



Town of Clayton
Town of Clayton Planning Board Agenda
Monday, April 22, 2024 @ 6:00 PM
Town Council Chambers

<https://www.youtube.com/TownofClaytonNC>

THE PLANNING BOARD MEETING WILL BE HELD IN PERSON.

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

THE PUBLIC MAY VIEW THE LIVE MEETING ON THE TOWN'S YOUTUBE CHANNEL:

<https://www.youtube.com/TownofClaytonNC>

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. Approval of the March 25, 2024 Meeting Minutes
[March 25, 2024 DRAFT Minutes](#)

4. PUBLIC HEARINGS

- a. 2024-24-CZM Shotwell Apartments
Presenter: Conrad Olmedo, Planning Director
[2024-24-CZM Shotwell Apartments - Planning - Pdf](#)

POTENTIAL ACTION: Provide a recommendation to the Clayton Town Council.

5. NEW BUSINESS

- a. Downtown Master Plan Update
Presenter: Town of Clayton's Economic Development Department
[Downtown Master Plan Update - Economic Development - Pdf](#)

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



**Town of Clayton
Planning Board Minutes
Monday, March 25, 2024 at 6:00 PM
Town Council Chambers
111 E. Second Street**

Board Members Present:

James Moore
Ronald Williams
Kevin Lee
James Lipscomb
Derrick Applewhite
Jodie Dupree
Daniel Gleason
Mike Surasky
Anita Bland
Jeffrey R. Spence

Staff Present:

Andria Archer, Council Member
Conrad Olmedo, Planning Director
Heidi Holland, Town Clerk
Steven Mott, Planner II

Board Members Absent:

None

1 CALL TO ORDER

- a) Conduct a Role Call to Establish Attendance and a Quorum

Presenter: Staff

Chair Moore called the meeting to order at 6:00 p.m. Mr. Olmedo provided a role call.

2 ELECTION FOR CHAIR AND VICE CHAIR

- a) Elect New Chair and Vice Chair for the Planning Board

Presenter: Conrad Olmedo, Planning Director

Mr. Olmedo stated this is the opportunity to accept nominations for both chair and vice-chair. Board Member Lipscomb motioned for James Moore to remain chair, seconded by Derrick Applewhite. Board Member Lipscomb motioned for Jodie Dupree to fill vice-chair, seconded by Board Member Lee.

Motion To Approve Nomination of Chair

RESULT: CARRIED 9-0

MOVER:	James Lipscomb
SECONDER:	Derrick Applewhite
YES:	James Moore, Ronald Williams, Kevin Lee, James Lipscomb, Derrick Applewhite, Jodie Dupree, Daniel Gleason, Mike Surasky, and Anita Bland
NO:	None

Motion To Approve Nomination of Vice-Chair

RESULT:	CARRIED 9-0
MOVER:	James Lipscomb
SECONDER:	Kevin Lee
YES:	James Moore, Ronald Williams, Kevin Lee, James Lipscomb, Derrick Applewhite, Jodie Dupree, Daniel Gleason, Mike Surasky, and Anita Bland
NO:	None

3 ADJUSTMENT OF THE AGENDA

- a) Mr. Olmedo stated that Carolina Overlook is in two places on the agenda. The item needs to be removed from New Business; this would be the first item under Public Meetings. Mr. Olmedo stated the consultant presenting Downtown Master Plan would be joining remotely but may need more time, he stated he might put Chad Meadows before this item if needed.

4 APPROVAL OF MINUTES

- a) February 26, 2024 Planning Board Minutes
Presenter: N/A

Adoption of Minutes

RESULT:	CARRIED 9-0
MOVER:	Ronald Williams
SECONDER:	Anita Bland
YES:	James Moore, Ronald Williams, Kevin Lee, James Lipscomb, Derrick Applewhite, Jodie Dupree, Daniel Gleason, Mike Surasky, and Anita Bland
NO:	None

5 PUBLIC MEETINGS

- a) 2023-115-CZM Carolina Overlook North Conditional Zoning District W/ Master Plan
Presenter: Steven Mott, Planner II

Mr. Mott presented this item. This request is to rezone the property from R8 & R10 to a Conditional Zoning Residential district. This request is for 750 single

family attached and detached homes (limited to 20% of the site). Other uses include clubhouse, park, parking lot, temporary parking lot, food truck and associated residential accessory uses.

Density is 2.1 units per acre and the property is located off Covered Bridge Road and Brookhill Drive. Shared was the concept plan and aerial map. The resource conservation area along the Neuse River is preserved with minimal intersections above. Storm water control measures are also located throughout the site. Discussed was the existing zoning. Discussed was conventional zoning versus proposed zoning. There is a mixture of proposed lot sizes ranging from a lot width of 41' and a minimum lot size of 4,700 sq. ft. all the way up to 8,000 sq. ft. with a lot size of 65'. The range of setbacks in the conventional zoning district would be 15' at the front, 5' at the side, and 11' at the side street. Offered is a minimum garage setback of 21.5' for detached single family and 25' for attached single family.

Public water and sewer would be available through the Town with electric service available from Duke Energy. Class C landscape buffers and opaque fencing are required around the perimeter and interior landscaping and street yard trees would meet the UDC requirements. There would be 70 acres for amenities including a 13,000 sq. ft. clubhouse with an outdoor pool. Other amenities could include walking trails, pocket parks, dog parks and/or community garden. There are no public greenways proposed as part of this development.

Regarding traffic generation, this proposed development would generate 3,285 daily trips; 180 AM peak trips and 214 PM peak trips. Shared were the proposed traffic improvements which are further discussed in the conditions.

Discussed were the architectural standards, these are located in the agenda packet. Regarding conditional zoning, staff do look at seven different criteria; these were discussed; these are located in the agenda packet. Mr. Mott discussed the master plan approval criteria; these are also located in the agenda packet. Shared were the recommended conditions of approval which are located in the staff report in the agenda.

Board Member Applewhite asked Mr. Mott to go over the last point again that this is inconsistent with the future land use map because part of the parcel is in low density residential and other parcel is in medium density; if it were all medium density, would it qualify for being consistent? Mr. Olmedo stated this property has three different future land use map designations, two of which are related to the project in terms of density, so having it inconsistent give staff an opportunity to use one land use classification for the entire project.

Applicant Brandy Vega, Planning and Entitlements Manager at WithersRavenel, was present to speak on this item. She stated this proposed development is a

55+ highly amenitized community. The HOA would provide landscaping and maintenance. There are two stream crossings, those have been minimized with proposed cul-de-sacs. She stated this is a large site at 363 acres. There are two adjacent neighborhoods: Smith Ridge Estates and Ole Mill Stream.

Shared was a map showing the resource conservation area which included flood plains, streams, stream buffers, and wetlands. The build out of this proposed development is expected in 2026. This project would be connected to the Sam's Branch Greenway.

Adjacent property owners in the two adjacent neighborhoods were invited to a meeting. A neighborhood meeting was also held at the Clayton Center and have since met with individuals and groups from both neighborhoods on multiple occasions. Efforts have been made to address any concerns.

Shared were proposed architectural standards. Some pictures shared are actual units at Carolina Overlook and similar elevations would be available for this proposed development. She clarified there would not be any vinyl siding. Minimum buffers are 20' Type C along the perimeter, except along Ole Mill Village boundary and 30' undisturbed buffer along Ole Mill Village boundary to be supplemented to a Type C.

There was discussion on environmental concerns. Developers have agreed to upsize the detention at SCM #11; currently it's required to meet the 110 25-year storm event; it is being upsized to meet the 50-year 24-hour storm event. Concerns were heard about the Neuse River and additional erosion control would be added with double line silt fencing provided along the grading boundaries along the east side of the property. They are committed to 70 acres of RCA.

An estimate of buildable areas was provided. This table is not exact because the site design has not begun. Of the 248 acres that could be buildable, 141 acres are planned to be built upon. 39% of the total site and approximately 57% of the total area is buildable.

Rynal Stephenson, Traffic Engineer, spoke on the TIA. There are several road or signal improvements associated with this project. These are outlined in the conditions. There are three access points to Covered Bridge Road. The Western access is a full movement, and the eastern access is a right in right out only. The intersection at Brookhill and Covered Bridge is being monitored for a traffic signal. He stated the Covered Bridge Road intersection at O'Neil Street is being realigned and signalized with turn lane improvements. He stated they did consider traffic from other developments in the area in this study.

Ms. Vegas stated a lot of the improvements are being made by Carolina Overlook. Board Member Bland asked about the level of service grades; Mr.

Stephenson discussed the traffic evaluation process. She asked what grade is considered acceptable, he stated in most cases, level of service D. Board Member Gleason asked if there was a reason it was decided to use 3% growth rather than a higher number? Mr. Stephenson stated he admits 3% is low but, in the study, he used traffic from other area developments as well and that has been taken into account; he thinks a healthy growth of cars that have been counted.

Board Member Applewhite asked Ms. Vega to discuss the comments received from the community. She stated they heard concerns about the roads in Smith Bridge Estates being private and not in great condition; they did not want those connected. There was discussion about concerns on the buffers and stormwater issues, those have both been increased. A double link silt fence was added because of concerns about the Neuse River. A crosswalk across Covered Bridge Road is being discussed but that would ultimately be a DOT decision. Improvements to Brookhill Drive are being looked at before construction starts and they are looking at using construction entrances off Covered Bridge Road to alleviate some construction headaches.

Board Member Applewhite asked about the ecology of the parcel, Ward Mariotti, with Spangler Environmental, was present. He stated doubling up the silt fences would increase the amount of the materials conveyed during storm flows that are not conveyed into receiving waters. Regarding site ecology, there's medium mature pine plantation and some areas of mature mixed hardwoods. The most mature hardwood community that is there is on the Neuse River flood plain and that is being entirely protected. Formal protected species surveys were completed; no land species were located and no aquatic species were found within the parcel. About half a dozen state protected aquatic species were found during the Neuse River proper survey using scuba gear. He anticipates no impact to any protected species. There was discussion on the existence of steep slopes. Mr. Mariotti stated the steep slopes are mostly in transition between if not uplands the tributaries and the Neuse River flood plain with regard to the grading plan, the double silt fence would have a result in significant water quality protection.

It was asked if this would have any impact on well water, Mr. Mariotti stated there would be no impact to ground water.

The public comments portion of this item opened up. Chair Moore read a public comments statement. All were asked to keep their comments to three minutes.

Rebecca Wheaton, 700 Christopher Drive, spoke about ground water. She stated she thinks this eventually would impact the Neuse River and the well system that they draw from. Chris Casey, 410 Christopher Drive, would like board to take into consideration lot sizes and the theme of the neighborhood. He stated 30' of buffer is not enough. Jean White, Micro Way, resident of Ole Mill

Stream shared her concerns; she discussed signing petitions. David White, Micro Way, discussed further the signed petitions. He stated they were promised a 200' buffer between the two developments. He further spoke in opposition of this proposed development. Paul Robinson questioned the buffer surrounding the property. Patty Hubert, 114 Micro Way, stated her property abuts the proposed development. Discussed was the privacy of nature in her backyard. She asked if someone could address grading. Charles Tidwell, Micro Way, discussed density on unusable land. Regarding the TIA study, expects that to be three times what was stated. Lisa Leven, 127 Micro Way, discussed the impact of the traffic of construction vehicles. Lisa Mills, 2205 Smith Drive, would like 200' buffer. She shared her concerns with the traffic. Benjamin Stiff, Micro Way, asked to consider the community members the Town has now. John Scarpa, 134 Neuse Ridge, stated every development that comes before this board, is clear cut and this needs to be stopped; it's destroying the character of Clayton. Kelly Johnson, of Ole Mill Stream, stated there is no need for this development to connect. She echoed what other neighbors have said tonight in opposition.

Chair Moore closed the public comments and turned this over to the Board for their consideration.

Board Member Applewhite asked if we could look at some conditions and come up with a compromise for the neighbors. Board Member Dupree asked the applicant if there is any flexibility on the 30' buffer. Kelly Race, with Pulte/Del Webb, stated the 30' was an additional 10' with the agreement that they would meet with the homeowners. She stated that meeting has not taken place yet. A certain amount of depth must be provided for the lots. She stated there has been a lot of flexibility since last November but there is not any beyond that.

Chair Moore asked about the townhomes, Ms. Race stated they are single-story but have an option for a loft; all the livable space is on the first floor. Chair Moore compared this project to the Vinson Road CZM. There was discussion not getting consistency with staff on projects. Council Member Archer stated this development and Vinson Road are not comparable. Mr. Olmedo spoke more on staff recommendations.

Board Member Bland stated she likes the project and would love it if it were in another location, but clear cutting and grading are concerns for her. Chair Moore concurs with Board Member Bland's comments. Board Member Surasky discussed transition, he stated this Town is in a transition. He stated there is a plan to widen this road from Shotwell through Pritchard Road to four lanes. Board Member Lipscomb stated he thinks this is compliant and staff's recommendation is correct. He stated his concern is with the developer offering a larger buffer for 100% compliance. Ms. Race spoke about this. She stated because the easement ran with the land, they were informed that it could not be terminated unless all property owner signatures were obtained.

Board Member Surasky stated he would like for the Town to support a crossing to be able to cross into other neighborhoods; he stated it would be great if there was a full connection from Ole Mill Stream down to that crossing. Mr. Olmedo stated the applicant and Town Council would ultimately agree on the conditions, if there are any conditions that the board would like to put forward for consideration, they may do so and make part of the motion as consideration. Board Member Applewhite asked does the board need to apply a specific condition or can they have a condition that is further conversation; he asked was there a cutoff to receive conditions, Ms. Race stated the cutoff was March 11, 2024. He asked if there was still an opportunity to receive all 100% of the signatures, she stated no because that would require rework of the master plan. He stated he would really like to have something to help the neighbors transition.

**Recommend Option 2 of Consistency Statement for 2023-115-CZM
Carolina Overlook North Conditional Zoning District with Master Plan to
Town Council**

RESULT:	CARRIED 6-3
MOVER:	Mike Surasky
SECONDER:	James Lipscomb
YES:	Ronald Williams, Kevin Lee, James Lipscomb, Derrick Applewhite, Jodie Dupree, and Mike Surasky
NO:	James Moore, Daniel Gleason, and Anita Bland

- b) Downtown Master Plan Presentation
Presenter: Dan Lambert, McAdams (Consultant)

Mr. Lambert joined remotely. Has been working with the Town over a year on this plan. He brought this presentation before Council in March at a work session. He discussed the history of the project. Shared was the plan process. A community survey was held with over 1,000 comments received. Shared were those results.

Shared were findings from the community survey. Asked was which places do you consider to be part of downtown; Town Hall and The Clayton Center, Horne Square, and Deep River were the top three answers. Asked was how often do you visit downtown; 32% stated several times a week. Asked was are there other destinations you would like to see; the top two answers were a food hall and amphitheater. The answer for the least favorite about the Town is difficulty parking and not enough retail/restaurants. Shared were more results from the survey.

A recent development map was shared. There were recommendations for the downtown core to follow Main Street and Second Street down to the western edge. There was discussion on what to do to enforce incentivizing businesses.

Mr. Lambert stated he would like to take this in a different direction than he did

with Council. Based on market study, there are two ways that could be looked at. The first option is medium-density concept, with a mixed-use concept along the Main Street core with the possibility of mixed-use core and adding residential but doing it at mixed-use. This would still keep the small-town feel. The types of development could include a 2-3 story mixed use. Residential could go along with that such as townhomes. The other possibility is a high-density core concept using 5-6 story redevelopments. 3 story residential types were shared. Civic + farmers market could be an option. Other items mentioned were an amphitheater, outdoor restaurants, etc. Board Member Surasky asked Mr. Lambert if he had planned on including Municipal Park in the downtown core? Mr. Lambert stated yes, they could look into that.

