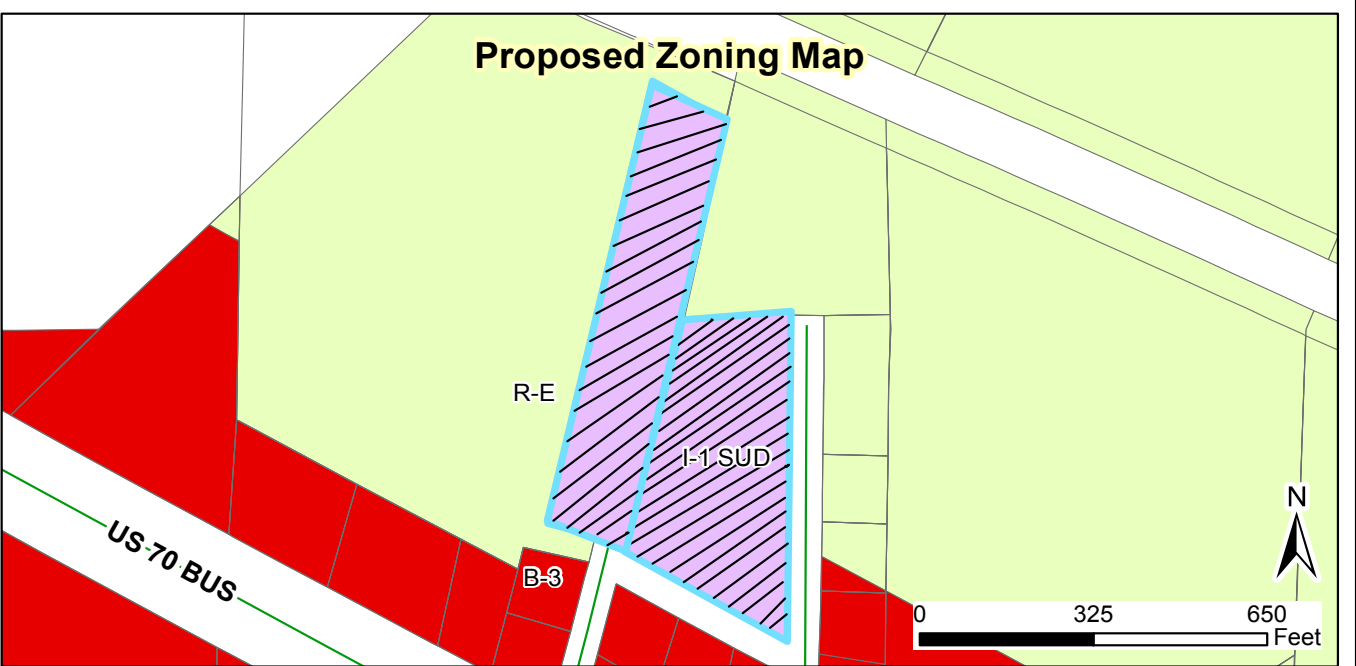
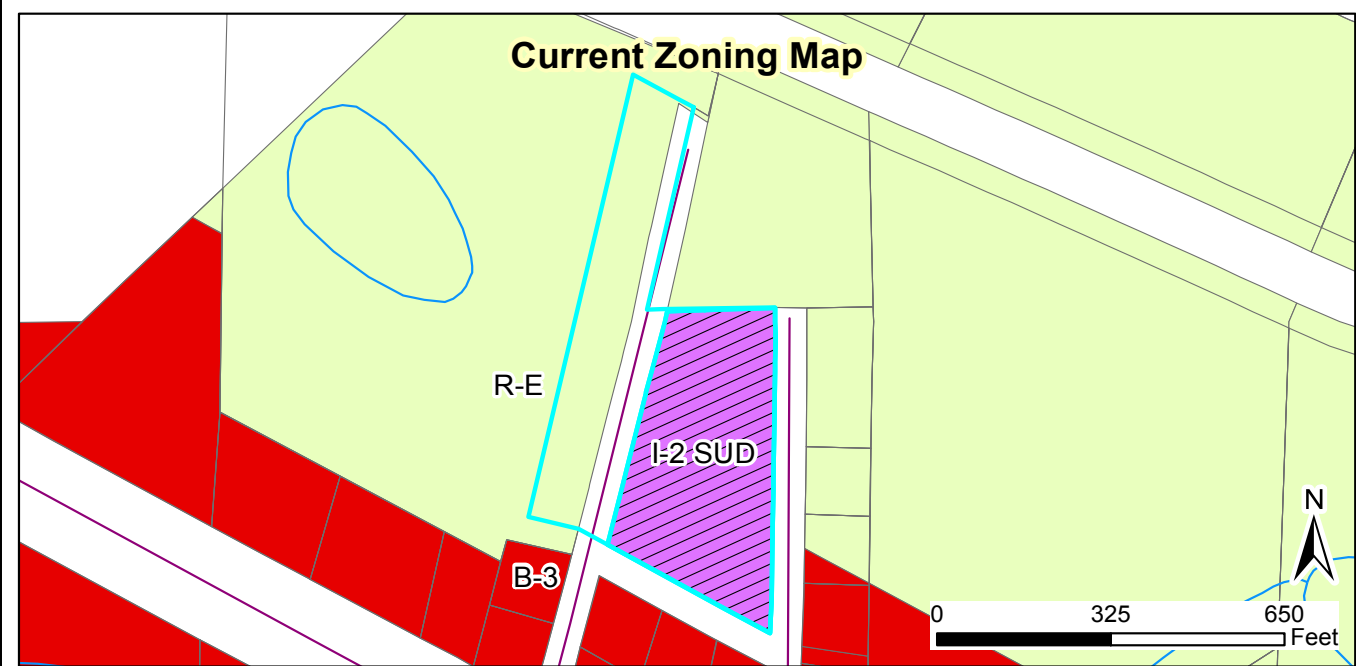
Notary Public

My Commission

Expires:

12-11-21

Page 9 of 9



2017-130-RZ Bannister Property Rezoning
Request: Rezone from Industrial-Heavy Special Use District (I-2 SUD) and Residential-Estate (R-E) to Industrial-Light Special Use District (I-1 SUD)
 Applicant: Adams & Hodge Engineering, PC
 Property Owners: D & S Properties, LLC
 Parcel ID: 164900-68-4913
 Tag #: 05G012001



08/09/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

Legend

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

Document Path: O:\PLANNING\REZONING\Rezoning\2017\2017-130-RZ Bannister Outdoor Storage\Maps\2017-130-RZ Staff Report Map.mxd



August 7, 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 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: **Tuesday, August 22**

Meeting Time: **6:30 pm**

Meeting Location: **335 Athletic Club Blvd., Clayton NC 27527**

Type of Application: **Rezoning, Special Use and Major Site Plan**

Project/proposal property address: **Bannister Outdoor Storage/624 Ramblewood Dr
Clayton, NC 27520**

Description of project/proposal: **The proposed project is 6 acre tract to be used as an outdoor storage yard for miscellaneous storage including RV's, utility trailers, vehicles, boats and containers.**

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

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

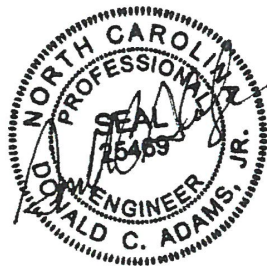
If you have any questions prior to or after this meeting, you may contact us at **(919)763-7278**.

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

Sincerely,

Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning Dept.



ADAMS & HODGE ENGINEERING, PC • 335 Athletic Club Blvd, Clayton, NC 27527 • 919-369-1938 / 919-763-7278 • Firm
C-4187



*** DISCLAIMER ***

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



Scale: 1:5228 - 1 in. = 435.67 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
August 7, 2017



*** DISCLAIMER ***

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

Result 1

id: 05G01200I
Tag: 05G01200I
Tax Unique Id: 4646845
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 03104
Page: 0707

Result 2

id: 05G01199F
Tag: 05G01199F
Tax Unique Id: 4646825
Owner Name 1: JOHNSON, MARSHALL E
Owner Name 2: JOHNSON, GAIL M
Mail Address 1: 637 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00982
Page: 0460

Result 3

id: 05G01198G
Tag: 05G01198G
Tax Unique Id: 4515585
Owner Name 1: D & S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-0000
Book: 01403
Page: 0721

Result 4

id: 05G01200A
Tag: 05G01200A
Tax Unique Id: 4646843
Owner Name 1: PARRISH, HARVEY C
Owner Name 2:
Mail Address 1: 13410 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2138
Book: 00802
Page: 0135

Result 5

id: 05G01199U
Tag: 05G01199U
Tax Unique Id: 4646842
Owner Name 1: GARCIA, SIMON
Owner Name 2: GARCIA, ADRIAN
Mail Address 1: 13430 HWY 70 WEST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02235
Page: 0392

Result 6

id: 05G01199I
Tag: 05G01199I
Tax Unique Id: 4646831
Owner Name 1: HUNT, LESLIE RAY
Owner Name 2: HUNT, BETTIE C
Mail Address 1: 629 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00839
Page: 0400



*** DISCLAIMER ***

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

Result 7

id: 05G01199G
Tag: 05G01199G
Tax Unique Id: 4646830
Owner Name 1: JOHNSON, MARSHALL
EDWARD
Owner Name 2: JOHNSON, GAIL
Mail Address 1: 637 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00824
Page: 0735

Result 9

id: 05G01200N
Tag: 05G01200N
Tax Unique Id: 4640607
Owner Name 1: SHEPPARD, JOHN T
Owner Name 2: SHEPPARD, DEBRA J
Mail Address 1: 635 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03976
Page: 0359

Result 11

id: 05E99023B
Tag: 05E99023B
Tax Unique Id: 4646119
Owner Name 1: BARBOUR, MICHAEL
Owner Name 2: BARBOUR, JANE LILES
Mail Address 1: 2009 PERSIMMON CIRCLE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01870
Page: 0649

Result 8

id: 05G01199N
Tag: 05G01199N
Tax Unique Id: 4692961
Owner Name 1: STRICKLAND, ROGER W
Owner Name 2: STRICKLAND, LISA S
Mail Address 1: 633 RAMBLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01369
Page: 0465

Result 10

id: 05G01199C
Tag: 05G01199C
Tax Unique Id: 4646829
Owner Name 1: PRICE KORNEGAY LLC
Owner Name 2:
Mail Address 1: 13401 US 70 BUSINESS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2139
Book: 02395
Page: 0315

Result 12

id: 05G01199W
Tag: 05G01199W
Tax Unique Id: 4714405
Owner Name 1: D&S PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 1238
Mail Address 3: GARNER, NC 27529-1238
Book: 04483
Page: 0128



Neighborhood Meeting Minutes

Project/Proposal property address: Bannister Outdoor Storage/624 Ramblewood Dr. Clayton, NC 27527

Date: Tuesday, August 22, 2017

Meeting Location: 335 Athletic Club Blvd., Clayton NC 27527

In Attendance: Donnie Adams, Andrew Hodge, David Bannister, Holland Adams

Time: 6:30pm

Donnie opened the meeting at 6:40pm and presented the project. Donnie gave details on the project. He asked for questions. There were no questions. The meeting adjourned at 6:45pm

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: BANNISTER OUTDOOR STORAGE - 2017-131-54P

Application: REZONING, SPECIAL USE & MAJOR SITE PLAN

Location/Date: AUGUST 22, 2017 @ ADAMS & HODGE OFFICE

	NAME	ADDRESS
1	Donnie Adams	335 ATHLETIC CLUB BLVD, CLAYTON, NC
2	Holland Adams	335 Athletic Club Blvd, Clayton, NC
3	David Bannister	P.O. Box 324 Garner NC 27529
4	Andrew Hodge	336 Athletic Club Blvd, Clayton, NC
5		
6		
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10		
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13		
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16		
17		
18		
19		
20		



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

*Planning Board
August 28, 2017*

STAFF REPORT

Application Number: 2017-110-SP

Project Name: Holy Cross Lutheran Church school expansion, Major Site Plan

NC PIN / Tag #: 164800-31-3246 & 164800-31-0164 / 05f02018 & 05f02018a
Location: 2920 NC Hwy 42 W, Clayton, NC 27520
Town Limits/ETJ: ETJ
Overlay: Thoroughfare Overlay District & Scenic Highway Overlay
Applicant: Dalton Engineering and Associates
Owner: Holy Cross Lutheran Church of Clayton, Inc.

Public Noticing:

- Neighborhood meeting August 8, 2017
- Site posted August 18, 2017

REQUEST: Preliminary site plan approval to develop a 14,000 SF educational building and associated parking on two properties: one an existing church site and the other a vacant parcel.

SITE DATA:

Acreage: 10.83 acres

Present Zoning: Residential-Estate (R-E)

Existing Use: Church, parking and daycare on one parcel, and the other parcel is vacant.



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Rural Residential
South	Residential-Estate (R-E)	Rural Residential
East	Residential-Estate (R-E)	Vacant / Rural Residential, and Commercial
West	County: Agricultural Residential (AR)	Rural Residential

DEVELOPMENT DATA:

Proposed Uses:	Church school expansion
Buildings:	One building, 14,000 square feet
Building height:	Existing 32' (to remain); proposed 26'
Impervious Surface:	50,141 square feet (11.36%)
Required Parking:	Church: 1 space per three seats, at 308 seats = 103 spaces School, Elem.: 1 space per employee at 27 teachers = 27 spaces School, Elem.: 1 visitor space per 50 students = 4 spaces School (general), because this school will not have buses, the calculation for daycare is used: 1 space per 5 students = 50 spaces Total spaces required = 103+27+4+50 = 184 spaces.
Proposed Parking:	190 spaces (incl. 7 handicap accessible spaces)
Access/Streets:	Access is provided onto NC Hwy 42 from two existing entrances. A three-lane section is currently existing on this section of Hwy 42 W.
Water/Sewer Provider:	Johnston County
Electric Provider:	Duke Energy
Fire Protection:	Claytex Fire District

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting preliminary site plan approval to develop 14,000 square foot (SF) educational building and associated parking on an existing church site. The site spans the existing parcel as well as an adjacent, vacant parcel owned by the church. Expansion onto the adjacent parcel requires a Conditional Use Permit (application # 2017-140-CUP). The existing driveways onto NC Hwy 42W will continue to be used. The site will ultimately serve 197 children and 27 teachers, in addition to current church facilities and services (approx. 19,550 SF in the main sanctuary building).

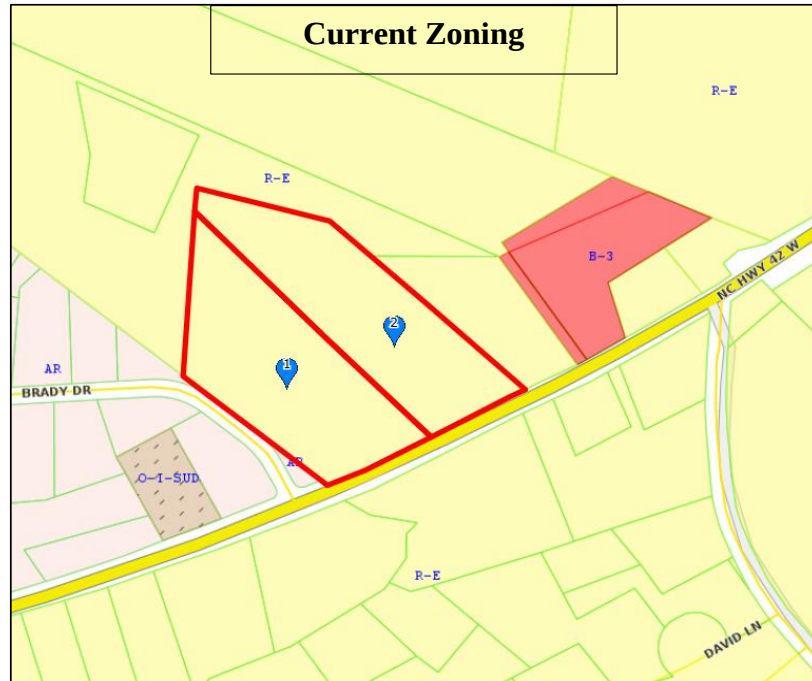
Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The request is consistent. Churches and associated facilities (including schools) are supportive of surrounding and future residential uses.

- **Unified Development Code**

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC), so long as the Conditional Use Permit is approved and all Conditions of Approval are met.



Compatibility with Surrounding Land Uses

The site is located on the inside edge of Clayton's ETJ, and is primarily surrounded by vacant or rural residential uses. Churches are compatible with and supportive of surrounding residential uses.

Site Design

The site design expands the parking lot in a logical manner, while adding in a school building over top of existing asphalt and gravel parking areas. The displaced parking is accounted for in an expanded asphalt parking area to the west. Pedestrian access between buildings and the parking area appears safe and efficient. Stormwater is proposed to be handled by a large, linear retention pond on the rear property line. This will involve clearing and grading along that border, which may be in conflict with the landscape buffering requirements and recommendation below.

Landscaping and Buffering

This site is within the Thoroughfare Overlay District, and enhanced landscaping buffers are required along the NC Hwy 42 frontage. Existing vegetation is used to meet most of the site interior landscaping requirements.

In general, a church (and associated institutional-type facilities, such as schools) includes uses that are typically found in the Office-Institutional zoning district. The Unified Development Code requires a Class B landscape buffer along all property lines adjacent to Residential-Estate (R-E) zoning. The buffer is intended to mitigate the effects on neighbors of the more intense institutional-type development (overhead lights in parking lot, noise, views of large parking lots, etc.). Note that the western border is adjacent to the County's Agricultural-Residential (A-R) zoning, which is equivalent (for the purposes of this discussion) to R-E zoning. The recommendation is for a Class B buffer to be required along all property boundaries.

Access/Streets/Pedestrian

The site is accessed via two existing driveways onto NC Hwy 42 W; one ingress and one egress. Pedestrian access would be enhanced by a sidewalk connection to and along the highway frontage. The impending widening of NC Hwy 42 West cautions that fee-in-lieu of sidewalk along that frontage might be more effective than the church installing sidewalk at the current time. Fee-in-lieu could be transferred to NCDOT during their roadway design process, with sidewalk installation occurring at the time of the expansion.

Water/Wastewater

N/A, as the site is served by Johnston County Public Utilities.

Recreation and Open Space

N/A.

Environmental

A stormwater pond is used to mitigate the additional impervious surfaces.

Signs

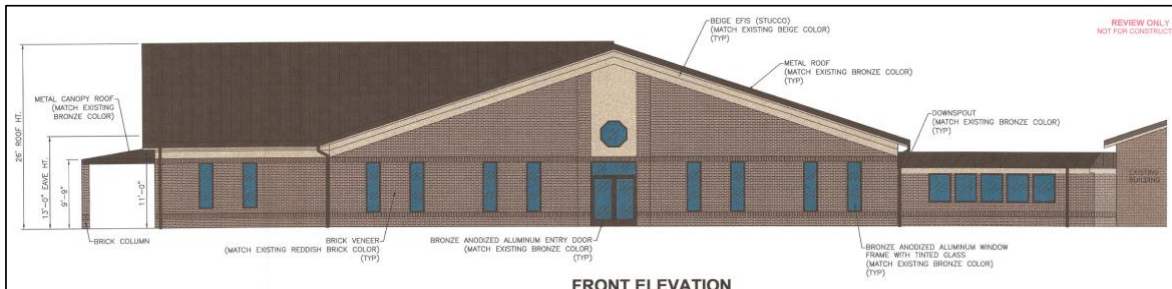
No monument signs are requested at this time. Signage already exists on site for the church. Any new signage will require a sign permit.

Garbage / Recycling

A dumpster court is not shown on the plans. It is assumed that garbage and recycling will be handled in roll out containers. Screening will be required, per §155.402(G)(2).

Architecture/Design

The architecture is consistent with what is currently existing in the sanctuary building on site.



Waivers/Deviations/Variances from Code Requirements

- Given the impending expansion of NC Hwy 42 W, fee-in-lieu is recommended for the sidewalk improvements along that frontage.

CONSIDERATIONS

- A recombination will be required prior to building permit issuance.
- A Conditional Use Permit is required prior to expansion of the use.
- The Planning Board decides major site plan applications.

STAFF RECOMMENDATION:

Approval with conditions.

CONDITIONS:

If approved, staff recommends the following conditions:

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 § 155.707 of the Unified Development Code.
2. The development of the site is limited to the uses and conditions of an associated Conditional Use Permit (2017-140-CUP). Modifications to the approved Conditional Use Permit shall require review and approval in accordance with §155.710 of the Unified Development Code.
3. 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 following items shall be recorded on the plans before they receive final approval from the Planning Department:
 - a. Any Conditions of Approval for either the Site Plan (2017-110-SP) or Conditional Use Permit (2017-140-CUP) shall be recorded on either the site plan sheet or cover page.
 - b. Bicycle racks shall be required per the UDC, and shall be shown on the plans.
 - c. Parking calculations in the Site Data Table shall be updated to reflect the calculations in this staff report. Because the school will not be bussing students, the calculations in this staff report are more reflective of what will likely occur, similar to drop-off and pick-up patterns of a commercial daycare.
 - d. Dumpster, trash, and/or recycling areas shall be shown on the plans and screened appropriately, per §155.402(G)(2). Any screening walls or fences surrounding such areas shall match the materials of the primary building.
 - e. The appropriate landscaping buffers (Thoroughfare Overlay District, Class A street yard buffer) shall be extended across the entire NC Hwy 42 W frontage (both parcels).
 - f. A Class B landscaping buffer shall be shown along all property lines adjacent to R-E or A-R zoning districts (rural agricultural or large-lot, rural residential zoning).
4. A Conditional Use Permit shall be required prior to this site plan being valid or “approved”, and prior to any grading, site clearing, or issuance of building permits.
5. All roof mounted and ground mechanic equipment must be completely screened from view.
6. A Zoning Compliance Permit shall be required prior to issuance of any building permits.

7. If required, utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.
 8. All signage shall require a sign permit from the Planning Department and shall meet standards of the Unified Development Code.
 9. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.
-

ATTACHMENTS:

- 1) Application
- 2) Staff Report Map
- 3) Neighborhood Meeting Materials
- 4) Site Plan



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: Holy Cross Lutheran Church of Clayton Acreage of Property: 10.83 acres

County Tag #: 05F02018 and 05F02018A NC PIN: 164800-31-3246 and 164800-31-0164

Address/Location: 2920 NC Highway 42 West Clayton, NC 27520

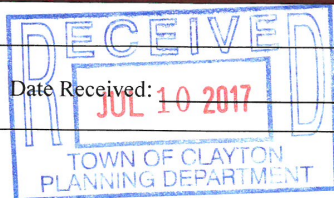
Existing Use: Church, Educational, Vacant Proposed Use: Church, Educational, Parking

Zoning District: R - E

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

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

FOR OFFICE USE ONLY



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

PROPERTY OWNER INFORMATION

Name: Holy Cross Lutheran Church of Clayton, Inc.

Mailing Address: 2920 NC Highway 42 West Clayton, NC 27520

Phone Number: (919) 553-4784 **Fax:** (919) 553-6061

Email Address: cassy.welch@holycrossclayton.com

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, NC 27528

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

Contact Person: Jerry Dalton

Email Address: jdalton@daltonengineering.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>5/12/2017</u>	☒	☐			
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)* <i>See sample letter and meeting requirements included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	☒	☐			
11. Neighborhood meeting summary form (1 copy) * <i>Included in this packet</i> <i>*Not required for subdivisions that are part of an approved planned development</i>	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 Site Plan for Holy Cross Lutheran Church of Clayton NC contains proposed improvements which includes a 1 - story masonry building totaling 27,504 square feet which would be constructed for educational use and a paved parking area.

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.

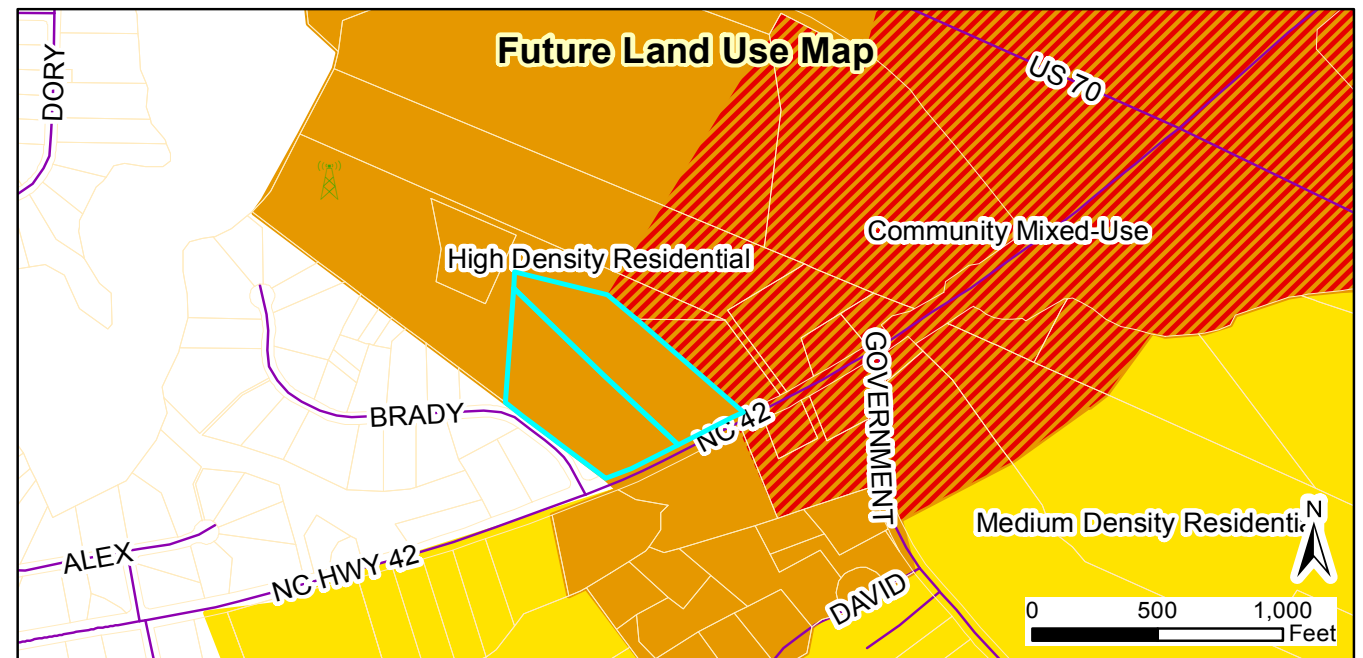
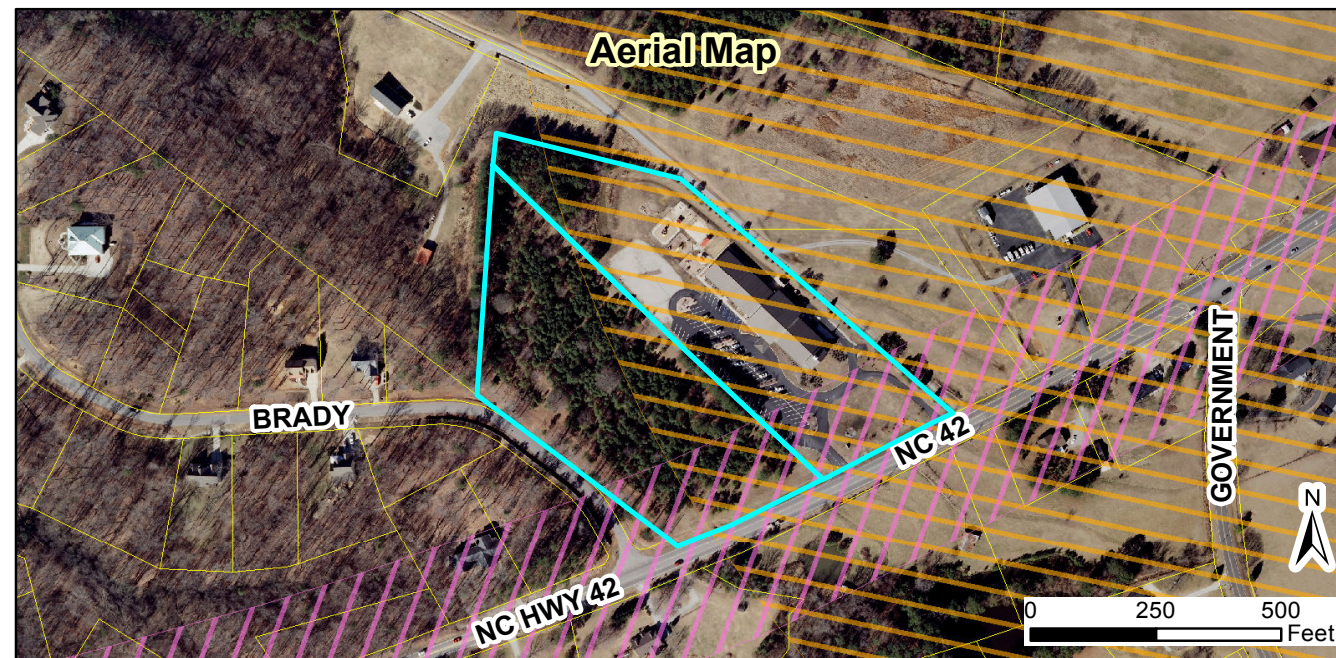
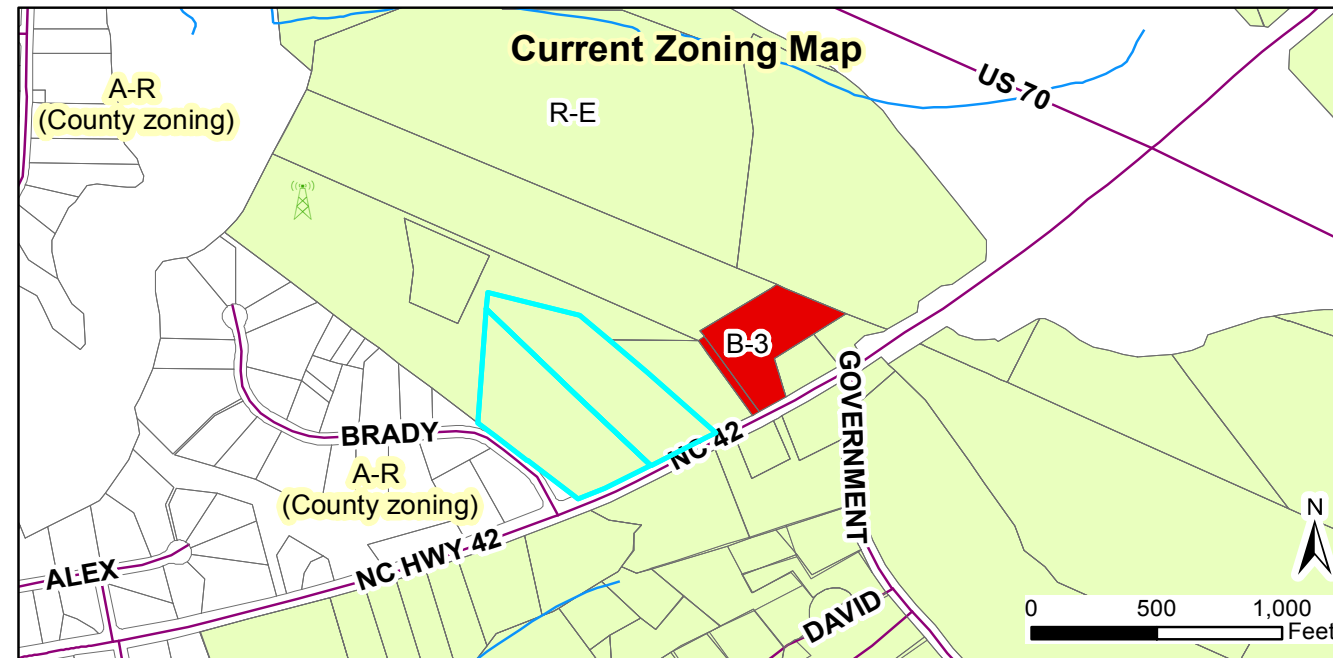
Dalton Engineering and Associates, P.A.

