



Town of Clayton
Town of Clayton Planning Board Agenda
Tuesday, December 19, 2023 @ 6:00 PM
Town Council Chambers

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

IN PERSON TOWN COUNCIL / ADVISORY BOARD MEETING PROCEDURES

- **ALL persons attending must wear a mask.**
- We will be following proper social distancing at all times.
- Hand sanitizer will be available, both in the lobby and council chambers.
- Podium/microphone will be sanitized after each speaker.

**Face Masks May Be Removed When Speaking.*

1. CALL TO ORDER

2. ADJUSTMENT OF THE AGENDA

3. APPROVAL OF MINUTES

- a. [Clayton Planning Board - September 25, 2023 Minutes](#)
[Clayton Planning Board - November 27 2023 Minutes](#)

POTENTIAL ACTION: Approve or Deny Minutes

4. PUBLIC HEARINGS

- a. 2023-126-CZM Pond Street Duplexes Conditional Rezoning
Presenter: Steven Mott, Planner II
[2023-126-CZM Pond Street Duplexes Conditional Rezoning - Planning - Pdf](#)

POTENTIAL ACTION: Provide Recommendation to Town Council

- b. 2023-176-RZ Clayton ABC Store Rezoning
Presenter: Steven Mott, Planner II
[2023-176-RZ Clayton ABC Store Rezoning - Planning - Pdf](#)

POTENTIAL ACTION: Provide Recommendation to Town Council

5. NEW BUSINESS

- a. 2024 Planning Board Meeting Calendar
Presenter: Conrad Olmedo, Planning Director
[2024 - Planning Board Meeting Schedule](#)

6. INFORMAL DISCUSSION AND PUBLIC COMMENT

7. ADJOURN



Town of Clayton Planning Board Minutes
Monday, September 25, 2023, at 6:00 PM Town Council
Chambers

Board Members Present:

James Moore
Stephen Powers
Lisa Begley
Jeffery Spence
Kevin Lee
Derrick Applewhite
James Lipscomb
Ronald Williams

Board Members Absent:

Jodie Dupree

Staff Present:

Jonathan Jacobs, Interim Planning Director/Assistant
Engineering Director
Steven Mott, Planner II
Bruce Venable, Planner I
Love Ott, Clerk to the Board

1 CALL TO ORDER

Chair Moore called the meeting to order at 6:00pm.

2 ADJUSTMENT OF THE AGENDA

3 APPROVAL OF MINUTES

Motion: Board Member Powers

Second: Board Member Applewhite

Result: Approved, Unanimous

4 PUBLIC HEARING

5 NEW BUSINESS

a) 2022-195-CZM Vinson Road Conditional Zoning and Master Plan

Presenter: Bruce Venable,
Planner I

Rezone from Agricultural Residential (AR) to

Conditional Zoning-Residential (CZ-R) Property
Size: 146.26 acres

Density: 3.12

Units: 457; 250 Single-Family Detached; 207
Single-Family Attached

Water/Sewer/Electric:

- Water: Johnston County
- Sewer: Town of Clayton
- Electric: Duke Energy Progress.

Existing Use: Vacant

Traffic Generation:

- Daily Trips: 3,937
- AM Peak Trips: 279
- PM Peak Trips: 362

Location: Vinson Road near Windsor Green Subdivision, Tax ID # 05J05011V & 05J05030F; Outside of Clayton's ETJ.

Proposed Uses Include:

Single-Family Detached
Single-Family Attached (Townhomes)

Planning Staff Recommends: Denial.

Reason: Due to inconsistencies with the Clayton 2045 Comprehensive Growth Plan in terms of density and percentage of townhomes proposed (40%+ of the development, limit in Low Density Residential is 25%) Staff cannot recommend this proposal for approval.

Applicant Presentation:

During the presentation the Applicant has offered to reduce the overall density from 3.12 down to 3.00 units to acre, this would be a reduction of 19 units.

Questions from Planning Board:

Chair Member Moore: The ability to reduce the overall density by 19 units to be in compliance, is that something that was discussed with staff prior or is that something that you and your team are offering up to the planning board as an added condition of approval? Additionally, the word high quality was used in reference to materials, can you define that for us?

Applicant Response: We're offering it up tonight, from concerns that the excess density could make or break this project, we are willing to reduce this down from 3.12 units/acre to 3.00 units/acre. Max 438 units. High Quality: using materials and removing vinyl siding, including the 25% masonry element on the front.