Shared were topics for consideration:

- Expansion of downtown Core to West Main Street
- Comfort With Proposed Development Levels
- Expansion of Public and Shared Use Parking
- Dependence Upon First Street Parking
- Closing of Rail Crossing
- Transfer of Parking from Main Street to Lots and Structures
- Use of Public Land in Redevelopment
- Establishment of Incremental District to Fund

Shared and discussed were opportunity sites that included 300 Block of West Main Street, the Horne Square Block, Town Square, and 500 Block of East Main Street. Mr. Lambert showed a variety of options for these sites.

- c) Unified Development Ordinance Text Amendment (UDOTA 1-24)
Presenter: Chad Meadows, CodeWright Planners (Consultant)
Conrad Olmedo, Planning Director

Mr. Olmedo stated Town Council approved the new UDO back in November, 2023; this became effective January 2024. During the adoption process, it was communicated there would be a series of text amendments. Mr. Olmedo stated tonight's request is for formal recommendations and then bring those back to Town Council. Mr. Meadows stated this is the start of this process and he would talk through this process.

The plan is to hear the boards' questions and hopefully get a recommendation for Town Council. There is a package of 38 amendments in front of the board tonight. He anticipates bringing these to the board every quarter. The statutes require planning board to be involved with the text amendments. Amendment process follows the same track each time: adoption, questions, discussion, summary table, discussion, redline text, planning board consideration and council consideration.

Shared was the tracking mechanism. It shows who made the comment, when

the comment was made, and how the issue was corrected. Shared was the UDO amendments table which is also a tracking mechanism. One thing included in the text amendments would be editors' notes; that way there is always a breadcrumb trail showing changes. Regarding the redline pages, red text is new, blue is proposed to be deleted and green has not changed but proposed to be moved.

Tonight's objective is to go over the proposed amendments. If there are comments, changes, additions, deletions, this is the time to share these. There are 38 changes in the packet tonight, organized into 7 groups. Mr. Meadows broke these down.

Mr. Meadows went through each of the amendments and their changes.

He stated tonight's objectives were to go over the proposed amendments, discuss any potential revisions the board would like considered and obtain a recommendation for approval subsequent to any proposed revisions. The next steps would be planning board recommendation, bring this to a Council work session April 1, 2024, Town Council public hearing April 15, 2024, revise the UDO, and post the updated UDO.

Motion to Recommend Amendments for Approval to Town Council

RESULT:	CARRIED 9-0
MOVER:	James Lipscomb
SECONDER:	Ronald Williams
YES:	James Moore, Ronald Williams, Kevin Lee, James Lipscomb, Derrick Applewhite, Jodie Dupree, Daniel Gleason, Mike Surasky, and Anita Bland
NO:	None

6 NEW BUSINESS

7 INFORMAL DISCUSSION AND PUBLIC COMMENT

8 ADJOURNMENT

- a) With nothing further, the meeting was adjourned at 10:03 p.m.

Motion To Adjourn

RESULT:	CARRIED 9-0
MOVER:	James Lipscomb
SECONDER:	Jodie Dupree
YES:	James Moore, Ronald Williams, Kevin Lee, James Lipscomb, Derrick Applewhite, Jodie Dupree, Daniel Gleason, Mike Surasky, and Anita Bland

NO: None

Duly adopted this the 22nd day of April, 2024.

James Moore
Board Chair

ATTEST:

Heidi L. Holland, CMC, NCCMC
Town Clerk

March 25, 2024
Minutes



Planning Board Agenda Cover Sheet

Meeting Date

April 25, 2024

Agenda Location

PUBLIC HEARINGS

Item Title

2024-24-CZM Shotwell Apartments

Presenter(s)

Conrad Olmedo, Planning Director

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment



☐
Think Clayton
(Administrative)



☐
Think Arts &
Culture



☐
Think
Downtown



☐
Think
Economic
Development



☒
Think Land
Use &
Housing



☐
Think
Mobility



☐
Think Parks,
Recreation
& Natural
Resources



☐
Think Public
Services &
Infrastructure

Public Hearing: No - Legislative

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

☒ Public Hearing (Required by GS)

☐ Newspaper Notice (Required by GS)

☐ Public Forum/Input Session

☐ E-News Distribution

☐ Social Media

☒ Special Mailing

☐ Public Hearing (Not Required by GS)

☐ Newspaper Notice (Not Required by GS)

☐ Press Release

☐ Website

☐ Survey

☐ None Required

Other/Special Instructions: Sign posted on property

Summary

The applicant is requesting to be rezoned 2.91 acres from Corridor Commercial (CRM) to a Conditional Zoning Residential District in order to build an Affordable Housing apartment building utilizing low-income housing tax credits through NCHFA. One hundred percent (100%) of the dwelling units shall be restricted to households earning sixty percent (60%) of the Area Median Income (AMI) based on Johnston County data. The development shall commit to providing 100% affordable housing for at least fifteen (15) years. The Conditional Zoning requires approval from the Town Council. The project entails a new affordable housing multifamily apartment complex that will have 96 units with the first floor being a parking garage, additionally, onsite amenities and open space shall be provided.

Recommendation

Staff recommends approval.

Funding Source

N/A

Corresponding Documentation

- [1 Shotwell Apartments-Conditional Zoning Application](#)
- [2 Shotwell Apartments Master Plan Narrative 2024-04-08](#)
- [3 Shotwell Apartments-Concept Plan 2024-04-08](#)
- [5 Shotwell Apartments Wastewater Policy Allocation Request](#)
- [6 Shotwell Apartment Trip Generation Letter](#)
- [7 Shotwell Apartments NC DOT Communication Required improvements.](#)
- [8 Staff Report Map](#)
- [10 Shotwell Apartments Boundary Survey](#)
- [Staff Report -PB 2024-24-CZM - Shotwell Apartments](#)

Submitted By: Bruce Venable, Planning

Reviewed By:

Bruce Venable, Planner

Approved - Apr 15 2024



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

Conditional Zoning, Unlimited w/Associated Concept Plan Coversheet

Name of Project: _____ **Date:** _____

Applicant Name: _____

The following checklist to be completed by applicant:

- ☐ Pre-Application Meeting on: _____
- ☐ Review Fee
- ☐ Completed Application
- ☐ Owner's Consent Form
- ☐ Adjacent Property Owner's List - Include Names, Full Mailing Addresses & Parcel/NC Tag #
- ☐ Neighborhood Meeting Letter (one copy)
- ☐ Signed & sealed boundary survey
- ☐ Copy of signed & sealed boundary survey in PDF on USB
- ☐ Master Plan Narrative
- ☐ Master Plan Set to include the following:
 - Cover Sheet
 - Signed & Sealed Boundary Survey
 - Bubble Plan Outlining:
 - a. Where and which uses or groups of uses will occur
 - b. The proposed intensity/density of those uses
 - c. General location of internal and external network of public right-of-way and public infrastructure

Reviewed by: _____

July 2023



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

Conditional Zoning, Unlimited w/Associated Concept Plan Application

Application Fee: \$1,000 + \$5.00 per acre

Public Noticing Fees (Mailing & Sign) will be confirmed/invoiced by town staff prior to payment.

Mailed Notice: \$1.00 per mailed notice

Public Notice Signs: \$20.00 per posted sign

SITE INFORMATION

Name of Project: _____

Acreage of Property: _____ Current Zoning District: _____

County Tag #: _____ NC Pin #: _____

Address/Location: _____

Existing Zoning District: _____ Proposed Zoning District: _____

Ex: CZR, CZM, CZC, CZD, CZI

APPLICANT INFORMATION

Applicant: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Contact Person: _____

Email Address: _____

PROPERTY OWNER INFORMATION

Name: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

OFFICE USE ONLY

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

July 2023

EXPLANATION OF PROJECT

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

APPROVAL CRITERIA – REZONING

All applications for a Conditional Rezoning must address the following Approval Criteria:

1. Consistency with the adopted plans of the Town. (This criteria must also be addressed in Master Plan Narrative.)

2. Suitability of the subject property for uses permitted by the current vs. the proposed conditional district.

3. Whether the proposed change tends to improve the balance of uses or meets specific demand in the Town.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply facilities and stormwater drainage facilities is available for the proposed conditional district.

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

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

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.

APPROVAL CRITERIA- MASTER PLAN

All associated Master Plans must address the following Approval Criteria: (This criteria must also be addressed in Master Plan Narrative.)

1. Compliance with code section 155.203(L) and all other applicable requirements of this chapter, or analysis and justification if it deviates from the requirements of this chapter.

2. Consistency with the Clayton General Design guidelines.

3. Conformance of the proposal with the stated purpose of the requested conditional zoning district.

4. Compatibility of the proposed development with the adjacent community.

5. The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out.

6. Compatible relationships between each component of the overall project.

7. Self-sufficiency of each phase of the overall project.

Project to be constructed in a single phase.

8. Documentation that the proposed infrastructure improvements accommodate the additional impacts caused by the development, or documentation to assure that the development, as proposed, will not overtax the existing public infrastructure systems.

There are existing potable water and sanitary sewer extensions along Mechanical Drive adjacent and available to the subject properties. The project will include sidewalk connections to existing public sidewalks to provide pedestrian pathways to adjacent commercial developments and the Lowes Foods grocery store located within half a mile of the site.

9. The fiscal impact of the proposal and the proposed financing of required improvements.

Units will be available to household earnings less than 60% of the Area Median Income. The proposed financing includes the use of the Low Income Housing Tax Credit to generate private equity combined with private debt. An affiliate of the developers will be the borrower and provide the necessary guarantees to obtain the financing for needed for the project.

10. The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community.

Pedestrian connections are proposed internal to the project and to the existing sidewalks along Mechanical Drive.

11. The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

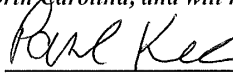
Preliminary Analysis identified streams and wetland within the subject property. Per the Concept Plan, impacts to these sensitive areas have been minimized and will be permitted through the appropriate agencies.

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.

Paul Keenan

Print Name



Signature of Applicant

2/26/2024

Date

July 2023

REUTERWALTON

*Town of Clayton
Conrad Olmedo
111 East Second Street
Clayton, NC 27528*

RE: Town of Clayton – Conditional Zoning Application – Shotwell Apartments

Reuter Walton Development is proposing a 96-unit affordable housing development located at 1311 Mechanical Drive, Clayton, NC 2752. The current use is a vacant underutilized site left over as part of a larger master development plan. The site is approximately 2.9 acres and the developer currently has the site under purchase agreement. The developer intends to apply for low-income housing tax credits through NCHFA in May 2024.

Reuter Walton's affordable housing proposal includes a total of (96) units of affordable housing serving households earning 60% of Area Median Income (AMI). The proposal includes housing for both individual and family households with thirty-six (36) one-bedroom units, thirty-six (36) two-bedroom units, and twenty-four (24) three-bedroom units.

The building would be 5-stories tall including the majority of the first level being enclosed parking and common area amenities. The upper floors would be all residential units. The building would be wood framed with a flat roof intended. Each unit would include a patio or balcony.

Each unit will include Energy-Star appliances with laundry equipment and will feature a high quality of design and finishes. Community amenities include a fitness area, community room, wifi business lounge, private offices for property management, enclosed parking. Outside the project would include a patio/gathering space with grills and seating, a playground, and dog run area. One of the highlighted attributes of this project is the location and being adjacent to many of the goods and services along US-70. In addition, the site is within 2 miles of the Municipal Park and Clayton Community Park, and Clayton Community Center.

Reuter Walton Development
4450 Excelsior Boulevard, Suite 400
St. Louis Park, MN 55416
(612) 823-3489

1. Consistency with the adopted plans of the Town. (This criteria must also be addressed in Master Plan Narrative.)

The subject parcels are located within the “High Density Residential” future land use zone on the Town of Clayton Future Land Use Map. The proposed Multi-Family project aligns with the intent of the HDR future land use to provide a transition between nearby commercial and lower-density residential uses. Adjacent uses to the south (toward Highway 70) include a fitness gym, coffee shop, and Preschool, with restaurants and a Lowes Foods grocery store within half a mile. Adjacent uses to the north and east include lower-density single-family townhomes and undeveloped rural areas.

2. Suitability of the subject property for uses permitted by the current vs. the proposed conditional district.

The current zoning district is Corridor Commercial (CRM) and allows for a wide range of commercial development types. The properties are suitable for the proposed Conditional Zoning Residential (CZR) district and multi-family development to provide a transition from the commercial uses along Highway 70 and the adjacent single-family townhomes and rural areas.

3. Whether the proposed change tends to improve the balance of uses or meets specific demand in the Town.

The proposed multi-family project will be an affordable housing apartment development. Affordable housing is an issue faced by many communities in the region and the proposed project addresses the need for affordable housing adjacent to commercial services.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply facilities and stormwater drainage facilities is available for the proposed conditional district.

The property is adjacent to public roadways and will include at least 2 vehicular and pedestrian access points to Mechanical Drive. Public infrastructure including water and sanitary sewer services appear to be readily available adjacent to the properties. Stormwater runoff generated on the subject property will be treated on-site. The site has adequate outfall points for controlled release of stormwater runoff.

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

We are not aware of any zoning violations on the subject properties.

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 adjoining commercial properties will benefit from the project by bringing additional residents and potential customers to the area. The multi-family development will provide additional separation and buffering between the adjacent single-family townhomes and the commercial uses along Highway 70.

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.

The adjacent property owners will benefit from the proposed multi-family project. The project will serve to provide a transition and separation between the less dense residential areas to the north and east and the commercial businesses along the Highway 70 corridor. The adjacent commercial businesses will benefit from the additional residents and potential customers.

1. Per Section 2.3.6.J, in determining whether to adopt or deny a proposed Conditional Rezoning, the Town Council may weigh the relevance of and consider the following:
 - a. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts.

The proposed Conditional Rezoning is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts. The Conditional Rezoning application has been submitted with the required supporting criteria established in UDO Section 3.3.1.E.3, Concept Plans Associated with a Type 3 Conditional Rezoning. The Conditional Rezoning application is consistent with the standards established in UDO Section 3.3.6., (CZR) Conditional Residential districts, including the following:

- A. **Purpose and Intent.** The proposed rezoning seeks to obtain greater flexibility for residential density than is permitted in the Conventional Zoning districts.
- B. **Dimensional Standards.** The proposed rezoning will comply with most of the dimensional standards established in the (RMF) Residential Multi Family as an allowable alternative to the (RMD) Residential Medium Density established for Type 3 Conditional Rezoning applications; except the following deviations requested as Conditions of Approval:
 - a. Increase maximum density to 35 units per acre to allow for increased capacity to serve residents qualifying for affordable housing.
 - b. Permit parking encroachments into setbacks on multiple property lines to allow for efficient parking layouts within the uniquely shaped parcels.
- C. **Allowable Uses.** The proposed multi-family development is consistent with the Listing of Common Principal Uses for residential use classifications established in UDO Table 4.2.5 and Table 4.7.2.E.
- D. **Use-Specific Standards.** The proposed multi-family development is consistent with the use-specific standards established in Section 4.3.86.
- E. **Development Standards.** The proposed multi-family development is consistent with the Development Standards established in UDO Chapter 6, except for deviations requested in the Conditions of Approval.

- b. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare.

The proposed multi-family development will advance safety by providing additional sidewalks along Mechanical Drive allowing for safer pedestrian access throughout Mechanical Drive and nearby thoroughfares. The project will provide affordable housing, which is an issue faced by many communities in the region and the proposed project addresses the need for affordable housing adjacent to commercial services.