Print Name


Signature of Applicant

7/10/17

Date



Request:
2017-110-SP, Holy Cross Lutheran Church school expansion.
2017-140-CUP, Holy Cross Lutheran Church school Conditional Use.

Applicant: Dalton Engineering and Associates
 Property Owners: Holy Cross Lutheran Church of Clayton, Inc.
 Parcel ID: 164800-31-3246 and 164800-31-0164
 Tag #: 05f02018 and 05f02018a

Staff Report Map



Document Path: O:\PLANNING\SITE PLANS\Major Site Plans\2017\2017-110-SP Holy Cross Lutheran Church expansion\Maps\Map - Holy Cross Lutheran expansion - 2017-110-SP.mxd

Legend

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

08/07/2017
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.

CONSTRUCTION PLAN
FOR
HOLY CROSS LUTHERAN CHURCH
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

INDEX TO DRAWINGS

- SHEET 1..... COVER SHEET
SHEET 2..... EXISTING CONDITIONS SHEET
SHEET 3..... SITE PLAN
SHEET 4..... GRADING AND SEDIMENT & EROSION CONTROL
SHEET 5..... PARKING LOT GRADING PLAN
SHEET 6..... UTILITY PLAN
SHEET 7..... SEDIMENT & EROSION CONTROL DETAILS
SHEET 8..... SITE AND STORMWATER DETAILS
SHEET 9..... DRY POND DETAIL
SHEET 10..... WATER LINE DETAILS
SHEET 11..... LANDSCAPE PLAN
SHEET A-1..... FLOOR PLAN
SHEET A-1A... BUILDING USAGE PLAN
SHEET A-2..... BUILDING ELEVATION
SHEET A-3..... BUILDING ELEVATION
SHEET L 1..... LIGHTING PROPOSAL (PROVIDED BY OTHERS)

ENGINEER

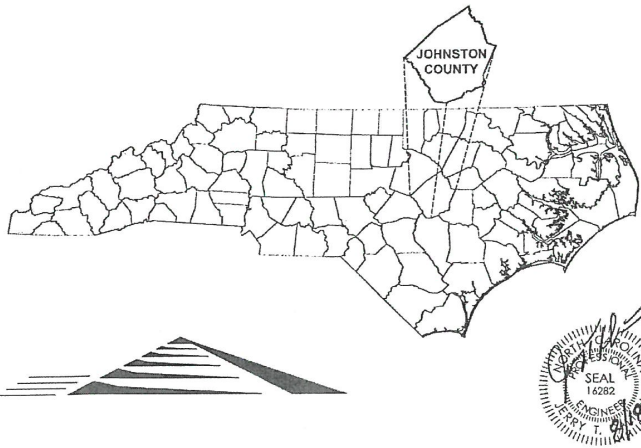
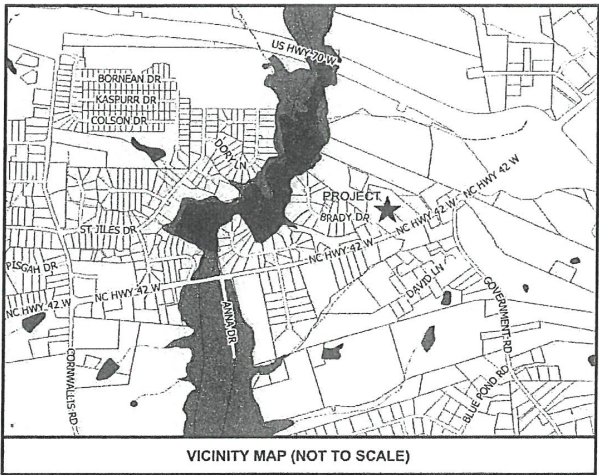
DALTON ENGINEERING AND ASSOCIATES, P. A.
446 EAST MAIN STREET P. O. BOX 426
CLAYTON, NC 27520 CLAYTON, NC 27528
(919) 550-4740 - FAX (919) 550-4741

SURVEYOR

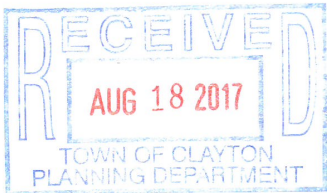
TRUE LINE SURVEYING, P. C.
205 WEST MAIN STREET
CLAYTON, NC 27520
(919) 359-0427

OWNER

HOLY CROSS LUTHERAN
CHURCH OF CLAYTON INC.
29220 N.C. HIGHWAY 42 WEST
CLAYTON, NC 27520
(919) 553-5670



Dalton Engineering
and Associates, P. A.



NOTES:

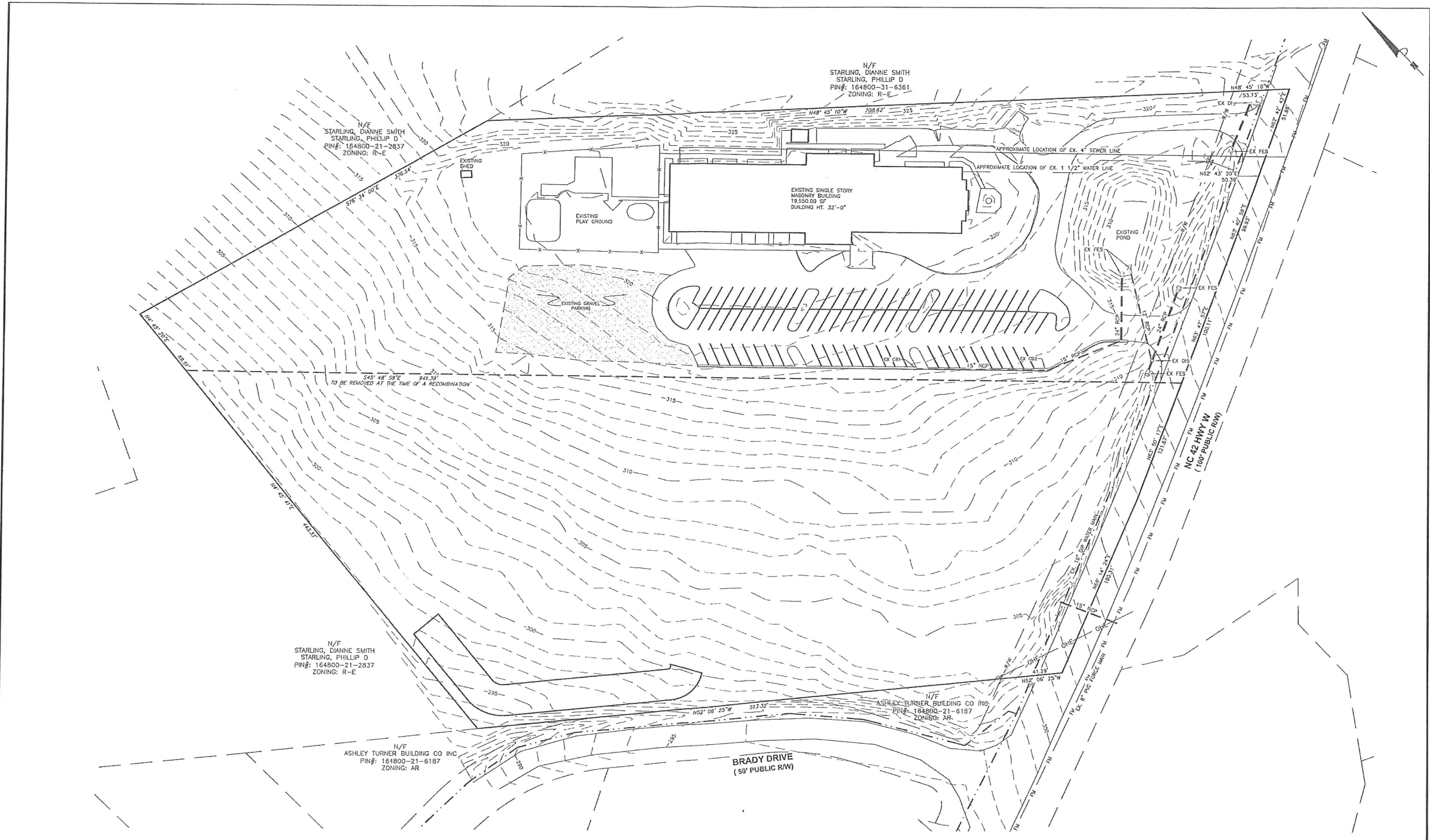
1. ALL DRAINAGE STRUCTURES INCLUDING OUTFALL DITCHES OUTSIDE OF THE PROPOSED RIGHT OF WAY ARE TO BE ENCLOSED WITHIN A PERMANENT PUBLIC DRAINAGE EASEMENT.
2. ALL SURVEY INFORMATION/DATA SHOWN, AND/OR REPRESENTED, IN THE CONSTRUCTION DRAWINGS HAS BEEN PROVIDED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT THE WORK OF DALTON ENGINEERING AND ASSOCIATES, P.A.
3. IT'S THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO PROVIDE DRAWINGS TO THE VARIOUS UTILITY PROVIDERS, SUCH AS DUKE ENERGY, CENTURYLINK, SPECTRUM, PIEDMONT GAS, ETC.
4. AERIAL PHOTOGRAPHY PROVIDED BY NC ONEMAP

NOTES:

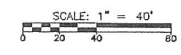
DALTON ENGINEERING AND ASSOCIATES, P.A. OWNS, AND HAS THE RIGHT TO, ALL DIGITAL INFORMATION (DWG's) CONTAINED IN THESE CONSTRUCTION DRAWINGS. THAT INFORMATION MAY BE SHARED WITH THE OWNER, SURVEYOR, CONTRACTOR OR OTHER DIRECTLY INVOLVED WITH THIS PROJECT, FOR THE PURPOSE OF WORK RELATED TO ONLY THIS PROJECT. THAT INFORMATION SHALL NOT BE SHARED WITH ANY OTHER PERSON AND/OR FIRM, WITHOUT THE WRITTEN CONSENT OF DALTON ENGINEERING AND ASSOCIATES, P.A.

REVISION 002: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 8/18/17
REVISION 001: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 7/28/17

Job: 16021 Date: 6/30/17 Revision: 002
File: 16021_Master Drawn: RVM Sheet: 1 OF 15



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North Carolina One-Call Center, Inc.
www.ncoccc.org
1-800-632-4949



EXISTING CONDITIONS
FOR
HOLY CROSS LUTHERAN CHURCH
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

REVISION 002: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 8/18/17
REVISION 001: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 7/28/17

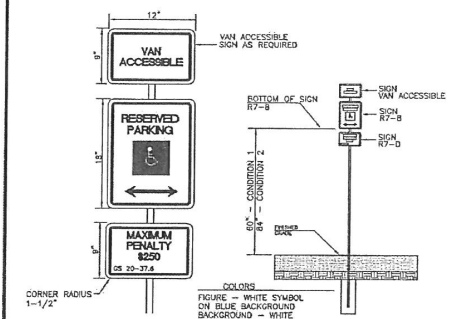


Dalton Engineering and Associates, P. A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741

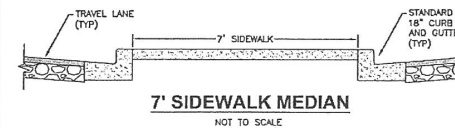
Job: 16021	Date: 6/30/17	Revision: 002
File: 16021_Master	Drawn: RVM	Sheet: 2 OF 15

CHURCH USE		PRE-SCHOOL, DAYCARE & OFFICE	
CHURCH: 1 SPACE PER 3 SEATS	308 SEATS / 3 = 103 PARKING	EMPLOYEE: 1 SPACE PER 5 EMPLOYEES	30 EMPLOYEES / 5 = 6 PARKING
OR		SCHOOL: 1 SPACE FOR EVERY 50 STUDENTS	92 STUDENTS / 50 = 2 PARKING
1 SPACE PER 200 SQ. FT. FOR THE PRINCIPAL PLACE OF WORSHIP, WHICHEVER IS GREATER.	4,544 SF / 200 = 23 PARKING	DAYCARE: 1 SPACE PER 5 PERSON PLUS DROP OFF STALL	105 PERSONS / 5 = 21 PARKING PLUS 1 DROP OFF = 1 PARKING
		OFFICE: 1 SPACE PER 300 SF	1,800 SF / 300 SF = 6 SPACES
PARKING SPACES REQUIRED: 103 SPACES		PARKING SPACES PROVIDED: 36 SPACES	
TOTAL PARKING SPACES PROVIDED: 190 SPACES			

	CURRENTLY	PROPOSED
PRE-SCHOOL AND DAY CARE EMPLOYEES	23	30
PRE-SCHOOL STUDENTS	32	32
BEFORE-AFTER SCHOOL	40	60
DAY CARE CHILDREN	75	105

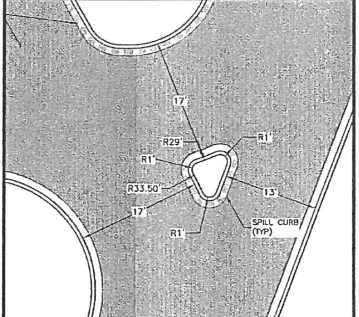
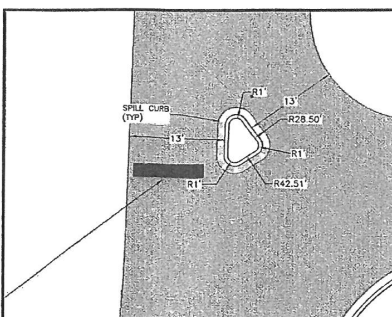
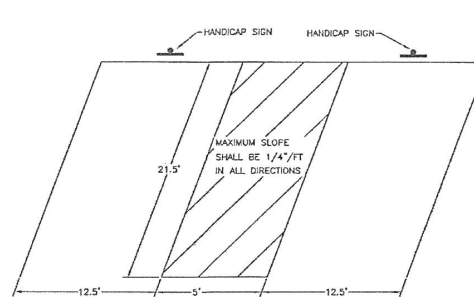
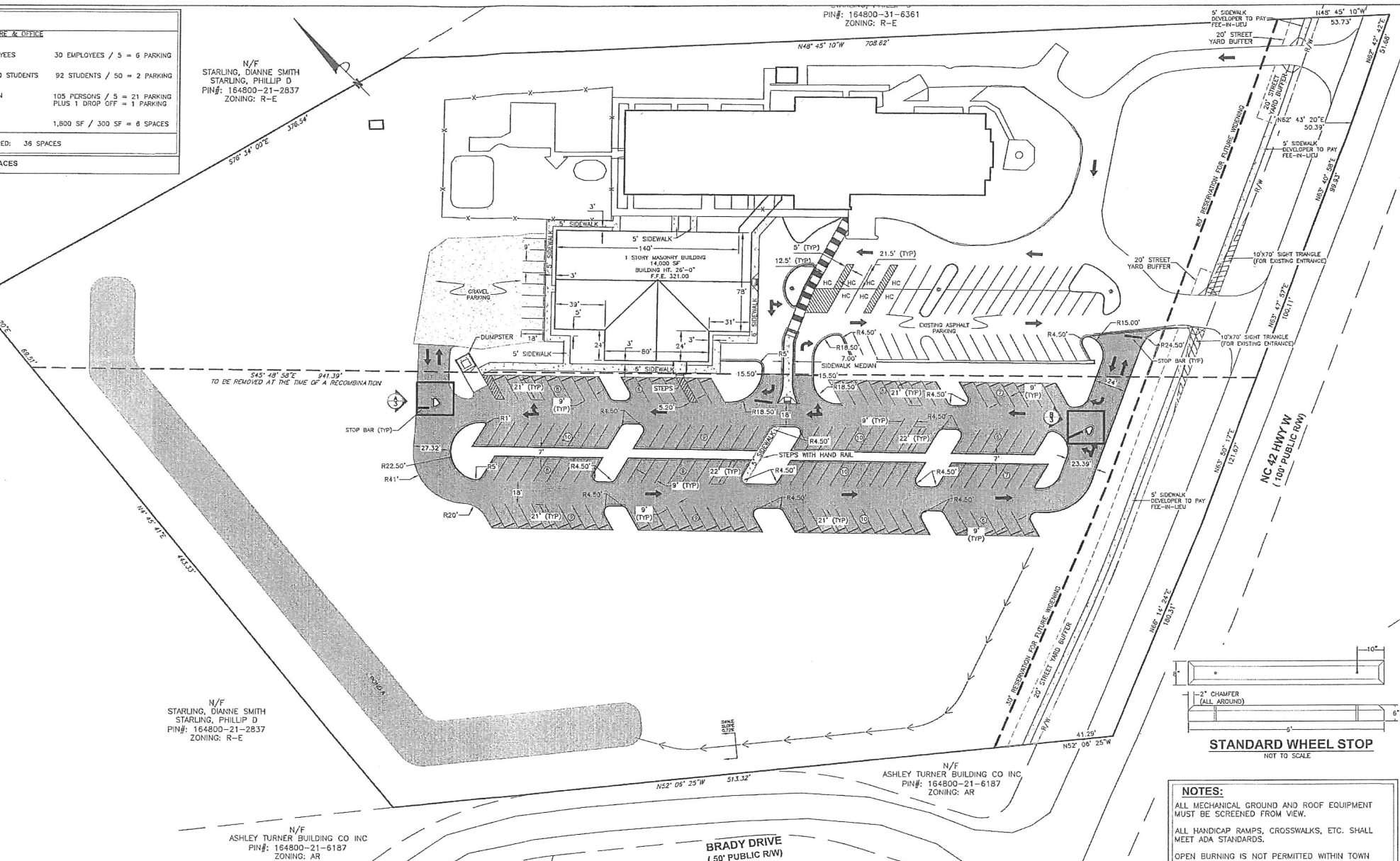


SITE DATA TABLE	
DEVELOPMENT NAME:	HOLY CROSS LUTHERAN CHURCH OF CLAYTON INC.
SCHOOL HOURS OF OPERATION:	MON-FRI 6:30AM - 6:30PM
SITE ADDRESS:	2920 NC HWY 42 WEST
PARCEL PIN:	164800-31-3246, 164800-31-0164
EXISTING USE:	CHURCH (164800-31-3246) 5,414 AC VACANT (164800-31-0164) 5,424 AC
PROPOSED USE:	EDUCATIONAL, PARKING
TOTAL LOT ACREAGE:	10.83 AC (47154.8 SF)
PROPERTY LOCATED IN TOWN LIMITS:	NO
ZONING DISTRICT:	R-E
OVERLAY DISTRICT:	THOROUGHFARE OVERLAY DISTRICT AND SCenic HIGHWAY OVERLAY DISTRICT
STREET YARD WIDTH:	
LOT FRONTAGE, LESS DRIVEWAYS & POND X 4	438.33 LF
AVERAGE REQUIRED WIDTH	20 LF
TOTAL AREA REQUIRED	8,766.6 SF
PHASE 1 CONSTRUCTION	
HEATED SF:	14,000 SF
FLOOR AREA RATIO:	0.310
BUILDING COVERAGE:	31.10%
MAXIMUM BUILDING HEIGHT:	26'-0" (SEE PLAN)
IMPERVIOUS AREA:	59,141 SF (11.36%)
UTILITIES	
WATER SYSTEM OWNER:	JOHNSTON COUNTY PUBLIC UTILITIES
SEWER SYSTEM OWNER:	JOHNSTON COUNTY PUBLIC UTILITIES
ELECTRICAL PROVIDER:	DUKE ENERGY
B-3 BUILDING SETBACKS REQUIRED:	
FRONT:	15'
SIDE INTERIOR:	15'
SIDE STREET:	25'
REAR:	30'



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NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

North Carolina One-Call
Center, Inc.
www.ncoc.org
1-800-632-4349



NOTES:
ALL MECHANICAL GROUND AND ROOF EQUIPMENT MUST BE SCREENED FROM VIEW.
ALL HANDICAP RAMPS, CROSSWALKS, ETC. SHALL MEET ADA STANDARDS.
OPEN BURNING IS NOT PERMITTED WITHIN TOWN LIMITS.
ANY CONNECTION TO NCDDOT RIGHT-OF-WAYS SHALL REQUIRE AN APPLICATION FOR A DRIVEWAY PERMIT.
A SIGN APPLICATION IS REQUIRED FOR ANY SIGNAGE ON SITE.

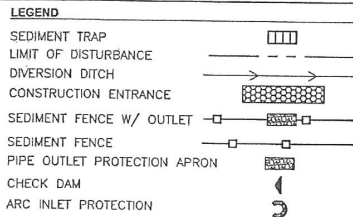
**PRELIMINARY PLAN
FOR
HOLY CROSS LUTHERAN CHURCH**
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.



Dalton Engineering and Associates, P. A.
448 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741

Job: 16021	Date: 6/30/17	Revision: 002
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REVISION 002: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 9/18/17
REVISION 001: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 7/28/17



NOTES

EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF GRADING, EXCAVATION OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION. THE EROSION CONTROL DETAILS SHOWN HEREIN ARE FOR THE CONTRACTOR'S REFERENCE. THE DETERMINATION OF WHICH DETAIL IS APPLICABLE AS THE WORK PROGRESSES SHALL BE AS SHOWN ON THE PLANS OR MADE BY THE ENGINEER.

ALL DITCHES, CHANNELS, ETC. SHALL BE STABILIZED ACCORDING TO THE GROUND STABILIZATION SCHEDULE.

THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID THE SILTING OF ADJACENT STREAMS OR OTHER WATER COURSES DUE TO THE CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN A GOOD WORKING STATE OF REPAIR UNTIL THEIR USE IS NO LONGER WARRANTED. ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. PRIOR TO THE REMOVAL OF ANY DEVICE, THE CONTRACTOR SHALL CONTACT JOHNSTON COUNTY PUBLIC UTILITIES FOR AN INSPECTION.

THE CONTRACTOR IS REFERRED TO THE DETAILED SPECIFICATIONS FOR A DESCRIPTION OF ADDITIONAL EROSION CONTROL MEASURES TO BE APPLIED.

SILT FENCE AND/OR ALTERNATE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BELOW DISTURBED AREAS AS NEEDED TO PREVENT SEDIMENT LOSSES.

NC PIN # 164800-31-3246, 164800-31-0164

DISTURBED AREA = 6.87 ACRES

CONSTRUCTION SEQUENCE

1. PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, CONTACT CARLOS BAGLEY WITH JOHNSTON COUNTY PUBLIC UTILITIES AT (919) 209-8333.
2. INSTALL RAIN GAUGE ON SITE.
3. INSTALL THE CONSTRUCTION ENTRANCE PRIOR TO THE START OF CONSTRUCTION.
4. INSTALL SEDIMENT FENCE.
5. CLEAR THE AREAS NECESSARY TO INSTALL SEDIMENT TRAPS AND THE TEMPORARY DIVERSIONS.
6. TRAPS AND DIVERSIONS SHOULD BE SEEDED, MULCHED, AND ANCHORED IMMEDIATELY UPON CONSTRUCTION.
7. STRIP AND STOCKPILE TOPSOIL. INSTALL SEDIMENT FENCE AROUND THE LOWER HALF OF ALL STOCKPILED STRIPPINGS.
8. ROUGH GRADE THE ROADWAY AND INSTALL STORM DRAIN.
9. FINE GRADE AND PAVE THE STREET.
10. FERTILIZE, SEED, STRAW, AND TACK ROADSIDE SHOULDERS AND DITCHES.
11. INSTALL ROADSIDE DITCH LINING MATERIAL.
12. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY SIGNIFICANT RAINFALL EVENT DURING THE CONSTRUCTION PROCESS.
13. DEVELOPER SHALL CONTACT ENGINEER FOR THE REMOVAL OF THE SEDIMENT TRAPS.

CHANNEL SCHEDULE											
Channel	Street	BOTTOM WIDTH (FT)	SIDE SLOPE (H:V)	CHANNEL GRADE (P)	ACTUAL CHANNEL LENGTH	FROM STATION	TO STATION	SIDE OF ROADWAY FROM C&G	PERMANENT LINING	TEMPORARY LINING	
A	SWALE A	2	3:1	0.72	80	0+00	0+80	0	Grass	SFS	
A	SWALE A	2	3:1	1.76	377	0+80	4+57	0	Grass	SFS	

Sediment Trap Calculations

Project:	HOLY CROSS LUTHERAN CHURCH	Design Yr:	1
Project #:	16021	Design Yr:	2
Calculated By:	RVM	Design Yr:	7.5
Date:	04/06/17	Design Yr:	

Trap #	DA (Ac)	Disturbed Area (Ac)	Unimproved Area (Ac)	C	Intensity	CFS	Volume Req. (C.F.)	Surface Area Req. (S.F.)	Size (Feet)	D	W	L	Actual Surface Area	Actual Vol (C.F.)	Skimmer Size (In)	Wolt Length (Ft)
1	2.90	2.90	0.00	0.50	7.5	10.88	3.220	4.731	3	31	171	15.901	15.903	2	8"	

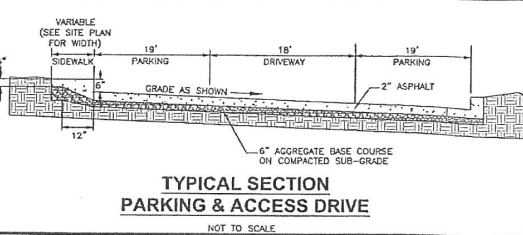
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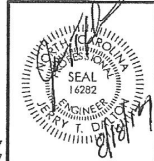
North Carolina One-Call Center, Inc.
www.ncocc.org
1-800-632-4949

SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.

HOLY CROSS LUTHERAN CHURCH - 16021 - 10% STORM																							
Line	Station	Inlet Area (sq ft)	Total Area (sq ft)	Runoff Coeff	Inlet C	Total C	Inlet Time (min)	Total Time (min)	Runoff (cfs)	Total Runoff (cfs)	Admittance (cfs)	Total Admittance (cfs)	Capacity (cfs)	Velocity (ft/s)	Length (ft)	Pipe Size (in)	Pipe Slope (ft/ft)	Inlet Elevation (ft)	Inlet Invert (ft)	HGL (ft)	Grnd (ft)	Grnd (ft)	
CB-D-1	CB-D-1	0.17	0.17	0.83	0.14	0.14	5	5	7.4	1.04	0	1.04	11.77	3.51	103.924	15	3.32	329.65	306.3	310.05	306.53	314.87	
CB-D-2	FES-D-1	0.18	0.35	0.79	0.13	0.27	5	7	6.7	1.21	0	1.21	9.29	3.03	76.073	15	2.39	306	304.18	316.93	304.72	312.02	
CB-D-3	FES-B-1	0.19	0.19	0.87	0.17	0.17	5	5	7.4	1.22	0	1.22	16.58	3.19	64.401	15	6.59	312.4	308.14	312.96	308.59	316.91	
CB-D-4	FES-C-1	0.08	0.08	0.82	0.07	0.07	5	5	7.4	0.48	0	0.48	13.82	2.48	76.153	15	4.58	311.09	309.2	313.96	308.47	317.31	
HA-A-1	HA-A-1	0.09	0.09	0.9	0.08	0.08	5	5	7.4	0.6	0	0.6	4.56	2.13	122.927	15	0.5	316.43	315.8	316.73	316.25	319.8	
HA-A-5	HA-A-5	0.16	0.16	0.82	0.13	0.13	5	5	7.4	0.97	0	0.97	2.54	2.88	53	12	0.51	312.02	316.75	317.44	317.20	322.5	
DI-A-5	DI-A-5	0.13	0.29	0.85	0.11	0.24	5	5.7	7.1	1.73	0	1.73	2.5	3.39	36.646	12	0.49	316.05	316.47	317.36	317.1	323.5	
DI-A-4	CB-A-1	0.01	0.3	0.9	0.05	0.25	5	6	7.1	1.77	0	1.77	4.58	3.09	113.246	15	0.5	316.37	315.8	316.91	316.34	320.81	
CB-A-1	CB-A-1	0.01	0.4	0.9	0.05	0.34	5	9.2	6.2	2.11	0	2.11	3.78	3.17	128.469	15	0.34	315.4	314.96	316.07	315.65	318.19	



GRADING AND SEDIMENT & EROSION CONTROL FOR HOLY CROSS LUTHERAN CHURCH CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.



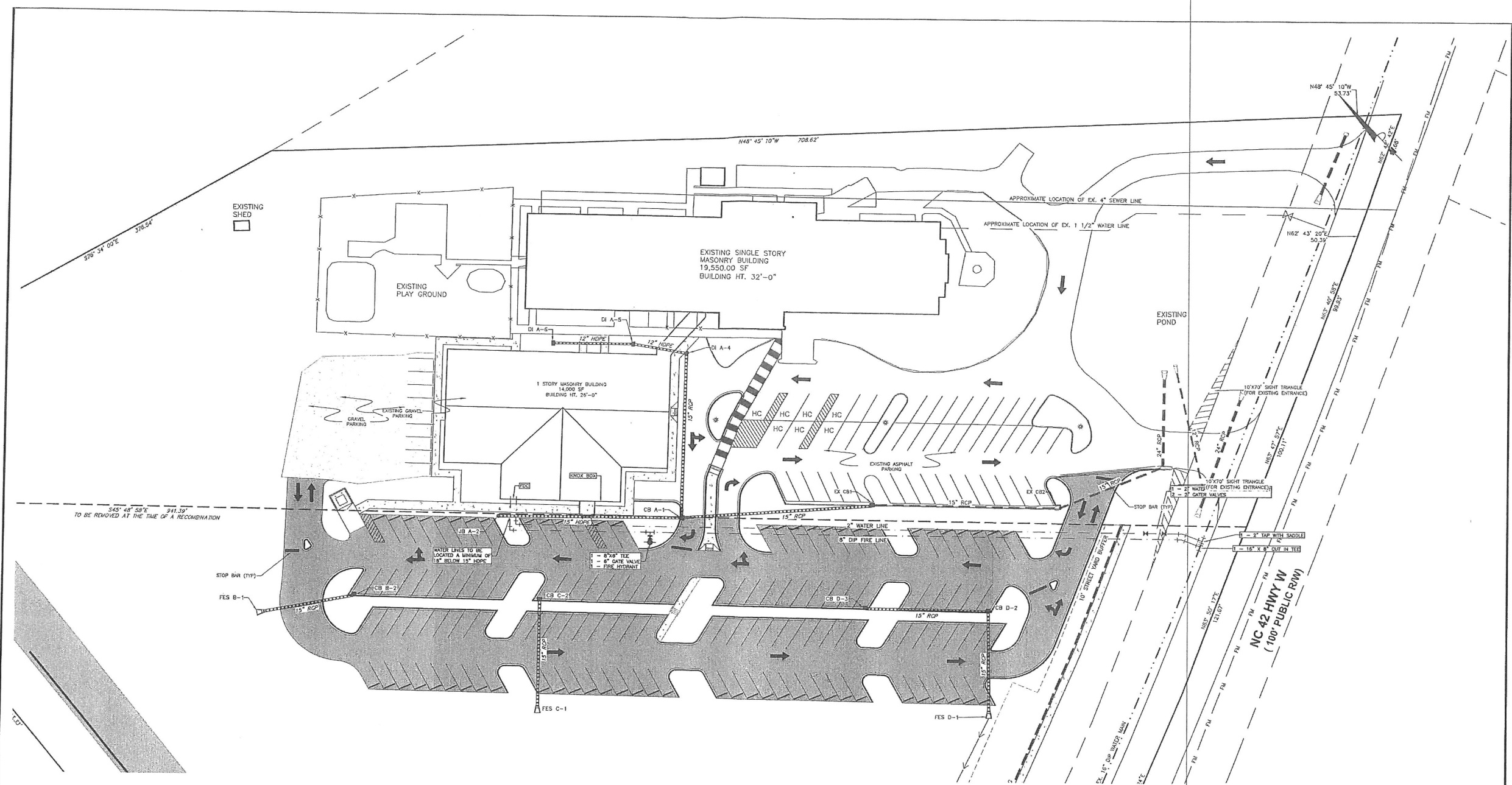
Dalton Engineering and Associates, P.A.