Board member Applewhite: As far as traffic is concerned, can you talk more about how the addition of the homes could impact the traffic along Vinson Road, and how much difference would there be from a development with an overall density of 3 units/ac to say 2 units/ac

Applicant Response: The TIA and the Conditions are written to account for a higher amount of traffic which would have a greater impact than on what we are proposing now, you can roughly adjust the trips by whatever percentage of units you are adding or removing. The TIA is reviewed by the Town and with NCDOT. Part of the process is collecting peak hour counts for the intersections that are included within the project or nearby. It will also consider the growth rate, and any other projects that are planned for the area near the project. The purpose of the TIA is to mitigate the impact of the additional traffic created by the project.

Board Member Williams: I have a question about the parking inside of the site. Will there be adequate parking available for each lot or will people be parking on the street? Speaking of consistency, and with the reduction of the 19 units, I just wanted to bring up the concern of how parking will be addressed in a safe and orderly manner.

Applicant Response: With the reduction in parking, we are open to exploring potential new parking opportunities and appreciate your concern and can work to address that.

Chair Member Moore: I have a question for staff related to the 2045 Comprehensive Growth Plan and the density proposed. It seems that many projects that come before the Board may exceed the Comprehensive Growth Plan's recommendation and I'm curious as to how consistent we are being and if staff could speak more on that here.

Staff Member Jonathan K. Jacobs Interim-Planning Director: I cannot speak to the approved densities off the top of my head, but yes, I believe the Council has approved projects with densities that have exceeded that of what the 2045 Comprehensive Plan Growth Plan calls for.

Public Comments:

At the start of the Public Comment Section Chair member Moore instructed those in attendance who wish to speak to do their best to not repeat previously mentioned issues, but to provide new comments during their comments.

Nicole Hackler 530 River Knoll Drive:

Mrs. Hackler provides her qualifications as a licensed civil engineer that is currently employed by NCDOT, Mrs. Hackler has also served as a member of the Johnston County Planning Board for multiple years. Mrs. Hackler is concerned that since this item is outside of the Town of Clayton's jurisdiction that the developer may be trying to circumvent the in-place County Zoning that would not permit this type of development in this area within in the Agricultural-Residential Zoning District. The size of this development is too great for the capacity of the Vinson Road. Additionally, concerns related to sewer capacity, and nearby school compacity for potential new students. This project is incompatible with nearby or neighboring neighborhoods, and this should be taken into consideration when the Board makes a recommendation.

Gary Ogle 2101 Hidden Valley Drive:

Mr. Ogle is against the rezoning and agrees with the comments of Mrs. Hackler. The traffic and runoff will be impacted due to the development. This will have a negative impact on neighboring property owners. Hidden Valley being a private street there is a greater chance of damage to private property due to this project.

Jerry Dodson Hidden Valley Drive:

We are concerned about the runoff and the impact that it will have on our neighboring property owners. This project is not compatible with the neighboring properties. Traffic is unable to handle the addition of 400+ new vehicles.

Josh Nash 63 Rainwater Court:

We did not receive any notification of any of these meetings that have taken place. I am landscape Architect and have worked on many large projects and have some experience with these types of projects makes me comfortable suggesting that there will be strong degradation of the land and have a negative impact of the land. The density should require a greater setback and higher minimum lot size.

Jay Vinson 2201 Jack Rd:

How will the plan serve the project, and will this project cross our property? Water and Sewer; Will any part of property be condemned or taken to build the necessary sewer infrastructure?

Staff Jonthan Jacobs: Existing lines of Johston County will be utilized to serve the project with water, but the developer will be required to provide and build the sewer improvements needed to server this project. At this time no detailed plans have been proposed to achieve this end.

Dr. Jennifer Cameron 205 Bridge Drive:

Traffic is a major concern and would like to hear how adherence and enforcement of traffic calming, or speed limits will be addressed if this project is approved. Safety is a concern for all of those who would like to walk. The mental and physical needs of safe walking space should be considered.

Jame Wolfgang 1635 Vinson Road:

Attended both neighboring meetings and was concerned with the scent of the nearby wastewater treatment plant. And is asking the Board to see to it that the degree of scent is at the most minimum about possible.

Basil Tsiaousopoulos 238 Hogsbird Drive:

Resident of Stoneridge and is a professional engineer, and is concerned about the density of the project, and suggest that what is the density of the surrounding developments and how this project compares to neighboring subdivisions. Additionally, part of the Clayton Pedestrian Planning Organization. The fatalities from 2009-2019 included 6 pedestrian fatalities, 1 of which was right nearby on Vinson Road. Safety should be a priority for the Town of Clayton.