- c. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

The proposed multi-family development is consistent with the Town's established goals, objectives, and policies for the proposed location. The subject parcels are located within the "High-Density Residential" future land use zone on the Town of Clayton Future Land Use map, which is consistent with the proposed Conditional Rezoning to allow for additional density.

- d. Whether an approval of the Conditional Rezoning is reasonable and in the public interest.

The proposed Conditional Rezoning is reasonable and in the public interest to provide additional residential dwellings in an area identified for high-density residential development (Town of Clayton Future Land Use Map) adjacent to established commercial developments. Affordable housing is an issue faced by many communities in the region and the proposed multi-family development addresses that issue.

- e. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this Ordinance.

The Concept Plan submitted with the Conditional Rezoning application is consistent with the Town Unified Development Ordinance, except for the deviations and enhancements stated in the proposed Conditions of Approval.

f. Any other factors the Town Council may determine to be relevant.

There is significant public benefit to affordable housing availability. The proposed multi-family development will utilize low-income housing tax credits through NCHFA. One hundred percent (100%) of the dwelling units shall be restricted to households earning sixty percent (60%) of the Area Median Income (AMI) based on Johnston County data. The development is committed to providing 100% affordable housing for at least fifteen (15) years.

2. Consistency with the Clayton General Design guidelines.

The project will include the following design in keeping with the Clayton General Design guidelines.

Site Plan

- Protect and feature the existing environmentally sensitive stream and wetlands located on-site by minimally impacting the wetlands and Neuse River buffer zones. Pedestrian pathways will be installed along the Mechanical Drive right-of-way frontage and through the wetlands and buffers to provide access from disconnected vehicle parking areas to the primary building.
- Building site buffered by existing stream and wetlands to be minimally impacted.
- Retain and treat stormwater runoff on-site.
- Sedimentation and Erosion Control best management practices will be utilized to the maximum extent possible.
- Retain existing healthy mature plant materials to the extend possible.

Mobility

- Connections to existing streetscape with adequate sidewalks and landscaping.
- Provide for access and adequate clearance by emergency vehicles into the site.
- Screened parking lots by plantings and existing natural vegetation.
- Parking lots located to allow for casual surveillance from the building it serves.
- Emphasizing pedestrian safety by providing pathways to move pedestrians to building entrances with ease.
- Access to creeks or other natural features.
- Interconnected to adjacent commercial and employment centers by pedestrian pathways.

Architectural Design

- Exterior design will avoid extensive blank walls; materials will turn corners to avoid single sided architecture and all facades will be taken into consideration.
- Durable and low-maintenance materials will be used while avoiding harsh colors and comply with Section 6.2.4.D.10.
- The roof design will be taken into consideration in relation to the rest of the building facades and comply with 6.2.4.D.9a.
- A monument sign will be provided at the entrance to the site per North Carolina's QAP Appendix B and will fall within the City's signage requirements.
- Per Section 6.2.4.D.2, the building orientation aligns parallel to the existing street and long axis of the building is parallel to the longest lot frontage as best as the building can given the unique shape of the lot line and existing street/cul-de-sac.
- Main entrance will be denoted by a canopy located over the entrance door.
- All resident units will be accessed through sheltered and internal shared entrances, per Section 6.2.4.D.3.
- Per Section 6.2.4.D.4, the building design will incorporate a minimum of the following three (3) architectural elements on street-facing facades:
 - Awnings or overhangs

- Canopy overhangs have been included above the primary entrance, garage entrance, and community patio doors which serve as a wayfinding element and aesthetic element to the exterior design which will all be visible from Mechanical Drive.
- Corniced parapets
 - As shown on the Exterior Elevations, the roof edge depicts a variety of parapet edges with more elaborate cornices being strategically placed on the articulated portions of the facades.
- Integral planters that incorporate landscaped areas and/or places for sitting.
 - The Building complies with building articulation requirements per Section 6.2.4.D.
 - The site plan denotes (3) outdoor bench seating areas to comply with outdoor amenity requirements of the Appendix B and will be designed to include accessible planters which will be integrated into the design of the bench seating.

Landscape Design

- Landscape materials per UDO section 6.6.7 to define outdoor spaces and movement paths between parking areas and building entry.
- Landscape around the full perimeter of the site adjacent to the property line per UDO section 6.6.14.
- Provide adequate sight distance for motorists and pedestrians entering or exiting the site per UDO section 6.1.7.
- Retain native vegetation and select plant species that are tolerant of site conditions.
- Select plants that complement existing themes in the area and architectural design.
- Plantings to compliment site amenities such as playgrounds, pathways, and other active open spaces.

High Density Residential

- Continuous street-facing façade with a covered, pedestrian-focused entry to the building.
- Outdoor site amenities suited for all ages including a dog run, community patio, playground, covered picnic area and outdoor bench seating.
- Outdoor amenities are spread across the site and placed along the Neuse River Basin to provide a natural visual and audio buffer from the surrounding environment.
- Providing articulated facades through building massing and materiality.
- Parking structure built into the lowest level of the building with direct access to stairs and the elevator.

3. Conformance of the proposal with the stated purpose of the requested conditional zoning district.

The purpose of the Conditional Residential (CZR) zoning district is stated to “*provide greater flexibility in terms of the range of allowable uses or applicable development standards than is permitted within the RHD, RLL, RLD, RMD, RMF, or RUR conventional zoning districts*”. The proposed project is consistent with the intent and dimensional standards of the RMF district with a request for additional density.

4. Compatibility of the proposed development with the adjacent community.

The proposed Multi-Family project will provide a transition between nearby commercial and lower-density residential uses. Adjacent uses to the south (toward Highway 70) include a fitness gym, coffee shop, and Preschool, with restaurants and a Lowes Foods grocery store within half a mile. Adjacent uses to the north and east include lower-density single-family townhomes and undeveloped rural areas.

5. The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out.

The proposed Multi-Family project will align with Appendix B Design Quality Standards and Requirements from North Carolina’s QAP. This will include, but is not limited to, the exterior design being composed of durable, low-maintenance materials; the materials will be arranged on the facades to create visual interest and break up the building massing, and a monument sign to denote the site entrance. Additionally, the design will incorporate the

required accessible and audio/visual unit percentages throughout the building with access via an elevator. Each of the unit types will also meet the minimum specified dimensions per the document.

6. Compatible relationships between each component of the overall project.

Project to be constructed as a single phase.

7. Self-sufficiency of each phase of the overall project.

Project to be constructed as a single phase.

8. Documentation that the proposed infrastructure improvements accommodate the additional impacts caused by the development, or documentation to assure that the development, as proposed, will not overtax the existing public infrastructure systems.

Based on available GIS data, there are existing potable water and sanitary sewer infrastructure extensions along Mechanical Drive adjacent and available to the subject properties. The project will include sidewalk connections to existing public sidewalks to provide pedestrian pathways to adjacent commercial developments and the Lowes Foods grocery store located within half a mile of the site.

9. The fiscal impact of the proposal and the proposed financing of required improvements.

The proposed project will be between 96-100 units of workforce housing. Units will be available to household earnings less than 60% of the Area Median Income. The proposed financing includes the use of the Low Income Housing Tax Credit to generate private equity combined with private debt. An affiliate of the developers will be the borrower and provide the necessary guarantees to obtain the financing needed for the project.

10. The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community.

Pedestrian connectivity to be provided internally throughout the development and connections will be provided to existing public sidewalks.

11. The effectiveness with which the proposal protects and preserves the ecologically sensitive areas.

The proposed impacts within the environmental sensitive areas are minimized to pedestrian connectivity throughout the site. The impacts will be permitted through the appropriate agencies.

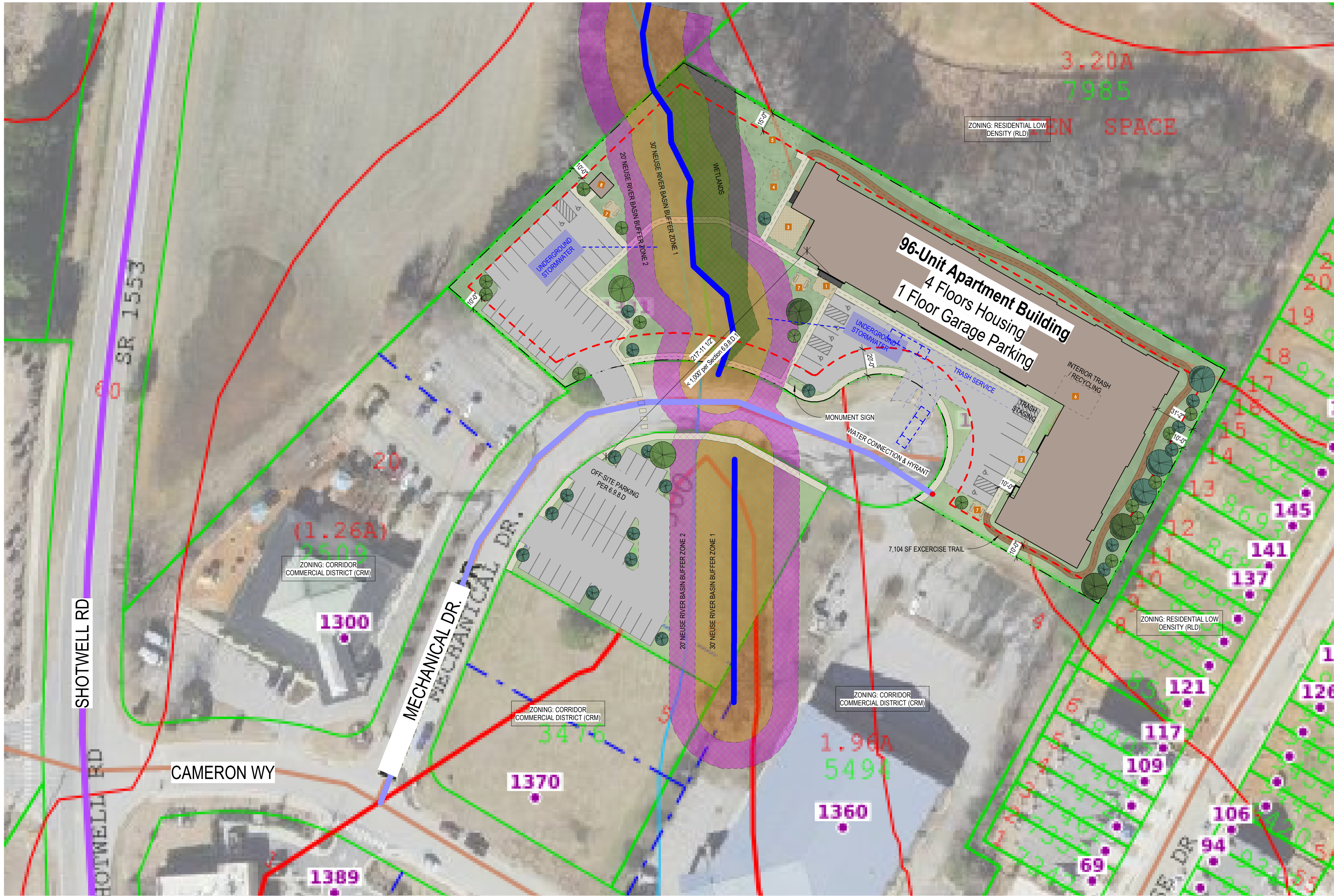
Proposed Conditions of Approval to be incorporated into the Rezoning Ordinance:

1. The site shall be developed with a Multi-Family, Affordable Housing apartment building utilizing low-income housing tax credits through NCHFA. One hundred percent (100%) of the dwelling units shall be restricted to households earning sixty percent (60%) of the Area Median Income (AMI) based on Johnston County data. The development shall commit to providing 100% affordable housing for at least fifteen (15) years.
2. The first floor of the Building shall include the following:
 - a. Primary access into the building through the main entrance into the lobby common space.
 - b. Secondary access into the building through covered staircases.
 - c. Common areas on the first floor shall include management offices, air-conditioned resident mail and parcels rooms, fitness center, and community room.
 - d. Parking garage for residents that includes a trash/recycling room and elevators.
 - e. Walkout patio from the internal community room.
3. The proposed Building shall include air-conditioned corridors for residents.
4. Dimensional Standards shall comply with the RMF (Residential Multi-Family) Zoning District standards per Town of Clayton UDO Section 3.2.16.C, with the following exceptions:
 - a. Maximum density shall be 35 units per acre.
 - b. Parking encroachment of up to 5-feet into the side setbacks along the southwestern property line of parcel NC Pin #165911-55-3881.
 - c. Parking encroachment of up to 10-feet into the front street setback along Mechanical Drive on parcels NC Pin #165911-55-3881, 5881, 7668, and 4650.
5. Parking Lot Accessway Depths shall be provided per Town of Clayton UDO Table 6.1.4.E, or an approved alternative means of compliance at Site Plan submittal.
6. On-site pedestrian circulation shall be provided per Town of Clayton UDO Section 6.1.5, including sidewalks connecting the primary building to disconnected parking lots & parking spaces, routes, signage per ADA 2010 standards for accessibility.
7. Adequate sight distance for motorists and pedestrians entering or exiting the site shall be provided per Town of Clayton UDO Section 6.1.7.
8. A monument sign shall be provided at the entrance to the site per North Carolina's QAP Appendix B standards and shall comply with the City's signage requirements established in UDO Section 6.13.
9. Per Section 6.2.4.D.2, the building orientation shall align parallel to the existing street and the long axis of the building shall be parallel to the longest lot frontage as practicable given the unique shape of the lots and the existing street/cul-de-sac.
10. The Primary Entrance shall be denoted by a canopy located over the entrance door.
11. All resident units shall be accessed through sheltered and internal shared entrances per Town of Clayton UDO Section 6.2.4.D.3.
12. Per Town of Clayton UDO Section 6.2.4.D.4, the building design will incorporate a minimum of the following three (3) architectural elements on street-facing facades:
 - a. Awnings or Overhangs
 - i. Canopy overhangs shall be included above the primary entrance, garage entrance, and community patio doors which serve as a wayfinding element and aesthetic element to the exterior design which will all be visible from Mechanical Drive.
 - b. Corniced Parapets
 - i. As shown on the Exterior Elevations, the roof edge depicts a variety of parapet edges with more elaborate cornices being strategically placed on the articulated portions of the facades.
 - c. Integral planters that incorporate landscaped areas and/or places for sitting.
 - i. The building shall comply with building articulation requirements per Section 6.2.4.D.
 - ii. The site plan denotes (3) outdoor bench seating areas to comply with outdoor amenity requirements of the Appendix B and shall be designed to include accessible planters which will be integrated into the design of the bench seating.