446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919) 550-4740
Fax (919) 550-4741

Job: 16021 Date: 6/30/17 Revision: 002
File: 16021_Master Drawn: RVM Sheet: 4 OF 15

REVISION 002: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 6/18/17
REVISION 001: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 7/28/17



NOTES:
ALL MECHANICAL GROUND AND ROOF EQUIPMENT MUST BE SCREENED FROM VIEW.
ALL HANDICAP RAMPS, CROSSWALKS, ETC. SHALL MEET ADA STANDARDS.
OPEN BURNING IS NOT PERMITTED WITHIN TOWN LIMITS.
ANY CONNECTION TO NCDOT RIGHT-OF-WAYS SHALL REQUIRE AN APPLICATION FOR A DRIVEWAY PERMIT.
A SIGN APPLICATION IS REQUIRED FOR ANY SIGNAGE ON SITE.

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.
North Carolina One-Call Center, Inc.
www.ncocc.org
1-800-632-4949

UTILITY NOTE:
ADDITIONAL SEWAGE GENERATED BY THE PROJECT WILL BE DIVERTED TO EXISTING SEWER SYSTEM (SEPTIC TANK). FINAL DESIGN WILL BE SUBMITTED FOR THE UTILITY PLAN SUBMITTAL PHASE.

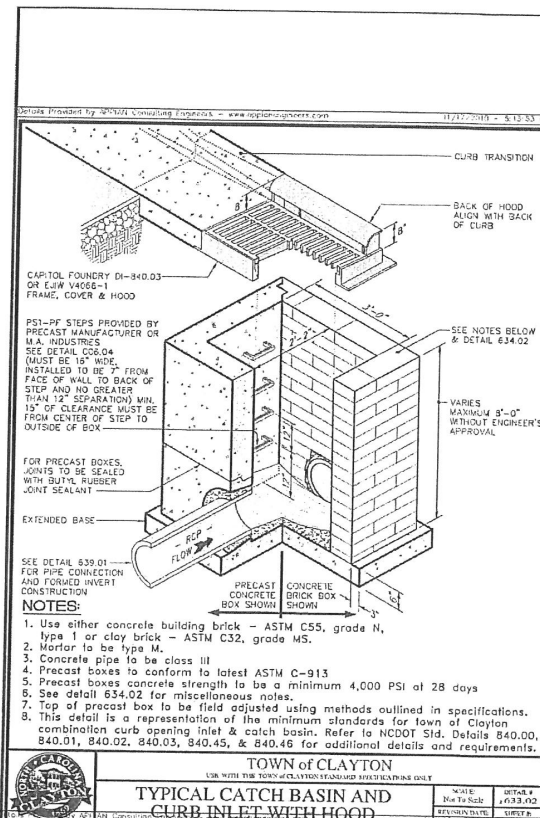
SCALE: 1" = 20'
0 10 20 40

**UTILITY PLAN
FOR
HOLY CROSS LUTHERAN CHURCH
CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.**

**Dalton Engineering
and Associates, P. A.**
446 East Main Street
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Job: 16021	Date: 6/30/17	Revision: 001
File: 16021_Master	Drawn: RVM	Sheet: 6 OF 15

REVISION 001: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 7/28/17

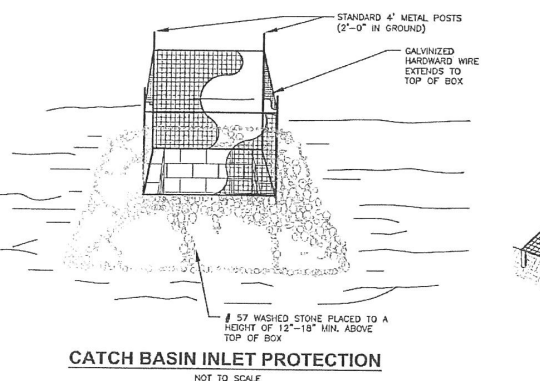
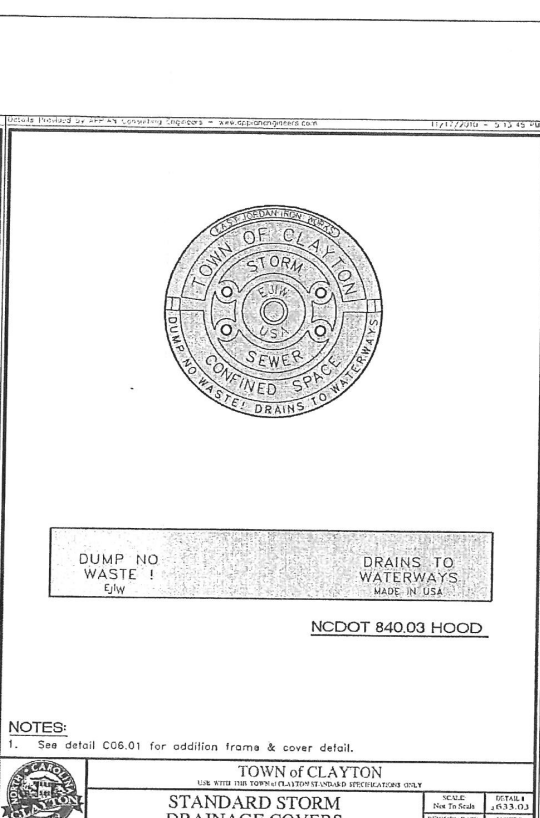


- Drainage Structures Notes:**
Unless more stringent requirements are called for on referenced NCDOT standard details, the following shall apply:
1. Boxes may be reinforced masonry, masonry, precast concrete or cast-in-place reinforced concrete.
 2. Any non-standard box (non-standard meaning not shown in this manual), is to be designed by a NC Professional Engineer and approved by the Town Engineer.
 3. The maximum height of an unreinforced masonry drainage structure with 8" walls shall be limited to 8'-0" from invert of the outlet pipe to the top of the casting. Depths greater than 8'-0" shall have walls 12" thick. Basins over 12' in total depth shall be designed by a NC Professional Engineer and approved by the Town Engineer. Four inch walls are not allowed on drainage structures. Bottom slab on structures shall be reinforced when box depth exceeds 8 ft.
 4. Steps are to be provided on all basins deeper than 36".
 5. Steps are to be PSI-PF as manufactured by M. A. Industries or an approved equal. Locate on non-pipe walls. Steps shall meet OSHA requirements.
 6. Mortar in masonry boxes is to be type M.
 7. Clay brick structures are not allowed.
 8. Concrete pipe is to be minimum class III.
 9. Concrete building brick is to meet ASTM C-55, Grade N, Type 1 and must be NCDOT standard.
 10. All cast-in-place or precast concrete drainage structures located in paved areas accessible to truck loadings to be designed to meet AASHTO HS 20-44 loading. See manufacturers details for wall, top and bottom thickness.
 11. Inside of boxes shall allow for 6" of clearance on both sides of pipe. The dimension shown on the structures in this manual are minimum dimensions. For boxes with greater dimensions, either corbel walls, add a reinforced concrete top slab or lengthen box by adding additional grates & frames. Top and bottom slabs to be designed by NC Professional Engineer and approved by the Town Engineer for H20 loading.
 12. Maximum horizontal span of an 8" thick wall shall not exceed 8' for boxes of 8 feet or less in depth and 10 feet for boxes 12 feet or less in depth.

TOWN OF CLAYTON
USE WITH THE TOWN OF CLAYTON STANDARD OPERATIONS ONLY

DRAINAGE STRUCTURES NOTES

SCALE: Not To Scale
REVISION DATE: July, 2010
SHEET: 1 OF 1



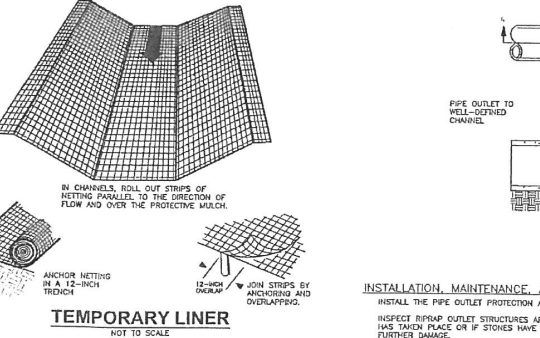
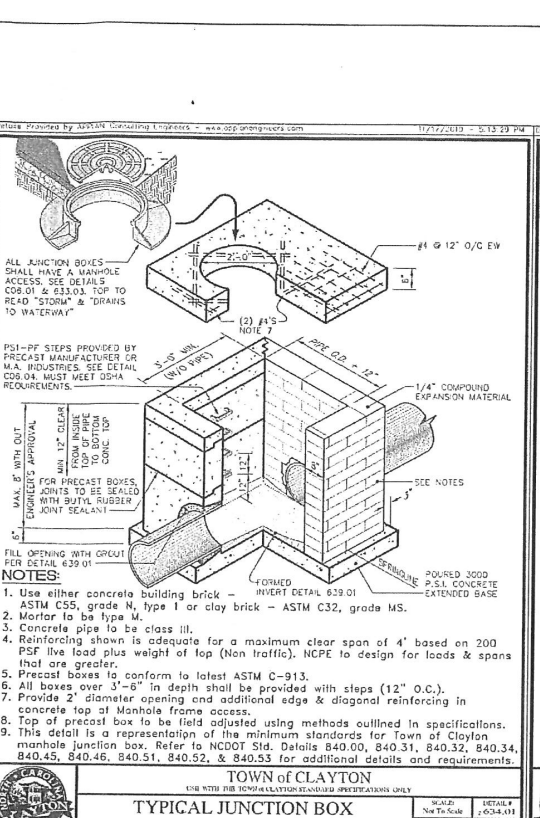
INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR DIVERSION DITCH

INSTALL THE DIVERSION DITCHES IMMEDIATELY FOLLOWING THE COMPLETION OF CLEARING WITHIN THE STREET R/W. INSPECT DIVERSION DITCHES AFTER EVERY RAINFALL DURING THE CONSTRUCTION OPERATION. IMMEDIATELY REMOVE ANY OBSTRUCTIONS AND/OR SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CHECK OUTLETS AND MAKE TRUCKY REPAIRS AS NEEDED.

DIVERSION DITCHES, WHICH DURING THE ROUGH-GRAVING PROCESS ARE CONVERTED INTO ROADSIDE DITCHES, ARE CONSIDERED PERMANENT STRUCTURES AND SHALL REMAIN FOLLOWING THE COMPLETION OF CONSTRUCTION.

DIVERSION DITCH

NOT TO SCALE



OUTLET PROTECTION

NOT TO SCALE

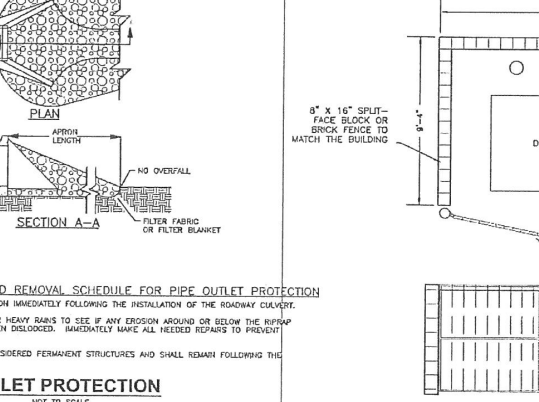
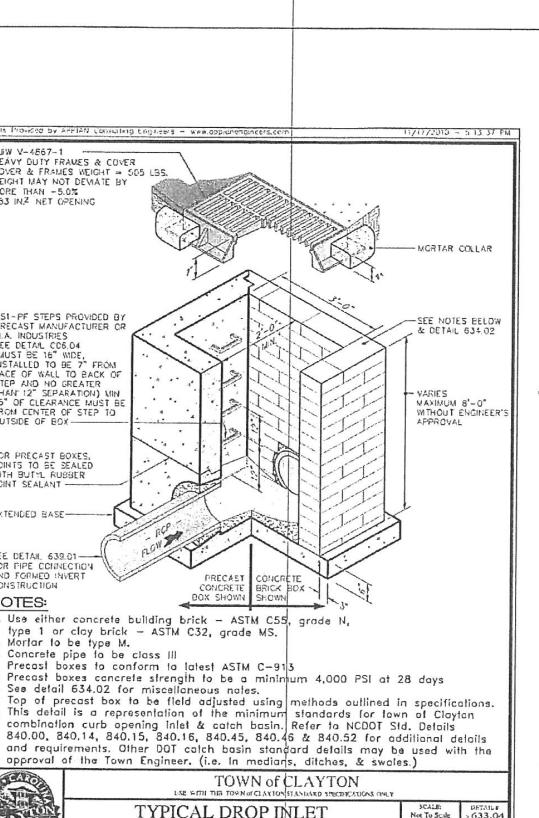
OUTLET PROTECTION SIZE CHART

PIPE	PIPE DIA.	Q (CFS)	D50 INCHES	L ₄ (FT.)	W (FT.)	DMAX (INCHES)	APRON THICKNESS (REQD.)	STONE CLASS
PIPE B1	24	18.10	8	12	6	12	18	B
FES B-1	15	16.58	4	5	3.75	9	12	A
FES C-1	15	13.82	4	5	3.75	6	12	A
FES D-1	15	9.89	4	5	3.75	6	12	A

SITE AND STORMWATER DETAILS FOR HOLY CROSS LUTHERAN CHURCH

CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

REVISION 001: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 7/28/17



INSTALLATION, MAINTENANCE, AND REMOVAL SCHEDULE FOR PIPE OUTLET PROTECTION

INSTALL THE PIPE OUTLET PROTECTION APRON IMMEDIATELY FOLLOWING THE INSTALLATION OF THE ROADWAY CURB/RE. INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLOOED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

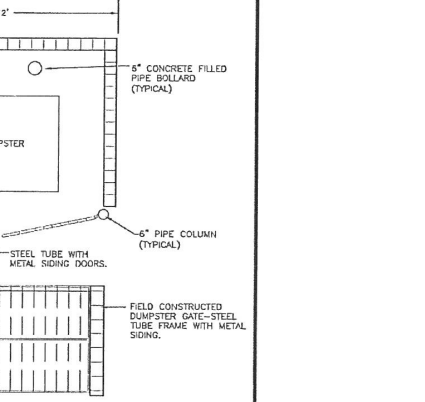
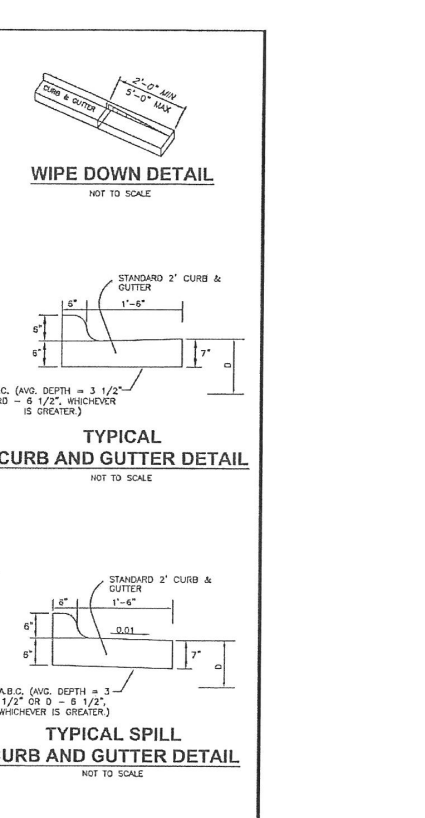
PIPE OUTLET PROTECTION ARENS ARE CONSIDERED PERMANENT STRUCTURES AND SHALL REMAIN FOLLOWING THE COMPLETION OF CONSTRUCTION.

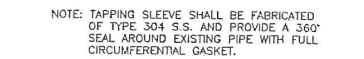
Dalton Engineering and Associates, P. A.

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Job: 16021 Date: 6/30/17 Revision: 001
File:16021_Master Drawn: RVM Sheet: 8 OF 15



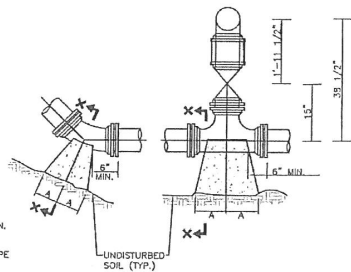


ER SHALL BE MADE WITH TAPPING SADDLE. ALL TAPS LARGER THAN 2"
APPING SLEEVE AND VALVE. NO DIRECT TAPS SHALL BE MADE.

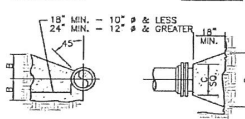
[illegible]

The diagram shows a horizontal line representing a water service line. On the left, it is labeled "WATER SERVICE FROM WATERMAIN". On the right, it is labeled "WATER SERVICE TO H.P. BY OTHERS". A vertical dashed line labeled "R/W" (Right of Way) is positioned between two rectangular boxes. The left box is labeled "FORD VEH77-158 X TO YOME FOR 2\" METER" and contains a circle with a dot. The right box is labeled "RPZ" and contains a circle with a dot. Between the two boxes, the text "12\" MINIMUM SEPARATION" is written.

NOT TO SCALE



PLAN BENDS	PLAN TEES
------------	-----------



SECTION X-X PLAN & ELEV.

FFC	52	52G	45	52ND	23	45	52G	11	45	52ND	TE	TE	FUS
	A	B	A	B	A	B	A	B	A	B	A	B	A
4"	8"	13"	8"	8"	8"	8"	8"	8"	8"	8"	10"	10"	10"
8"	10"	12"	5"	10"	8"	8"	8"	8"	10"	10"	12"	18"	24"
8"	10"	13"	10"	10"	8"	8"	8"	8"	10"	13"	13"	24"	
10"	18"	14"	10"	13"	6"	12"	6"	10"	11"	14"	14"	30"	
12"	20"	18"	13"	14"	8"	12"	8"	12"	14"	18"	18"	30"	
14"	22"	18"	14"	18"	10"	14"	10"	14"	18"	18"	18"	34"	
16"	28"	20"	15"	10"	12"	18"	12"	18"	18"	20"	20"	36"	
20"	36"	26"	24"	15"	18"	18"	12"	12"	18"	18"	24"	48"	
24"	48"	32"	30"	31"	18"	18"	15"	11"	21"	21"	28"	56"	

FOR USE IN PAVED AREAS

FOR USE IN UNPAVED AREAS

FINISHED GRADE IN PAVED AREA

FINISHED GRADE IN UNPAVED AREA

1 1/2"

7/8" MIN.

6" MIN.

BASE COURSE

TAMPED BACKFILL

WATER MAIN

VALVE

TAMPED BACKFILL

VALVE BOX

CONCRETE ENCASEMENT AT 3,000 P.S.I.

VALVE BOX COVER

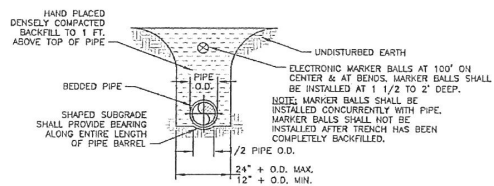
SECTION

2'-0"

2'-0"

PLAN

CONCRETE ENCASEMENT AT 3,000 P.S.I.



2" ASPHALTIC CONC.
OR AS IN PLACE

CUT TO NEAT
EDGE

12" 12"

8" COMPACTED CRUSHER
RUN STABILIZED WITH
5% PORTLAND CEMENT

BURIED
PIPE LINE

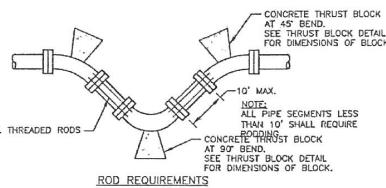
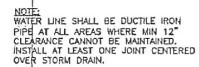
SELECTED BACKFILL
TAMPED IN LAYERS

[illegible]

TRANSVERSE AND LONGITUDINAL CUTS

NOT TO SCALE

REVISION 001: ADDRESS TOWN OF CLAYTON TRC REVIEW COMMENTS 7/28/17



SIZE OF 45° BEND	STATIC THRUST IN POUNDS	NUMBER OF RODS REQUIRED
1/2"	100	1
3/4"	225	2
1"	400	4
1 1/4"	675	7
1 1/2"	1000	10
2"	1600	16
2 1/2"	2500	25
3"	3600	36
3 1/2"	4900	49
4"	6400	64
4 1/2"	8100	81
5"	10000	100
5 1/2"	12100	121
6"	14400	144
6 1/2"	16900	169
7"	19600	196
7 1/2"	22500	225
8"	25600	256
8 1/2"	28900	289
9"	32400	324
9 1/2"	36100	361
10"	40000	400
10 1/2"	44100	441
11"	48400	484
11 1/2"	52900	529
12"	57600	576
12 1/2"	62500	625
13"	67600	676
13 1/2"	72900	729
14"	78400	784
14 1/2"	84100	841
15"	90000	900
15 1/2"	96100	961
16"	102400	1024
16 1/2"	108900	1089
17"	115600	1156
17 1/2"	122500	1225
18"	129600	1296
18 1/2"	136900	1369
19"	144400	1444
19 1/2"	152100	1521
20"	160000	1600
20 1/2"	168100	1681
21"	176400	1764
21 1/2"	184900	1849
22"	193600	1936
22 1/2"	202500	2025
23"	211600	2116
23 1/2"	220900	2209
24"	230400	2304
24 1/2"	240100	2401
25"	250000	2500
25 1/2"	260100	2601
26"	270400	2704
26 1/2"	280900	2809
27"	291600	2916
27 1/2"	302500	3025
28"	313600	3136
28 1/2"	324900	3249
29"	336400	3364
29 1/2"	348100	3481
30"	360000	3600
30 1/2"	372100	3721
31"	384400	3844
31 1/2"	396900	3969
32"	409600	4096
32 1/2"	422500	4225
33"	435600	4356
33 1/2"	448900	4489
34"	462400	4624
34 1/2"	476100	4761
35"	490000	4900
35 1/2"	504100	5041
36"	518400	5184
36 1/2"	532900	5329
37"	547600	5476
37 1/2"	562500	5625
38"	577600	5776
38 1/2"	592900	5929
39"	608400	6084
39 1/2"	624100	6241
40"	640000	6400
40 1/2"	656100	6561
41"	672400	6724
41 1/2"	688900	6889
42"	705600	7056
42 1/2"	722500	7225
43"	739600	7396
43 1/2"	756900	7569
44"	774400	7744
44 1/2"	792100	7921
45"	810000	8100
45 1/2"	828100	8281
46"	846400	8464
46 1/2"	864900	8649
47"	883600	8836
47 1/2"	902500	9025
48"	921600	9216
48 1/2"	940900	9409
49"	960400	9604
49 1/2"	980100	9801
50"	1000000	10000

6"	4,328	2
8"	7,694	2
12"	17,312	2
16"	30,779	4
20"	48,091	6
24"	69,252	8

GENERAL NOTES

1. RODS AND NUTS SHALL BE OF TYPE 304 OR TYPE 316 STAINLESS STEEL.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.

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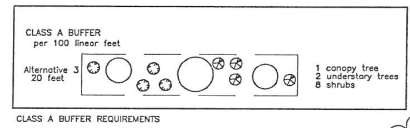
Job: 16021	Date: 6/30/17	Revision: 001
File: 16021_Master	Drawn: RVM	Sheet: 10 OF 15

EXISTING PLANTS LEGEND	
○	Existing tree/shrub symbol
M	Maple/Hardwood Canopy Tree
O	Oak/Hardwood Canopy Tree
G	Gum/Hardwood Canopy Tree
EL	Elm/Hardwood Canopy Tree
CE	Red Cedar/Conifer Evergreen Tree
P	Pines/Conifer Evergreen Tree
GG	Green Giant Arborvitae/Evergreen Tree
CRY	Cryptomeria/Evergreen Tree
CM	Crape Myrtle/Hardwood Canopy Tree
LCM	Little Gem Magnolia/Evergreen Tree
RED	Redbud/Hardwood Understory Tree
NSH	Nellie Stevens Holly/Evergreen Understory Tree
JM	Japanese Maple/Hardwood Understory Tree
CH	Cherry/Hardwood Understory Tree
PL	Plum/Hardwood Understory Tree
S	Carolina Sapphire/Evergreen Tree
W	Wax Myrtle/Evergreen Screening Shrub
ABE	Abelia/Semi-evergreen Shrub
NAN	Nandina/Evergreen Shrub
DYH	Dwarf Yaupon/Evergreen Shrub
YUC	Yucca/Evergreen Succulent
AZ/SAS	Azalea, Sasanqua/Evergreen Shrubs
LEP	Loropetalum/Evergreen Shrub
DNA	Dwarf Nandina/Evergreen Shrub
VEB	Verbenia/Semi-evergreen Groundcover

SITE DATA SUMMARY

DEVELOPMENT NAME: HOLY CROSS LUTHERAN CHURCH OF CLAYTON NC
 SITE ADDRESS: 2920 NC HWY 42 WEST
 PARCEL PIN: 164800-31-3246, 164800-31-0164
 EXISTING USE: CHURCH (164800-31-3246) 5.41AC
 VACANT (164800-31-0164) 5.42AC
 PROPOSED USE: EDUCATIONAL PARKING
 TOTAL LOT ACREAGE: 10.83 AC (47154.8 SF)
 PROPERTY LOCATED IN TOWN LIMITS: R-E
 ZONING DISTRICT: THOROUGHFARE OVERLAY DISTRICT AND SCenic HIGHWAY OVERLAY DISTRICT

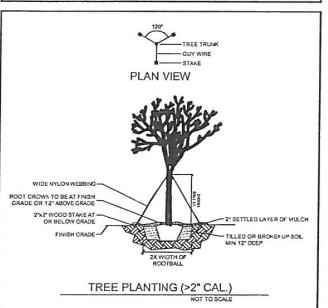
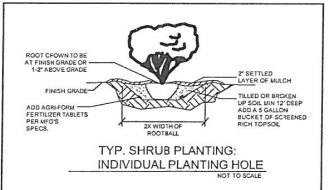
STREET WASH. WIDTH: 311.21 LF
 LOT FRONTAGE, LESS DRIVEWAYS: 20 LF
 AVERAGE REQUIRED WIDTH: 20 LF
 TOTAL AREA REQUIRED: 6,424.20 SF



CLASS A BUFFER REQUIREMENTS

- GENERAL PLANTING NOTES:**
- Mulch all new plant beds. Match existing bldg. mulch.
 - Warranty plantings for 1 year period following completion.
 - Prepare plant beds by removing grass, add 5" of 75% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc.
 - 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.
 - Plant quantities shall be checked for accuracy by the Landscape Contractor prior to construction.
 - Match new lawn type with existing lawn type.

- LAWN PREPARATION AND SEEDING NOTES:**
- Before fertilizing and seeding, the topsoil surfaces shall be trimmed and worked to true line from unsightly variation, bumps, ridges and depressions and all detrimental material, roots and stones larger than 3-inches in any diameter shall be removed from the soil.
 - Not earlier than 24 hours before seed is to be sown, the soil surface to be seeded shall be thoroughly cultivated to a depth of not less than 4-inches with a weighted disc, tiller, pulvimer or other equipment, until the surface is smooth and in an acceptable condition.
 - If the prepared surface becomes eroded as a result of rain or for any other reason, or becomes crusted before the seed is sown, the surface shall again be placed in a condition suitable for seeding.
 - Ground preparation operations shall be performed only when the ground is in a tillable and workable condition.
 - All seeded areas shall be uniformly mulched in a continuous blanket immediately after seeding. The mulch shall be applied evenly so as to permit sunlight to penetrate and the air to circulate and at the same time shade the ground, reduce erosion and conserve soil moisture. Approximately 45 percent of the ground shall be visible through the mulch blanket.
 - The Contractor shall be responsible for maintaining the proper moisture content of the soil to insure adequate plant growth until a satisfactory stand is obtained. If necessary, watering shall be performed to maintain adequate water content in the soil.
 - Seeding rate: Elite Fescue seed, 5 lbs/1000sf, 10 lbs. (5-10-15) plus 3% iron fertilizer/1000sf, 45 lbs. limestone/1000sf.



CALL BEFORE YOU DIG!

NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION

North Carolina One-Call Center, Inc.
 www.ncoc.org
 1-800-632-4949

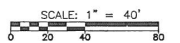
LANDSCAPE SUMMARY

SITE DATA		CHURCH EDUCATIONAL BLDG/PARKING	
PROPOSED USE:	CHURCH EDUCATIONAL BLDG/PARKING	236,095.20 SF	
TOTAL LOT ACREAGE:	5.42 AC		
ZONING DISTRICT:	R E		
LANDSCAPE DATA			
% OF SITE LANDSCAPED:	% REQ. = 20%	47219.04 SF	
20% LANDSCAPED AREA:	CANOPY TREE REQ. AND PROVIDED	47	
	New trees planted	24	
	Existing tree credit	23	
	SHRUBS REQ. AND PROVIDED	94	
STREET TREES HWY 42			
Street frontage = 562 lf			
1 canopy tree/40 lf		14 canopy trees provided	
		Existing tree credit	8
		Existing tree credit	6
NOTE: Existing vegetation has been incorporated into the design of the development to the greatest extent possible			
BUFFER DATA			
Hwy 42 Street Type A 20 ft. Buffer		562 lf	
1 canopy trees req./100ft		6 canopy trees provided	
2 understory trees req./100ft		11 understory trees provided	
8 shrubs req./100ft		45 shrubs provided	
NO OTHER BUFFERS REQUIRED			
THOROUGHFARE DISTRICT OVERLAY (HWY. 70)		20' Depth, 11,240 sf	
1 canopy trees req./1000 sf		11 canopy trees req.	
		New trees added = 8	
		Exist. tree credit = 3	
5 shrubs req./1000 sf		55 shrubs req.	
		44 new shrubs provided	
		11 existing shrub credit	
NOTE: Existing vegetation has been incorporated into the design of the development to the greatest extent possible			

Planting Schedule

Code Name	Quantity	Common Name	Scientific Name	Planting Size
Ulp	10	Chinese Lacebark elm	Ulmus parvifolia, Lacebark Elm	2 1/2"-Cal, 8 ft. ht. min.
Cobf	2	Upright Hornbeam	Carpinus betula 'Fastigiata'	2 1/2"-Cal, 8 ft. ht. min.
JED	4	Sawtooth Oak	Quercus acutisima	2 1/2"-Cal, 8 ft. ht. min.
Qumh	5	Shumard oak	Quercus shumardi	2 1/2"-Cal, 8 ft. ht. min.
Oyph	6	Willow oak	Quercus phellos	2 1/2"-Cal, 8 ft. ht. min.
Thu	7	Emerald Arborvitae, specimen	Thuja occidentalis 'Emerald'	6 ft. ht. min.
NSH	13	Nellie Stevens Holly	Ilex x 'Nellie Stevens'	6 ft. ht. min.
CMU	3	Red Crape Myrtle	Lagerstroemia 'Tuscarora'	8 ft. ht. min.
WCH	1	Weeping Cherry	Prunus subhirtella 'Pendula'	2"-Cal
RCM	2	Red Maple	Acer rubrum 'Autumn Glory'	2 1/2"-Cal, 8 ft. ht. min.
CAH	77	Carissa Holly	Ilex cornuta 'Carissa'	3-Gal, 15-18 " spd. min.
IsaD	38	Dwarf Burford holly	Ilex cornuta, 'Burford Nano'	5-Gal, 30" ht. min.
DBH	18	Dwarf Burford holly	Ilex cornuta, 'Burford Nano'	3-Gal, 15-18 " spd. min.
ISD	7	Dwarf Indian Hawthorn, white	Rhodaphysa indica 'Snow White'	3-Gal, 15-18 " spd. min.
Osa	8	Fortune tea olive	Osmanthus fortunei	36-40" ht. min.
KRS	20	Knockout Rose, double red	Rosa 'Knockout'	3-Gal, 15-18 " spd. min.
LRA	14	Little Richard Abelia	Abelia grandiflora, 'Little Richard'	3-Gal, 15-18 " spd. min.
HYSP	5	Panicle hydrangea, Little Lime	Hydrangea paniculata 'Little Lime'	3-Gal, 15-18 " spd. min.
RSP	8	Peach drift rose	Rosa 'Peach Blush'	3-Gal, 15-18 " spd. min.
SKY	14	Sky Pencil Holly	Ilex crenata 'Sky Pencil'	5-Gal, 3-4 ft. ht.
DAY-S	53	Stella de Oro Daylily	Hemerocallis, 'Stella de Oro'	1-Gal
LEP	45	Purple Diamond Loropetalum	Loropetalum chinense, 'Purple Diamond'	3-Gal, 15-18 " spd. min.

Clayton Narron, Landscape Architect
 312 South Fourth St., Smithfield, NC 27577
 Tele: 919-464-9329



PRELIMINARY LANDSCAPE PLAN FOR HOLY CROSS LUTHERAN CHURCH
 CLAYTON TOWNSHIP - JOHNSTON COUNTY, N.C.

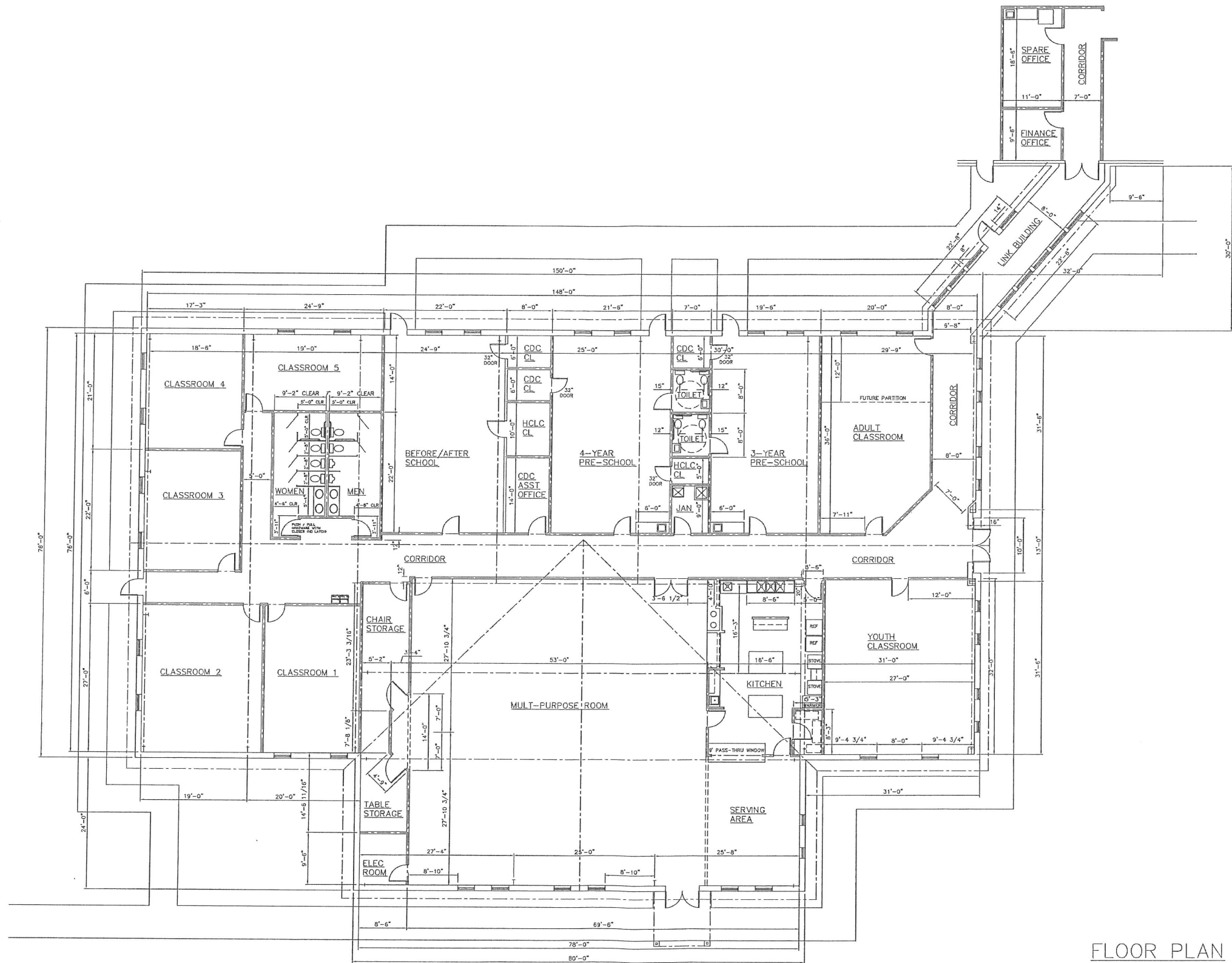
Dalton Engineering and Associates, P. A.

446 East Main Street
 P.O. Box 426
 Clayton, NC 27520

(919)550-4740
 Fax (919) 550-4741

Job: 16021 Date: 6/22/2017 Revision:
 File: 16021_LANDSCAPE Drawn: RVM Sheet: 11 OF 14

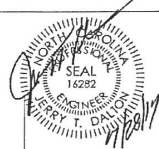
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FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN

BUILDING ADDITION FOR
HOLY CROSS LUTHERAN
CHURCH
2920 NC HWY 42
CLAYTON, NC 27520



**Dalton Engineering
and Associates, P. A.**
446 East Main Street
P.O. Box 426
Clayton, NC 27520
License No. C-1420
(919) 550-4740
Fax (919) 550-4741

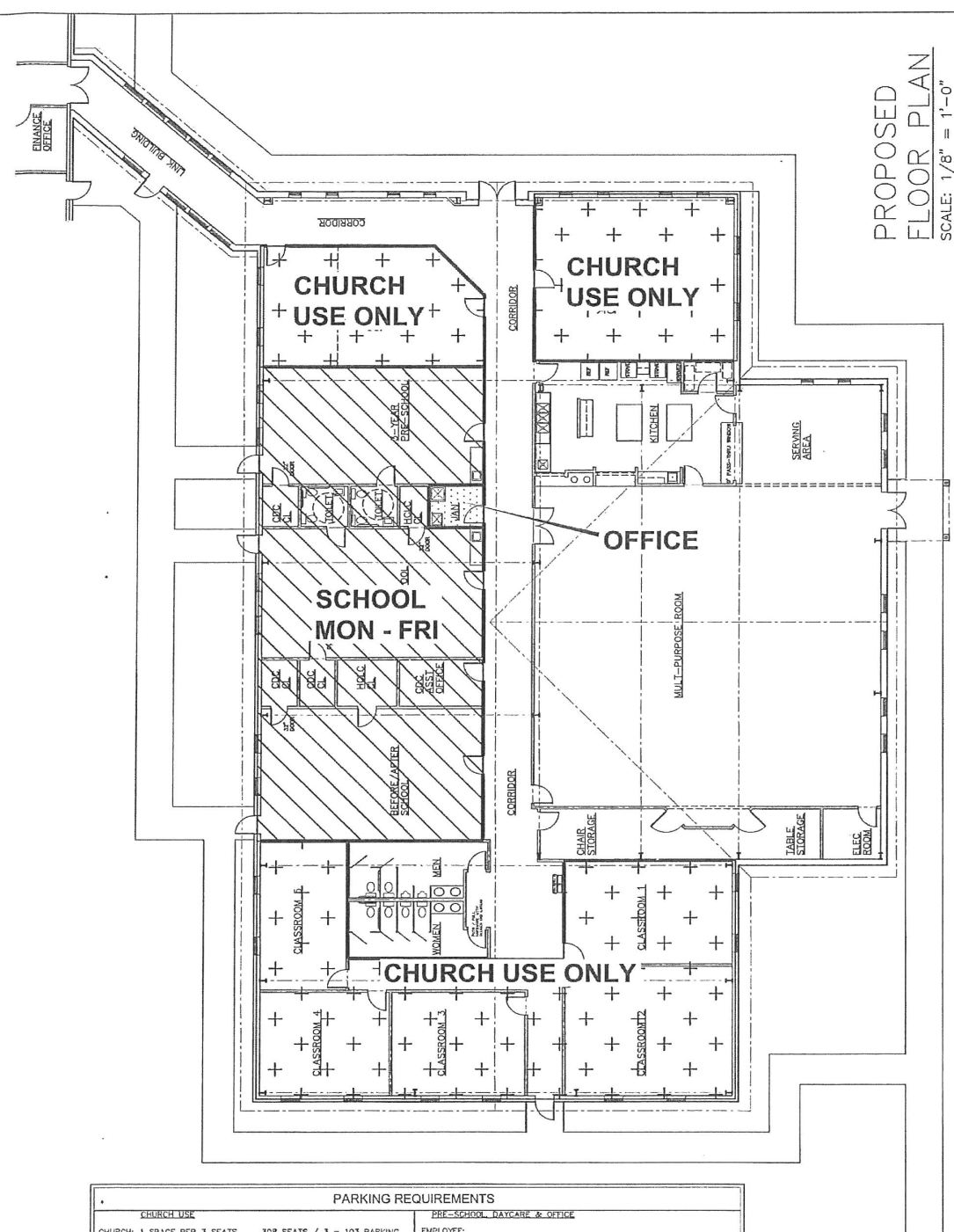
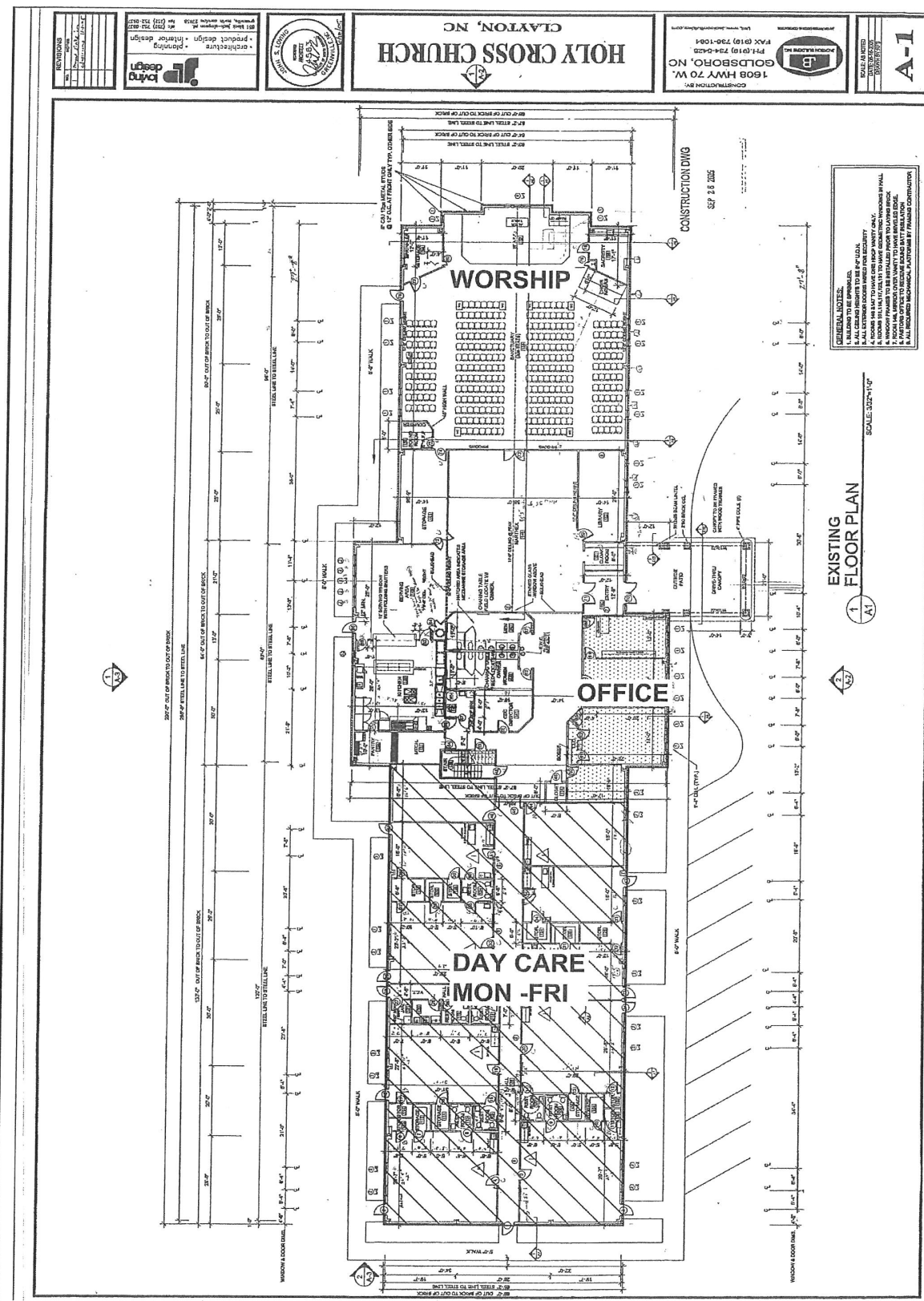
JULY 28, 2017

REVISIONS

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SHEET NO.

A-1

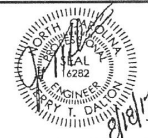


PARKING REQUIREMENTS			
<u>CHURCH USE</u>		<u>PRE-SCHOOL, DAYCARE & OFFICE</u>	
CHURCH: 1 SPACE PER 3 SEATS	308 SEATS / 3 = 103 PARKING	EMPLOYEES: 1 SPACE PER 5 EMPLOYEES	30 EMPLOYEES / 5 = 6 PARKING
OR		SCHOOL: 1 SPACE FOR EVERY 50 STUDENTS	92 STUDENTS / 50 = 2 PARKING
1 SPACE PER 200 SQ.FT. FOR THE PRINCIPAL PLACE OF WORSHIP, WHICHEVER IS GREATER.	4,544SF / 200 = 23 PARKING	DAYCARE: 1 SPACE PER 5 PERSON PLUS DROP OFF STALL	105 PERSONS / 5 = 21 PARKING PLUS 1 DROP OFF = 1 PARKING
		OFFICE: 1 SPACE PER 300 SF	1,800 SF / 300 SF = 6 SPACES
PARKING SPACES REQUIRED: 103 SPACES		PARKING SPACES REQUIRED: 36 SPACES	
TOTAL PARKING SPACES PROVIDED: 100 SPACES			

	CURRENTLY	PROPOSED
PRE-SCHOOL AND DAY CARE EMPLOYEES	23	30
PRE-SCHOOL STUDENTS	32	52
BEFORE-AFTER SCHOOL	40	60
DAY CARE CHILDREN	75	105

BUILDING USAGE PLAN

BUILDING ADDITION FOR
HOLY CROSS LUTHERAN
CHURCH
2920 NC HWY 42
CLAYTON, NC 27520



**Dalton Engineering
and Associates, P. A.**
446 East Main Street
P.O. Box 426
Clayton, NC 27520
License No. C-1420
(919) 550-4740
Fax (919) 550-4741

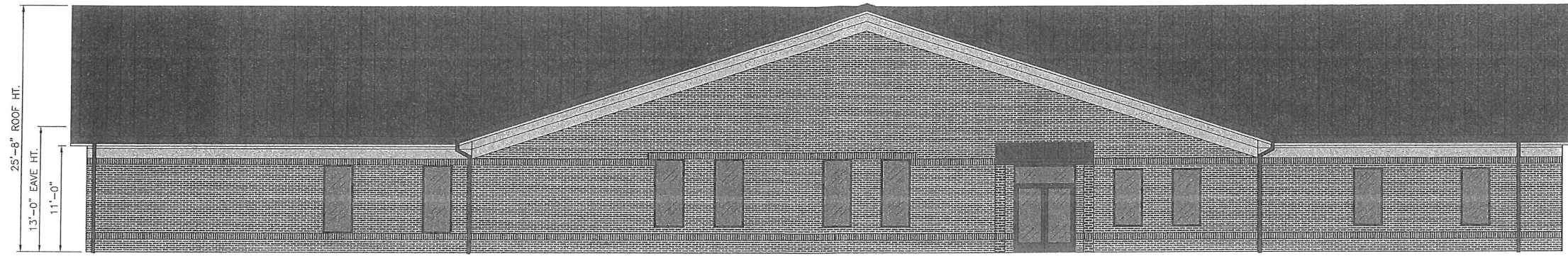
JULY 28, 2017

REVISIONS

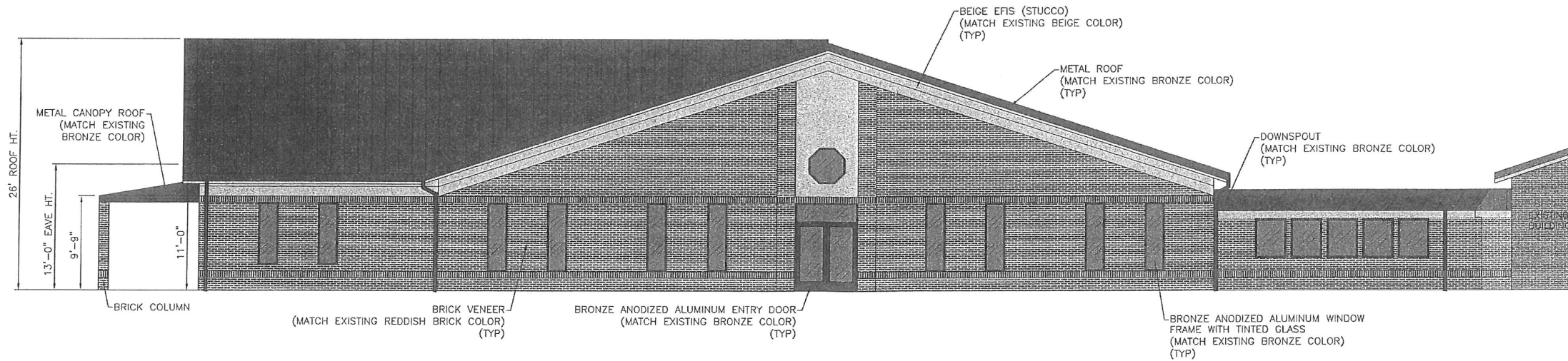
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LEFT-SIDE ELEVATION

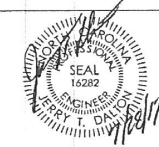


FRONT ELEVATION

BUILDING ELEVATIONS
SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS

**BUILDING ADDITION FOR
HOLY CROSS LUTHERAN
CHURCH**
2920 NC HWY 42
CLAYTON, NC 27520



**Dalton Engineering
and Associates, P.A.**
446 East Main Street
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(919) 550-4740
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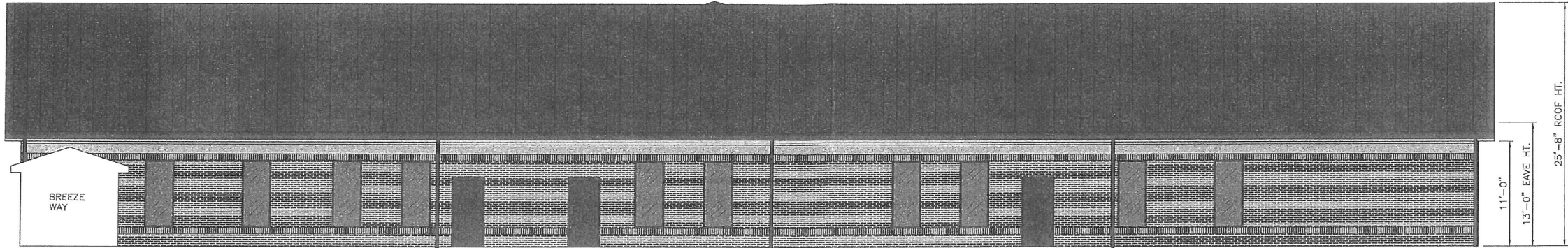
JULY 28, 2017

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SHEET NO.

A-2



RIGHT-SIDE ELEVATION

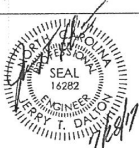


REAR ELEVATION

BUILDING ELEVATIONS
SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS

**BUILDING ADDITION FOR
HOLY CROSS LUTHERAN
CHURCH**
2920 NC HWY 42
CLAYTON, NC 27520



**Dalton Engineers
and Associates, P. A.**
446 East Main Street
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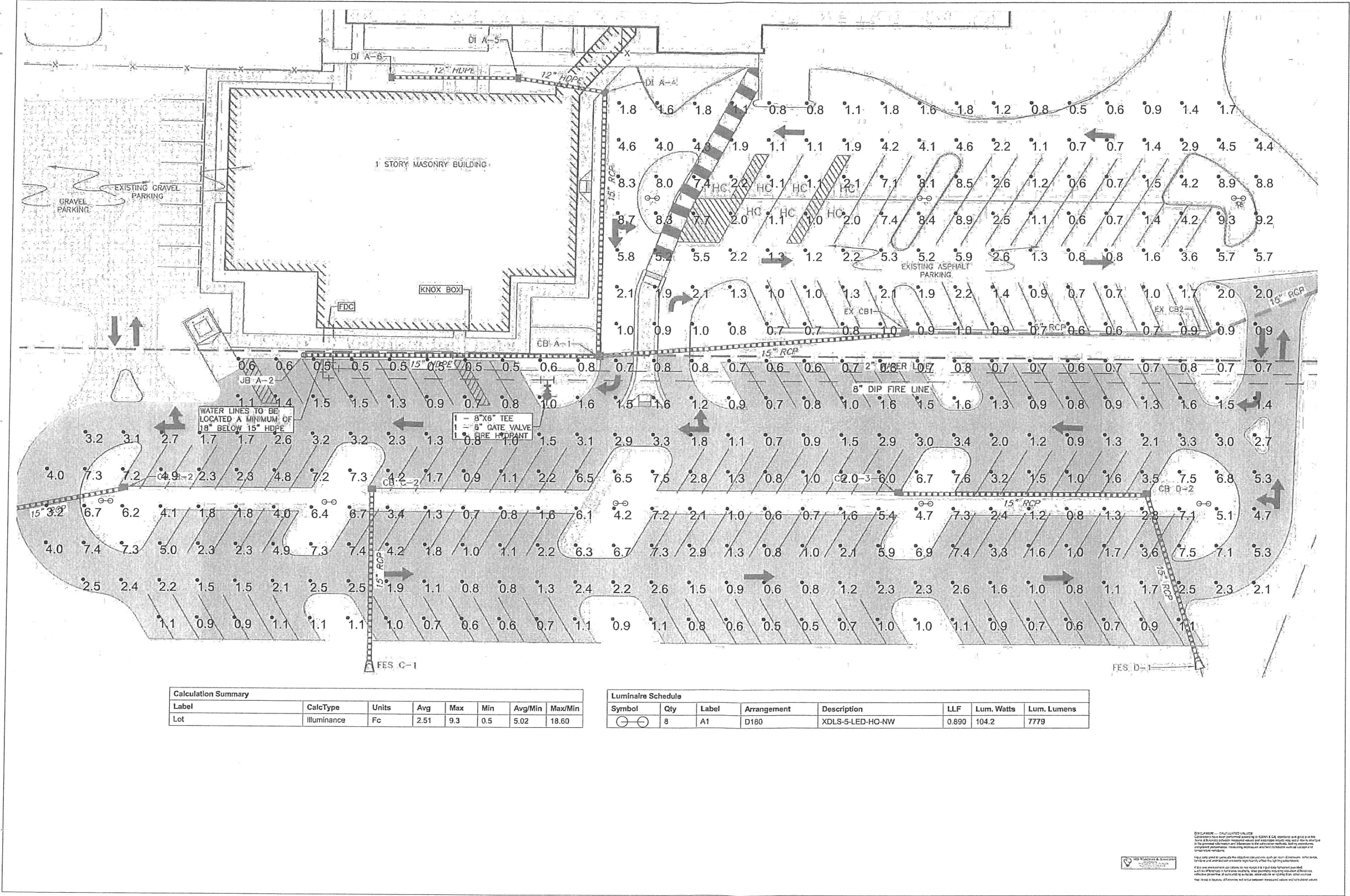
JULY 28, 2017

REVISIONS

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SHEET NO.

A-3



Comments

lighting proposal

Date

7-20-17

#

A

Revisions

Drawn By: MBW&A

Checked By: MBW&A

Date: 7/20/2017

Holy Cross Lutheran Church

Lighting Proposal

MB Wideman & Associates

Kernersville, NC

L 1

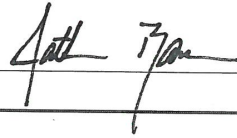
NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Holy Cross Lutheran Church

Date of Mailing: 7/17/17

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: Jonathan Barnes Signature: 

Date of Meeting: 8/08/17

Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, North Carolina

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.*

There were a total of seven individuals that attended the Neighborhood Meeting for subject project. Topics that were asked about or discussed included the location of the proposed improvements (building, parking area, and stormwater management pond), the landscaping and buffering that would be required, and ingress and egress locations to the Church. I unfortunately made a mistake and did not have the current Landscape Plan available for viewing; a copy of a previous Landscape Plan was displayed at the Neighborhood Meeting which showed more clearing adjacent to the proposed improvements than what is currently being shown on the Site Plan. This has apparently caused some concern for some adjacent Land Owners. A copy of the revised Landscape Plan is included in the current Site Plan package.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Holy Cross Lutheran Church

Application: Major Site Plan Application

Location/Date: Dalton Engineering and Associates, P.A. - 446 East Main Street Clayton, NC / 08/08/17

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC
2	Eric Guevin	167 Brady Dr Clayton NC
3	Valerie Guevin	167 Brady Dr. Clayton
4	Leonard Pomrehn	105 Brady Dr. Clayton
5	Suzanne Pomrehn	105 Brady Dr. Clayton
6	Johnny Smith	2850 NC Hwy 42 W
7	Phil Starling	2900 NC 42 West
8		
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Jonathan Barnes

From: Kenneth Wilson [alacrity8686@gmail.com]
Sent: Tuesday, August 22, 2017 11:38 AM
To: Jonathan Barnes
Cc: austinpondownersassociation@gmail.com
Subject: Holy Cross Lutheran Church - Major Site Plan concern
Attachments: 170822LutheranChurchConstruction.pdf

Mr Barnes,

Attached is my concern regarding the building addition for the Lutheran church. I look forward to visiting with you Monday night.

Regards,
Ken Wilson
910-297-0795

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: Holy Cross Lutheran Church - Major Site Plan

Date of Mailing: 07/17/17

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: Jonathan Barnes Signature: _____

Date of Meeting: 08/08/17 Time of Meeting: 6:30 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. - 446 East Main Street Clayton, NC

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.

My concern is the confluence of the two drainage channels at 185 Brady Dr. Several times of the past few years, this area and immediately below have reached capacity. What will be done to improve flow with the addition of runoff? Can the drainage be rerouted to the channel along SR42?

Ken Wilson

185 Brady Dr

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

Jonathan Barnes

From: Charles Williams [chw47353@gmail.com]
Sent: Wednesday, August 23, 2017 10:04 AM
To: Jay McLeod
Cc: David DeYoung; Haley Hogg; Leonard Pomrehn; George Jusaite; Jonathan Barnes
Subject: RE: Holy Cross Church development

Mr. McLeod,

Thank you very much. This is good news – indeed, removing all the trees didn't seem to have a plausible purpose.

Where is the Planning Board meeting on August 28th?

Thank you,

Charles Williams

Sent from Mail for Windows 10

From: Jay McLeod
Sent: Wednesday, August 23, 2017 9:54 AM
To: Charles Williams
Cc: David DeYoung; Haley Hogg; Leonard Pomrehn; George Jusaite; Jonathan Barnes (jbarnes@daltonengineering.com)
Subject: RE: Holy Cross Church development

Mr. Williams,

Please find attached the most current site plan that has been submitted to the Planning Dept. for the Holy Cross Lutheran Church school expansion. It does show (on page 10, Landscaping Sheet) that the majority of the woodlands will remain. It is my understanding that the drawing shared at the neighborhood meeting, where the entirety of the woods were shown as converted to "Lawn", was a mistake, and that clearcutting is not intended. Per the plans, tree clearing and grading would be required on the areas planned for the parking lot, school building, and the expanded stormwater pond.

Johnston County Environmental Health Dept. reviews and approves sedimentation, erosion control, and stormwater permits on behalf of the Town of Clayton. They are responsible for ensuring that work proceeds in accordance with applicable regulations, and that applicable performance criteria are met (for instance, with regard to post-development stormwater runoff).

I do not think these plans will answer all of your questions, but I hope they answer some. I encourage you to continue your conversation with the engineering firm, and also to attend the Planning Board meeting on August 28th to express your concerns. There will also be an associated Conditional Use Permit heard at the September 20th Board of Adjustment meeting. Both are public meetings, and open to anyone to attend.