Jeff Holland Windsor Green:

Supports all the concerns that have been raised and would like to add that developments should be encouraged to set aside units that are dedicated for those with disabilities. 20-30 lots should be set aside for those that need assistance with housing options.

Susan Moore Glen Laurel:

Would like to point out that there is another subdivision that is also being proposed in addition to this development. This other project will only add to the impact of this proposed project here at Vinson Road. There is displeasure from many in the community due to the number of new developments within the Town.

Beth Crater 2101 Hidden Valley Drive:

Lots within Hidden Valley are over 2 acres. And this new development is not consistent with the homes in Hidden Valley. Many of these people did not receive notification about the project and were only made aware through a Facebook group. This impacts a lot of residents, and more notice should be given to neighbors.

Christy Buckly 73 Sky oak Drive Glen Laurel:

This project will adversely affect the nearby property owners and the traffic is also terrible and dangerous. Ask the Board to reread the Board's mission statement and vote against this proposal.

John Scarpal 1304 Neuse Ridge Drive:

Allowing this project sets a precedent for allowing developments that do not match the character or the quality of nearby homes and property owners. Town should not become denser like places like Cary, NC. Traffic will be too great for the road's current capacity.

Art Holder 16 Holtman court Glen Laurel:

Growth is good, and growth is progress. As a former member of the Clayton Town Council, Mr. Holder believes that companies like Novo Nordisk will need housing for their employees, and housing options will need to be available. The Vinson Road Project will be something that will appeal to people looking for upscale housing options. The land used to be woods, and farmland and it was due to development that allows them to live here today. The issues within Johnston County will create a need for improvements along Vinson and Glen Laurel Road. The NCDOT will have to address these issues, but that shouldn't deter or stop high quality development.

Michael white 416 Neuse Ridge Drive:

Comments on the flaws with the traffic study, and that only 2% growth was used to estimate the need for improvements. The traffic study does not address the impact on Glen Laurel and Powhatan. Without adequate improvements pedestrians will be at a greater risk due to the increase

Gary Low 110 Heath Green Drive:

Concerns on water infrastructure due to broken pipe. Why are we under water restrictions, and water concerns are a national concern.

Suz Joy 325 River Stone Drive:

Came to hear from both sides of the project and has not heard one upside of this project to the community. Upscale housing should look like a million-dollar house on an acre of land. That would have a greater impact.

Doreen Lam no address given:

News article states that people are looking for land, large homes and homes that can have an office. These homes are small and not fitting those criteria, nor are they compatible with the surrounding area.

Chair Member Moore: turns the discussion over to the Board.

Board Member Lipscomb: Agrees that this type of development is not compatible with the nearby neighborhoods. Cannot support the density of townhomes and will vote to recommend denial due to the density of the townhomes.

Applicant:

Would like to respond to the comments from the community. Neighborhood meetings only required a 100ft buffer. In hindsight expanding that buffer requirement. The development will have to address stormwater. State regulation requires that the development design and build to be equal or less runoff that currently exist. That would be the same for this development. Concerns with density of nearby developments that include Tuscany which is denser than the neighborhood being proposed. The buffer C is the densest and has an opaque element. Streetlights are required but will be designed in a way not to pollute nearby properties. Sewer capacity will require a pumpstation located at the back of the site. It will also handle the waste from future developments and parts of Glen Laurel.

Board Member Williams: Board Members on this Board volunteer because we are your neighbors, and we care about you and this Town. We have a responsibility to provide

recommendations based on regulations from policy and laws passed down to us. We love Clayton and give up a lot of time to volunteer.

Board Member Powers: The applicant has now been made aware of concerns and issues from the community, would it be possible to table this to give the applicant opportunity to address some of these issues, such as the number of lots and other objectionable parts of this project. Would that be an option.

Chair Member Moore: That would be up to the Board to decide, and the developer has made some proposed changes at this meeting to the board. This includes a reduction in density and the 25% masonry element.

Board Member Lipscomb: I believe we should send it to the Council with a recommendation that the applicant make any modifications and present those to the Council then.

Board Member Applewhite: There is a housing demand and I believe townhomes could be a good mix of housing options to get even more housing into the system. We should remember that the density is calculated by using the whole site. The issue is that the percentage of townhomes is still too high and would need to meet the requirement of 25% in a low-density residential area.

Applicant: We are willing to bring the Townhomes down to the 25% requirement. We will condition that in tonight. We will just increase the single-family detached units.

Board Member Applewhite: We have an obligation to allow property owners to develop their land as they see fit if it is meeting the Town's policies and regulations.