13. The roof design shall include consideration to the rest of the building facades and comply with the standards established in UDO Section 6.2.4.D.9a.
14. Durable and low-maintenance materials shall be used while avoiding harsh colors per standards established in UDO Section 6.2.4.D.10.
15. Exterior site lighting shall be provided per standards established in Town of Clayton UDO Section 6.4.6, including maximum illumination levels established for the CZR zoning district requirements.
16. Private Drainage Facilities shall be provided per the standards established in the Town of Clayton UDO Section 6.5.6.
17. Fire Protection Design shall be provided to meet design criteria established in NFPA and the North Carolina Fire Code per Town of Clayton UDO Section 6.5.9.
18. Refuse collection areas shall be configured to allow access by collection vehicles per the Town's Engineering Specifications and Design Manual, per Town of Clayton UDO Section 6.5.11.
19. Landscape materials shall be provided to define outdoor spaces and movement paths between parking areas and building entry per Town of Clayton UDO Section 6.6.7.
20. Off-street parking lot landscaping shall be provided per Town of Clayton UDO Section 6.6.11, at Site Plan submittal.
 - a. Parking islands shall be provided at the end of all rows and include a canopy tree per Section 6.6.11.2 at Site Plan submittal.
21. Perimeter buffer landscaping shall be provided per Town of Clayton UDO Section 6.6.12, with the following enhancements:
 - a. Type 'B' Perimeter Buffer shall be provided along north and east property lines adjacent to the RLD (Residential Low-Density) Zoning District.
22. Minimum 10% of the lot shall be set aside for Open Space, including 5% of the lot to be Active Open Space consistent with the RMF zoning district standards per Town of Clayton UDO Section 6.7.
 - a. Per code section 6.7.1.E.1.a, passive open space will be provided by walking paths outside of greenways, benches and seating areas, existing wetlands and streams, and areas occupied by undisturbed trees and vegetation.
 - b. Per code section 6.7.1.E.2.a, active open space will be provided by exercise paths and a playground.
23. Parking shall be provided per Town of Clayton UDO Section 6.9 at Site Plan submittal.
 - a. Minimum off-street parking spaces required shall be calculated and provided per Town of Clayton UDO Table 6.9.4.
 - b. Bicycle parking spaces shall be provided per UDO Table 6.9.5.
 - c. Dimensional standards for parking spaces and aisles shall comply with UDO Table 6.9.7.
24. Existing stream and wetlands to be delineated by USACE prior to construction plan approval. Proposed improvements within the identified stream buffers and wetlands will be permitted by NCDEQ and USACE as required.

Reuter Walton - Clayton, NC

03/26/24



① SD Site Plan
1" = 40'-0"

SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 GARAGE ENTRANCE
- 3 COMMUNITY PATIO
- 4 DOG RUN
- 5 PLAYGROUND
- 6 INTERIOR TRASH / RECYCLING COLLECTION
- 7 OUTDOOR BENCH SEATING
- 8 COVERED PICNIC AREA

UNIT MIX - GROSS AREA

Name	Count	Unit Gross Area		%
		Main Floor	Total Area	
1BR				
Unit 1-0	36	683 ft²	24,579 ft²	38%
2BR				
Unit 2-0	28	986 ft²	27,595 ft²	29%
Unit 2-1	8	1,034 ft²	8,271 ft²	8%
3BR				
Unit 4-0	16	1,253 ft²	20,054 ft²	17%
Unit 4-1	4	1,251 ft²	5,004 ft²	4%
Unit 4-4	4	1,304 ft²	5,214 ft²	4%
Grand total	96		90,716 ft²	100%

GROSS AREA - TOTAL

Level	Area
Level 5	26,345 ft²
Level 4	26,345 ft²
Level 3	26,345 ft²
Level 2	26,345 ft²
Level 1	26,805 ft²
Grand total	132,185 ft²

PARKING

Type	Count
Garage	61
Garage - ADA	4
Surface	5
Surface	59
Surface - ADA	6
Grand total	135

SITE METRICS

PARCEL IDs 05026073T
05026073S
05026073E
05026073O

ADDRESS 1311 MECHANICAL DR
CLAYTON, NC 27520

PARCEL AREA 126,760 SQ.FT. (2.91 ACRES)

EXISTING ZONING CRM
PROPOSED ZONING CZR (CONDITIONED ZONING RESIDENTIAL)

REQUIRED SETBACKS REQUIRED PARKING

UNIT TYPE	COUNT	REQUIRED PARKING / UNIT	REQUIRED PARKING TOTALS
1 Bedroom	36	1 STALL	36
2 Bedrooms	36	1.25 STALLS	45
3 Bedrooms	24	1.25 STALLS	30
GUEST STALLS		0.25 STALLS	24
TOTAL PARKING REQUIRED			135
TOTAL PARKING PROVIDED			135

MINIMUM OPEN SPACE
10% = 12,676 SF (0.291 ACRES)
50% ACTIVE = 6,338 SF

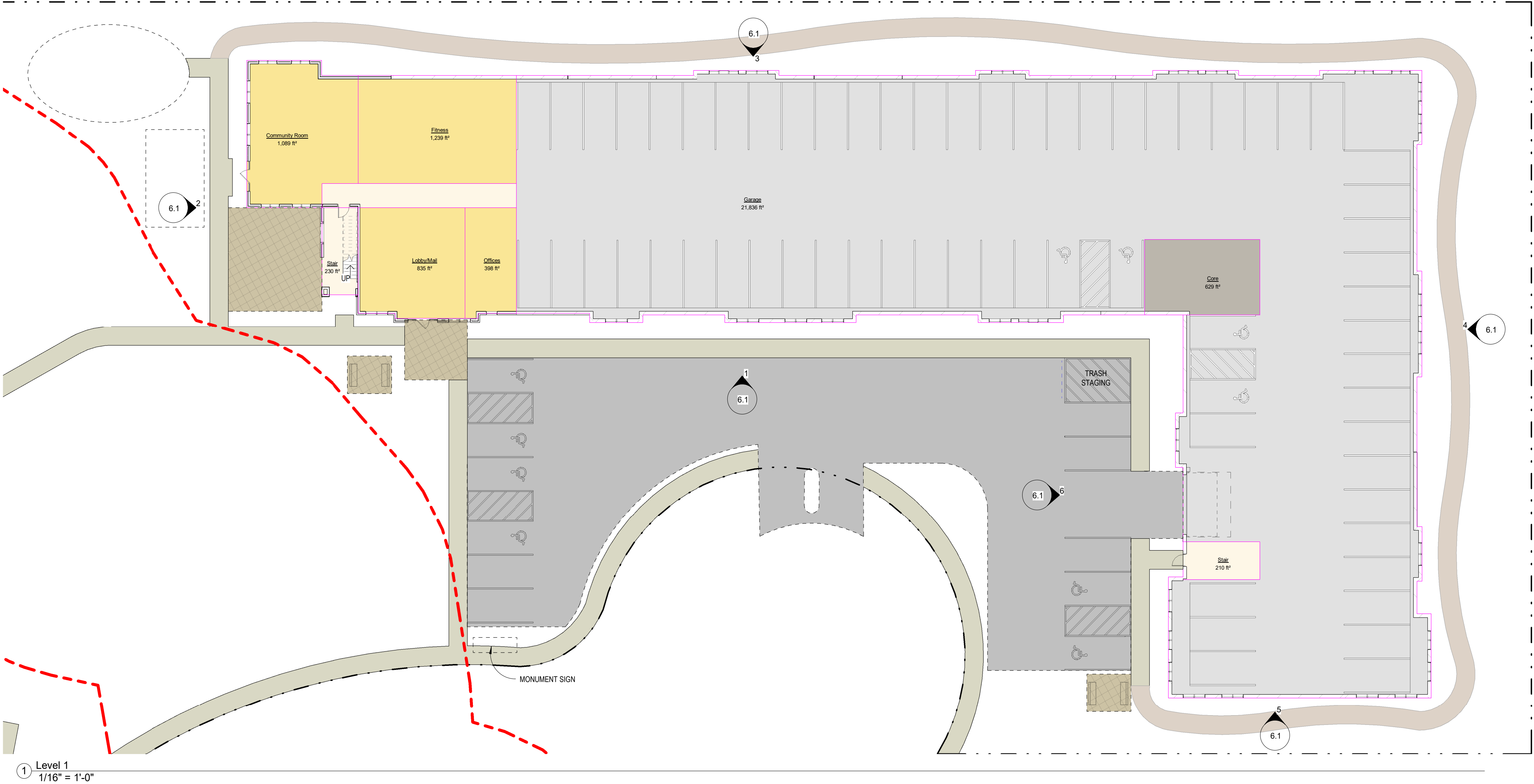
ACTIVE PROVIDED:
7,104 SF EXERCISE PATHS
898 SF PLAYGROUND

EXTENSIVE PASSIVE GREEN SPACE PROVIDED
BEYOND THE REQUIRE 10% FOR PLANTING DUE
TO THE PROPERTY'S WETLANDS AND
ASSOCIATED BUFFER ZONES.



UNIT MIX - GROSS AREA				
Name	Count	Unit Gross Area		
		Main Floor	Total Area	
1BR				
Unit 1-0	36	683 ft²	24,579 ft²	38%
2BR				
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Unit 4-1	4	1,251 ft²	5,004 ft²	4%
Unit 4-4	4	1,304 ft²	5,214 ft²	4%
Grand total	96		90,716 ft²	100%

GROSS AREA - TOTAL	
Level	Area
Level 5	26,345 ft²
Level 4	26,345 ft²
Level 3	26,345 ft²
Level 2	26,345 ft²
Level 1	26,805 ft²
Grand total	132,185 ft²

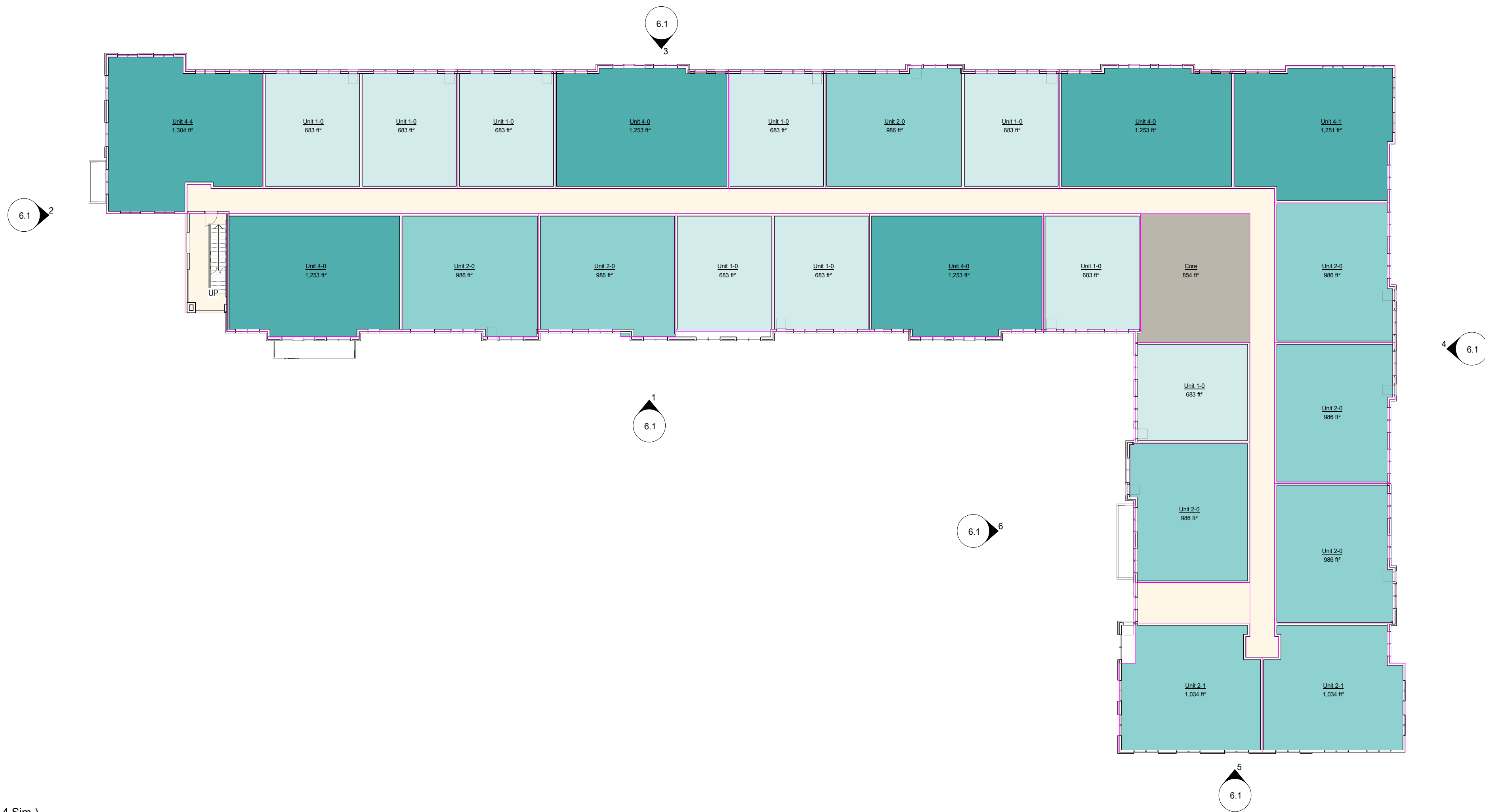


UNIT MIX - GROSS AREA

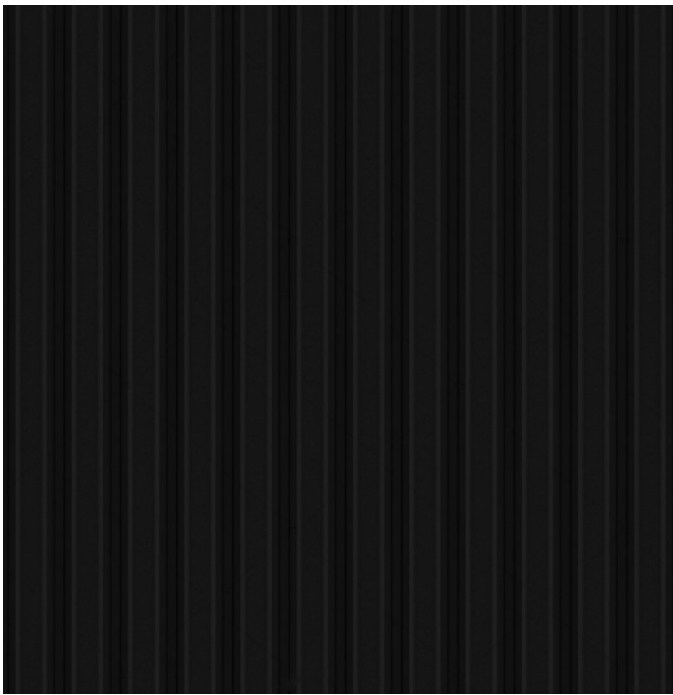
Name	Count	Unit Gross Area		Total Area	%
		Main Floor			
1BR					
Unit 1-0	36	683 ft²		24,579 ft²	38%
2BR					
Unit 2-0	28	986 ft²		27,595 ft²	29%
Unit 2-1	8	1,034 ft²		8,271 ft²	8%
3BR					
Unit 4-0	16	1,253 ft²		20,054 ft²	17%
Unit 4-1	4	1,251 ft²		5,004 ft²	4%
Unit 4-4	4	1,304 ft²		5,214 ft²	4%
Grand total	96			90,716 ft²	100%