Thanks,
Jay McLeod, AICP
Senior Planner

TOWN OF CLAYTON
111 East Second Street | PO Box 879 | Clayton NC 27528
Direct (919) 359-9335 | Office (919) 553-5002
jwmcleod@townofclaytonnc.org

From: Charles Williams [mailto:chw47353@gmail.com]

Sent: Wednesday, August 23, 2017 8:47 AM

To: Jonathan Barnes (jbarnes@daltonengineering.com) <jbarnes@daltonengineering.com>

Cc: David DeYoung <DDeYoung@townofclaytonnc.org>; Jay McLeod <jwmcleod@townofclaytonnc.org>; Haley Hogg <hhogg@townofclaytonnc.org>; Leonard Pomrehn <austinpondownersassociation@gmail.com>; George Jusaites <gjusaites@aol.com>

Subject: Holy Cross Church development

Jonathan Barnes

Dalton Engineering & Associates

446 E Main St, Clayton, NC 27520

Dear Mr. Barnes,

Thank you for the opportunity to comment on the proposed clear-cutting and property development at Holy Cross Lutheran church. One of the homeowners whom you invited to a meeting at your offices has shared the materials you provided with his neighbors and with the larger Austin Pond community. As a resident of Brady Drive, with property adjoining Austin Pond, and a member of the Austin Pond Owners Association Board, I wish to share with you my concerns that the development as planned may have significant deleterious effects on both our properties on Brady Drive and on Austin Pond, which is not only a recreational facility for all its neighbors but also an endangered species habitat.

I certainly support the erection of a school for the furtherance of the mission of Holy Cross Lutheran church. I wish to express the hope, however, that the development can be done without forcing all of its potential negative effects on the Church's immediate neighbors and on Austin Pond.

The entire Holy Cross property, as well as land for a fair distance to the north of it, slopes in the direction of Brady Drive and ultimately Austin Pond. At present, the stand of trees on the 5.7 acres that will be clear-cut acts as a buffer for runoff from that land. After all the trees are removed, there may be 15-20 acres of property, driveways, parking lots and, for a time, construction sites for the school and parking lot, that will drain directly down Brady Drive into the pond. Indeed, your plan is to facilitate that by placing a pipe that will direct all the runoff off the church property and onto that of its neighbors.

Obviously, a number of questions arise:

- Have you estimated the volume of water that will flow off this newly opened drainage onto Brady Drive in a major storm? Will your pipe and the Brady Drive culverts have sufficient capacity? I can well imagine that with rain of the volume we recently experienced in Hurricane Matthew, or even recent

thunderstorms, that they could well be overwhelmed. Have you calculated the possibility of erosion of the culverts and the piping under Brady Drive, or the effect of water flowing across Brady Drive? It seems likely the culverts were planned for the Bluffs of Austin Pond, and not for an additional large acreage to the north.

- I have certainly not trespassed onto Church property to walk the proposed path of the retention pond, but from Brady Drive it appears as if it may slope in our direction. Will this excavation then actually retain significant amount of runoff, or will it serve as a culvert to drive it in the direction of your pipe and Brady Drive?
- Will the stretch of trees immediately adjacent to Brady Drive where it parallels the property line drain into the proposed retention system, or drain directly across Brady Drive?
- If the retention pond does capture all runoff from the entire site, will there be adequate filtration to prevent additional loads of sediment from being carried into the Pond?
- Beyond the question of whether there is actual retention, and whether or not there is adequate carrying capacity, have you adequately accounted for the contamination of the runoff from such a large area:
 - mud and sediment from the clearcutting operation itself and the construction of the new school and parking lot;
 - water from the two parking lots that will include automotive pollutants, and potentially airborne pollutants (especially when NC 42 is widened, and Highway 70 immediately north becomes Interstate 42, there is likely to be increased automotive exhaust and diesel particulate deposition, not to mention whatever pollutants result from the likely increased development at the intersection.
 - the proposed lawn, and existing lawn that drains in the same direction, will possibly be fertilized and/or treated with insecticide, which will then run off into the Pond.

Since all the runoff is intended to leave the Clayton ETJ and flow into the planning jurisdiction of Johnston County, I would like to know if all relevant jurisdictions have been provided the opportunity to review the planned development and its potential impacts. I confess I don't know the respective jurisdictions and how they may be coordinated between the Clayton ETJ and other authorities:

- Will Johnston County have the opportunity to review the impacts of the development on the Bluffs of Austin Pond and the Pond itself?
- Will Johnston County or North Carolina authorities review these plans for their impact on the endangered dwarf wedge mussel habitat of Whitewater Creek, Austin Pond and downstream?
- Brady Drive is a state-maintained road. Has the NC DOT been consulted as to use of their right-of-way easements and the impacts on the drainage and structural integrity of Brady Drive?
- The Forest Practice Guidelines Related to Water Quality call for a buffer zone of trees – a streamside management zone (SMZ) -- for wooded areas adjacent to a stream that are being cut. This 5.7 acres of trees isn't immediately adjacent to Whiteoak Creek, but it is immediately adjacent to channels that flow directly into its Austin Pond impoundment. Will the Forest Practice Guidelines be applied, and if so by whom?

- Pursuant to the NC Sedimentation Pollution Control Act of 1973, will an erosion and sedimentation control plan be filed, and if so by whom will it be reviewed?

Again, my concern is not with the planned construction of a school. I wholly applaud that. My concern is with the clearcutting and its impacts on Holy Cross's neighbors and the environment. I think we all on Brady Drive and in the Austin Pond community would like to be assured that measures are being taken to mitigate all these impacts. I'm not a civil engineer, but I would be pleased by seeing things like:

- Assurances that there is adequate capacity in the storm-water retention system to prevent overflow or erosion of the drainage system of Brady Drive
- Filtration and/or other measures to prevent siltation and pollutants from the lawns and parking lots from flowing into Austin Pond
- Potentially, a strip of trees retained to the immediate north of Brady Drive, along the edge of the Holy Cross property. This could serve as a buffer to mitigate the flow of water and contaminants across Brady Drive. It could also have the added benefit of mitigating noise and light pollution on properties along the north of Brady Drive, when the planned expansion/upgrading of both Highways 42 and 70 bring with them the inevitable gas station, service, convenience and other development that will occur at the intersection.

Thank you for your time and attention to these concerns. I look forward to seeing you at the public hearing on August 28th.

Best Regards,

Charles Williams
353 Brady Drive
Clayton, NC



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

August 28, 2017

STAFF REPORT

Application Number: 2017-137-SUP

Project Name: The Lofts at Old Town Hall Special Use Permit

NC PIN / Tag #: 166917-02-7136 / 05015051
Overlay: Downtown Overlay District
Applicant: Community Smith, LLC
Owner: Town of Clayton
Location: 231 East Second Street; at the corner of Barbour Street and East Second Street

Public Noticing:

- Neighborhood meeting held on August 23, 2017
- Sign posted prior to August 18, 2017
- Adjacent property letters mailed prior to September 22, 2017
- Newspaper ad published September 20, 2017 and September 27, 2017

REQUEST: The applicant is requesting a special use permit to allow the development of up to 16 multi-family apartment units within an existing building

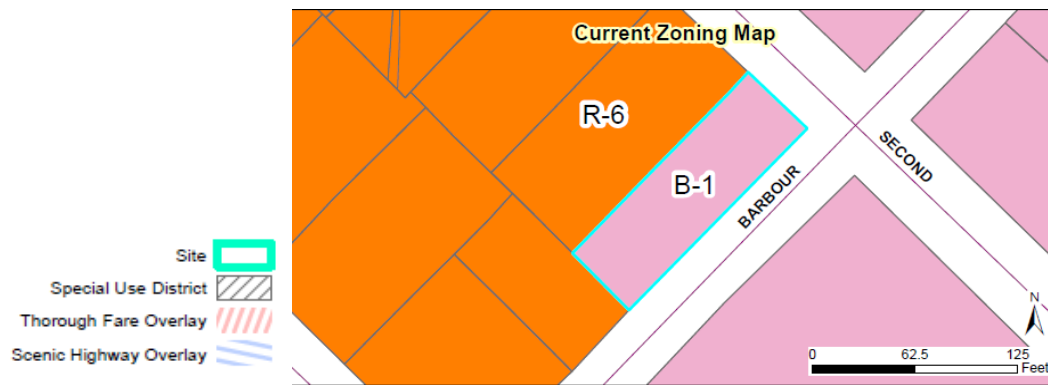
SITE DATA:

Acreage: .196
Existing Use: Vacant office building



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Central-Business (B-1) / Residential-6 (R-6)	Commercial & Single-family residence
South	Central-Business (B-1)	Police Station/Office
East	Central-Business (B-1)	Police Station
West	Residential-6 (R-6)	Single-family residence

**DEVELOPMENT DATA:**

Proposed Uses:	Apartments (16 units)
Buildings:	1 building (existing)
Number of stories:	2 stories
Impervious Surface:	7102 SF (83%)
Required Parking:	16 spaces (1 space per studio or 1 bedroom unit), plus 4 guest spaces (1 guest space per 4 units)
Proposed Parking:	No on-site parking is proposed. Off-site parking is to be located within the existing parking lot at the corner of Barbour Street and Horne Street
Access/Streets:	Located at the corner of Barbour Street and East Second Street

STAFF ANALYSIS:**Overview**

The applicant is requesting a Special Use Permit to convert through adaptive reuse the existing office building for up to 16 apartment units on the subject property. The 16 apartment units will be located primarily within the existing structure. The property is zoned Central-Business (B-1). Per UDC requirements, any development of apartments within this zoning district is subject to issuance of a special use permit. Running concurrently with this request, the applicant has submitted a minor site plan application to be reviewed by staff (2017-136-SPM).

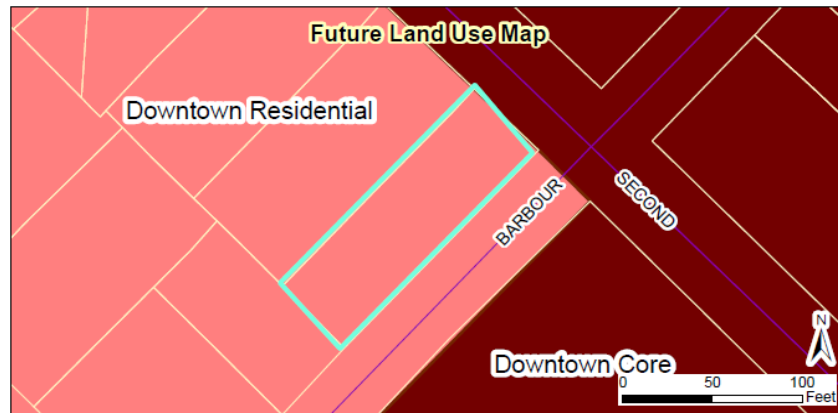
Consistency with Adopted Plans:

- **Comprehensive Plan 2040**

The proposed use is consistent with the Future Land Use map, which designates this property as “Downtown Residential”. It is also consistent with Goal D1 of the Comprehensive Plan 2040, which is to promote quality adaptive re-use projects downtown while preserving historic character.

- **Unified Development Code**

The proposed use is generally consistent with the Unified Development Code as an existing fully developed site.



Associated Site Plan

The applicant submitted a minor site plan application (2017-136-SPM), which is running concurrently with this special use permit request. The development will include up to 16 one bedroom apartment units within the existing building.

Parking

No on-site parking is to be provided as a part of this development. The applicant is proposing to utilize the existing parking lot located on the corner of Barbour Street and Horne Street for resident and guest parking.

Landscaping

The UDC requires any property zoned B-1 to provide a Class “B” landscape buffer along all property lines abutting an R-6 zoning district. However, the applicant is not proposing to provide any landscape buffers due to the existing site layout and space limitations. Staff considers the landscaping on-site to be a nonconforming site element, as it does not meet our current requirements. As permitted within the UDC, if site elements cannot be brought into compliance with the current requirements of the code for reasons such as site layout, space limitations, or other natural features, the Planning Director may approve a deviation from the site element requirements.

Mail Kiosks

The applicant is discussing potential mail kiosk locations with the local post-master. They are proposing the mail kiosks to be located indoors, but may locate the kiosks outside the front of the building if required by the Post Office.

Trash Collection

There will be no dumpsters located on the site. Instead, the development will utilize a concierge trash service. Residents will place their trash outside of their units indoors, and the company will remove the trash from the site.

FINDINGS

When considering a Special Use Permit application, the Town Council shall consider specific Findings of Fact. A Special Use failing to meet any of the Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings of Fact expressly established by Chapter 155.711(I) of the UDC, and these Findings are accepted as part of the completed application.

CONSIDERATIONS:

- The Town Council approves Special Use Permits.
 - Planning Board shall make a recommendation to Town Council.
-

RECOMMENDATION:

Staff recommends **approval with conditions** of the above referenced Special Use Permit

RECOMMENDED CONDITIONS OF APPROVAL:

1. Development of the subject property shall be in accordance with a Developer's Agreement executed between the Town of Clayton and the developer.
-

ATTACHMENTS:

- 1) Application
- 2) Staff Report Map
- 3) Associated Minor Site Plan
- 4) Associated Floor Plan
- 5) Neighborhood Meeting Materials



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

SPECIAL USE APPLICATION

Pursuant to Article 7, Section 155.711 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 allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but have the potential to create incompatibilities with adjacent uses.

Application Fee: \$400.00.

Advertisement Fee: \$100.00.

All fees are due when the application is submitted.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Special Use Permit applications.

APPLICATION TYPE

☒ New Special Use Permit

☐ Major Modification to an approved SUP

Permit Modified: _____

SITE INFORMATION

Name of Project: The Lofts at Old Town Acreage of Property: 0.196
Parcel ID Number: 166917-02-7156 Hall Tax ID: 05015051
Deed Book: 1255 Deed Page(s): 571
Address/Location: 231 E Second St. Clayton, NC 27520

Existing Use: Vacant Government Proposed Use: Apartments

Is project within a Planned Development? ☒ No ☐ Yes

Planned Development District (if applicable): _____

Is project within an Overlay District: ☐ No ☒ Yes

Overlay District (if applicable): Downtown Overlay District

OFFICE USE ONLY

Date Received: AUG 02 2017 Amount Paid: \$500 Permit Number: 2017-137-SUP

Version 01/06/2016

Page 1 of 9

PROPERTY OWNER INFORMATION

Name: Town of Clayton, Attn. David DeYoung
Mailing Address: 111 E Second St. Clayton NC 27520
Phone Number: 919-359-9347 Fax: 919-553-1720
Email Address: ddeyoung@townofclaytonnc.org

APPLICANT INFORMATION

Applicant: Community Smith, LLC
Mailing Address: P.O. Box 6086
Phone Number: 919-827-1089 ext.161 Fax: 919-827-1089, opt. 2
Contact Person: Holton Wilkerson
Email Address: holton@communitysmith.com

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Conditional Use Permit (CUP) application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: <u>July 14th</u>	☒	☐			
2. Review Fee (\$400) and Application Fee (\$100)	☒	☐			
3. Completed application (9 copies)	☒	☐			
4. Owner's Consent Form (9 copies)	☒	☐			
5. Adjacent property owners list (9 copies)	☐	☐			
6. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☐	☐			
7. Signed and sealed traffic impact analysis (2 copies)	☐	☒			
8. If applicant is concurrently applying for site plan approval, a copy of the proposed site plan.	☒	☐			
9. Neighborhood meeting notice letter (9 copies) See sample letter and meeting requirements included in this packet	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
10. Set of stamped, addressed envelopes using the adjacent property owners list	May be provided at time of submittal OR no later than 25 days prior to the Town Council meeting.				
11. Neighborhood meeting summary form (9 copies) Form is included in this packet	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

Note: More information may be requested by the Planning Department depending on the project

REQUIRED FINDINGS OF FACT

Section 155.711(I) of the Unified Land Development Code requires applications for a Special Use to address the following findings. The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.

1. That the application will not materially endanger the public health or safety if located where proposed, and developed according to the plans as submitted and approved.

The application is for the adaptive reuse of Old Town Hall for conversion to up to 16 apartments. The property will be developed in accordance with the plans submitted to the Town and a Developer's Agreement which will be executed between Town Council and the development team.

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and the Town Code of Ordinances and other applicable regulations.

The application has been prepared to ensure compliance with all Town of Clayton ordinance requirements. In addition, the adaptive reuse of existing structures is a common and sound land use practice.

3. That the application will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

All adjacent properties are currently developed. The reactivation of this vacant, deteriorating building will have a positive impact on adjacent properties and surrounding uses.

4. That the application will not adversely affect the adopted plans and policies of the Town, or violate the character of existing standards for development of the adjacent properties.

The development will both comply with adopted plans and policies and will improve the character of the surrounding area through the revitalization of an existing historic structure.

EXPLANATION OF PROJECT

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

Simply, the development is for the adaptive reuse of an existing historic structure. The proposed development plan will utilize the existing building and provide up to 16 apartments in the downtown core of Clayton.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town Council of the Town of Clayton to approve the subject Special Use Permit. 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.

W. Horton Wilkerson, Jr.

Print Name



Signature of Applicant

8-2-17

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: Lofts at Old Town Hall Address or PIN #: 231 E Second Street, Clayton, NC
27520

AGENT/APPLICANT INFORMATION:

DAVID DEYOUNG, TOWN OF CLAYTON
(Name - type, print clearly)

111 E. Second Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

Holton Wilkerson, Community Smith.

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:

David DeYoung, Planning Dir.
(Name - type, print clearly)

111 E Second St
(Address)
Clayton NC, 27520
(City, State, Zip)

[Signature]
(Owner's Signature)

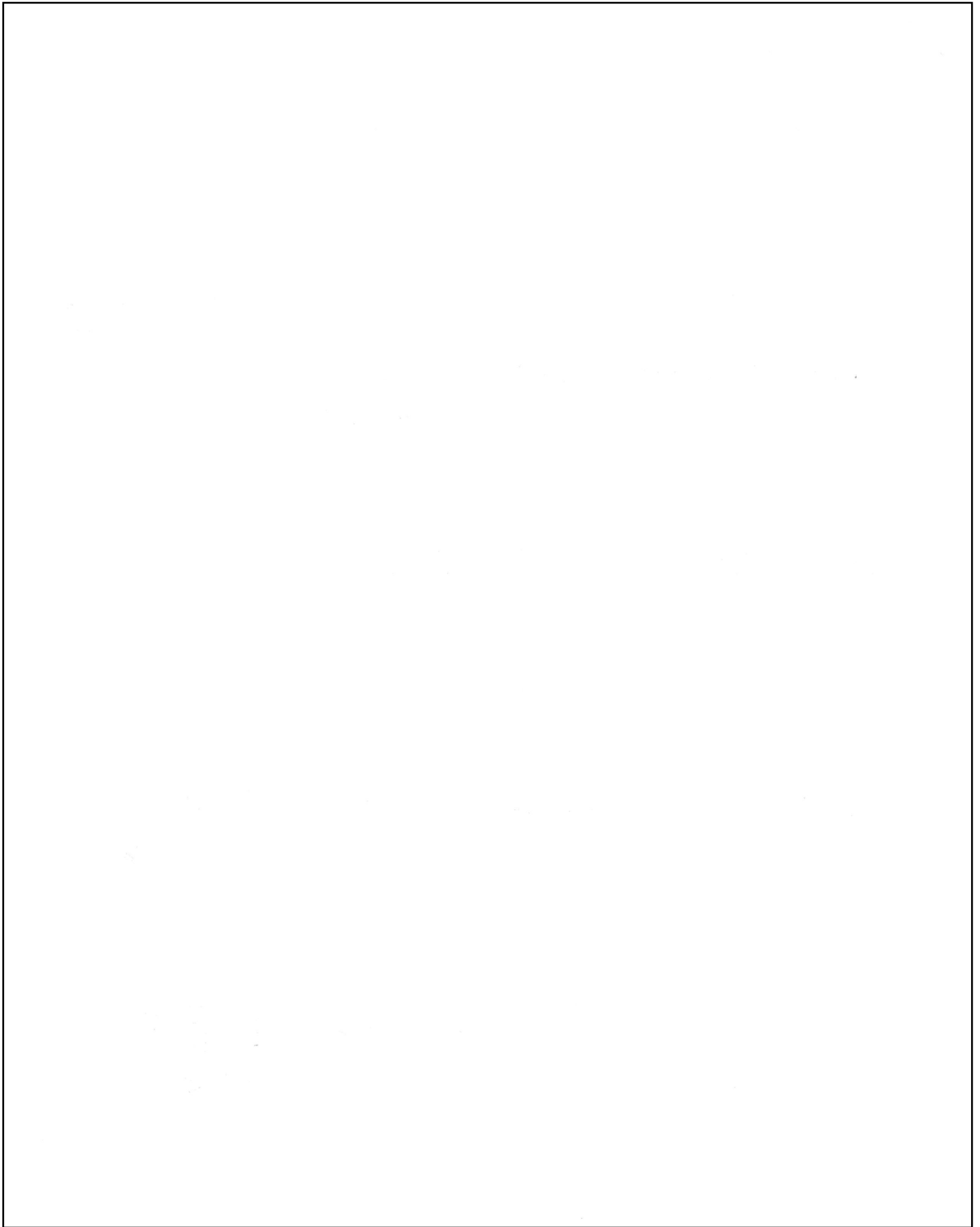
STATE OF
COUNTY OF

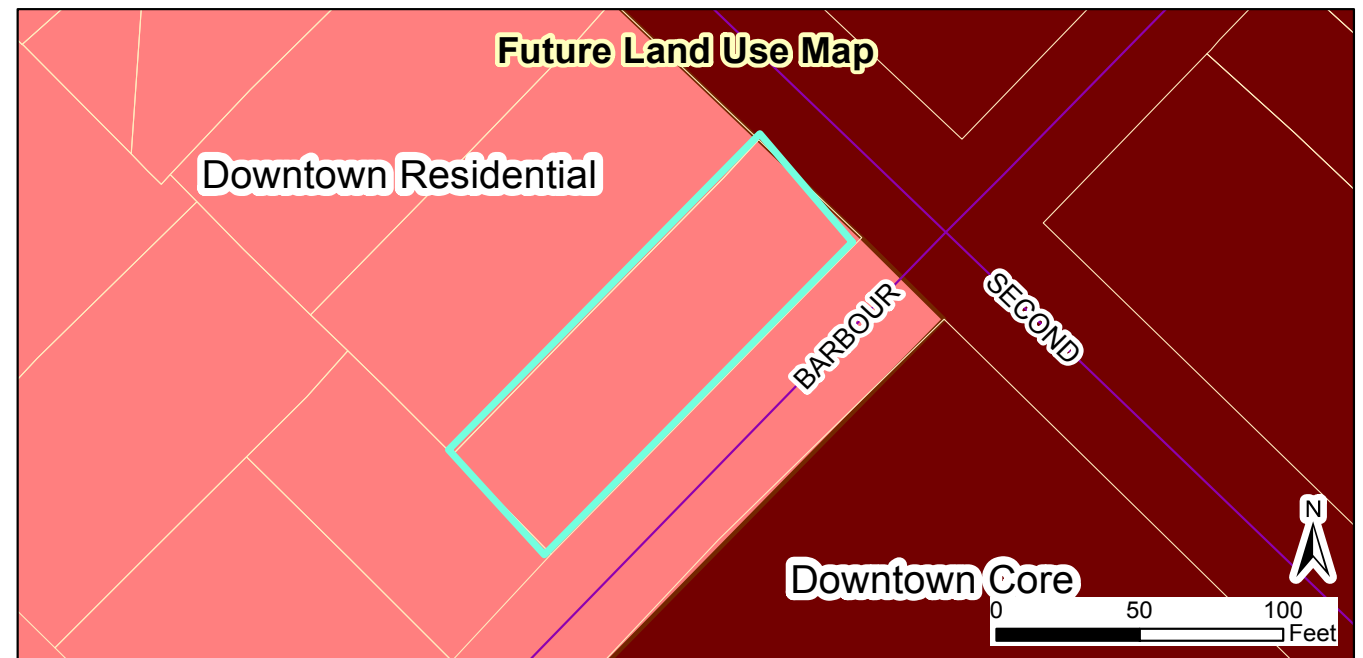
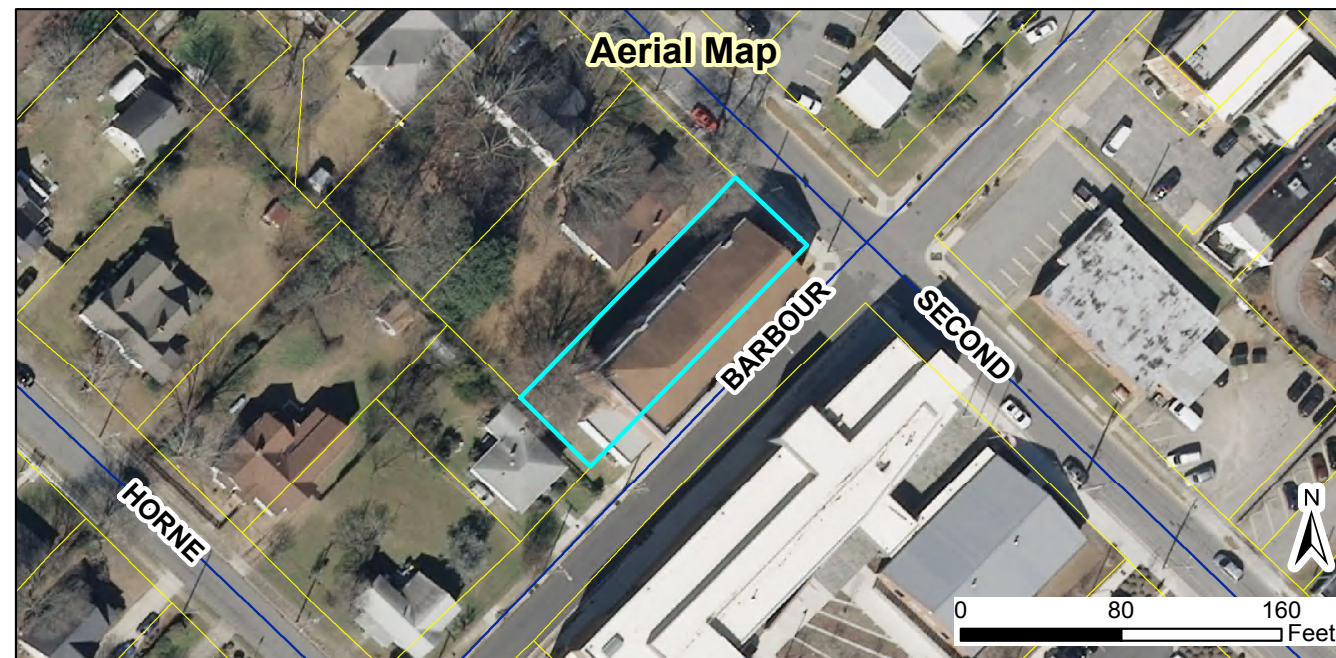
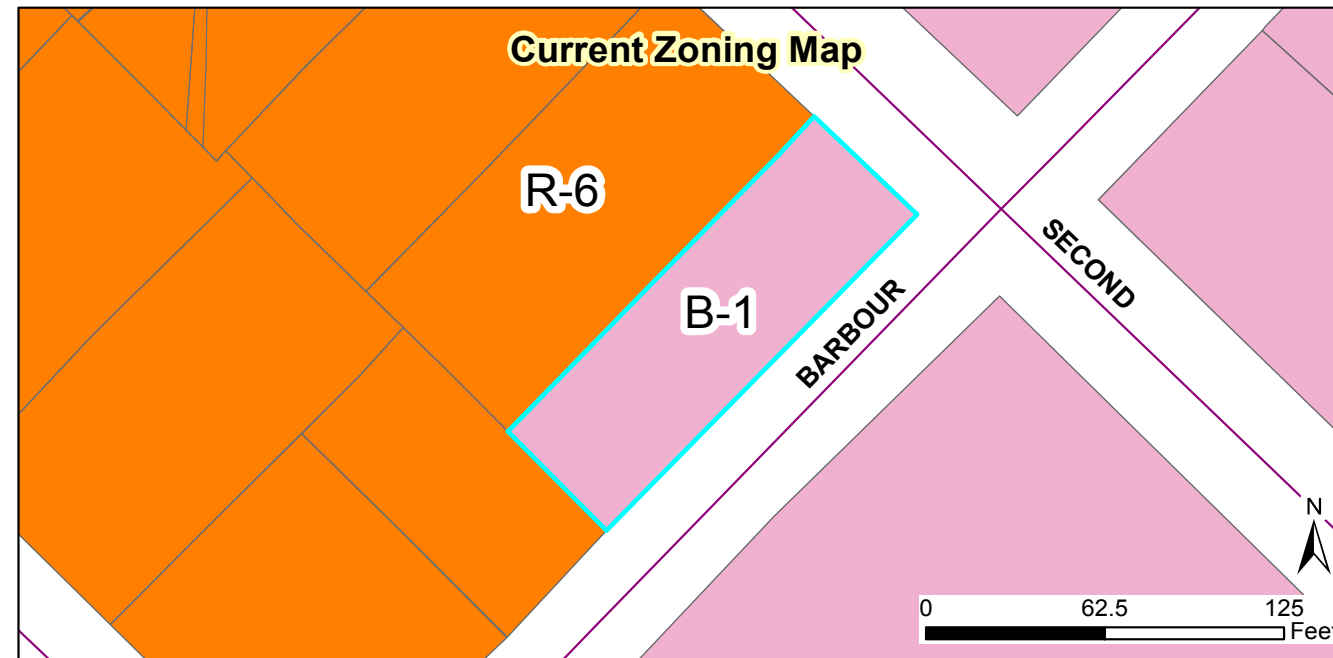
North Carolina
Johnston

Sworn and subscribed before me Karen J Durham, a Notary Public for the above State and County, this
the 2 day of August, 20 17.