Chair Member Moore: Quest to staff, if the applicant were to agree to the condition to reduce the density and the percentage of townhomes would the inconsistency statement still be accurate?

Staff Jonthan Jacobs: If the density of the development was below the 3.00 units per acre and less than 25% of the development will be made up of townhomes then the inconsistencies would no longer be present if this area were to be classified as low-density residential.

Board Member Lipscomb: The surrounding area is still part of a watershed that limits the max units that they can build. The limit of 2 units per acre is my biggest thing when considering the impacts. 3 units/acre is still too high in my opinion.

Board Member Williams: I want to make sure that there is some type of study that shows this area can handle both proposed developments.

Board Member Begley: I agree with Board Member Lipscomb, and with all the development that is happening around the Town we need to try and plan better in terms of school and

Town Council Liaison Andria Archer: The proceedings should be more of a court room setting and not that of an assembly, some Board members are unable to finish their sentences. Just wanted to bring that to your attention.

Chair Member Moore: Just as a reminder to the Board and those in the audience, schools are funded by Johnston County and the Town of Clayton has no authority over the Johnston County Schools and how and when they will build new schools.

Attorney Bob Spence Representative to the Applicant:

The applicant is open to tabling the hearing to address the concerns of both the residents and the Board.

Chair Board Moore: Question to staff, what would be your recommendation as to tabling this public meeting?

Disruption from audience members wishing to respond to comments made by the Attorney.

Chair Member Moore reminds the audience that the public comment section has been closed.

Board Member Lipscomb: I believe we should allow the applicant to table this meeting if they are requesting that, but on the record, I would like to say I disagree with staff that the density should be 3 units per acre, when I believe it should be closer to 2 units per acre.

MOTION: Board Member Lipscomb to table 2022-195-CZM Vinson Road for 30 days and would like to see a reduction in density, the percentage of townhomes and a study on the traffic impacts to be provided to the Board.

SECOND: Board Member Powers.

VOTE:

Yes: Lipscomb, Moore, Powers, Williams, Applewhite, Spence.

No: Begley and Lee

RECESS: 5 minutes.

NEW BUSINESS CONTINUED

- b) Codify Clayton Unified Development Ordinance

Presenter: Jonathan K. Jacobs, CFM, Interim Planning Director/Assistant Engineering Director.

Presenter Chad Meadows:

Good evening, Board Members. It has been a long evening, and I will do my best to keep this short for you tonight. We will go over some key elements of the new Unified Development Ordinance and what the process has been like over the last 18 months.

1. Project background
2. Project goals
3. 5 key changes
4. Chapter overview
5. Testing
6. Next Steps
7. Delivery of the Document

Staff still recommends an adaptation date different from the effective date. The delay would allow staff to finish the procedures manual, adjust any applications that need to be amended and lastly to train staff on the new code. The lag is normal and is smart as it gives your staff the ability to become more familiar with the document. We recommend an effective date of January 1, 2024. Additionally, any application that should come in between the adoption date and the effective date would have the ability to come in under the old code or the new code.

The last 18 months have been spent:

- Providing a diagnosis
- Comprehensive plan Review
- 7 recommendations

This has been a deliberate process along the way.

Input has been gathered from the following sources:

- Webpage (Codifyclayton.com)
- 10 stakeholder meetings: April, May 2022.
- Brochure for 2022 Harvest Festival
- Weekly Meetings with Planning Staff
- 11 meetings with Steering Committee (May 22- Aug 23)
- 3 public forms: 6/28/22, 9/29/22, 8/17/23
- 2 meetings with Town Council: 8/1/22, 8/7/23
- 2 meetings with development community on testing

Project Goals:

In an attempt to find balance, we have strived to follow these project goals:

1. Make the Code more user-friendly and predictable.
2. Implement the 2045 Comprehensive Growth Plan
3. Raise the bar for the development of quality & design.
4. Accommodate a wider range of housing options.
5. Encourage employment-generating uses.
6. Foster downtown development/redevelopment
7. Protect community character and property values.

The 5 Key Changes:

1. Useability
2. Flexibility
3. Precision
4. Comprehensiveness
5. Legal Sufficiency

I will try and break down each of these key changes for you in limited detail.

Useability:

- 9 chapters
- Alphabetical sequenced
- New page layout
- Bookmarks
- Charts, graphics, illustrations
- Navigational aids (headers, cross reference, TOC)
- FAQ, Glossary, Index
- Numbered Statements (not prose)

The Town will be able to self-host the host and self-codify the code without the need for expensive 3rd party software.