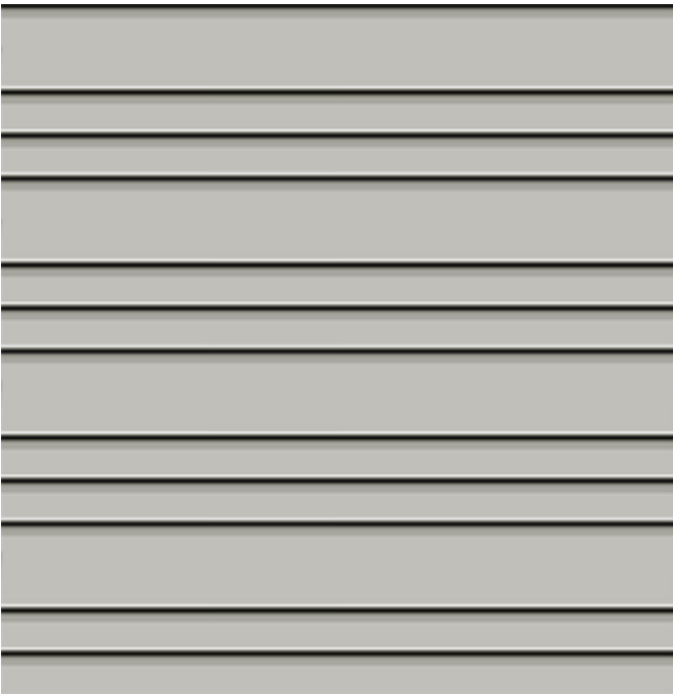
GROSS AREA - TOTAL

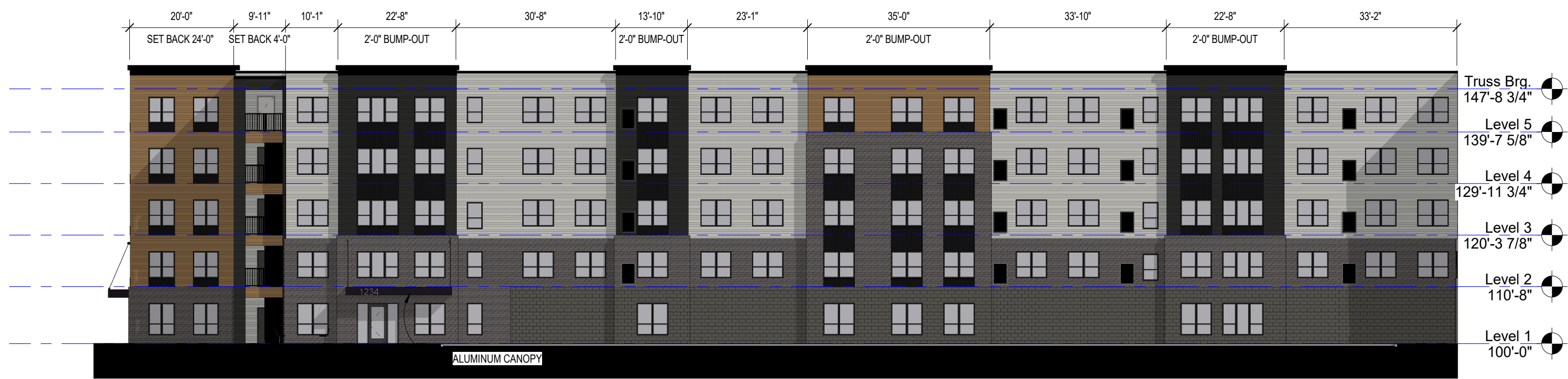
Level	Area
Level 5	26,345 ft²
Level 4	26,345 ft²
Level 3	26,345 ft²
Level 2	26,345 ft²
Level 1	26,805 ft²
Grand total	132,185 ft²



1 Level 1 (Level 1-4 Sim.)
1/16" = 1'-0"

EXTERIOR MATERIALS		
Material Mark	Description	Image
4.1	Rockface CMU - Color: Shadow	
4.2	Utility Brick Veneer - Color: Vintage Black Smooth	
5.1	Metal Panel - Vertical Corrugated - Color: Black.jpg	
5.4		

EXTERIOR MATERIALS		
Material Mark	Description	Image
7.1	Fiber Cement Lap - Color: SW 0654 Lost In Gray	
7.2	Fiber Cement Lap - Color: James Hardie Iron Gray	
7.3	Fiber Cement Lap - Color: Woodtone Summer Wheat	
8.1	Glazing	



① South Elevation
1/16" = 1'-0"



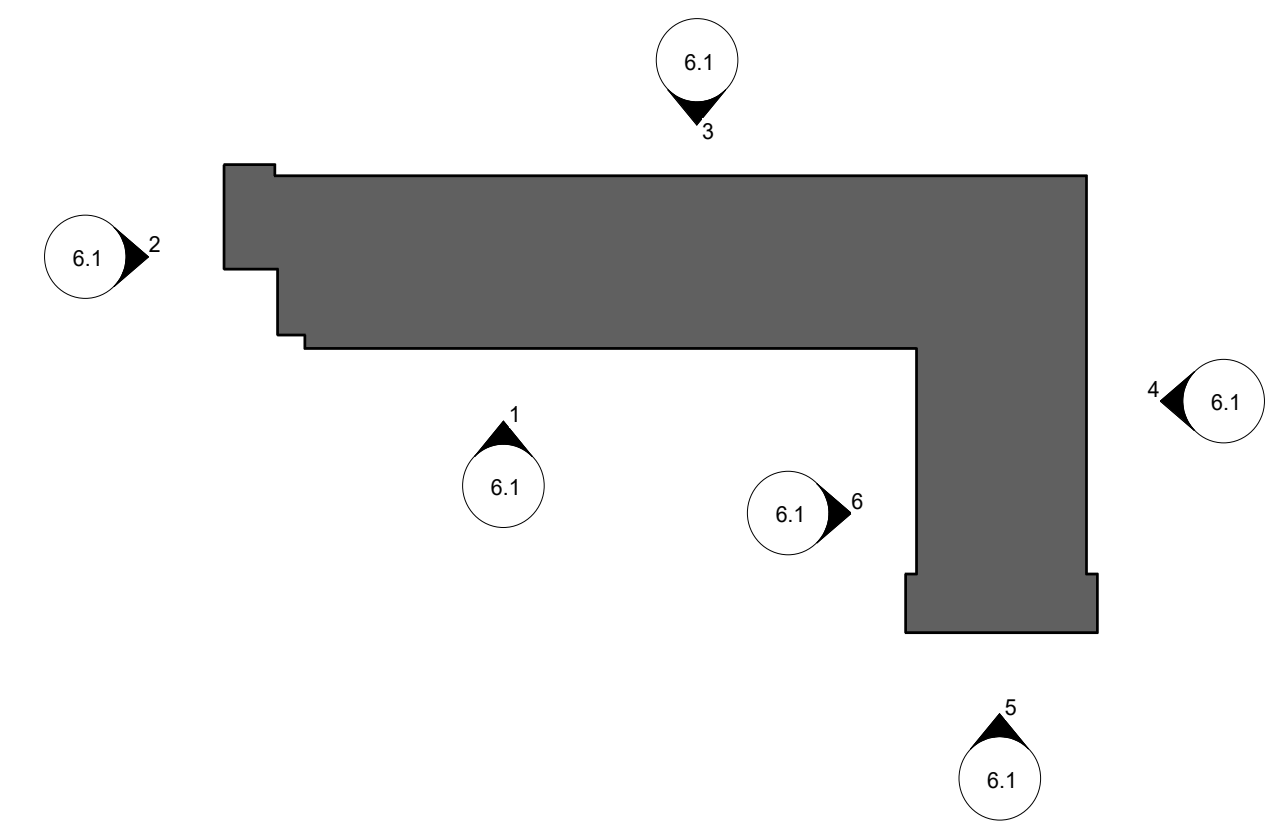
③ North Elevation
1/16" = 1'-0"



④ East Elevation
1/16" = 1'-0"



⑤ South End Elevation
1/16" = 1'-0"



② West End Elevation
1/16" = 1'-0"



⑥ West Elevation
1/16" = 1'-0"

	TOWN OF CLAYTON POLICY	
	Department: Public Services	Effective: January 21, 2020
Policy Title: Water & Wastewater Allocation Policy Version #02 (V.02)	Supersedes: TC Action 2010-026	
	Prepared By: Richard D. Cappola Jr., PE Public Services Director	
	Approved By: Town Council Date: January 21, 2020	

I. Purpose

The Town of Clayton has invested substantial capital in the infrastructure necessary to support a growing, prosperous, and healthy community. Water supply and wastewater treatment capacities are among the most important elements of this infrastructure. The intent of this policy is to provide for the judicious allocation of these resources in conformity with adopted goals and priorities in an effort to shape the community consistent with the articulated vision to become the "Premier Community for Active Families." This policy is intended to manage the remaining capacity available until additional capacity is developed through construction of a new Water Reclamation Facility, and should be reviewed periodically to ensure it is achieving the intended purpose.

II. Scope

The Town Council for the Town of Clayton has adopted the Comprehensive Plan 2040 which is a useful tool to successfully evaluate applications for allocation of public resources so that the character of the community shall be consistent with its vision, values, and plans. In accordance with the "Town of Clayton Strategic Growth Plan", utility allocation reservations should support and maximize the concept of increasing the Town's property tax based revenues by the expansion and improvement of higher valued land use development, emphasizing a balance of Residential, commercial, and industrial uses.

III. Policy

The Town of Clayton seeks to grant utility allocations such that the existing character of the Town's utility customer base does not become more residential than is practical to achieve the intent of the Strategic Growth Plan, and seeks to increase the diversity of the customer base by increasing the percentage of resources devoted to industrial, commercial, and mixed use development.

The total amount of available capacity and each incremental increase in capacity should generally be allocated based on the following parameters:

- No more than fifty percent (50%) of the total available capacity may be allocated to projects that include solely residential development.
- At least thirty percent (30%) of the total available capacity shall be reserved for allocation to commercial/industrial projects.
- Projects encompassing mixed use (residential and commercial) elements may be considered for allocation even if such an allocation will exceed the limit established above for residential use.
Note: These percentages may be reviewed and adjusted by the Town Council at their discretion.

Due to weather related factors, the regulatory environment, and the dynamic nature of wastewater flow and treatment, accounting of available utility capacity is, by its very nature, inexact. The Town of Clayton shall track allocation reservations granted and the amount of capacity available. Such reports do not constitute a policy statement, commitment or guarantee on the amount of capacity available for allocation.

The following hierarchy shall apply to evaluation of utility allocation requests:

- Commercial properties with quality development projects
- Development projects with a mixed-use element
- Industrial projects and other major employer entities
- Additional phases attached to residential projects with a proven record of quality product and economic success
- Residential projects that include tangible, high quality community amenities
- Residential projects that include diverse products and opportunities
- Residential projects not otherwise described above

Evaluation of projects will be based on the scoring rubric attached hereto as Exhibit A, which is incorporated in this Agreement by reference. A project must meet or exceed 50 points to receive an allocation. Proposed projects can gain BONUS POINTS by the applicant offering to provide items listed on the rubric as part of their development proposal. Examples of these items may include such things as additional amenities (fire pits, community gardens, etc.) or offering to provide “Minimum of 25% of building façades will be made of masonry materials.”

The Town of Clayton may allocate utility service capacity to competing projects based on a demonstrated intent and ability of the applicant to meet adopted Town goals and plans for character and quality of development. The Town of Clayton reserves the right to deny a utility allocation request if the applicant fails to adequately demonstrate that the project meets adopted Town goals or plans, or in the case that the project is deemed to be less supportive of Town goals or plans of a competing project.

IV. Procedure

The owner or developer of any project requiring water or wastewater utility service from the Town of Clayton shall submit a written application, in the application form provided by Town Staff, for an allocation reservation. The application shall include detailed information on the amount of capacity necessary to serve the project, the nature of the project, project schedule in relation to demand of utility capacity, and other supporting information demonstrating how the project serves the needs and interests of the Town of Clayton. In the case of Industrial flows, additional information associated with the constituents shall be required and may be subject to other ordinances or policies of the Town.

- The Town Council shall review for approval all allocations which require or may require a daily flow allocation of ten thousand gallons or more (> 10,000 GPD)
 - The Town Council shall incorporate the evaluation of utility allocation requests into the decision-making process associated with Subdivisions, Mixed-use Planned Developments, and Special Use Permits. The criteria contained herein for evaluation of utility allocation requests shall be included as elements within the review processes for the accompanying land use application with regard to conformity with Town of Clayton policies and ordinances, planning practices, and consistency with adopted long-range and strategic plans.
 - For allocations requiring Town Council approval, but which do not require other land use regulatory reviews or approvals, the applicant shall provide a full description of how their project supports the goals and priorities established within this and related policies and plans in their application for allocation reservation.

- The Town Manager or their designee shall review for approval all applications for utility capacity which require a daily flow allocation of less than ten thousand gallons (< 10,000 GPD).
 - In addition to the scoring rubric, the Town Manager or their designee shall consider the goals articulated by this and related Town policies when reviewing applications for utility allocations. If an application is denied, the Town Manager or their designee shall state in writing the reasons for denial of the request.

V. General Conditions

- This policy shall replace any previous policies on water and wastewater allocations adopted by the Town Council.
- An allocation will expire if a project has not progressed in construction plan approval, building permit approval, or on-site construction within 12 months of award of the allocation.
- Upon request by the applicant and at the discretion of the Town Engineer, an allocation may be extended for one twelve (12) month period.
- If a project is unsuccessful in obtaining any required Federal, State, or local government permit or approval the reservation shall be retracted. The Town of Clayton shall bear no liability for any costs incurred by the applicant, nor bare further responsibility in the matter.
- Granting of a utility allocation does not imply or confer approval of any other applications or reviews as may be required by Town Ordinance or policy and does not imply or create any vested right.
- Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained a water allocation through the Town.
- This policy shall be reviewed annually and, when appropriate, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

V. Appeals Process

- Appeal of any provision of this policy shall be made to the Town Council.
- Appeal of any decision on a utility allocation by the Town Manager or their designee shall be made to the Town Council for final decision. Any such appeal shall be placed on the agenda of a regularly scheduled Town Council meeting.



WATER & WASTEWATER ALLOCATION CRITERIA				
TOTAL POINTS = 55 <i>MINIMUM 50 POINTS REQUIRED</i>				
	Category	Points	Calc.	Notes
DEVELOPMENT TYPE ¹ <i>(Choose 1 from this category)</i>	Government/Public Admin./Public Safety	50		
	Non-residential (Commercial) - Retail & Restaurant	30		
	Non-residential (Commercial) - Office	20		
	Non-residential (Commercial) - Warehouse	15		
	Non-residential (Commercial) - Medical	25		
	Non-residential (Commercial) - Hotel/Motel	35		
	Industrial/Manufacturing	30		
	Institutional	15		
	Residential Existing Lot- Single Family Detached	40		Individual Existing Lot construction
	Residential Subdivision - Single Family Detached (> 0.25 Acre Lots)	20		Single Family Homes on Individual Lots greater than 0.25 acres
	Residential Subdivision - Single Family Detached (< 0.25 Acre Lots)	15		Single Family Homes on Individual Lots less than 0.25 Acres
	Residential Subd.- Single Family Attached (> 1,500 SF Heated Space)	10		Townhomes with heated square-footage greater than 1,500 SF
	Residential Subd.- Single Family Attached (< 1,500 SF Heated Space)	5		Townhomes with heated square-footage less than 1,500 SF
	Residential - Multifamily (Apartments)	10		
	Mixed-Residential	25		Mix of various lot sizes of Single-family, Townhomes, and Apartments
	Mixed-Use Commercial & Residential	30		Mix of Residential and Non-residential (Commercial) uses
	Downtown Redevelopment	30		
	Infill Development	25		Utilities already exist within 300 Feet of property
FUTURE TAX STATUS <i>(Choose 1 from this category)</i>	Exempt	0		
	Residential	5		
	Non-residential	10		
	Industrial	10		
COMMUNITY BENEFIT BONUS POINTS <i>(Choose All that apply from this category)</i>	Cultural Arts/Entertainment for Public	10		
	Sports/Recreation for Public	10		
	Town Electric Customer	20		
	Expansion of existing non-residential use	10		
	Re-development of an existing property	5		Must result in increased property value
	Residential Subdivision - Additional amenities included	5 - 15		Pool, Clubhouse, sports courts, etc. - 5 pts per, max 15 pts
	Job Creation - 10 to 25 new jobs	5		
	Job Creation - 26 to 100 new jobs	10		
	Job Creation - 100+ new jobs	15		
	Job creation - Jobs created will have salaries at or above median income	5		Must be greater than 50% of jobs added with documentation to confirm
	Residential - Multiple-Car Garages provided	5		
	Residential - Overflow Parking provided	5		Subject to Planning and Engineering support
	Masonry Elements included in Building Construction	10		
	Sustainable/High Efficiency Products and appliances used	5 - 15		5 pts per, max 15 pts
	Private trail connection to Public Greenway	10		
COMMUNITY IMPACT DEDUCT POINTS <i>(Choose All that apply from this category)</i>	Pump Station Improvements required ²	-10		Subject to Town policy and standards
	New Pump Station Required ²	-20		Subject to Town policy and standards
	Out-of Town Status (After construction)	-10		
	Outside Fire District	-5		
	Inconsistent with Comp Plan	-5		
CLARIFICATIONS	1	Any Development Type Category not listed is subject to Town Council discretion with staff recommendation.		
	2	The Town Engineer may waive these deductions if the improvements are consistent with Future utility service plans, replace/offline an aging station, or are in the best interest of the Town.		