SEAL

Karen J Durham
Notary Public
My Commission
Expires: Sept 2, 2019





2017-137-SUP The Lofts at Old Town Hall Special Use Permit
Request: Special use permit approval to develop 16 apartment units within an existing building

Applicant: Community Smith, LLC
 Property Owners: Town of Clayton
 Parcel ID: 166917-02-7136
 Tag #: 05015051



05/12/2017

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

Document Path: O:\PLANNING\SPECIAL USE\2017\2017-137-SUP The Lofts @ Old Town Hall\Maps\2017-137-SUP Staff Report Map.mxd

Legend

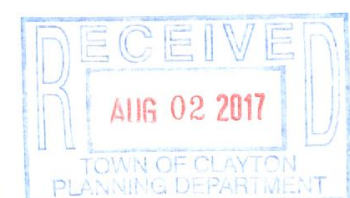
- 100-yr Flood Zone
- Thoroughfare Overlay
- Scenic Highway Overlay
- Watershed Protection Overlay
- Site

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

08-01-17

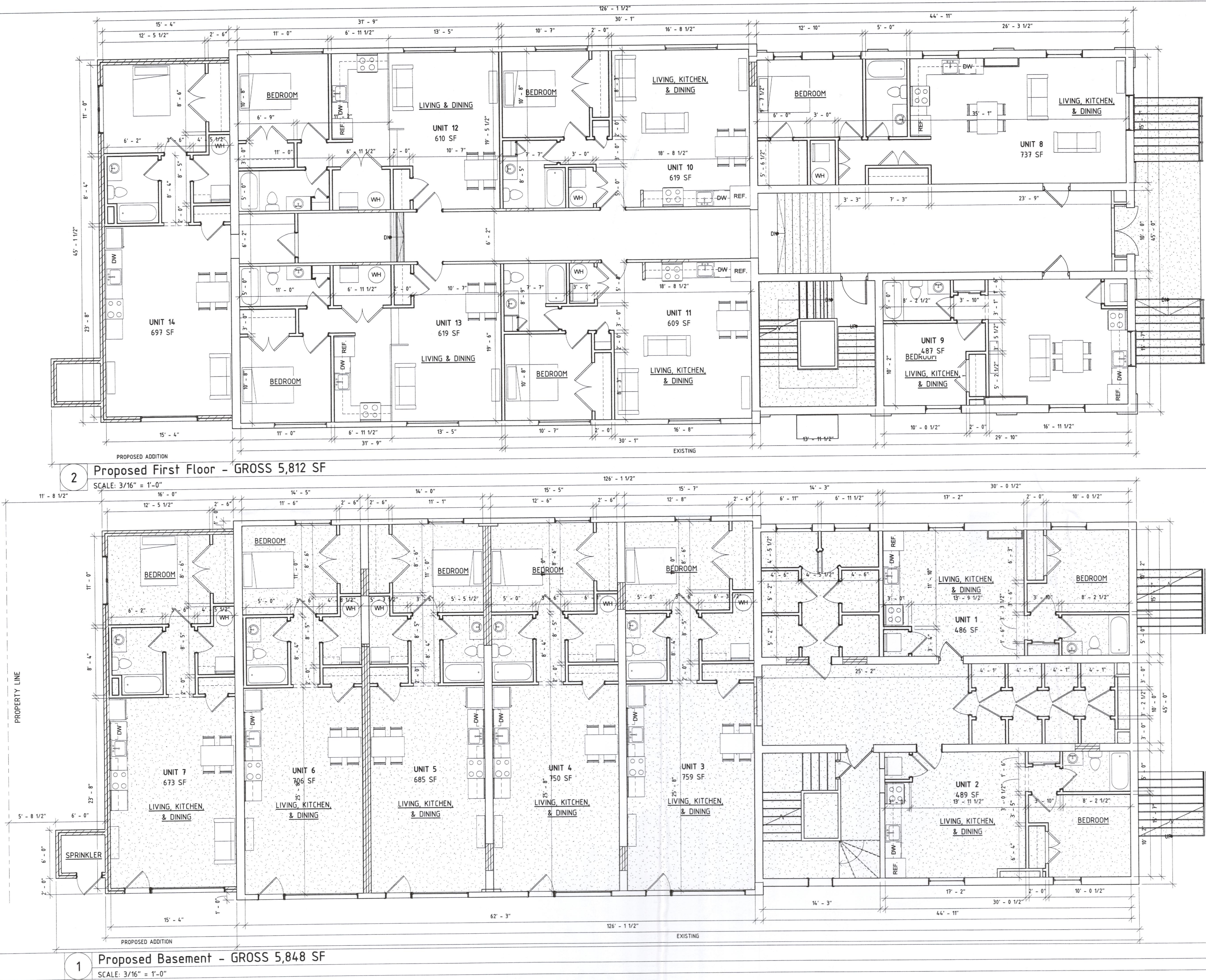
PROJECT TYPE: RENOVATION
CLAYTON TOWN HALL
231 E Second Street, Clayton NC

DATE	08-01-17
DR.	MJK
CH.	DSM
PROJ. #	17025
REVISIONS	DATE



Proposed Floor
Plans

A1.1





919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

08-01-07

PROJECT TYPE: RENOVATION

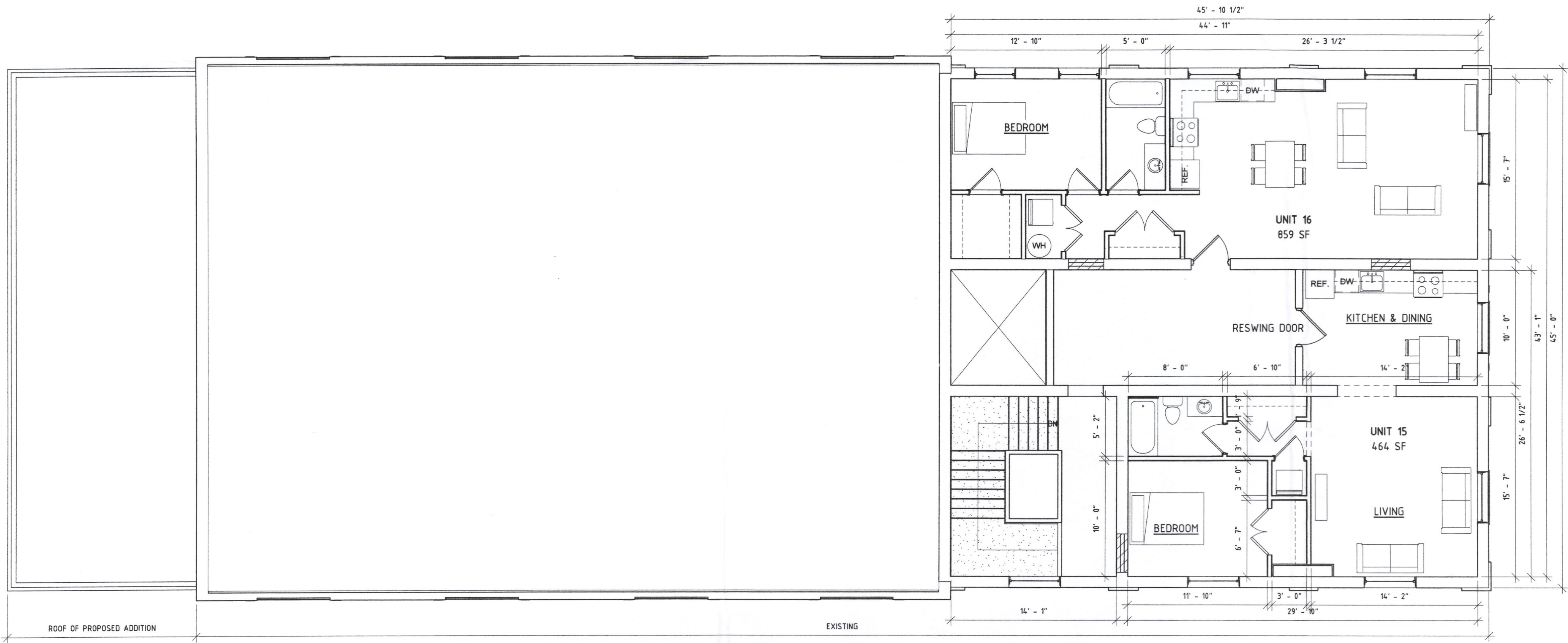
CLAYTON TOWN HALL

231 E Second Street, Clayton NC

DATE	08-01-07
DR.	MJK
CH.	DSM
PROJ. #	17025
REVISIONS	DATE

Proposed
Second Floor
Plan

A1.2



1 Proposed Second Floor - GROSS 2,110 SF
SCALE: 3/16" = 1'-0"



Dear Clayton Area Property Owner:

August 11, 2017

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: Wednesday, August 23, 2017 Meeting Time: 6:00pm

Meeting Location: Old Town Hall – 231 E 2nd Street, Clayton, NC 27520 - Garage Bay on Barbour Street

Type of Application: Special Use Permit / Minor Site Plan Approval

Project/proposal property address: Lofts at Old Town Hall – 231 E 2nd Street, Clayton, NC 27520

Description of project/proposal: The development is for the adaptive reuse of an existing historic structure. The proposed redevelopment plan will utilize the existing building and provide up to sixteen (16) apartments in the downtown core of Clayton.

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

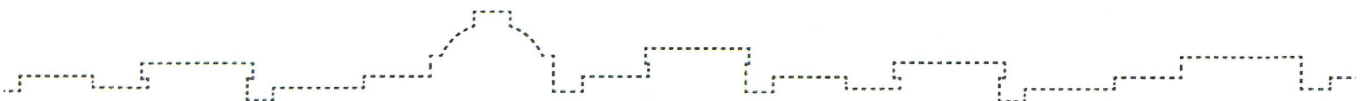
1. A copy of the project application.
2. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
3. A map, drawing, or other depiction of the proposed land use change or development proposal.

A map is enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal. If you have any questions prior to or after this meeting, you may contact us at 919-827-1089 Ext. 101. You may also contact the Planning Department at 919-553-5002.

Sincerely,

A handwritten signature in black ink that reads 'Holton Wilkerson'.

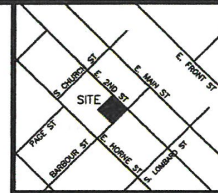
Holton Wilkerson
Managing Partner, CommunitySmith, LLC
Cc: Town of Clayton Planning Dept.



NOTES:

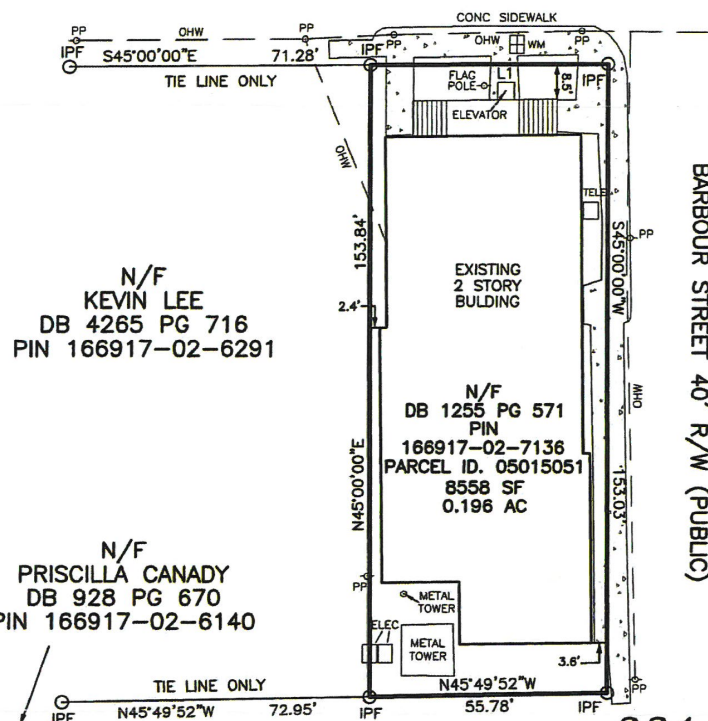
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
- 4) NO HORIZONTAL CONTROL FOUND WITHIN 2000 FEET OF SURVEY
- 5) BOUNDARY PREDICATED ON EXISTING MONUMENTATION FOUND IN THE FIELD
- 6) NO DETERMINATION HAS BEEN MADE AS TO THE EXISTENCE OF FEMA FLOOD HAZARD AREAS ON THIS PARCEL
- 7) ZONING: B-1

LINE	BEARING	DISTANCE
L1	S45°00'00"E	155.77'



VICINITY MAP (not to scale)

EAST SECOND STREET 50' R/W (PUBLIC)

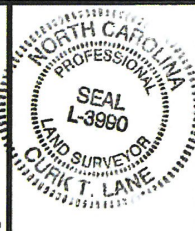


SCALE: 1" = 30'

15 0 30 60

231
E. SECOND STREET

LEGEND	
○ IPF	IRON PIPE FOUND
● IPS	IRON PIN SET
○ RRSF	RAILROAD SPIKE
○ PKNF	PARKER-KALON
○	NAIL FOUND
WV	WATER VALVE
WM	WATER METER
CO	CLEAN OUT
S.F.	SQUARE FEET
100.0	ELEVATIONS
CATV	CABLE TV BOX
ELEC	ELECTRIC BOX
PB	PLAT BOOK
PP	POWER POLE
DB	DEED BOOK
---	LINE NOT SURVEYED



NOT PREPARED FOR RECORDED JOB NO. 3059.001

I, CURK T. LANE, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE ERROR OF CLOSURE AS CALCULATED IS 1:10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES.

L - 3990
REGISTRATION NUMBER SURVEYOR

PHYSICAL SURVEY FOR

COMMUNITY SMITH, LLC

231 E. SECOND STREET, CLAYTON, NC 27520
CLAYTON TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA

TRUE LINE SURVEYING, P.C.

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

DATE OF SURVEY: 6/28/17 DRAWN: HUSSEIN DATE: 6/29/17 CHECKED: CURK

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: "Lofts at Old Town Hall"

Application: 8/2/2017

Location/Date: 231 E 2ND ST. CLAYTON, NC 27520 8/23/2017

	NAME	ADDRESS
1	HUBERT & BONNIE LEE	2236 SHOTWELL RD CLAYTON, NC 27520
2	ERNEST & JOYCE BLACKLEY	2133 SHOTWELL RD CLAYTON, NC 27520
3	CARRIE LEE	225 E 2ND ST CLAYTON, NC 27520
4	PRISCILLA CANADY	212 S BARBOUR ST CLAYTON, NC 27520
5	DENISE BROUGHTON-KETTNER	NOT PROVIDED; NOT IN 100' RADIUS
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application: 8/2/2017

Date of Mailing: 8/11/2017

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: HOLTON WILKERSON Signature: 

Date of Meeting: 8/23/2017 Time of Meeting: 6:00 PM

Location of Meeting: 231 E 2ND ST. 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 NOTES

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

ATTACHMENT TO SPECIAL USE APPLICATION:

Neighborhood Mtg. Notes:

Q. number of units? A. 15-16 depending on final design.

Q. What about resident/guest/visitor parking? Likely all included in Town lot that used to service this building.

Q. What about the tenants like massage therapist and one other that the Town forced to have parking. Will it be taken away? A. I'm unsure of this and awaiting more information.

Q. Will children be likely to live in the building? A. Can't prevent that but with the likely demographic we'll be marketing to, there may be lower quantity or likelihood.

Q. Where will exterior HVAC units be located? A. on the roof.

Q. What's to be done to the exterior of the building? A. Very little as far as the looks of the building aside from pointing up masonry, cleaning, and otherwise significantly improving the look.

Q. Will the tower(s) be coming down? Yes, it will in the Town's public works folks will be doing the work.

Comments:

- Quality of the tenants is a big concern. I mentioned that to support the amount of investment to be made, the rents would be such that it would not likely be an issue. Same goes for the aesthetics and level of finishes as well.
- Mention of a time capsule that used to be in the building or may still be or could've been moved to Clayton Center?
- Confirmed there will be a window overlooking Priscilla Cannady's house.



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
August 28, 2017

STAFF REPORT

Application Number: 2017-100-SD
Project Name: Avery Farm, Major Subdivision

NC PIN / Tag #: 164900-74-1893 / 05g02033
Town Limits/ETJ: ETJ
Overlay: None
Applicant: Adams & Hodge Engineering, PC (c/o Donnie Adams)
Owner: Sam H. Avery
Location: 1872 Guy Rd, farm parcel just west of Englewood Drive

Public Noticing:

- Neighborhood meeting July 11, 2017
- Sign posted prior to August 17, 2017
- Letters mailed prior to September 22, 2017
- Newspaper ad posted prior to September 15, 2017

REQUEST: To develop 21 single-family residential lots on ± 18.64 acres using public water and private septic.

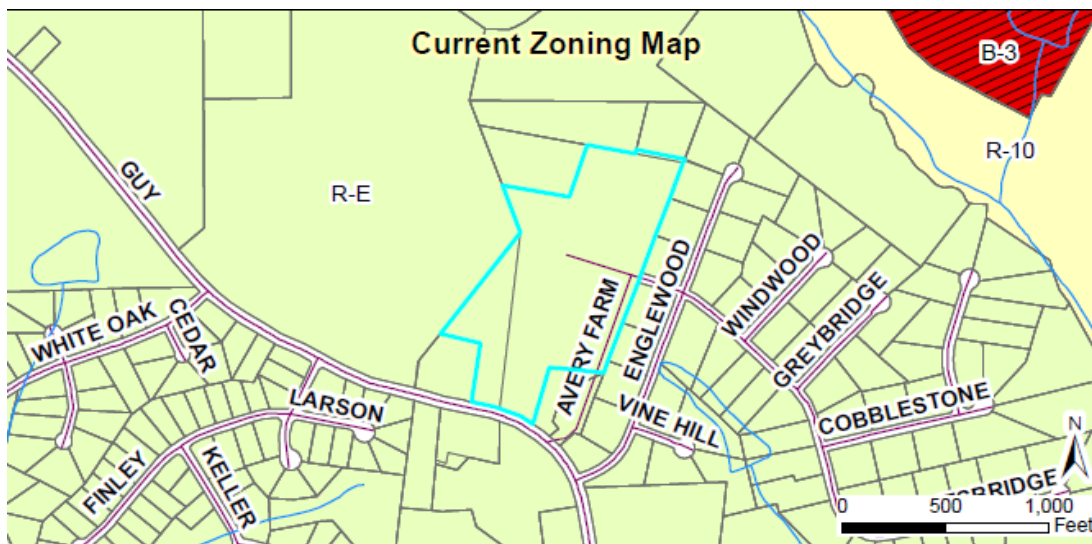


SITE DATA:

Acreage: 18.64 acres
Zoning: Residential-Estate (R-E)
Existing Use: Vacant / Agricultural

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-Estate (R-E)	Single-family residential
South	Residential-Estate (R-E)	Single-family residential and Agricultural
East	Residential-Estate (R-E)	Single-family residential
West	Residential-Estate (R-E)	Vacant



DEVELOPMENT DATA:

Proposed Uses: Single-Family Homes
Buildings: 21 buildable lots proposed
Density/Intensity: 1.12 dwelling units per acre
Required Parking: 2 spaces per single family home
Access/Streets: One new access point off of Guy Road, and one connection to existing stub at Huntsbridge Drive.
Water Provider: Johnston County

Sewer Provider: private septic

Electric Provider: Duke Energy

STAFF ANALYSIS:

Overview

The applicant is requesting to develop a 21-lot, conventional single-family residential subdivision, with a minimum lot size of 25,000 sq ft (just over ½ acre), which is in accordance with a recent ordinance amendment. The average lot size is upwards of 38,000 sq ft (approx. 0.88 acre). The subdivision will utilize public water from a Johnston County water line in the Guy Road right-of-way. The lots will have private septic systems, similar to all other adjacent homes on that side of Guy Road. The development will also build internal streets to NCDOT standards and will not be annexed into the Town of Clayton.

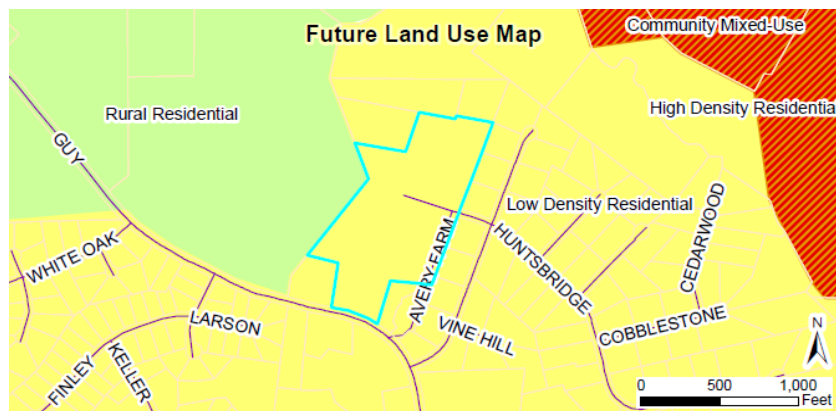
Consistency with Adopted Plans

- **2040 Comprehensive Plan**

The Future Land Use for this area is designated as Low Density Residential, which accommodates R-E zoned residential developments.

- **Unified Development Code**

The proposed development is generally consistent with the requirements of the Unified Development Code (UDC). A recent ordinance amendment to the Unified Development Code allows minimum lot sizes of 25,000 sq ft for this type of residential subdivision.



Compatibility with Surrounding Land Uses

Surrounding uses are either single family residential (R-E zoned) or vacant / agricultural land.

Landscaping and Buffering

The applicant is proposing to provide one street tree per lot, as required by Town of Clayton's Unified Development Code. A Class "A" landscape buffer is also required (and provided) along Guy Road. No other landscaping or buffers are required.

Mail Kiosk

A mail kiosk is proposed near Guy Road, and is most easily accessible to vehicles leaving the site. It has a pull-off space to accommodate nearly one parallel parking space. It does not currently appear to meet ADA accessibility

requirements, but review will occur during building permit application for the kiosk area to ensure that it meets applicable portions of the NC State Building Code.

Access/Streets

Access to the subdivision is proposed to be from Guy Road, with additional connection to and existing stub-out at Huntsbridge Drive, which connects to the adjacent residential neighborhood. Huntsbridge Drive will be extended through to the west, to stub-out to an adjacent, undeveloped parcel.

Access to parcels to the north is preserved by the 50' access easement, which may be developed as a paved street should those parcels develop. Likewise, another 50' access easement exists across the northwest most parcel at the end of Englewood Drive. (Note: This easement is not shown on these plans.)

Multi-Modal Access

Sidewalks are not proposed as part of the street cross section.

Waivers/Deviations/Variances from Code Requirements

The applicant is requesting the following waivers:

1. Waiver from providing a curb-and-gutter street - §155.601(B)(1).
2. Waiver from providing sidewalks - §155.602(H)(1).

Each of these requested waivers must meet the standards of §155.706(I)(7), which is reproduced below:

(7) Waivers

- a) The Town Council may authorize, in specific situations, waivers to certain requirements of §§ 155.600 through 155.607 if it is clear that adequate provisions for the type and intensity of the proposed use has been or will be provided, and there are special circumstances, such as unique characteristics of the lot and area, or strict interpretation of the requirements render the subdivision of the property not feasible or desirable.
 1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;
 2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not generally applicable to other property;
 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this chapter are enforced; and
 4. The purpose of the waiver is not based primarily upon financial consideration.
- b) In granting a waiver, the Town Council may require certain conditions that in its judgment, substantially secure the objectives, standards or requirements of this chapter.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for a 21-lot single-family residential subdivision.
- The applicant is requesting waivers from:
 1. Providing curb-and-gutter streets - §155.601(B)(1)
 2. Providing sidewalks - §155.602(H)(1)
- This preliminary plat is subject to final approval by Town Council.

Staff recommendations on waivers (see “Waivers” section of Conditions for details):

1. Approval with condition.
2. Approval.

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706.

CONDITIONS:

If approved, staff recommends the following Conditions of Approval be applied:

1. Following Board approvals, three copies of the final Preliminary Subdivision Plan (Preliminary Plat) meeting the requirements of the Conditions of Approval shall be submitted to the Planning Department for final approval. The following items shall be recorded on the plans before they receive final approval from the Planning Department:
 - a. All Conditions of Approval shall be recorded on the Preliminary Subdivision Plan sheet.
 - b. The “number of lots” in the Site Data Table shall be revised to reflect the actual number of resulting lots (21), which includes the ±3.3 acre “remainder lot” in the north.
 - c. The Site Data Table density calculation shall be revised.
 - d. The ±3.3 acre “remainder lot” in the north shall be labeled at Lot 21.
 - e. Streets shall be labeled based on the public entity to whom dedication is intended.
 - f. A note/label shall be provide on the Preliminary Subdivision Plan sheet designating that portion of Huntsbridge Drive that will be paved.
2. 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 §155.706 of the Unified Development Code.
3. All development fees shall be paid at building permit issuance, with the exception of recreation fees, which will be paid at plat.
4. The landscaping buffer along Guy Road shall be installed prior to plat or shall be bonded.
5. Sidewalks shall be provided according to NCDOT specifications for this type of street cross-section.
6. The road name “Avery Farm Lane”, that provides E911 addressing for the homes located north of this proposed subdivision, shall be preserved and the existing signs shall be relocated (if necessary) in such a

way as to provide no lapse in emergency services provision to these properties. Any relocation of these signs shall be coordinated with the appropriate emergency services agencies, the Town of Clayton Planning Dept., Town of Clayton Fire Dept., the County, and all other relevant agencies.

7. As a stub-out that is dedicated at the property line from the adjacent neighborhood, Huntsbridge Drive is a required connection to this subdivision for purposes of interconnectivity and public safety. The unpaved portion of Huntsbridge Drive shall be paved from the Avery farm property line to the connection at Englewood Drive. This shall occur (or be guaranteed) prior to platting.

STAFF RECOMMENDATION:

Approval with conditions.

ATTACHMENTS:

- 1.) Application
- 2.) Map
- 3.) Neighborhood Meeting Materials
- 4.) Preliminary Subdivision Plan



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: ☐
☐ New Subdivision Master Plan
☐ Modification to Approved Preliminary Plat
Major: ☐ Minor: ☐

Name of Project: Avery Farm Acreage of Property: 18.64 AC

Tag #: 05G02033 NC PIN: 164900-74-1893

Location: 1872 Guy Road, just west of Englewood Dive

Number of Lots (existing): 1 (Proposed) 21 Min Lot Size: 25,253 SQFT

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

Wastewater: ☒ Septic ☐ Sewer (check one) Water: ☐ Well ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – Acreage:

FOR OFFICE USE ONLY		
	Date Received:	Amount Paid: <u>\$6005</u>
		File Number: <u>2017-100-50</u>

Page 1 of 17

PROPERTY OWNER INFORMATION

Name: Sam H. Avery

Mailing Address: 1863 Guy Road, Clayton, NC 27520

Phone Number: 919-736-7278

Fax: N/A

Email Address: donnie@adamsandhodge.com

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Boulevard, Clayton, NC 27527

Phone Number: 919-736-728

Fax: N/A

Contact Person: Donnie Adams/Mark Hall

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

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: <u>Verify</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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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.

This proposed subdivision has been designed to adhere to the regulations and guidelines of the Town of Clayton's Unified Development Code

- (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 proposed subdivision has been designed to match the flavor and character of adjacent developments as well as other developments in the near vicinity.

- (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.

At only 21 lots this proposed subdivision does not pose a threat to the currently existing traffic patterns of this area. In addition it does not access directly onto a major thoroughfare such as US Hwy 70 or NC Hwy 42. Utility services are a combination of public water and individual septic systems. We see nothing in the design or infrastructure of this development that would materially endanger the environment, public health safety or the general welfare of the public.

- (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 proposed subdivision does not adversely affect the orderly growth and development of the Town and is indeed consistent with the planning policies adopted by the Town Council

Project Name: Avery Farm

Donnie Adams, PE

Print Name


Signature of Applicant

06/01/2017

Date

01/06/2016

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ADJACENT PROPERTY OWNERS LIST

Project Name: Avery Farm

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

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

PARCEL NUMBER	NAME	ADDRESS
175000-41-8275	Kathryn Ann & Donald J. Creasy	1577 Shotwell Rd, Clayton, NC 27520-7057
175000-40-6794	Phillip Jay & Kristi L. Stott	3404 Sparrowwood Dr, Wake Forest, NC 27587-4993
175000-40-4644	Eula Jean Thompson Hunter	25 Seven Oaks Dr, Clayton, NC 27520-8034
175000-40-4493	Patricia Moulthrop & Edward Poole	22 Seven Oaks Dr, Clayton, NC 27520-8033
175000-40-5111	Mary H. Rogel Heirs	113 Farida Dr, Asheville, NC 28804
165906-49-2805	H. I. Potts, Jr.	1722 Old US Hwy 70 W, Clayton, NC 27520
165906-49-1370	ASCO Builders, Inc.	319 Chapanoke Rd, Suite 201, Raleigh, NC 27603
165906-39-7457	Benny Wayne & Shelia Ann Powell	1805 Old US Hwy 70 W, Clayton, NC 27520-6568
165906-39-5615	Stephen L. & Barbara M. Poole	1821 Old US Hwy 70 W, Clayton, NC 27520
165906-39-2991	Hubert Donald Jones	1827 Old US Hwy 70 W, Clayton, NC 27520
175000-30-3139	Kristopher Z. Hogg	1830 Old US Hwy 70 W, Clayton, NC 27520
175000-30-3404	Rona Frost Privette & Mark D. Frost	1900 Old US Hwy 70 W, Clayton, NC 27520
175000-30-3584	Richard L. & Annie Pearl Stevens	103 Fieldstone Dr, Clayton, NC 27520
175000-30-4710	Curtine & Bernice Powell	101 Pebble Dr, Clayton, NC 27520-8042
175000-30-5829	James O. & Myra S. Taylor	100 Pebble Dr, Clayton, NC 27520-8042
175000-31-5085	Gregory Bruce & Beth Rhodes Franson	304 Rock Circle, Clayton, NC 27520
175000-31-6233	Thomas R. & Wanda Sue Howard	308 Rock Circle, Clayton, NC 27520

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	☒	☐	

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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: 06/01/2017

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

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: Avery Farm Acreage of Property: 18.64 AC

Tax ID #: 4665049 NC PIN: 164900-74-1893

Deed Book: N/A Deed Page(s): N/A

Location:

1872 Guy Road, Clayton, NC 27520

Nearest Intersecting Roads: Guy Road and Englewood Drive

Township: Clayton

PROPERTY OWNER INFORMATION

Name: Sam H. Avery

Mailing Address: 1863 Guy Road, Clayton, NC 27520

Phone Number: N/A Fax: N/A

Email Address: N/A

APPLICANT INFORMATION

Applicant: Adams & Hodge Engineering, PC

Mailing Address: 335 Athletic Club Boulevard, Clayton, NC 27527

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

Contact Person: Donnie Adams/Mark Hall, donnie@adamsandhodge.com/mark@adamsandhodge.com

Email Address:

FOR OFFICE USE ONLY

Date Received: Amount Paid: File Number:

01/06/2016

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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
<i>Ex.: Willow</i>	<i>Lane</i>
1. PLOW POINT	LANE
2. HAYSTACK	PLACE
3. PASTURE	PLACE
4. TILLER	LANE
5.	
6.	
7.	
8.	
9.	
10.	