Flexibility:

Administrative Adjustments	Menu-based Approach to Design Standards
3-Tiered Conditional Rezoning System	Alternative Parking, Landscaping, Signage Plan Options
5 New Conditional Districts	3 Forms of open Space
Comprehensive Fee-in-Lieu	Sustainability Incentives
Vested Rights Certificate	Density Bonuses for Design Quality
Conservation Subdivision	Flexible Approach to Tree Protection

3. Precision:

Measurable Review Criteria	Standardized Application Process Language
Rules of Measurements (dimensional and development standards)	10 Subdivision Distinctions
3-Tiered use Classification System (w/ process for unlisted uses)	Violations and Remedies Enumerated.

4. Comprehensiveness:

- Relocation of Flood Protections, Stormwater, Riparian buffer, and Sedimentation Rules from City Code
- Overhaul of Water Supply Watershed Rules (State Model)
- 31 Application Review Procedures
- 10 New Zoning Districts
- 150 Principal Uses (+ Secondary & Temporary uses)
- 5 Sets of Nonconformities Provisions
- 98 pages of Definitions

5. Legal Sufficiency:

Purpose and intent Statements for Ordinance + every procedure, every district, and every development standard	Content-Neutral Signage
Detailed section on Vested Rights	Up-to-date Telecommunications Standards
Detailed Appeal Procedure	Prohibited Uses
Determination Procedure	Review Authority Requirements
Evidentiary Procedure Rules	Enforcement Process Description
Transitional Provisions	Plan, Plat, and Certifications Contents

Chad Meadows: Now if you would like to hear more about testing, or the content of the chapters.

Board Member Lipscomb: What scares me about this document is the unknown. I'm looking at some of these districts and I'm wondering if any of these districts are going to require rezoning or if there will be new districts put on the ground. I would enjoy having more details on this and not have so much uncertainty. Future staff will be tested by this new document and there might be issues that will need to be addressed quickly. There may be monthly text amendments. And with 840 pages I'm not sure we've had enough time with this document. It will be critically important to not worry about having the

consultant (Chad Meadows) worry about their limited time especially if we bring in a new planning director.

Chad Meadows: That's a lot to respond to, I agree with you 100% that there will be many revisions and amendments over the next 12-24 months related to changes to this code. I have worked with the City of Burlington over the past 5 years to assist and provide input on new amendments. We have made 13 amendments since 2019. That is very normal and very helpful for them even with changes at the highest levels of government within their city. UDOs are living documents that will require at minimum revisions at least once a year. This document will only improve with the continual work that staff and I put into it. We planned for the need for revisions and are not worried about that and find that to be beneficial to the process of crafting the best code possible.

We have listened to the comments and concerns of the steering committee which many of you served on, including you, Mr. Lipscomb and you will continue to see that we have a spirit of cooperation and are eager to assist and find a path forward.

Board Member Lipscomb: There were members of the Steering committee that are part of our Board of Adjustment. Will they get a presentation, or should we have invited them to here tonight?

Chad Meadows: I am following staff's recommendation on what meetings to take and when. I am open to having more meetings with anyone that wishes to have further discussions. We had 13 meetings with the Steering Committee, and I expect the BOA will have more opportunities to contribute to the process as we continue to make revisions to the new UDO.

STAFF Jonathan Jacobs: Staff feels that the steering committee has served its designed purpose and now we have a finished document that we are eager to move forward with at this time. Unless directed by the Town Council we do not anticipate having any more steering committee meetings. Staff are also happy to commit to making changes through a collaborative process.

Chair Member Moore: I agree Chad. As a planning board member that attended all of the steering committee meetings, I've heard a lot of complaints about the length of the document, but we've had 60 days with this current draft and if you haven't had the time to read it all by now will you really be able to finish reading it with another 60 days? Testing is important, and that will be the most important part of making positive changes. I'd like to talk about the testing phase going forward.

Chad Meadows: I'd be happy to tell you about that. 5 approved plans (2 subdivisions, 2 commercial sites, 1 industrial site). We had Timmons (a local engineering/planning

firm) re-examine these plans in light of the new proposed UDO. We wanted them to identify areas that will need further refinement and ultimately provide a summary memorandum of the findings to the Town Council. Through two meetings with the test group, continue to find areas where the new code is more restrictive and some areas where it has been less restrictive. We will continue to get their recommendations to bring to the council.

STAFF Jonathan Jacobs: The goal was to have the testing completed prior to presenting it to the Planning Board, but due to the testing group's request to have more time with the document we have extended the testing period.