TOWN OF CLAYTON
Engineering & Inspections Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

WASTEWATER ALLOCATION REQUEST

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

Wastewater Allocation Request Review Fee: \$500

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

SITE INFORMATION

Name of Project: _____ Acreage of Property: _____

County Tag Number: _____ NC PIN: _____

Address/Location: _____

Zoning District: _____

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

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

Applicant: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Contact Person: _____

Email Address: _____

PROPERTY OWNER INFORMATION

Name: _____

Mailing Address: _____

Phone Number: _____ Fax: _____

Email Address: _____

FOR OFFICE USE ONLY

Date Received: _____ File Number: _____ Associated Project Number: _____

PROJECT INFORMATION

Use: ☐ New ☐ Expanded ☐ Change

Use Type: ☐ Residential ☐ Non-Residential

Proposed Use(s): _____ Existing Use(s): _____

Invoice shall be mailed to the following:

Developer Name: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

ALLOCATION REQUEST

The following is required:

- For non-residential construction, submit a floor plan of proposed building.
- Use additional sheets if necessary.
- Provide any documentation supporting/justifying the request as an attachment (using a comparable use is recommended).
- If a phasing / take-down schedule is proposed, include as an attachment.

Residential:

Gross Acreage: _____

Single Family	# of Units	GPD per Unit	Total Requested GPD
1-2 Bedroom Units			
3 Bedroom Units			
>3 Bedroom Units			
Total		-----	

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

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

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

Gross Acreage: _____

Use	Measurement Unit	# of Units	GPD per Unit	Total Requested GPD
Total			-----	

TOTAL REQUESTED GALLONS PER DAY: _____

NOTE TO APPLICANT:

Invoicing:

Invoices are generated on the following schedule:

Non-Residential:

Generated with the application for a Zoning Compliance Permit.

Residential:

Multi-Family / Apartments:

Generated with the application for a Zoning Compliance Permit.

Subdivision / Subdivided Lots:

Generated at Final Plat submittal.

Fee Development:

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

Approval:

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

APPLICANT AFFIDAVIT

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

Paul Keenan

Print Name



Signature of Applicant

3-26-24

Date

Engineer Seal:

TOWN OF CLAYTON OFFICE USE ONLY:

Approved by: ☐ Town Manager

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

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

gallons per day for project # _____.

Date of Approval: _____

Signed:

Town Manager

If approved by Town Council:

Attach a copy of the resolution and any associated documentation.

APPENDIX A: DESIGN FLOW RATES

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

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

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

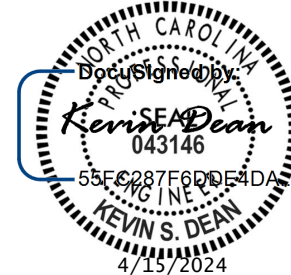
Source: North Carolina Administrative Code 02T.0114, January 1, 2007



KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

April 15, 2024

Joshua Baird, P.E., C.F.M.
Engineering Director – Town of Clayton
111 E. Second Street
Clayton, NC 27510



RE: Shotwell Apartments – Clayton, NC – Trip Generation Analysis

Kimley-Horn has prepared an analysis of the trip generation potential of the proposed Shotwell Apartments project located north of the Mechanical Drive cul-de-sac in Clayton, NC. This development would include approximately 100 mid-rise multifamily dwelling units and will have access onto Mechanical Drive.

The trip generation potential of the proposed development was determined using data from the 11th Edition of the ITE *Trip Generation Manual*. The trip generation is summarized in Table 1 below, and trip generation calculations are also attached.

Table 1 ITE Trip Generation (Vehicles)							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Multifamily Housing, Mid-Rise (LUC 221)	100 d.u.	216	216	7	25	24	15

Table 1 shows that the proposed development is projected to generate approximately 432 new trips on a typical weekday, with 32 new trips in the AM peak hour, and 29 new trips in the PM peak hour. These volumes fall well below the thresholds of 1,000 daily or 100 peak hour trips for requiring a traffic impact analysis in the Town of Clayton and well below the 3,000 daily trip threshold for the North Carolina Department of Transportation (NCDOT). Therefore, no further traffic analysis should be needed for this development.

Please let me know if you have any questions or require any further information.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Dean, P.E.
Project Manager

Shotwell Apartments

Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
221 Multifamily Housing (Mid-Rise, Not Close to Rail)	100 d.u.	432	216	216	32	7	25	39	24	15

Plato, Andrew

From: Little, Tyler A <talittle2@ncdot.gov>
Sent: Tuesday, March 26, 2024 7:26 AM
To: Dean, Kevin
Cc: Plato, Andrew; Collins, Jennifer K
Subject: RE: [External] Mechanical Drive Multifamily, Clayton: Traffic Study Need Question

Categories: External

You don't often get email from talittle2@ncdot.gov. [Learn why this is important](#)

Hey Kevin,

Based on these numbers, I think we are okay without an analysis considering this is small compared to the large development that is connected to Cameron Way. I am assuming all access for these dwellings will occur on Mechanical Dr and if that is the case then no driveway permit will be required on our end. Thank you for reaching out.

Thanks,

Tyler A. Little

Assistant District Engineer
Division 4 District 3
North Carolina Department of Transportation

919-739-5300
talittle2@ncdot.gov

67 Jr Rd Suite 700
Selma, NC 27576



From: Dean, Kevin <kevin.dean@kimley-horn.com>
Sent: Monday, March 25, 2024 12:57 PM
To: Collins, Jennifer K <jkcollins@ncdot.gov>
Cc: Plato, Andrew <Andrew.Plato@kimley-horn.com>; Little, Tyler A <talittle2@ncdot.gov>
Subject: [External] Mechanical Drive Multifamily, Clayton: Traffic Study Need Question

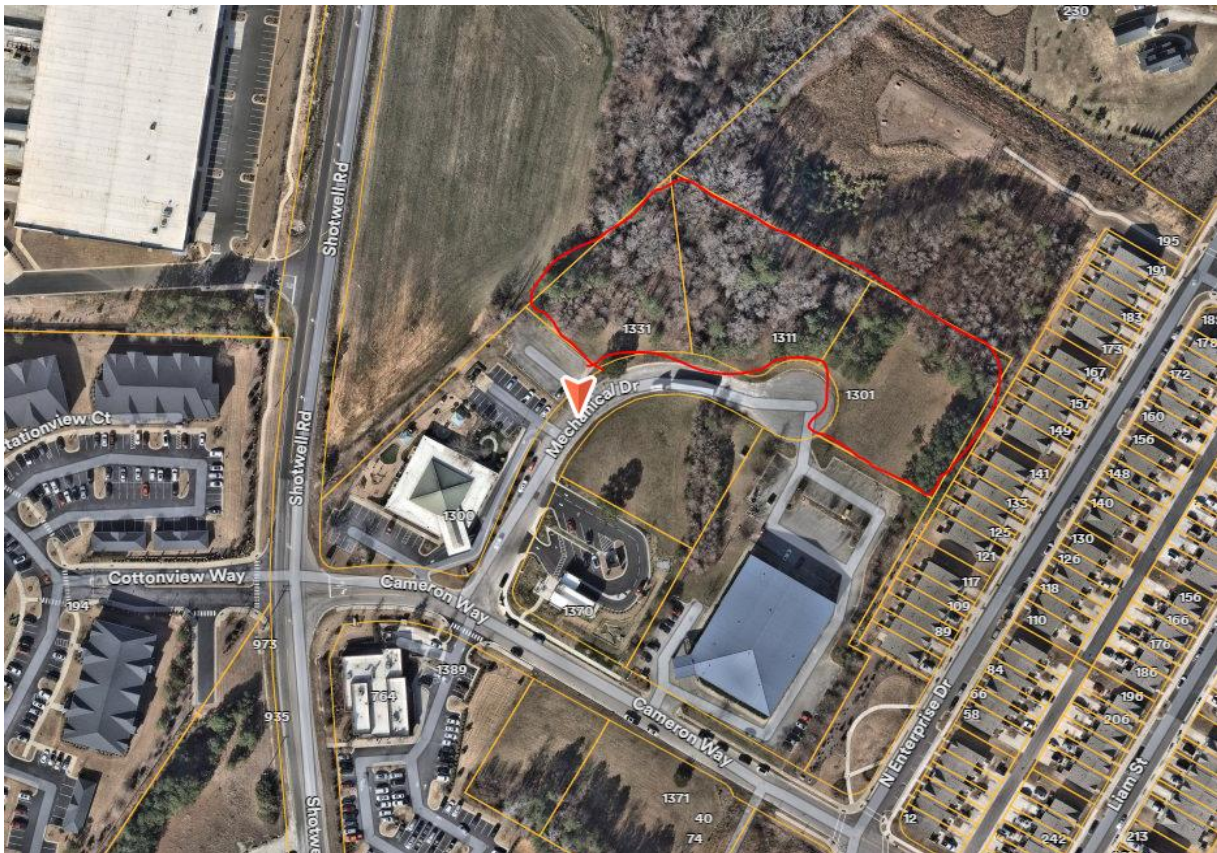
CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Jennifer,

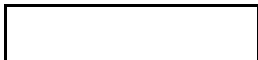
Hope you're doing well! Our team has submitted for a rezoning for a proposed affordable housing project that would include approximately 100 dwelling units (4 floors of residential over 1 floor of parking) on the north end of Mechanical Drive in Clayton. We've run some quick trip generation on that intensity and, as shown below, those 100 mid-rise multifamily dwellings would be expected to generate around 430 daily trips, with 32 AM trips and 39 PM trips. These totals are all well-below the Town's thresholds for requiring a TIA but we've received a comment to confirm if NCDOT would need to see any analysis/memo.

Do you need to see anything level of analysis or memo based on that anticipated trip generation?

Land Use	Intensity	Daily	
		Total	In
221 Multifamily Housing (Mid-Rise, Not Close to Rail)	100 d.u.	432	216



Thanks!

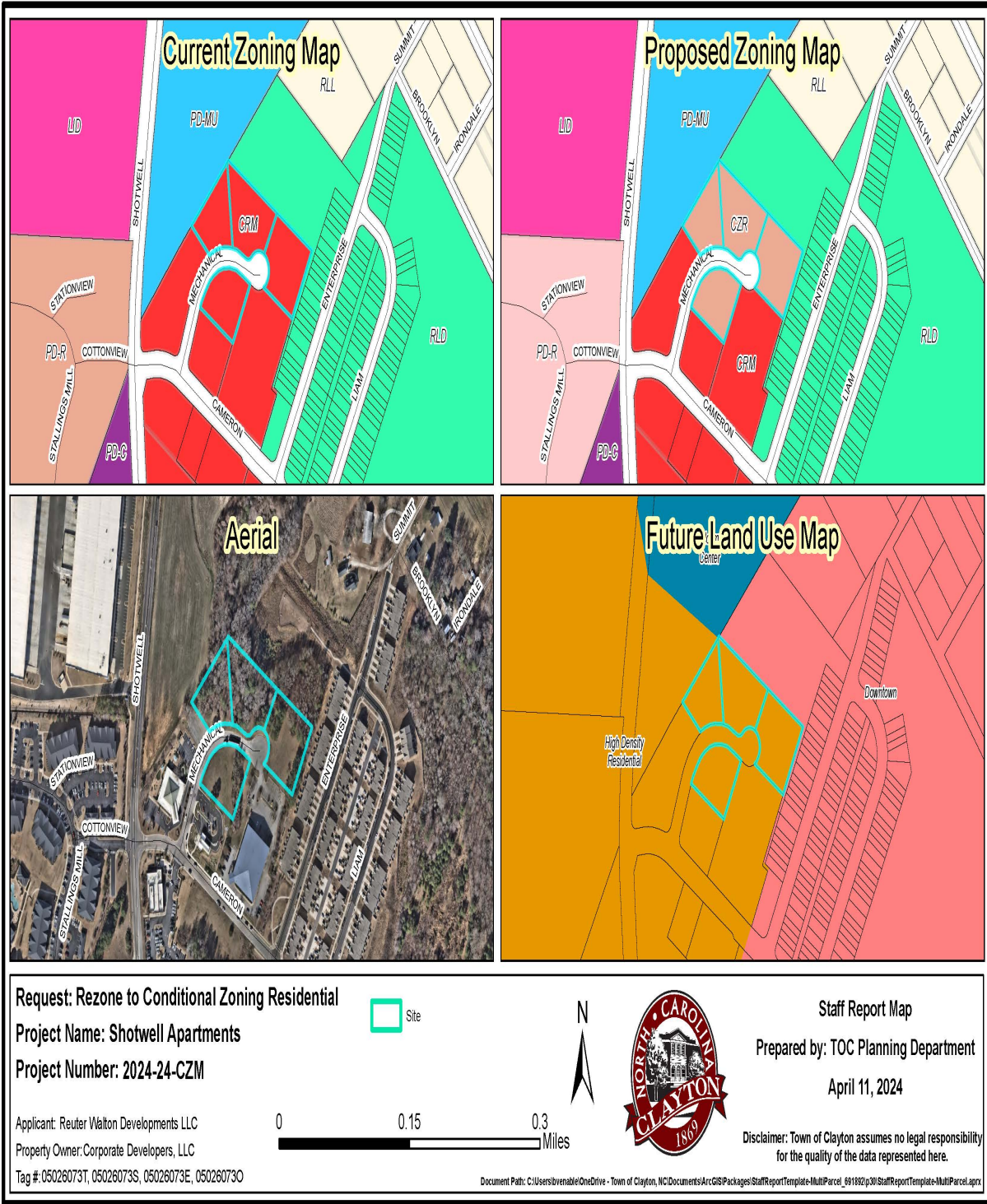


Kevin Dean, P.E.