Road Name	Suffix
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	

APPLICANT AFFIDAVIT

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

Donnie Adams, PE

Print Name

01/06/2016


Signature of Applicant

06/01/2016

Date

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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

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: Avery Farm Address or PIN #: 164900-74-1893

AGENT/APPLICANT INFORMATION:

Donnie Adams, PE, Adams & Hodge Engineering, PC
(Name - type, print clearly)

335 Athletic Club Boulevard
(Address)
Clayton, NC 27527
(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*):

Preliminary Subdivision Submittal

Required Utility Permit & Sedimentation/Erosion Control Permit Submittals

Subdivision Construction Drawings

Administrative Amendment Submittals

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:

Sam H. Avery
(Name - type, print clearly)

1863 Guy Road
(Address)

Mae Hargis Exec.
(Owner's Signature)

Clayton, NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

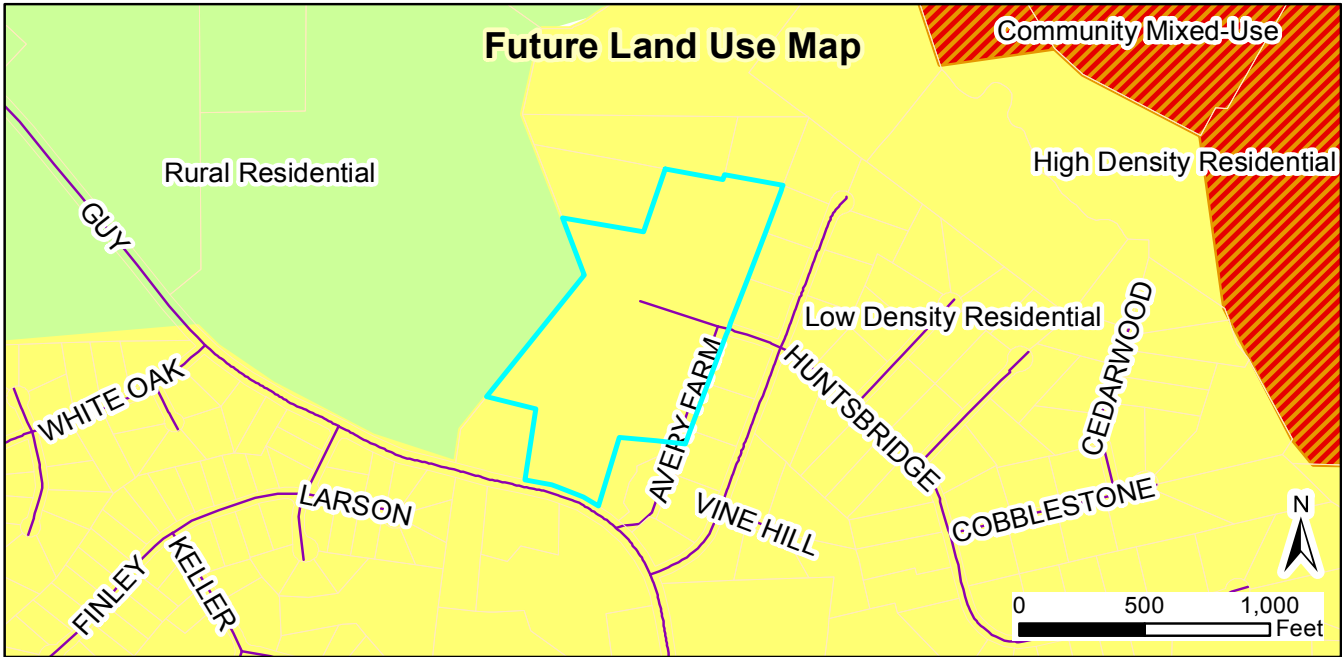
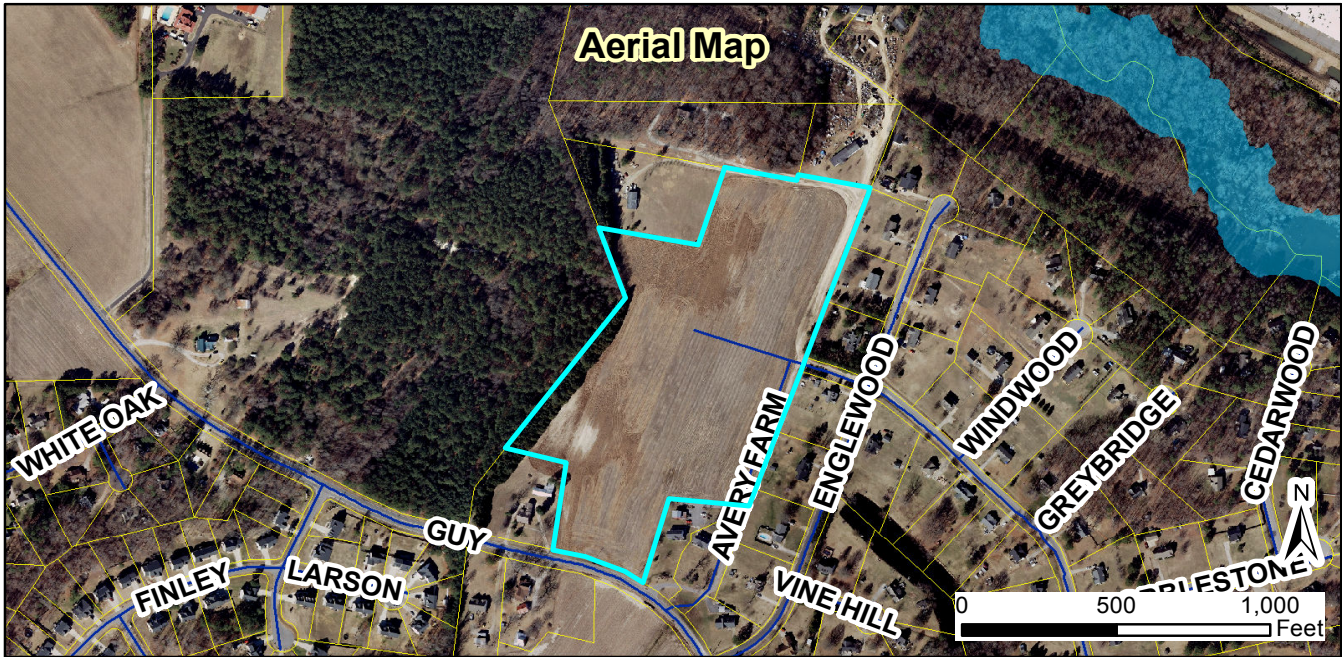
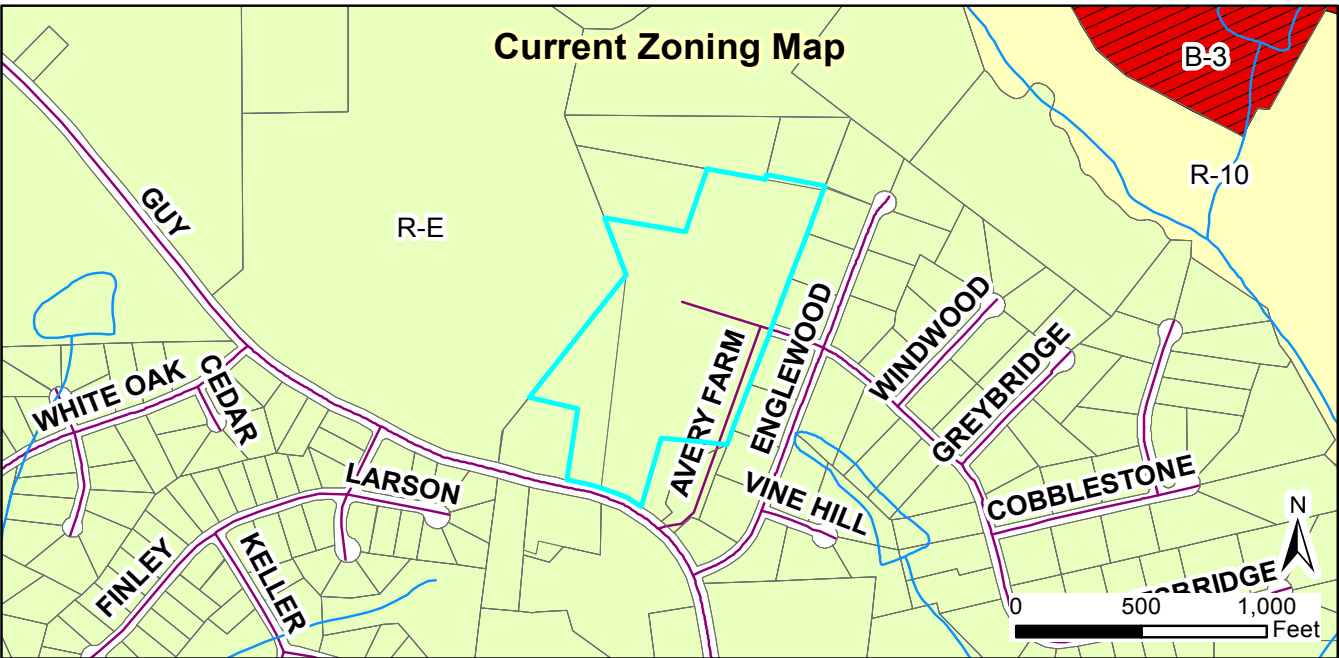
Sworn and subscribed before me Mae Hargis, a Notary Public for the above State and County, this the 30 day of May, 2017.



M. M. Richard
Notary Public

My Commission
Expires:

June 27, 2021
Page 14 of 17



Request:
2017-100-SD, Avery Farm subdivision, to develop
a ±20 lot single family residential subdivision.

Applicant: Adams & Hodge Engineering
 Property Owners: Sam H. Avery
 Parcel ID: 164900-74-1893
 Tag #: 05g02033

Staff Report Map



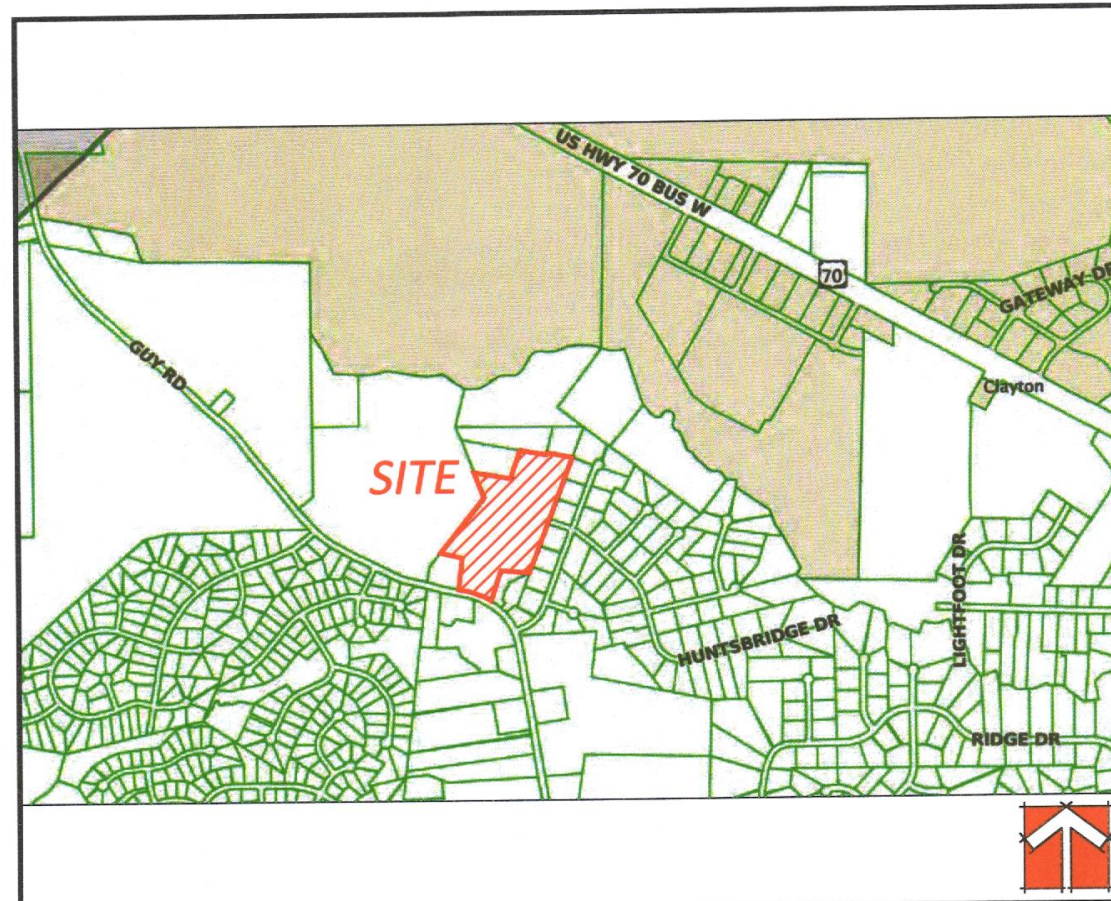
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Legend

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

08/07/2017

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



SITE VICINITY MAP
NOT TO SCALE

PRELIMINARY SUBDIVISION PLAN

FOR AVERY FARM CLAYTON, NORTH CAROLINA

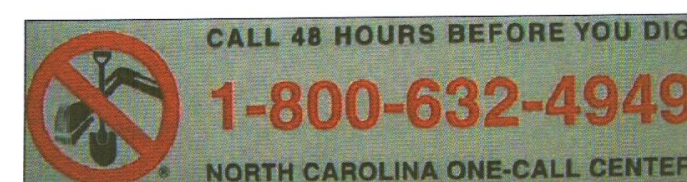
SHEET INDEX

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

DEVELOPER/APPLICANT:

TECHTWOOD, LLC
328 E. MAIN STREET
CLAYTON, NORTH CAROLINA 27520

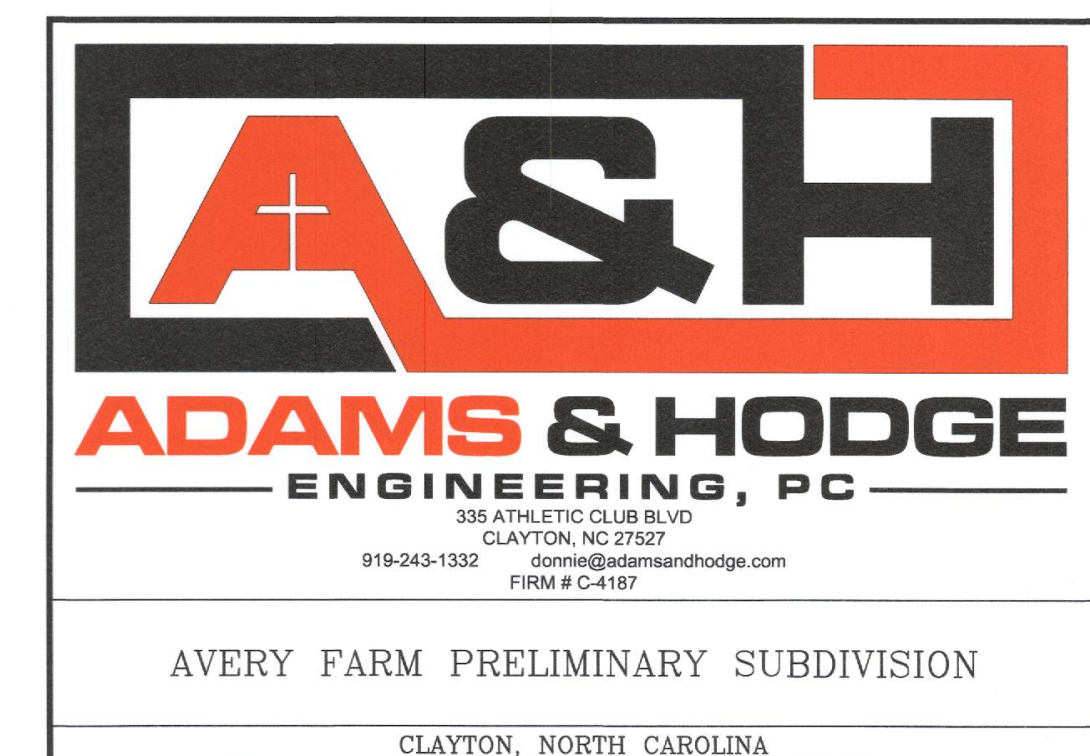
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278



FOR REVIEW AND
COMMENT ONLY

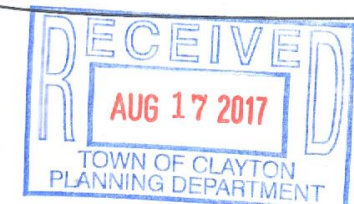


REVISED
1:33 pm, Aug 17, 2017

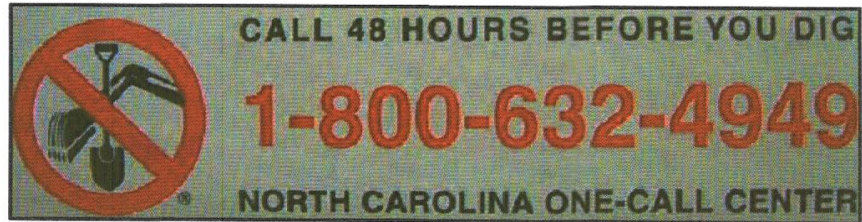


JUNE 1, 2017
REVISED JULY 3, 2017 AS PER TRC COMMENTS
REVISED AUGUST 10, 2017 AS PER DEVELOPER
REVISED AUGUST 17, 2017 AS PER DEVELOPER

3rd submission



T.O.C. PROJECT: 2017-100-SD



DEVELOPER/APPLICANT:

TECHTWOOD, LLC
328 E. MAIN STREET
CLAYTON, NORTH CAROLINA 27520
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

SITE INFORMATION

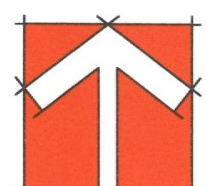
1. OWNER: SAM H. AVERY
1863 GUY ROAD
CLAYTON, NC 27520
2. PARCEL #: 164900-74-1893
3. TAG #: 05002033
4. TAX #: 4665049
5. TOTAL ACREAGE = 15.67 AC/ 682,800 SF
6. CURRENT ZONING: R-E
7. CURRENT USE: AGRICULTURAL



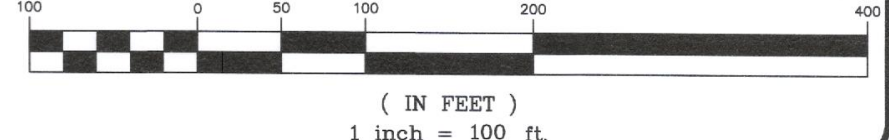
FOR REVIEW AND COMMENT ONLY



REVISED
1:32 pm, Aug 17, 2017



GRAPHIC SCALE



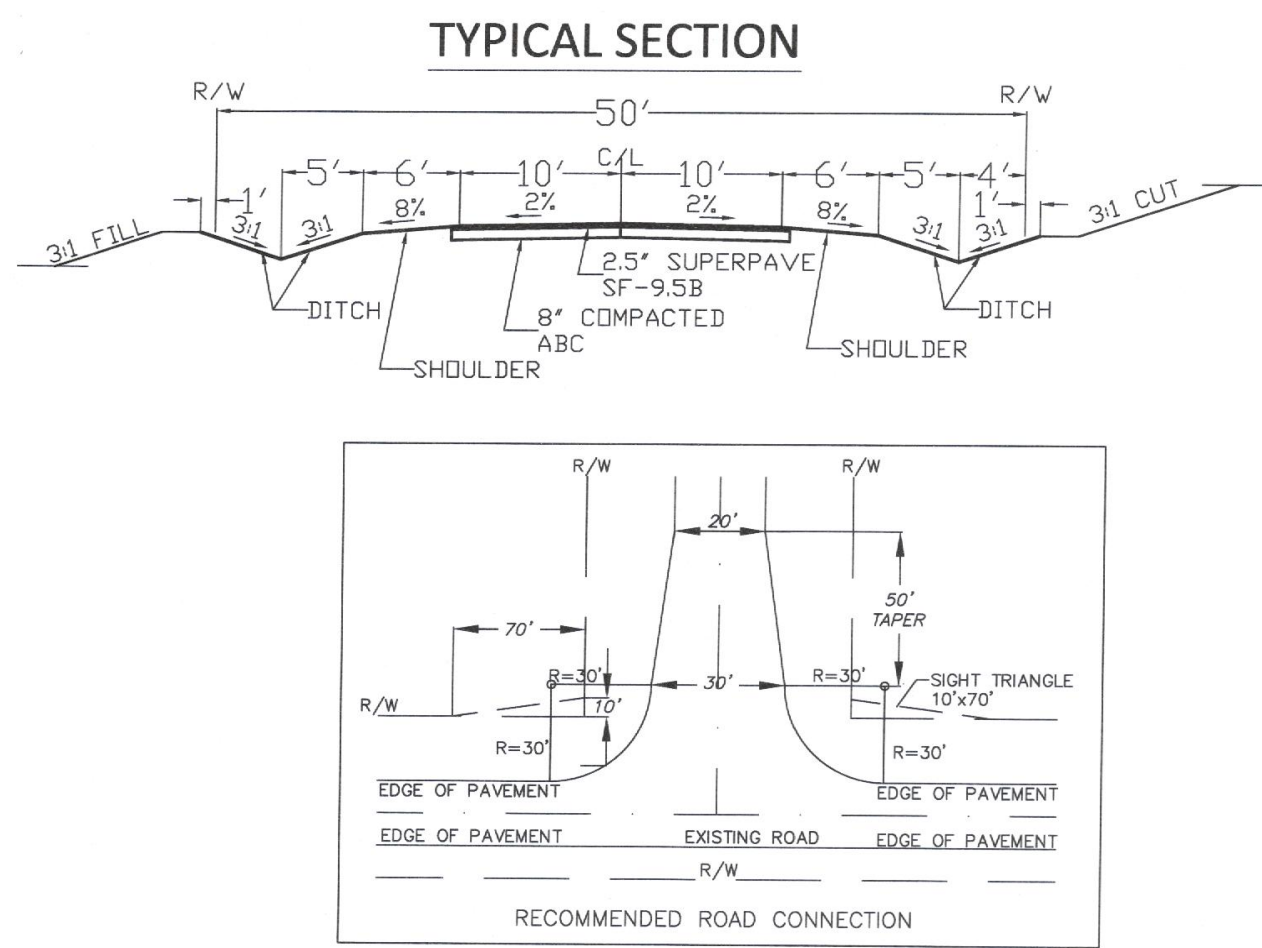
T.O.C. PROJECT: 2017-100-SD

ADAMS & HODGE
ENGINEERING, PC

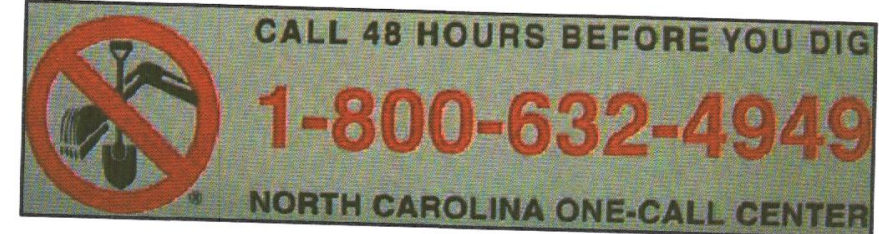
EVERY FARM
CLAYTON, NORTH CAROLINA

EXISTING CONDITIONS

DESIGN: DCA
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE DRAWING SCALE
VERTICAL SCALE: N/A
DATE: 06/01/2017
JOB NO.: AH--
SHEET: EC01



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

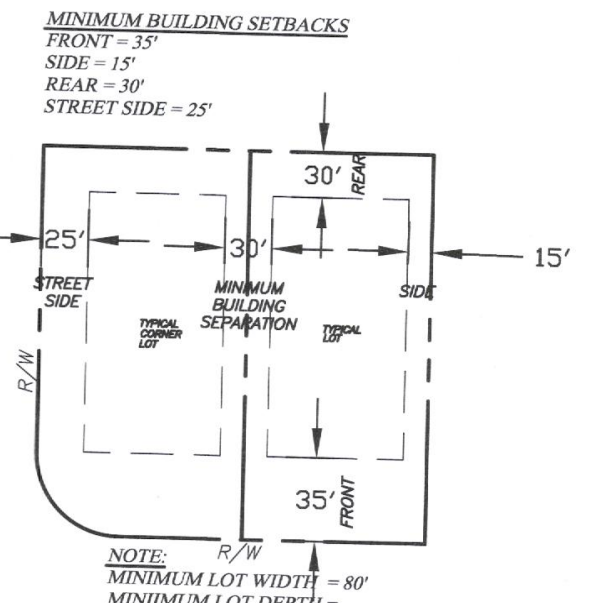


DEVELOPER/APPLICANT:
TECHTWOOD, LLC
328 E. MAIN STREET
CLAYTON, NORTH CAROLINA 27520
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

- SITE INFORMATION**
- OWNER: SAM H. AVERY
1863 GUY ROAD
CLAYTON, NC 27520
 - DEVELOPER/APPLICANT: TECHTWOOD, LLC
328 E. MAIN STREET
CLAYTON, NC 27520
 - PARCEL #: 164900-74-1893
 - TAX #: 0502033
 - TAX #: 4665049
 - TOTAL ACREAGE = 18.67 AC/812,101.13 SF
 - CURRENT ZONING: R-E
 - SITE IS LOCATED WITHIN THE TOWN OF CLAYTON E.T.I.
 - CURRENT USE: AGRICULTURAL/VACANT
 - PROPOSED USE: RESIDENTIAL SUBDIVISION
 - PROPOSED LOTS: 20, SINGLE FAMILY, DETACHED
 - DENSITY: .93 LOTS/AC
 - ELECTRIC PROVIDER: DUKE ENERGY PROGRESS
 - WATER PROVIDER: TOWN OF CLAYTON
 - SEWER PROVIDER: INDIVIDUAL SEPTIC SYSTEMS
 - THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEMA FLOOD MAP # 37201649001 DATED 05/02/2006
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.
 - MAXIMUM IMPERVIOUS AREA PER LOT: 30% (INCLUDING STREETS)

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

- SETBACKS AS SHOWN ARE TYPICAL
- MAXIMUM BUILDING HEIGHT = 35'
- MAXIMUM IMPERVIOUS COVERAGE PER LOT = 30%
- MAXIMUM LOT COVERAGE = 35%
- MINIMUM LOT SIZE = 25,000 SF
- MINIMUM DWELLING UNIT SIZE = 1,400 SF

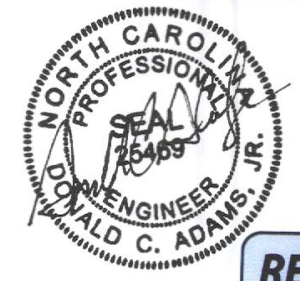


DIMENSIONAL INFORMATION FOR LOTS

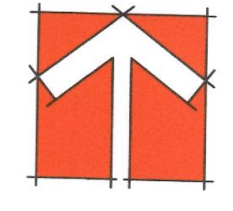
AVERY FARM DEVELOPMENT CHART										
PHASE	AREA OF PHASE	# OF LOTS	RIGHTS-OF-WAY	RESOURCE CONSERVATION AREAS	OPEN SPACE	IMPERVIOUS AREA	PERVIOUS AREA	% OF OVERALL SITE	STATUS OF PHASE	
OVERALL SITE	18.67 AC	20	1.68 AC	0 AC	0.33 AC	9.32 AC (50%)	9.32 AC (50%)	100.00%	SUBMITTED FOR APPROVAL	

AVERY FARM SUBDIVISION STANDARDS														
ZONING	UNIT TYPE	LOT STANDARDS					MINIMUM SETBACKS (FT.)				BUILDING STANDARDS			
		Min. Site Area (acres)	Min. Parcel Size (sq.ft.)	Min. Lot Area (sq.ft.)	Min. Lot Width (sq.ft.)	Max. Lot Coverage (%)	Density (dwelling units/ acre)	Front	Side Interior	Side Street	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq.ft.)	
R-E	SINGLE FAMILY WITH PUBLIC WATER AND SEPTIC	-	-	25,000	80	35	50	1.13	35	15	25	30	35	1,400