Groups involved with the testing included members from:

- WithersRavenel
- CDG group
- Lipscomb development
- Timmons
- Craig Davis

Items that have come up from the testing:

Increase multi-family max density from 12DU/AC	Revision of understory tree symbols in perimeter buffer diagrams
Allow an RLA (in addition to a forester) to prepare a reforestation plan	Specify required open space formats (passive, active, gathering) by district type.
Explore parking credit for 1-car garages	

Chair Member Moore: Can I give a counter argument to parking credit for the 1 car garage? If they don't have a additional parking pad, let's be honest, a 2-3 car family aren't lining up their cars every night. They will park on the street; they are parking elsewhere.

Chad Meadows: There are a lot of different ways to do this and make adjustments this is an example of things that can come from testing. We are hoping to have this before the council in mid-October. Our goal is the 16th of October. It may take longer, but that's part of the process.

NEXT STEPS:

Make a recommendation, we can provide more answers if you have further questions. We will still need to work on a procedures manual that will assist others understand work with the new document.

Staff Jonathan Jacobs: 3 attachments were included in your packet. Red and blue highlight changes that have been made since the start of this process. The 2nd document is a list items that have come up through our testing phase that may be changed. The 3rd document sedimentation, stormwater, and erosion control will be changed in the current code of ordinance.

Chair Member Moore: Was the parking garage change included?

Staff Jonathan Jacobs: No that was not included as part of the highlighted changes.

Board Member Applewhite: Comments on the changes that will need to be made, but it is important to pass this document and we may miss out on ne

Public Comment:

Mr. Ogle: I serve with alliance health. 1 in 4 people have a mental health crisis, and right now housing is one of the biggest issues that stretches across all spectrums. Current jails and prisons house the largest portion of mental health patients. I wish to ask the Board to listen and find ways to better and improve the lives of those that are affected by mental illness.

MOTION: Board Member Applewhite

SECOND: Board Member Williams

VOTE: 7 yes; 1 no vote.

Informal Discussion

Adjournment

MOTION: Board Member Willaims

SECOND: Board Member Lipscomb

VOTE: unanimous



**Town of Clayton Planning Board Minutes
Monday, November 27, 2023, at 6:00 PM Town Council
Chambers**

Board Members Present: James Moore Stephen Powers Jeffery Spence Derrick Applewhite James Lipscomb Jodie Dupree Board Members Absent: Kevin Lee Lisa Begley Ronald Williams	Staff Present: Conrad Olmedo, Planning Director Steven Mott, Planner II Bruce Venable, Planner I Town Council Liaison: Andria Archer
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1 CALL TO ORDER

Chair Moore called the meeting to order at 6:00pm.

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3 APPROVAL OF MINUTES

4 PUBLIC HEARINGS

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Presenter: Bruce Venable, Planner I

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Conditional Zoning-Residential (CZ-R) Property
Size: 146.26 acres

Density: 3.12

Units: 457; 250 Single-Family Detached; 207

Single-Family Attached

Water/Sewer/Electric:

- Water: Johnston County
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Existing Use: Vacant

Traffic Generation:

- Daily Trips: 3,937
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Location: Vinson Road near Windsor Green Subdivision, Tax ID # 05J05011V & 05J05030F; Outside of Clayton's ETJ.

Proposed Uses Include:

Single-Family Detached
Single-Family Attached (Townhomes)

Planning staff update to the Board:

This meeting is a continuation from the meeting held on September 25, 2023. Since then, the applicant has made the following changes to their proposal. Changes include:

7. The development shall be limited to the following standards:
 - Maximum of 406 total dwelling units
 - Maximum of 91 Single-Family Attached Homes (Townhomes)
 - Maximum number of 315 Single-Family Detached Homes
 - Maximum Density: 2.78 dwelling units per acre
8. Single-Family Detached Dwelling Lot Dimension Standards:
 - Minimum Heated Square Feet: 2,000 Square Feet
 - Minimum Lot Size: 6,000, Square Feet for 52' foot lots.
 - Minimum Lot Size: 7,000, Square Feet for 62' foot lots.
 - Minimum Lot Size, 8,000, Square Feet for 72' foot lots.
 - Maximum Building Height: 35 feet
 - Minimum Front Setback: 20 feet
 - Minimum Setback from Right-of-Way to Face of Garage: 25 feet
 - Minimum Rear Setback: 15 feet
 - Minimum Side Setback (Interior Lots): 6 feet

Inconsistency Statement:

The rezoning request is inconsistent with the Town of Clayton 2045 Comprehensive Growth Plan, Future Land Use Map and Unified Development Code in that:

1. The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.
REMAINS INCONSISTENT.
2. The proposed density of the Conditional Zoning District is inconsistent with the Future Land Use Map designation of Low Density Residential with a density over the maximum of 3 dwelling units per acre as defined in the 2045 Comprehensive Growth Plan, which staff believes would be the designation of the subject parcels if the Future Land Use Plan was extended to include the subject parcels.
PROPOSAL IS NOW CONSISTENT WITH TOC FUTURE LAND USE MAP
3. The proposed Conditional Zoning District is inconsistent with the Comprehensive Growth Plan by consisting of over 25% single-family attached units with an area expected to be designated as Low Density Residential. PROPOSAL IS NOW CONSISTENT WITH TOC PLANS AND POLICY. NEW PROPOSAL INCLUDES 23% SINGLE-FAMILY ATTACHED UNITS.
1. The proposed Conditional Zoning District is inconsistent with Conditional Zoning District approval criteria #2 "Suitability of the subject property for uses permitted by the current vs. the proposed conditional district" due to the surrounding zoning districts not permitting a project of such density, by requesting a density nearly double that of the parcels surrounding the subject development on all sides and the percentage of single-family attached units. REMAINS INCONSISTENT

Planning Staff Recommends: Denial.

Reason: Due to remaining inconsistencies with the Clayton 2045 Comprehensive Growth Plan in terms of not being a part of the FLUM and with concerns related to the suitability of the project, Staff cannot recommend this proposal for approval.

Planning Director Conrad Olmedo addressed the Board to bring their attention to a provided motion sheet. This sheet will list several consistency statements for the Board to use at the time of making their recommendation.

Board Member Applewhite: Can you speak more to where staff recommended denial based off the land use densities?

Planning Director Conrad Olmedo: The surrounding area shows much less density and smaller lot sizes than this project is proposing and with that we find it inconsistent.

Board Member Powers: If this project is outside of the Town's jurisdiction, why are we as the Planning Board reviewing it?

Applicant Presentation:

Bob Spence, attorney for the property owner provides arguments related to the density and surrounding neighborhoods. argues that the inconsistency with surrounding lots and neighbors that were built 30-40 years ago should not be a means for approval or denial given the current demand for housing.

Pamela Porter and the applicant team provide an updated presentation on the reduction of townhomes, and overall density and how they are now consistent with what they believe is the intent of the 2045 Comprehensive Growth Plan and the FLUM.

Caroline Cheeves, Traffic Engineer for Applicant provides updated images showing how road and traffic improvements will be developed as part of this project. Including a left turn lane, lane widening, and additional payment added.

Board Member Spence: When will this improvement be in place?

Cheeves: Before the homes are built or occupied. This will include an updated signal plan as well.

Board Member Spence: Traffic during rush hour is terrible, and any improvements need to be added prior to adding even more traffic to the roads.

Bill Harrel Hopper Communities addresses the Board on the need for new housing and how difficult it is finding a perfect balance or compromise when it comes to new developments. Highlights that local supply is low and new homes are needed. Highlighting the lift and pump station that the developer would be building at their expense.

Public Comments:

At the start of the Public Comment Section Chair Member Moore instructed those in attendance who wish to speak that they will be held to a 3-minute limit, and that they are to do their best not to repeat previously mentioned issues, but to provide new comments during their comments. Should the public hearing become repeatedly unruly or disruptive the public comment section will be closed.

Nicole Hackler 530 River Knoll Drive:

Mrs. Hackler provides her qualifications as a licensed civil engineer that is currently employed by NCDOT, Mrs. Hackler has also served as a member of the Johnston County Planning Board for multiple years. Mrs. Hackler is concerned that since this item is outside of the Town of Clayton's jurisdiction that the developer may be trying to circumvent the in-place County Zoning that would not permit this type of development in this area within in the Agricultural-Residential Zoning District. The size of this development is too great for the capacity of the Vinson Road. Additionally, concerns related to sewer capacity, and nearby school compacity for potential new students. This project is incompatible with nearby or neighboring neighborhoods, and this should be taken into consideration when the Board makes a recommendation.

Bob Gusterson 1209 Neuse Ridge Drive:

Concerned about the Town taking over the sewer and water and if that will lower taxes?

Additional concern about the turning lanes at Glen Laurel and Vinson Road.

Brent Wood 230 Summit St

This development has built towards what the board has asked for in the previous meeting. The area needs development like this and if this is meeting the code requirements it should be approved.