Kimley-Horn | 300 S. Main Street, Suite 212, Holly Springs, NC 27540

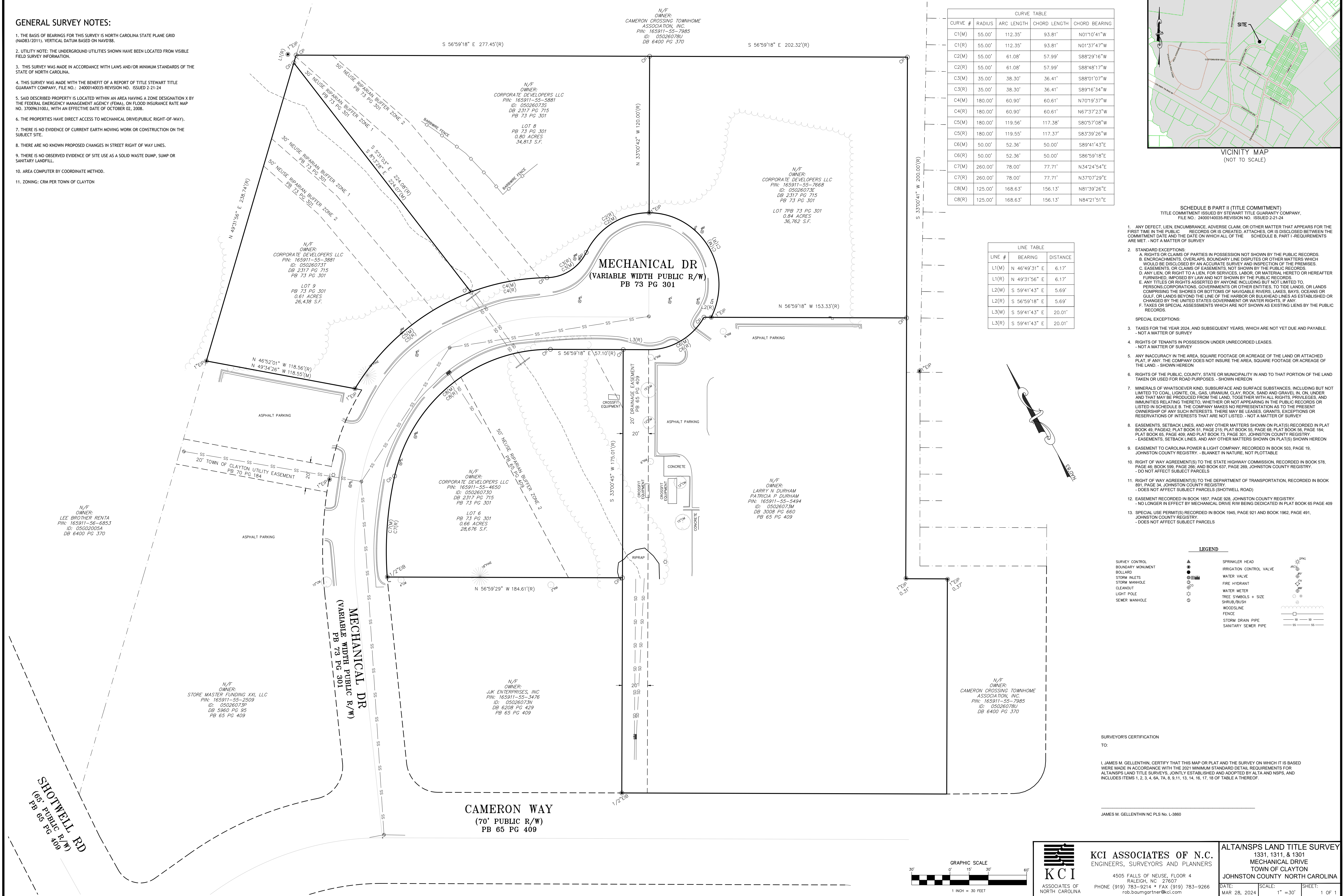
Direct: 919-678-4185 | Mobile: 919-810-2021 | www.kimley-horn.com

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.



GENERAL SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH CAROLINA STATE PLANE GRID (NAD83/2011). VERTICAL DATUM BASED ON NAVD88.
2. UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION.
3. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NORTH CAROLINA.
4. THIS SURVEY WAS MADE WITH THE BENEFIT OF A REPORT OF TITLE STEWART TITLE GUARANTY COMPANY, FILE NO.: 24000140035-REVISION NO. 1 ISSUED 2-21-24
5. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 22006S100L, WITH AN EFFECTIVE DATE OF OCTOBER 02, 2008.
6. THE PROPERTIES HAVE DIRECT ACCESS TO MECHANICAL DRIVE(PUBLIC RIGHT-OF-WAY).
7. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK OR CONSTRUCTION ON THE SUBJECT SITE.
8. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
9. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
10. AREA COMPUTER BY COORDINATE METHOD.
11. ZONING: CRM PER TOWN OF CLAYTON



CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1(M)	55.00'	112.35'	93.81'	N01°10'41"W
C1(R)	55.00'	112.35'	93.81'	N01°37'47"W
C2(M)	55.00'	61.08'	57.99'	S88°29'16"W
C2(R)	55.00'	61.08'	57.99'	S88°48'17"W
C3(M)	35.00'	38.30'	36.41'	S88°01'07"W
C3(R)	35.00'	38.30'	36.41'	S89°16'34"W
C4(M)	180.00'	60.90'	60.61'	N70°19'37"W
C4(R)	180.00'	60.90'	60.61'	N67°37'23"W
C5(M)	180.00'	119.56'	117.38'	S80°57'08"W
C5(R)	180.00'	119.55'	117.37'	S83°39'26"W
C6(M)	50.00'	52.36'	50.00'	S89°41'43"E
C6(R)	50.00'	52.36'	50.00'	S86°59'18"E
C7(M)	260.00'	78.00'	77.71'	N34°24'54"E
C7(R)	260.00'	78.00'	77.71'	N37°07'29"E
C8(M)	125.00'	168.63'	156.13'	N81°39'26"E
C8(R)	125.00'	168.63'	156.13'	N84°21'51"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1(M)	N 46°49'31" E	6.17'
L1(R)	N 49°31'56" E	6.17'
L2(M)	S 59°41'43" E	5.69'
L2(R)	S 56°59'18" E	5.69'
L3(M)	S 59°41'43" E	20.01'
L3(R)	S 59°41'43" E	20.01'

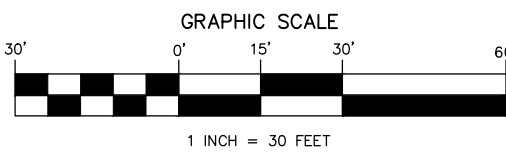
- SCHEDULE B PART II (TITLE COMMITMENT)
- TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 24000140035-REVISION NO. 1 ISSUED 2-21-24
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET - NOT A MATTER OF SURVEY
 2. STANDARD EXCEPTIONS:
A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
C. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
D. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
E. ANY TITLES OR RIGHTS ASSERTED BY ANYONE INCLUDING BUT NOT LIMITED TO, PERSONS, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES, TO TIDE LANDS, OR LANDS COMPRISING THE SHORES OR BOTTOMS OF NAVIGABLE RIVERS, LAKES, BAYS, OCEANS OR GULF, OR LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY THE UNITED STATES GOVERNMENT OR WATER RIGHTS, IF ANY.
F. TAKES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LENS BY THE PUBLIC RECORDS.
 3. SPECIAL EXCEPTIONS:
A. TAXES FOR THE YEAR 2024, AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
B. NOT A MATTER OF SURVEY
 4. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
B. NOT A MATTER OF SURVEY
 5. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND OR ATTACHED PLAT, IF ANY, THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND - SHOWN HEREON
 6. RIGHTS OF THE PUBLIC, COUNTY, STATE OR MUNICIPALITY IN AND TO THAT PORTION OF THE LAND TAKEN OR USED FOR ROAD PURPOSES - SHOWN HEREON
 7. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B, THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED - NOT A MATTER OF SURVEY
 8. EASEMENTS, SETBACK LINES, AND ANY OTHER MATTERS SHOWN ON PLAT(S) RECORDED IN PLAT BOOK 49, PAGE 409; PLAT BOOK 51, PAGE 215; PLAT BOOK 58, PAGE 68; PLAT BOOK 58, PAGE 184; PLAT BOOK 65, PAGE 409; AND PLAT BOOK 73, PAGE 301, JOHNSTON COUNTY REGISTRY - EASEMENTS, SETBACK LINES, AND ANY OTHER MATTERS SHOWN ON PLAT(S) SHOWN HEREON
 9. EASEMENT TO CAROLINA POWER & LIGHT COMPANY, RECORDED IN BOOK 503, PAGE 19, JOHNSTON COUNTY REGISTRY - BLANKET IN NATURE, NOT PLOTTABLE
 10. RIGHT OF WAY AGREEMENT(S) TO THE STATE HIGHWAY COMMISSION, RECORDED IN BOOK 578, PAGE 48; BOOK 599, PAGE 288; AND BOOK 637, PAGE 289, JOHNSTON COUNTY REGISTRY - DO NOT AFFECT SUBJECT PARCELS
 11. RIGHT OF WAY AGREEMENT(S) TO THE DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 891, PAGE 34, JOHNSTON COUNTY REGISTRY - DOES NOT AFFECT SUBJECT PARCELS (SHOTWELL ROAD)
 12. EASEMENT RECORDED IN BOOK 1857, PAGE 828, JOHNSTON COUNTY REGISTRY - NO LONGER IN EFFECT BY MECHANICAL DRIVE RW BEING DEDICATED IN PLAT BOOK 65 PAGE 409
 13. SPECIAL USE PERMIT(S) RECORDED IN BOOK 1945, PAGE 921 AND BOOK 1962, PAGE 491, JOHNSTON COUNTY REGISTRY - DOES NOT AFFECT SUBJECT PARCELS

- LEGEND
- SURVEY CONTROL
BOUNDARY MONUMENT
STORM INLETS
STORM MANHOLE
CLEANOUT
LIGHT POLE
SEWER MANHOLE
- SPRINKLER HEAD
IRRIGATION CONTROL VALVE
WATER VALVE
FIRE HYDRANT
WATER METER
TREE SYMBOLS + SIZE
SHRUB/BUSH
WOODS LINE
FENCE
STORM DRAIN PIPE
SANITARY SEWER PIPE

SURVEYORS CERTIFICATION
TO:

I, JAMES M. GELLEINTH, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTNPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, 9, 11, 13, 14, 16, 17, 18 OF TABLE A THEREOF.

JAMES M. GELLEINTH NC PLS No. L-3860



KCI ASSOCIATES OF N.C.
ENGINEERS, SURVEYORS AND PLANNERS

4505 FALLS OF NEUSE, FLOOR 4
RALEIGH, NC 27607
PHONE (919) 783-9214 • FAX (919) 783-9266
rob.baumgartner@kci.com

ALTANPS LAND TITLE SURVEY
1331, 1311, & 1301
MECHANICAL DRIVE
TOWN OF CLAYTON
JOHNSTON COUNTY NORTH CAROLINA

DATE: MAR 28, 2024
SCALE: 1" = 30'
SHEET: 1 OF 1



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

Planning Board April 22, 2024

STAFF REPORT

Application Number: 2024-24-CZM

Project Name: Shotwell Apartments

Tag #: 05026073T,05026073S, 05026073E,05026073O

Location: 1311 Mechanical Dr, Clayton, NC 27520

Existing Zoning District: Corridor Commercial (CRM)

Proposed Zoning District: CZ-R

Applicant: Reuter Walton Development, LLC

Owner(s): Corporate Developers, L.L.C.

Public Noticing:

- Neighborhood meeting: March 13, 2024
- Sign posted: April 12, 2024
- Letters mailed: April 11, 2024

REQUEST: Rezone the property referenced above, located off of Mechanical Dr., from Corridor Commercial (CRM) to a Conditional Zoning - Residential District (CZ-R). The Conditional Zoning District would allow for up to 96 units or a density of up to 33 units per acre. This Conditional Zoning District is being proposed as an Affordable Housing apartment building utilizing low-income housing tax credits through NCHFA. One hundred percent (100%) of the dwelling units shall be restricted to households earning sixty percent (60%) of the Area Median Income (AMI) based on Johnston County data. The development shall commit to providing 100% affordable housing for at least fifteen (15) years

SITE DATA:

Acreage: 2.91 +/- acres

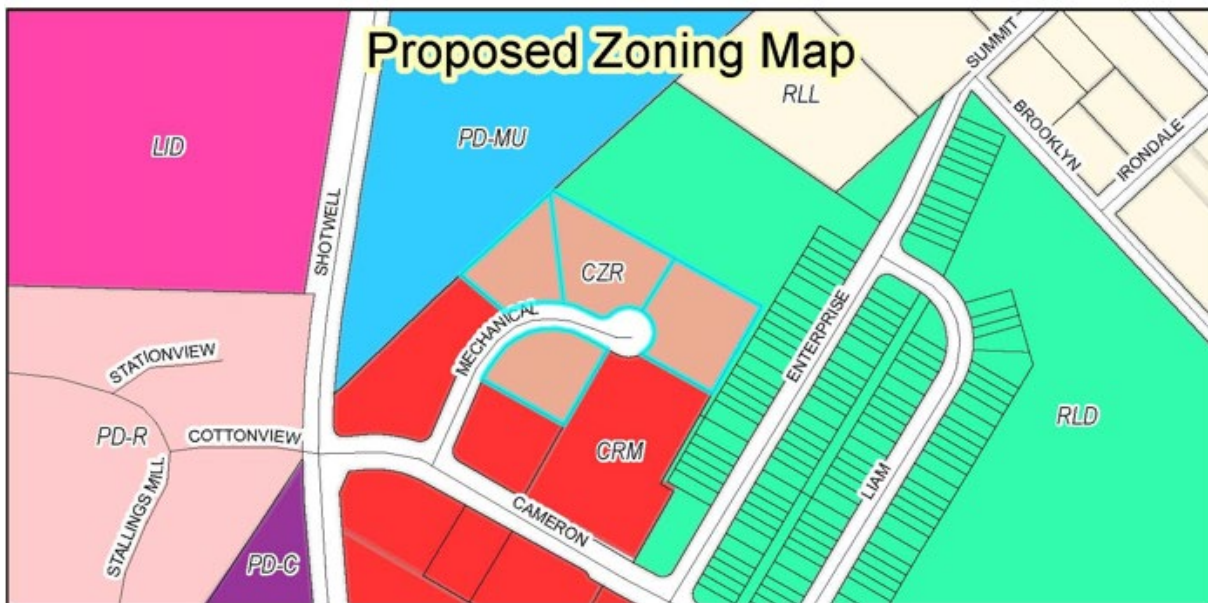
Existing Use: Vacant



Page 1 of 7

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use(s)
North	Residential Large Density (RLD)	Single-family Attached residential
South	Commercial Corridor (CRM)	Retail/ Hotel, Fast food
East	Planned Development Mixed Use (PD-MU)	Vacant
West	Residential Large Density (RLD)	Single-family Attached residential



DEVELOPMENT DATA:

Proposed Uses:	Residential (Multifamily Apartments), Gym, park, parking lot
Proposed Density:	Up to 96 units are proposed at an overall proposed residential density of 33 units/acre for the development.
Fire Protection:	Town of Clayton
Access/Streets:	2 connections will be established off of Mechanical Dr, with future cross-access connections connecting neighboring parcels.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke Energy

OVERVIEW:

The applicant is requesting to be rezoned 2.91 acres from Corridor Commercial (CRM) to a Conditional Zoning Residential District. The Conditional Zoning requires approval from the Town Council. Additionally, a new affordable

housing multifamily apartment complex will have 96 units with the first floor being a parking garage, additionally, onsite amenities and open space shall be provided.

Transportation Improvements:

The development will be accessed from the Mechanical Drive of a private drive built to Town standards. Sidewalks, curbs, and gutter shall be provided along the perimeter of the lots. Kimley-Horn has performed a trip generation assessment of the proposed Shotwell Apartment rezoning. The Trip generation calculations for this site were performed using data from the 11th Edition of the ITE Trip Generation Manual. Those calculations are summarized below in Table 1 Trip Generation.