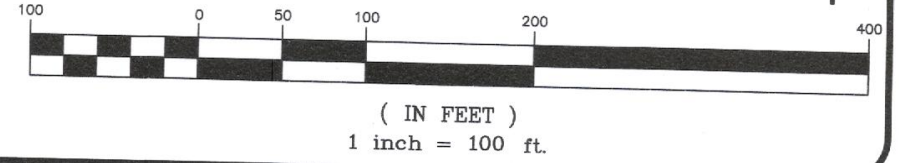
FOR REVIEW AND COMMENT ONLY



REVISED
1:32 pm, Aug 17, 2017



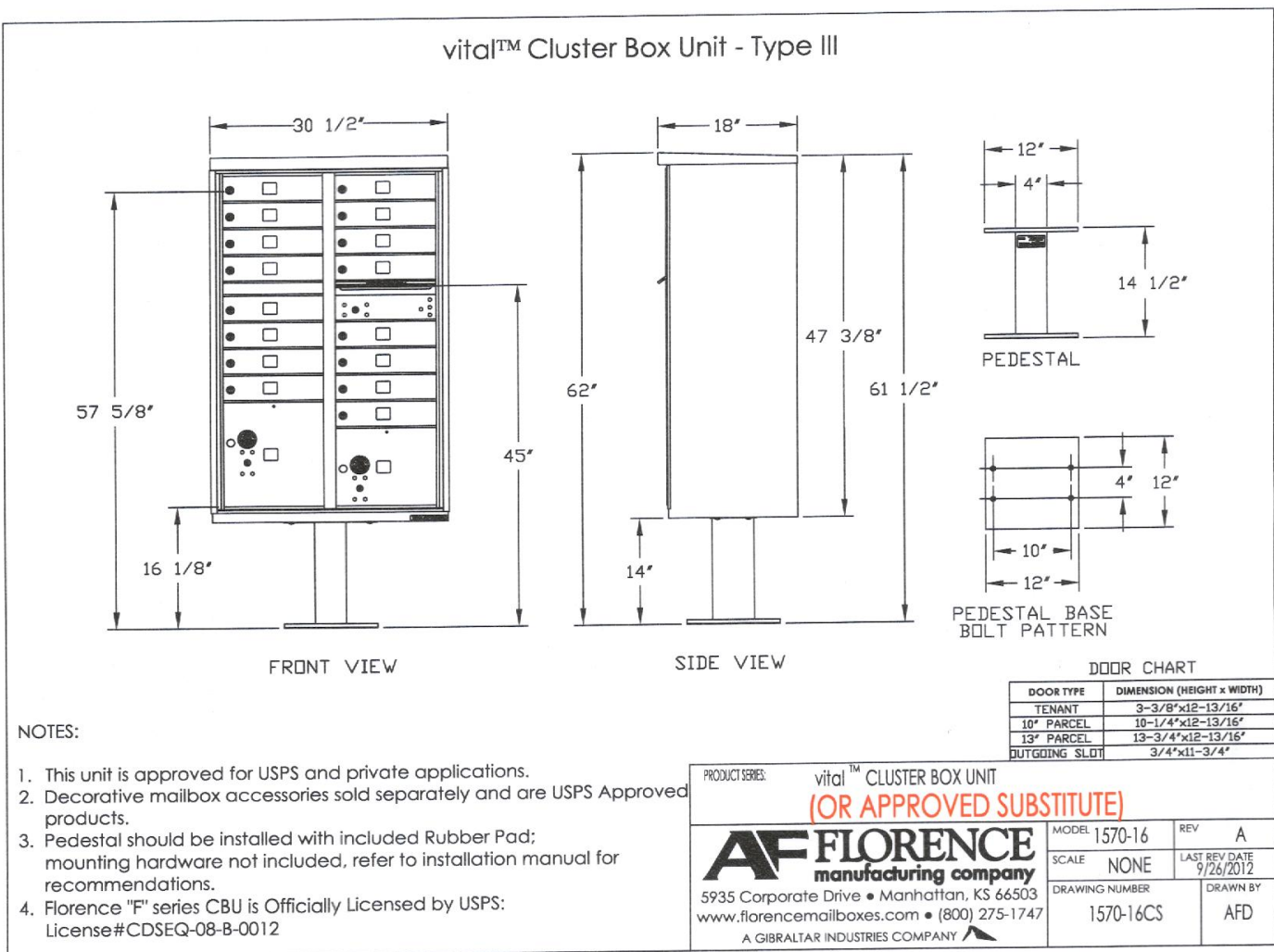
GRAPHIC SCALE



T.O.C. PROJECT: 2017-100-SD

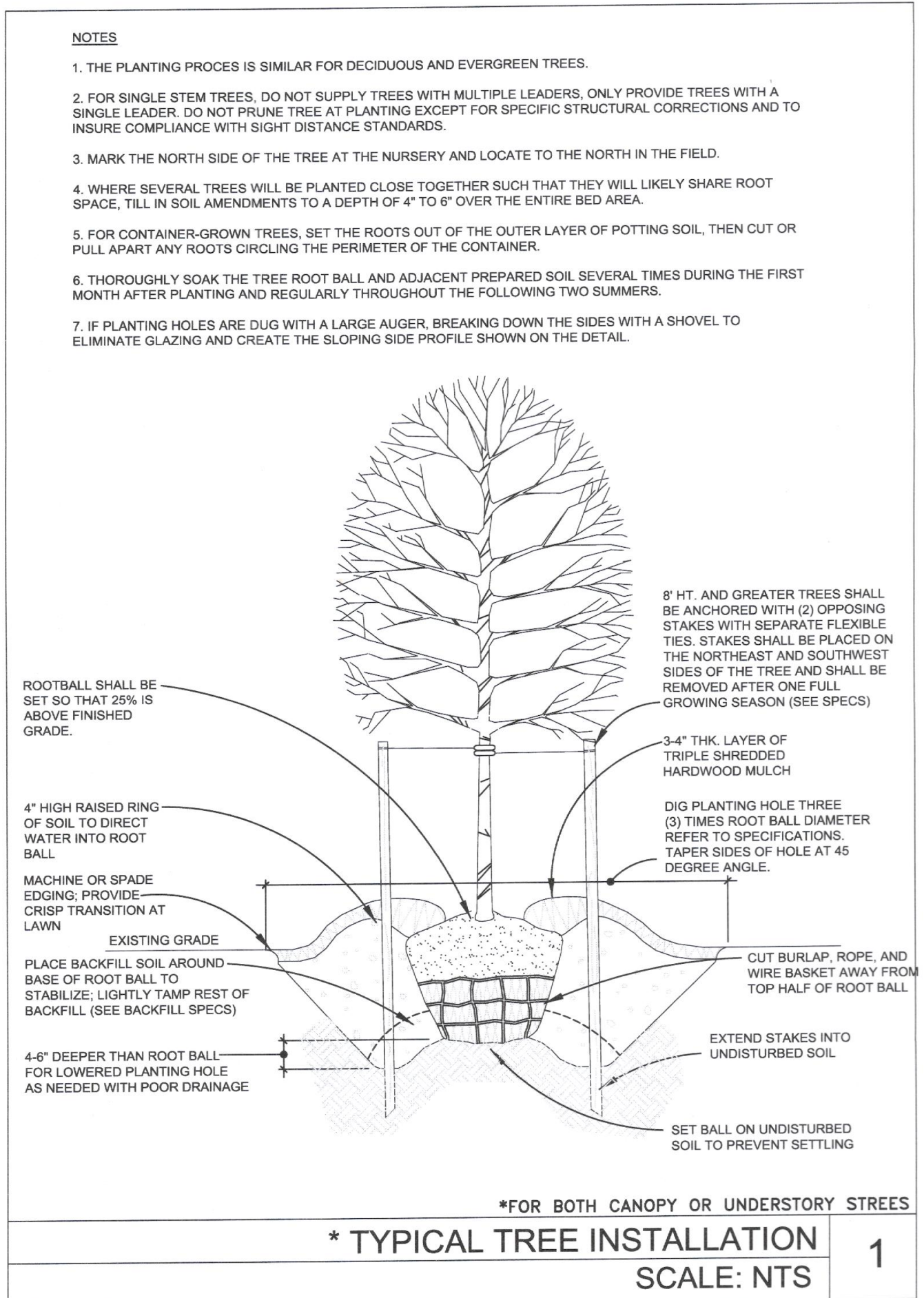
DESIGN
DRAWN
CHECKED
HORIZ.
VERTICAL
DATE
JOB NO.
SHEET

5



CLUSTER MAILBOX UNIT

NOT TO SCALE



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

DEVELOPER/APPLICANT:
TECHWOOD, LLC
328 E. MAIN STREET
CLAYTON, NORTH CAROLINA 27520
CONTACT/AGENT: DONNIE ADAMS, PE
919 763-7278

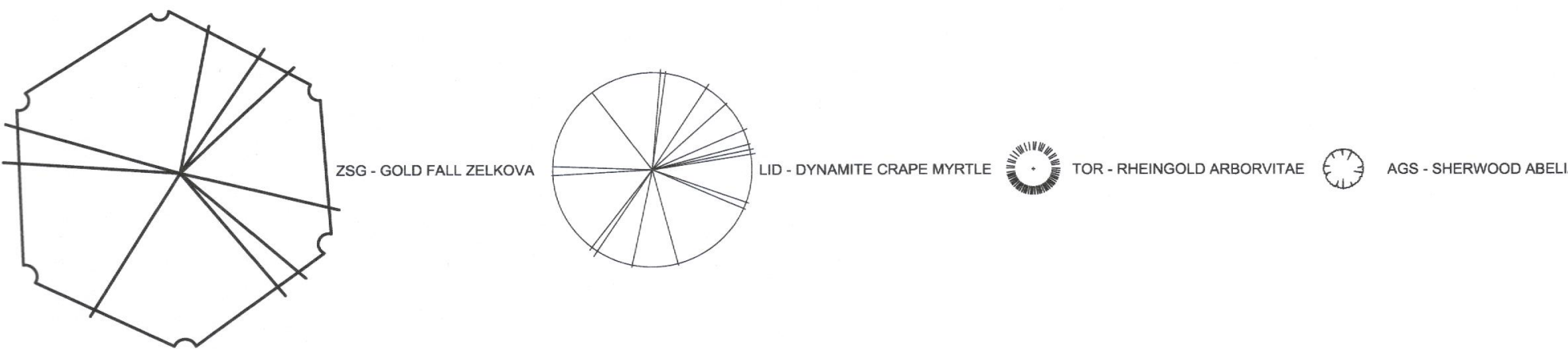
CBU - Plant List

PLANT LIST - CBU SITE ONLY								
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
AGS	24	ABELIA GRANDIFLORA 'SHERWOODII'	SHERWOOD ABELIA	-	-	-	5 GAL.	CBU PLANTINGS
LID	3	LAGERSTROEMIA INDICA 'WHIT II'	DYNAMITE CRAPE MYRTLE (MULTI-STEM)	-	6' MIN.	-	B & B	CBU PLANTINGS
LM	18	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATE LIRIOPE	-	-	-	1 GAL.	CBU PLANTINGS
TOR	6	THUJA OCCIDENTALIS 'RHEINGOLD'	RHEINGOLD ARBORVITAE	-	-	-	7 GAL.	CBU PLANTINGS
ZSG	2	ZELKOVA SERRATA 'GOLD FALL'	GOLD FALL ZELKOVA	2.5"	8' MIN.	-	CONT&B&B	CBU PLANTINGS

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWNS 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 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



CLASS "A" BUFFER - Plant List

PLANT LIST - CLASS "A" BUFFER ONLY								
ALIAS	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
ARO	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"	8' MIN.	-	B & B	BUFFER PLANTINGS
LIN	6	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2"	6' MIN.	-	CONT/B&B	BUFFER PLANTINGS
LOR	24	LOROPETALUM CHINENSE	LOROPETALUM	-	36" MIN.	-	CONT/B&B	BUFFER PLANTINGS

1. ALL PLANTS AND INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF CLAYTON RULES, REGULATIONS AND REQUIREMENTS AND, AT THE LEAST, MEET THE TOWN'S MINIMUM REQUIREMENTS FOR CODE COMPLIANCE.

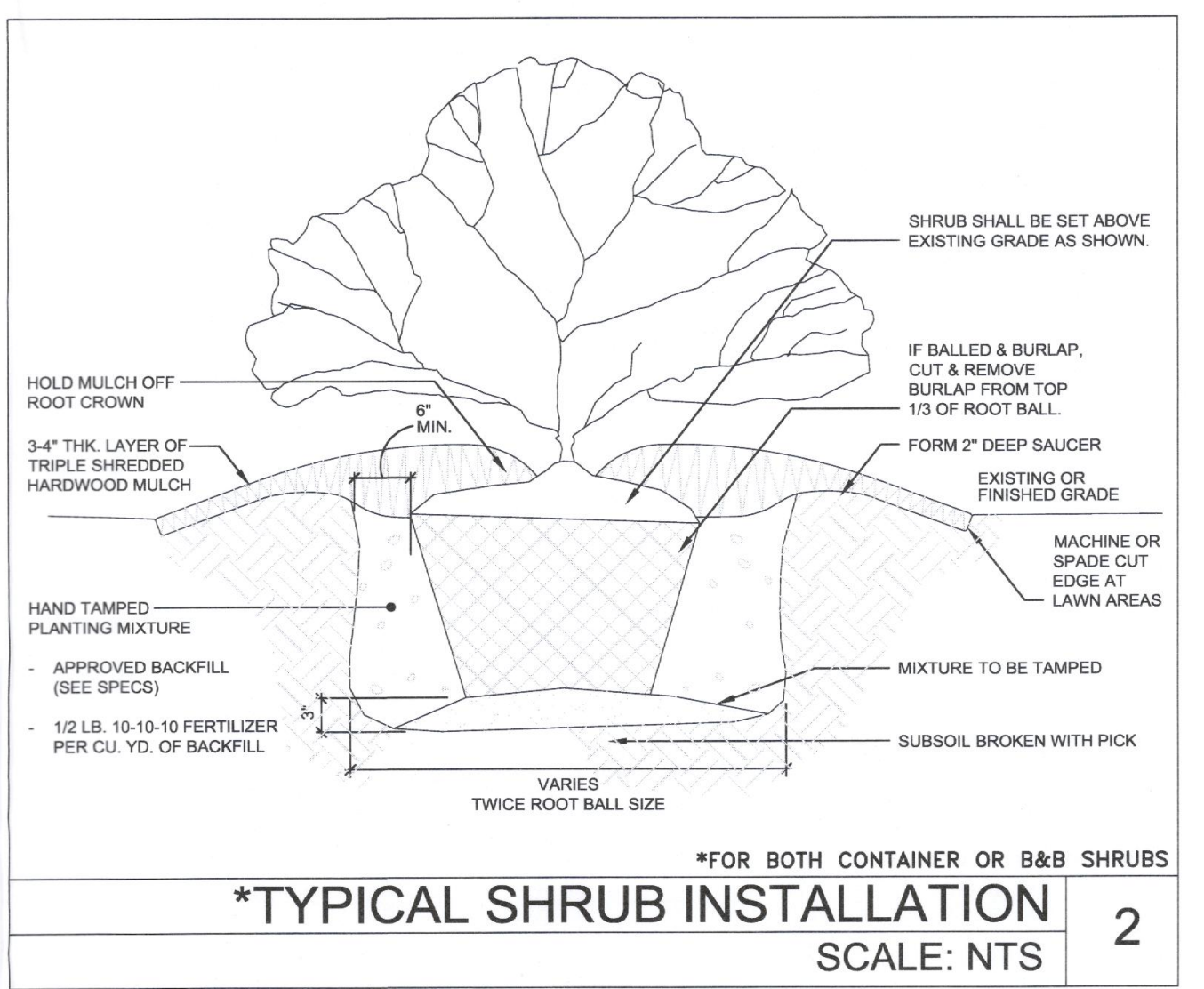
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.

3. THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY SCREEN PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS

ARO-OCTOBER GLORY RED MAPLE

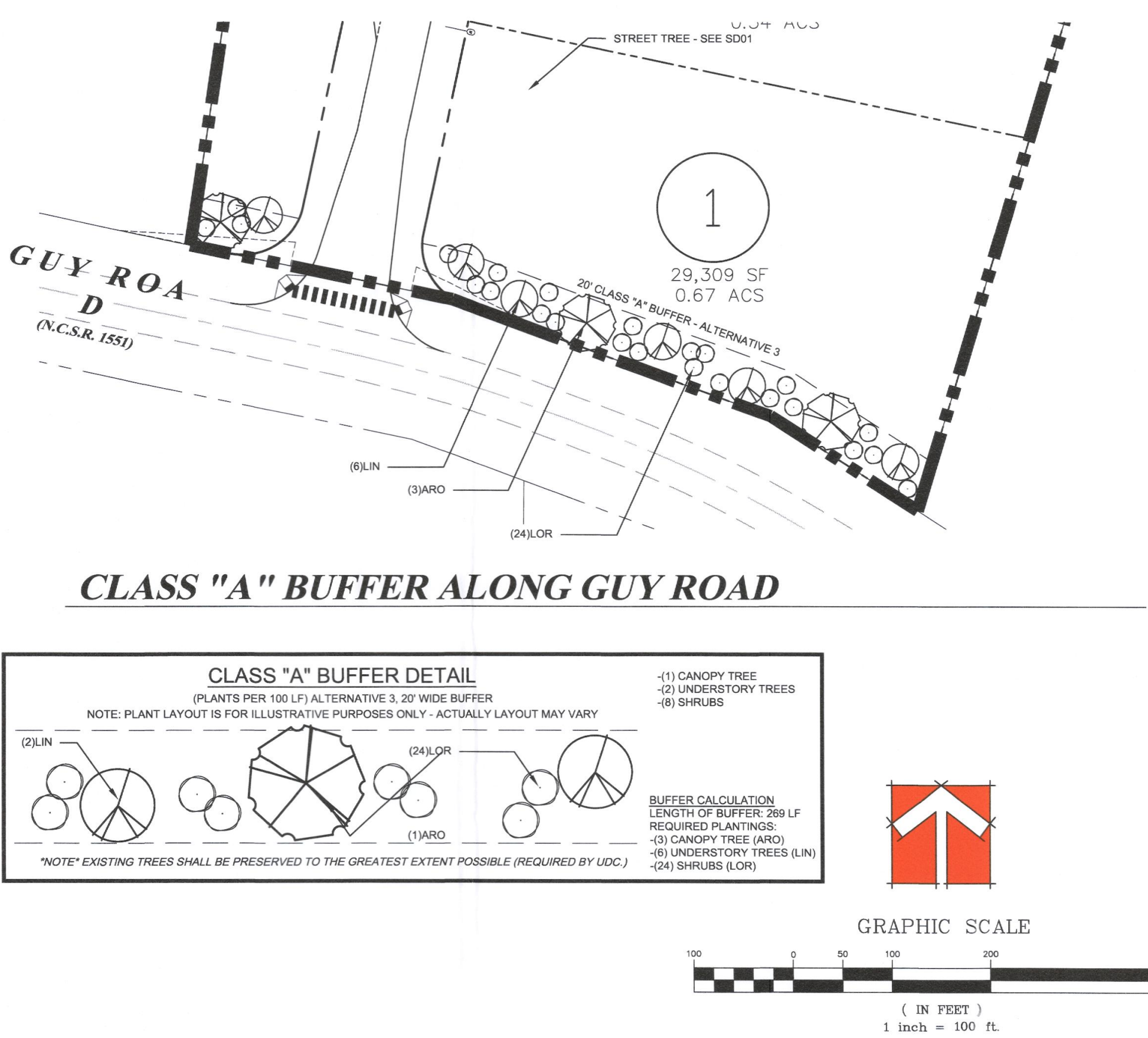
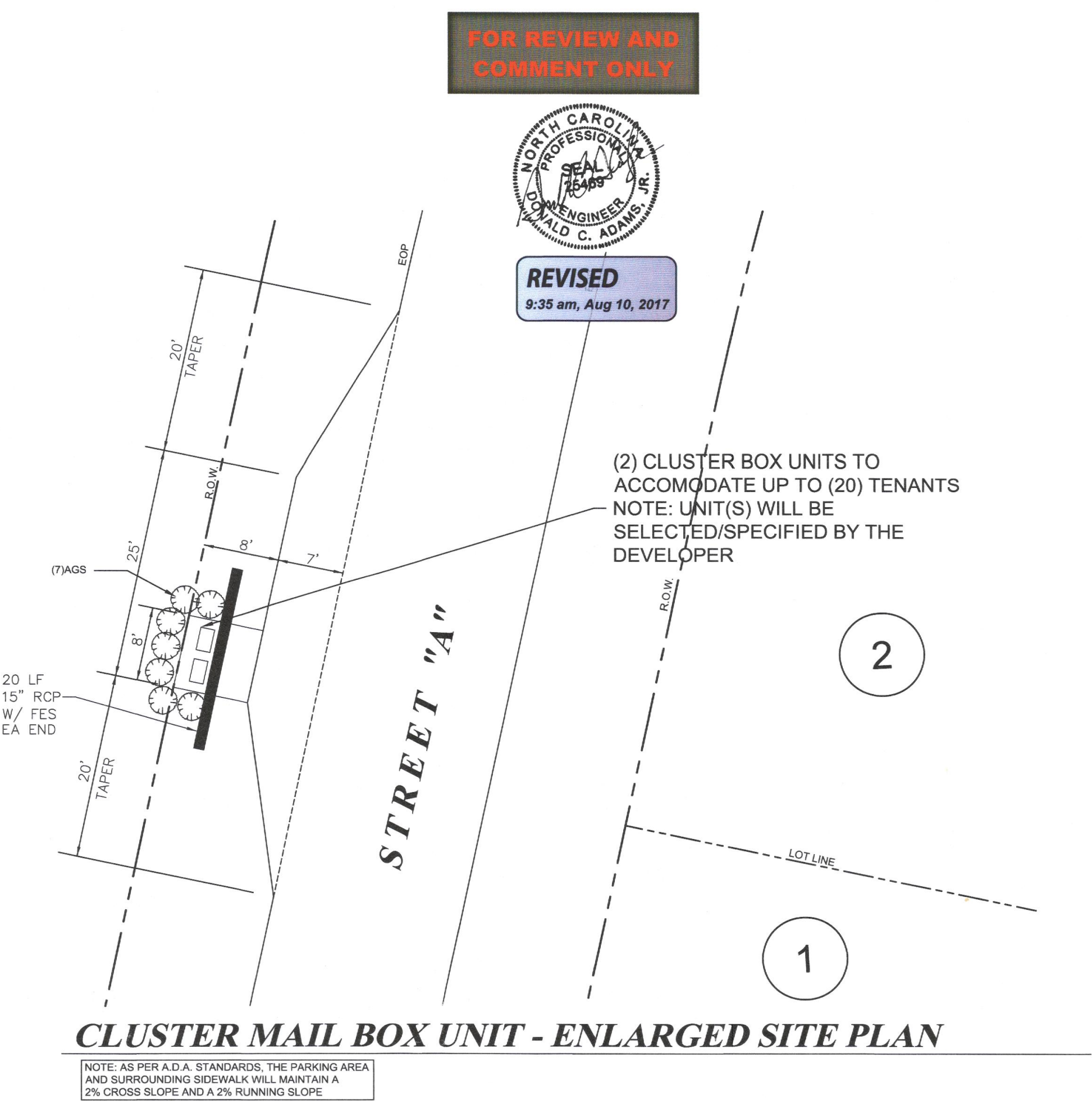
NATCHEZ CRAPE MYRTLE

LOROPETALUM



Landscape Notes

- GENERAL LANDSCAPE NOTES**
- ALL PLANT MATERIALS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
 - 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.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.
 - THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL DISTURBED AREAS NOT IDENTIFIED TO EITHER BE SEEDING OR SOODED SHALL BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 34 INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.
 - PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2 TO 3" DEEP "Y" CUT ALONG ITS BORDER WITH SOODED OR SEEDING AREAS.
 - ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
 - GUINING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
 - THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN AND ENGINEERED ON THIS SHEET UNLESS ALTERNATIVE METHODS OR PRACTICES ARE REVIEWED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.
 - AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.
 - 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.
 - 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.
 - ALL HVAC AND MECHANICAL EQUIPMENT WILL BE SCREENED WITH LANDSCAPING OR DECORATIVE FENCING.



T.O.C. PROJECT: 2017-100-SD

DESIGN: DCA
DRAWN: TMH
CHECKED: DCA
HORIZONTAL SCALE: SEE GRAPHIC SCALE
VERTICAL SCALE: N/A
DATE: 06/01/2017
JOB NO: 4H-
SHEET: SD02

DESIGNER: 335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@adamshodge.com
919-243-1332
FROM: C-187

ADAMS & HODGE
ENGINEERING, PC

CLAYTON, NORTH CAROLINA

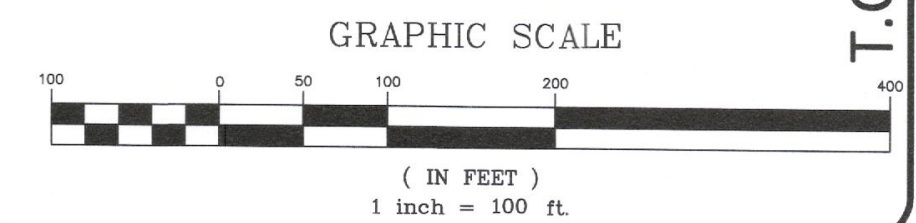
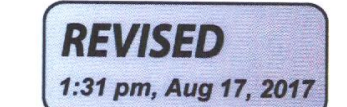
EVERY FARM

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



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

FOR REVIEW AND COMMENT ONLY



UTILITY PLAN

DESIGN	DCA
DRAWN	TMH
CHECKED	DCA
HORIZONTAL SCALE	<u>SIZE</u> GRAPHIC SCALE
VERTICAL SCALE	N/A
DATE	06/01/2017
JOB NO.	AH--
SHEET	

[UT01]

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

ADAMS & HODGE
ENGINEERING, PC



AVERY FARM
CLAYTON, NORTH CAROLINA

UTILITY PLAN

DESIGN	DCA
DRAWN	TMH
CHECKED	DCA
HORIZONTAL SCALE	<u>SIZE GRAPHIC SCALE</u>
VERTICAL SCALE	N/A
DATE	06/01/2017
JOB NO.	AH--
SHEET	

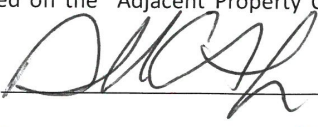
[UT01]

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: June 28, 2017

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

Printed Name: Donald C Adams Jr. Signature: 

Date of Meeting: July 11, 2017 Time of Meeting: 7:00 pm

Location of Meeting: 314 E. Main St. Clayton, NC 27520

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

See attached minutes

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



Neighborhood Meeting Avery Farm
314 E. Main St. Clayton, NC
July 11, 2017
Time: 7:00pm

Donnie Adams opened the meeting at 7:07 and gave a general overview of the project and opened the floor for questions.

Resident: Is there going to be a berm around the perimeter?

James Lipscomb: Its similar residential backing up to similar residential so no berm required. It will be grassed. If there is a surplus of dirt remaining from street construction it may be used for a berm as available.

Resident: Are you taking out any trees along the property lines?

James: We don't have plans to take out any trees around the perimeter.

James: The average price house will be around \$300 range. We expect the houses to be around 2800sf to over 3000sf.

Resident: Are you dealing with any variances?

Donnie: Explained that no variance is necessary due to pending rule changes with density.

Resident: When will they start building houses?

Donnie: Town approval expected in September. Vertical construction, most likely just after the first of the year.

Resident: Who will be the builders?

James: We would like to have at least three. Most likely One 27 Homes, Weaver, and Weston Homes.

Resident: What is the plan for the Old Avery Farm Ln. (the 50' access easement)?

James: The preference would be for three property owners to give up the easement from Guy Rd to Huntsbridge Dr. If they choose to keep it we will have to work around it.

Resident: Has to call NCDOT to fill in holes in road in Buckingham and is concerned about additional traffic through her neighborhood.

Resident: Is there going to be a turning lane on Guy Rd?

Donnie: Due to the low number of lots in this subdivision NCDOT is not requiring a turn lane.

Residents: Several accidents have occurred near the exiting entrance to Buckingham S/D

Donnie: I conducted an onsite evaluation and confirmed that there is sufficient sight distance in both direction per NCDOT access requirements.



Resident: Do you know how lots will be assigned for builders?

James: Not at this time.

Resident: Will this project have sidewalks?

Donnie: The developer may choose to install sidewalks - its undetermined at this time.

James: We are asking the town address the sidewalk situation given the rural character of the surrounding area.

Resident: Sounds like this is going to be a good place

Resident: Concerned about existing drainage problems from NCDOT R/W. Please pay attention to the stormwater drainage across the road (through the existing storm drain)

Donnie: This project goes before the Clayton Planning Board Monday, June 24th, then to Town Council work session in August with a final decision at the September 5 Town Council meeting.

Resident: How much proposed impervious area?

Donnie: Under 15 percent impervious.

Resident: Who determines the type and size of houses? Why wouldn't you build little modest houses?

Donnie: It's up to the developers and builders. They know what the market demand is in this area and make appropriate judgements.

Resident: Is the subdivision going to have covenants? As far as the size of the houses.

Donnie: There will be an HOA with covenants.

Donnie asked for further questions. Hearing none, the meeting adjourned at 7:46



June 28, 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 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: **Tuesday, July 11, 2017**

Meeting Time: **7:00 p.m.**

Meeting Location: **114 W. Main Street
Clayton, NC 27520**

Type of Application: **Major Subdivision Plan**

Project/proposal property address: **1872 Guy Rd, Clayton, NC 27520, north side of Guy just west of Englewood Dr.**

Description of project/proposal: **The proposed project is a 20 lot single family residential subdivision which will be serviced by public water and individual septic systems.**

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

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

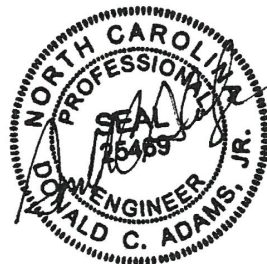
If you have any questions prior to or after this meeting, you may contact us at (919)763-7278.

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

Sincerely,

Donald C. Adams, Jr., PE

Cc: Town of Clayton Planning Dept.



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Adams & Hodge Engineering, PC (AVERY FARM)

Location/Date: 314 E. Main St. Clayton, NC

	NAME	ADDRESS
1	John & Jane Barnes	400 Avery Farm Lane
2	DURWOOD & BECKY HARGIS	1863 GUY RD.
3	JONATHAN BARNES	103 AVENEL LANE CLAYTON, NC
4	Jeff-Pandora Pearson	2105 Englewood Dr.
5	Scott/Carol Sedei	1872 Guy Rd.
6	Donnie Adams	404 Swann Trail
7	James Lipscomb	
8	Holland Adams	404 Swann Trail
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



*** DISCLAIMER ***

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

Result 3

id: 05G02026H
Tag: 05G02026H
Tax Unique Id: 4674713
Owner Name 1: GOSENSKI, LOUISE R
Owner Name 2:
Mail Address 1: 2205 ENGLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01223
Page: 0093

Result 4

id: 05G02033B
Tag: 05G02033B
Tax Unique Id: 4647124
Owner Name 1: AVERY, SAM H
Owner Name 2:
Mail Address 1: 1863 GUY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6736
Book:
Page:

Result 5

id: 05G02026I
Tag: 05G02026I
Tax Unique Id: 4685641
Owner Name 1: WATSON, CARRIE
Owner Name 2:
Mail Address 1: 2209 ENGLEWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02657
Page: 0048

Result 6

id: 05G02033J
Tag: 05G02033J
Tax Unique Id: 4647121
Owner Name 1: CANADY, RONALD D
Owner Name 2:
Mail Address 1: 441 AVERY FARM LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02676
Page: 0731

Result 7

id: 05G02034S
Tag: 05G02034S
Tax Unique Id: 4693728
Owner Name 1: ALIOTO, JULIANA R
Owner Name 2:
Mail Address 1: 129 LAFOY DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03971
Page: 0885

Result 8

id: 05G02025F
Tag: 05G02025F
Tax Unique Id: 4674710
Owner Name 1: NORRIS, LARRY
CHRISTOPHER
Owner Name 2:
Mail Address 1: 2109 ENGLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9364
Book: 01967
Page: 0744



*** DISCLAIMER ***

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

Result 9

id: 05G02033A
Tag: 05G02033A
Tax Unique Id: 4705055
Owner Name 1: SEDEI, WAYNE D
Owner Name 2: SEDEI, CAROL A
Mail Address 1: 1872 GUY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Book: 04125
Page: 0836

Result 10

id: 05G02033I
Tag: 05G02033I
Tax Unique Id: 4693727
Owner Name 1: ALIOTO, JULIANA R
Owner Name 2:
Mail Address 1: 129 LAFOY DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03971
Page: 0885

Result 11

id: 05G02025E
Tag: 05G02025E
Tax Unique Id: 4674709
Owner Name 1: OLIVARES, JUAN
Owner Name 2: CRUZ, OLIVARES MACRINA
Mail Address 1: 2101 ENGLEWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03411
Page: 0054

Result 12

id: 05G02033E
Tag: 05G02033E
Tax Unique Id: 4756307
Owner Name 1: HARGIS, DURWOOD
Owner Name 2: HARGIS, MARIE A
Mail Address 1: 1863 GUY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6737
Book: 00827
Page: 0166

Result 13

id: 05G02033C
Tag: 05G02033C
Tax Unique Id: 4736379
Owner Name 1: BARNES, JOHN I III
Owner Name 2: BARNES, JANE
Mail Address 1: 400 AVERY FARM LN
Mail Address 2: P O BOX 847
Mail Address 3: CLAYTON, NC 27520-0847
Book: 00809
Page: 0736

Result 14

id: 05G02033H
Tag: 05G02033H
Tax Unique Id: 4685651
Owner Name 1: JOYE, HARRY J.
Owner Name 2:
Mail Address 1: 330 AVERY FARM LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6792
Book: 04969
Page: 0154



*** DISCLAIMER ***

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

Result 15

id: 05G02025G
Tag: 05G02025G
Tax Unique Id: 4674729
Owner Name 1: BRYANT, DENNIS E
Owner Name 2: BRYANT, ALFREDA J
Mail Address 1: 2201 ENGLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 00000
Page: 0000

Result 16

id: 05G02026N
Tag: 05G02026N
Tax Unique Id: 4693014
Owner Name 1: MOODY, WILLIAM MARVIN
Owner Name 2: MOODY, CATHY
Mail Address 1: 2213 ENGLEWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-9366
Book: 01357
Page: 0588

Result 17

id: 05G02026A
Tag: 05G02026A
Tax Unique Id: 4674738
Owner Name 1: PEARSON, JEFFREY M
Owner Name 2: PEARSON, PANDORA S
Mail Address 1: 2105 ENGLEWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01206
Page: 0360

Result 18
Young, Troy D
Young Kelly H
1877 Guy Rd
Clayton, NC 27520-
6737