Table 1 ITE							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Multifamily Housing, Mid-Rise (LUC 221)	100 d.u.	216	216	7	25	24	15

Recommended Improvements:

NC DOT is recommending no improvements at this time. Per email correspondences between NC DOT and the applicant that is provided within this packet (see item #7)

Stormwater, Water, Sewer and Electricity

Stormwater

The proposed development is located within the Neuse River Basin and will require stormwater management measures for quality and quantity control in accordance with the Town of Clayton Stormwater Design Manual and the Stormwater Management Ordinance in effect at the time of approval, as outlined in Section 158 of the Clayton UDO. A network of underground piping will convey storm drainage from impervious areas to the proposed Stormwater Control Measures. The number, location, and adequate sizing for these devices will be verified during the final site design. All SCMs will be required to meet the North Carolina Department of Environmental Quality and Town of Clayton design requirements at the time of site construction drawing submittal.

Water and Sewer Service

A public waterline currently exists along the frontage of the site and a wastewater allocation request has been filed in conjunction with the Conditional Zoning/Master Plan submittal which shows a total score of 55 points. All water and sewer lines will be designed to meet Town of Clayton Standards and Specifications.

Electricity

Electric power will be provided by Duke Energy. A street/site lighting plan will be provided, in compliance with all municipal lighting standards, as part of the Construction Drawing review.

Landscaping, Buffering and Screening:

A minimum type A 10' wide landscape buffer will be provided along all project boundaries for adjacent properties

zoned RMD, CZR, CRM, and a Type B 20' wide landscape buffer provided along all project boundaries for adjacent properties zoned RLL, RLD per section 6.6.12 of the UDO. There will be a planted buffer in areas where there is no existing vegetation or where vegetation is removed or damaged during the construction of Shotwell Apartments. All landscaping will be per UDO requirements in place at the time of final approval.

Architectural Standards

Elevation examples and architectural standards are provided in the of Master Plan Narrative and the Conditions of Approval.

CONDITIONAL ZONING AND MASTER PLAN APPROVAL CRITERIA

Conditional Zoning District Approval Criteria

See Master Plan Narrative for Applicant Responses

In connection with its legislative decision on a conditional zoning district request, the Town Council may consider factors including, but not limited to, the following:

1. Consistency with the adopted plans and policies of the Town

Staff Commentary: The 2045 Growth Plan Future Land Use Map designates this area as High-Density Residential, "The High-Density Residential areas provide for housing near major transportation corridors, existing commercial areas, and Downtown. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High-Density Residential includes all housing types while providing higher-density development than the other residential categories. In some places, HDR serves as a transition between commercial uses and lower-density residential uses. In other instances, it accompanies neighborhood commercial uses such as a grocery store or services in established or growing areas of Town

Based on the guidance in the Land Use Plan, the proposed development is consistent with the density in the High-Density Residential land use category .

2. Suitability of the subject property for uses permitted by the current versus the proposed conditional district.

Staff Commentary: The current zoning districts for the proposed development are CRM (Corridor Commercial) and is adjacent to other commercially zoned property and single-family home development. Staff believes that with the proposed density and the proposed road improvements, the subject property is suitable for the proposed residential development.

3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town.

Staff Commentary: The surrounding area is primarily single-family residential attached an commercial. The proposed. The proposed conditional zoning district will allow for additional High-Density Multifamily residential development and provide private amenities and active open space amenities which are not present in the given area.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities and stormwater drainage facilities for the proposed conditional district

Staff Commentary: The proposed development would be served by Johnston County schools (Clayton Elementary, Clayton Middle, Clayton High), with Clayton High School on the County's "capped" list for the 2023-2024 school year.

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

Staff Commentary: Staff does not believe that legal purposes for which zoning exists will be contravened by the approval

of the conditional 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.
Staff Commentary: The proposed development will consist of Mid-Rise Multifamily Housing with a density of 33.d.u. The overall density of the development is not comparable to the surrounding developments and area.
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.
Staff Commentary: While the owners/developers may benefit from the development, staff believes that with the proposed conditions there will be no detriment to the general public.

Master Plan Approval Criteria

The master plan shall include and the applicant shall be responsible for successfully addressing the following:

- Consistency with the Clayton General Design Guidelines;
- Conformance of the proposal with the stated purpose of the requested conditional zoning district;
- Compatibility of the proposed development with the adjacent community;
- The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out;
- Compatible relationships between each component of the overall project;
- Self-sufficiency of each phase of the overall project;
- The fiscal impact of the proposal and the proposed financing of required improvements;
- The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community; and
- The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

Staff Commentary: The applicant has provided a Master Plan Narrative providing details of the proposal. Through the Master Plan, Narrative and proposed conditions, staff believes that the applicant has successfully met the criteria.

CONSIDERATIONS:

- The Planning Board shall make a recommendation regarding the application to the Town Council. The Planning Board's recommendation shall include a written statement to the Town Council describing whether its recommendation is consistent with the adopted plans and policies of the Town. If the Planning Board fails to make a recommendation, the Town Council may process the request without a recommendation.
- If approved, the conditional zoning district, master plan, and narrative will be recorded with Johnston County and shall guide future development for this land. The conditional zoning district, master plan, and narrative shall not expire and will run with the land.
- The Planning Board may recommend conditions be added or removed. The developer must agree to any imposed conditions.

STAFF RECOMMENDATION:

Staff recommends that the Planning Board recommend approval of the Conditional Zoning District, subject to the conditions listed below, to the Town Council.

Recommend Conditions of Approval (2024-24-CZM, Shotwell Apartments Conditional Zoning District)

1. The site shall be developed with a Multi-Family, Affordable Housing apartment building utilizing low-income housing

tax credits through NCHFA. One hundred percent (100%) of the dwelling units shall be restricted to households earning sixty percent (60%) of the Area Median Income (AMI) based on Johnston County data. The development shall commit to providing 100% affordable housing for at least fifteen (15) years.

2. The first floor of the Building shall include the following:

- a. Primary access into the building through the main entrance into the lobby common space.
- b. Secondary access into the building through covered staircases.
- c. Common areas on the first floor shall include management offices, air-conditioned resident mail and parcels rooms, fitness center, and community room.
- d. Parking garage for residents that includes a trash/recycling room and elevators.
- e. Walkout patio from the internal community room.

3. The proposed Building shall include air-conditioned corridors for residents.

4. Dimensional Standards shall comply with the RMF (Residential Multi-Family) Zoning District standards per Town of Clayton UDO Section 3.2.16.C, with the following exceptions:

- a. Maximum density shall be 35 units per acre.
- b. Parking encroachment of up to 5-feet into the side setbacks along the southwestern property line of parcel NC Pin #165911-55-3881.
- c. Parking encroachment of up to 10-feet into the front street setback along Mechanical Drive on parcels NC Pin #165911-55-3881, 5881, 7668, and 4650.

5. Parking Lot Accessway Depths shall be provided per Town of Clayton UDO Table 6.1.4.E, or an approved alternative means of compliance at Site Plan submittal.

6. On-site pedestrian circulation shall be provided per Town of Clayton UDO Section 6.1.5, including sidewalks connecting the primary building to disconnected parking lots & parking spaces, routes, signage per ADA 2010 standards for accessibility.

7. Adequate sight distance for motorists and pedestrians entering or exiting the site shall be provided per Town of Clayton UDO Section 6.1.7.

8. A monument sign shall be provided at the entrance to the site per North Carolina's QAP Appendix B standards and shall comply with the City's signage requirements established in UDO Section 6.13.

9. Per Section 6.2.4.D.2, the building orientation shall align parallel to the existing street and the long axis of the building shall be parallel to the longest lot frontage as practicable given the unique shape of the lots and the existing street/cul-de-sac.

10. The Primary Entrance shall be denoted by a canopy located over the entrance door.

11. All resident units shall be accessed through sheltered and internal shared entrances per Town of Clayton UDO Section 6.2.4.D.3.

12. Per Town of Clayton UDO Section 6.2.4.D.4, the building design will incorporate a minimum of the following three (3) architectural elements on street-facing facades:

- a. Awnings or Overhangs
 - i. Canopy overhangs shall be included above the primary entrance, garage entrance, and community patio doors which serve as a wayfinding element and aesthetic element to the exterior design which will all be visible from Mechanical Drive.
- b. Corniced Parapets
 - i. As shown on the Exterior Elevations, the roof edge depicts a variety of parapet edges with more elaborate cornices being strategically placed on the articulated portions of the facades.
- c. Integral planters that incorporate landscaped areas and/or places for sitting.
 - i. The building shall comply with building articulation requirements per Section 6.2.4.D.
 - ii. The site plan denotes (3) outdoor bench seating areas to comply with outdoor amenity requirements of the Appendix B and shall be designed to include accessible planters which will be integrated into the design

of the bench seating.

13. The roof design shall include consideration to the rest of the building facades and comply with the standards established in UDO Section 6.2.4.D.9a.

14. Durable and low-maintenance materials shall be used while avoiding harsh colors per standards established in UDO Section 6.2.4.D.10.

15. Exterior site lighting shall be provided per standards established in Town of Clayton UDO Section 6.4.6, including maximum illumination levels established for the CZR zoning district requirements.

16. Private Drainage Facilities shall be provided per the standards established in the Town of Clayton UDO Section 6.5.6.

17. Fire Protection Design shall be provided to meet design criteria established in NFPA and the North Carolina Fire Code per Town of Clayton UDO Section 6.5.9.

18. Refuse collection areas shall be configured to allow access by collection vehicles per the Town's Engineering Specifications and Design Manual, per Town of Clayton UDO Section 6.5.11.

19. Landscape materials shall be provided to define outdoor spaces and movement paths between parking areas and building entry per Town of Clayton UDO Section 6.6.7.

20. Off-street parking lot landscaping shall be provided per Town of Clayton UDO Section 6.6.11, at Site Plan submittal.

a. Parking islands shall be provided at the end of all rows and include a canopy tree per Section 6.6.11.2 at Site Plan submittal.

21. Perimeter buffer landscaping shall be provided per Town of Clayton UDO Section 6.6.12, with the following enhancements:

a. Type 'B' Perimeter Buffer shall be provided along north and east property lines adjacent to the RLD (Residential Low-Density) Zoning District.

22. Minimum 10% of the lot shall be set aside for Open Space, including 5% of the lot to be Active Open Space consistent with the RMF zoning district standards per Town of Clayton UDO Section 6.7.

a. Per code section 6.7.1.E.1.a, passive open space will be provided by walking paths outside of greenways, benches and seating areas, existing wetlands and streams, and areas occupied by undisturbed trees and vegetation.

b. Per code section 6.7.1.E.2.a, active open space will be provided by exercise paths and a playground.

23. Parking shall be provided per Town of Clayton UDO Section 6.9 at Site Plan submittal.

a. Minimum off-street parking spaces required shall be calculated and provided per Town of Clayton UDO Table 6.9.4.

b. Bicycle parking spaces shall be provided per UDO Table 6.9.5.

c. Dimensional standards for parking spaces and aisles shall comply with UDO Table 6.9.7.

24. Existing stream and wetlands to be delineated by USACE prior to construction plan approval. Proposed improvements within the identified stream buffers and wetlands will be permitted by NCDEQ and USACE as required.

ATTACHMENTS:

- 1) Application
- 2) Project Narrative
- 3) Concept Plan
- 4) Neighborhood Meeting Materials
- 5) Wastewater Allocation Request
- 6) Trip Generation Letter (Traffic)
- 7) NC DOT Letter (Traffic)
- 8) Staff Report Map
- 9) Recommended Conditions of Approval - Signed
- 10) Boundary Survey



Planning Board Agenda Cover Sheet

Meeting Date

April 22, 2024

Agenda Location

NEW BUSINESS

Item Title

Downtown Master Plan Update

Presenter(s)

Town of Clayton's Economic Development Department

Suggested Action

Information Only

Strategic Priorities Alignment



☐
Think Clayton
(Administrative)



☐
Think Arts &
Culture



☒
Think
Downtown



☐
Think
Economic
Development



☒
Think Land
Use &
Housing



☐
Think
Mobility



☐
Think Parks,
Recreation
& Natural
Resources



☐
Think Public
Services &
Infrastructure

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

- ☐ Public Hearing (Required by GS)
- ☐ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Special Mailing

- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☐ None Required

Summary

Update from ED regarding the Downtown Master Plan.

Funding Source

N/A

Corresponding Documentation

[Downtown Master Plan Letter from DDAB \(3\)](#)

Submitted By: Bruce Venable, Economic Development

Reviewed By:

Bruce Venable, Planner

Approved - Apr 12 2024



April 8, 2024

Dear Town Council,

As members of the Downtown Development Advisory Board, we have collectively reviewed and discussed the **Downtown Clayton Master Plan Draft Opportunity Sites and Growth Concepts** at the March 11, 2024 meeting, and would like to provide our feedback and suggestions regarding the draft plan and the direction for our Downtown community. The Master Plan draft has several layers and components that we have reviewed thoroughly including impacts to community density, parking, specific areas and intended use. As a group, we believe our feedback compiles the voice of community members, business owners and visitors to our area.

The overarching feedback we would like to express is that we would like for Council to always **create a balance of growth and charm and prioritize the value of our community to its residents and business owners as we grow throughout the upcoming years**. Our charm can be enhanced and cultivated through the continued efforts to restore historical properties and encourage adaptive reuse and restoration efforts. The most recent examples, including The Spinning Mill and Barbour Building renovation show that this can be achieved and accomplished successfully. We strongly believe that parking and infrastructure, including streetscape, utility pole relocation, and stormwater, should be at the forefront of decision making as it can be a pain-point that will follow each project and create a less than optimal experience long-term for developers and the community.

Below is a breakdown of each component and our compiled feedback regarding each area.

Parking: We strongly believe that parking opportunities are the staple of a successful project. We would encourage Council to consider any Railroad or secondary off street parking solutions prior to constructing a large parking structure. If parking decks are to be considered within a project, we would ask that they be limited to two to three stories within the current commercial core (approx. Church St. to Community Garden) and limited to six stories within the greater Downtown District. As with any project, we would appreciate Council to encourage creative solutions that keep the charm on Main Street and concentrate surface and structure to the NCRR corridor, side streets and Second Street.

Density: In reference to density and layout, given the current built environment, the "concave approach" to density would be preferred. By this we mean, preserving the current scale in the commercial core and focusing height and density outside of the commercial core. This focuses

info@downtownclayton.org



the current commercial core as an area for predominately retail, food and beverage and professional service uses. Areas outside of the commercial core serve as supporting areas with additional mixed-use and higher density residential components. In reference to mixed-use areas, we would like to encourage the spaces to be limited to six stories, focusing on mixed-use projects that have a commercial component on the lower level and residential, office and parking on the remaining levels.

Opportunity Areas:

NCRR Corridor - The relationship with the Railroad should continue to be addressed and supported. The use of this space is vital to our growth and development. This is a great opportunity to explore much-needed parking accommodation and other opportunities to improve the visual appeal throughout the whole of Downtown.

West End Connectivity and Downtown Integration - The opportunities for commercial and higher density residential uses within this area are vast and serve to support the growth of the commercial core. 400 block of Downtown (NCRR corridor to Second, Lombard to Smith) - The former CMC building and the lots adjacent to the Barbour Building are privately owned spaces that have tons of opportunities as they are a crucial part of a highly traveled and visited area.

We believe both areas should be considered by the Downtown Master Plan as Opportunity Sites for parking and additional commercial opportunities to enhance the current commercial core. As always, we appreciate the opportunity to provide guidance and advisement on our beautiful community and we appreciate your consideration.

Sincerely,

The Downtown Development Advisory Board

Members of the Board:

Christi Thompson - CHAIR
Greg Adamson - VICE CHAIR
Dan Barbour
Joel Tew
Paul Auclair
Erin Belcher

John David Millican
Lila Reiber
Katie Spalding
Marty Kornegay
Andre Walden

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