Gary Ogle 2101 Hidden Valley Drive

Concerned about the road changes not being enough to address the traffic issues and with the water run off that will come off this development. Is offended by the applicant's attorney's comments about their neighborhood. Consider existing residents

John Scarpa 3041 Neuse Ridge Drive:

Is concerned that the applicant is not doing enough to solve the issues related to traffic. Points out that another development is being proposed at Glen Laurel and Vinson Road. And no one is speaking to what those plus this development will do to the roads out there.

Donny Black 325 Riverstone Drive:

Is concerned with the number of units and the impact that will have on the areas nearby. Let Johnston County decide

Jerry Dodson 2105 Hidden Valley Drive:

We are concerned about the runoff and the impact that it will have on our neighboring property owners. This project is not compatible with the neighboring properties. Traffic is unable to handle the addition of 400+ new vehicles.

Gary Low 110 Heath Green Drive:

Concerns on water infrastructure due to broken pipe. Why are we under water restrictions, and water concerns are a national concern. There is also a school nearby and will only make it even more dangerous for children and families going to school.

Michael white 416 Neuse Ridge Drive:

Comments on the flaws with the traffic study, and that only 2% growth was used to estimate the need for improvements. The traffic study does not address the impact on Glen Laurel and Powhatan. Without adequate improvements pedestrians will be at a greater risk due to the increase. The use of townhomes is not consistent with the nearby neighborhoods that are zoned for AR within Johnston County. Additionally, wastewater capacity is also a concern.

Art Holder 16 Holtman court Glen Laurel:

Commented on how growth is good, and growth is progress. As a former member of the Clayton Town Council, Mr. Holder believes that companies like Novo Nordisk will need housing for their employees, and housing options will need to be available. The Vinson Road Project will be something that will appeal to people looking for upscale housing options. The land used to be woods, and farmland and it was due to development that allows them to live here today. The issues within Johnston County will create a need for improvements along Vinson and Glen Laurel Road. The NCDOT will have to address these issues, but that shouldn't deter or stop high quality development.

Beth Crater 2101 Hidden Valley Drive:

Comments on the 500+ signatures that were part of a petition against the developments along

Vinson Road. Ask the Board to consider the residents and not just the money.

Applicant Pam Porter: This is not a hearing on the annexation, this is on the rezoning portion of this project. R-10 is the closest Town of Clayton zone not R-E. Large lots and affordable housing are a contradiction currently. Stormwater ponds will be provided, and they were not aware of the petition signed by property owners.

Chair Member Moore: turns the discussion over to the Board.

Board Member Lipscomb: This is more of a low density of 2 or less and I feel that this project isn't consistent with the surrounding area. I feel there should be some process in place so that developers do not invest time in money into these annexations or rezonings without having a clear idea of how the Town would view them as far as land use is concerned. Town Council will be the ones to make this decision and may view this differently from the Board. If the developer had brought back a project not exceeding 2 du/ac I would be voting to approve, but at this time I will be voting to deny.

Board Member Applewhite: I'm considering the opportunity cost and what will the next project look like? Will it have the pumpstation, traffic improvements and the open space? I'm not convinced that it will, and I see the need for housing and most likely road improvements would be put off even further if left solely up to NCDOT. I feel the developer has been accommodating, accommodating enough I can't say but I will be voting for approval.

Board Member Dupree: I'm conflicted, traffic is terrible, and I remember how different this area used to be. We want people to move here and allow Clayton to continue to grow. If we deny this, we may regret it. At this point I'm undecided.

Chair Member Moore: I believe the applicant has tried to address items brought up in the previous meeting and given the growth in Clayton, I support the project. The lot sizes are a decent size. 1 acre lots are unfortunately unrealistic in today's society.

MOTION: Board Member Applewhite motions to recommend:

Motion 2: Approval – Inconsistent with the Future Land Use Map

I make a motion to approve this rezoning request. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The development is located outside of the Town's Planning Jurisdiction and is not included in the 2045 Comprehensive Growth Plan or Future Land Use Map.
- The Future Land Use Map will be updated to be consistent with this rezoning request to an appropriate corresponding land use category, per North Carolina General Statutes, § 160D-605(a).

This action is reasonable and in the public interest, in that:

- The surrounding land uses approximate to the Town's Corporate limits are residential uses.
- The request is compatible with existing zoning and land uses in the area.

SECOND: Board Member Powers.

VOTE:

Yes: Powers, Moore, Dupree, Applewhite

No: Lipscomb, Spence

Vote Passes

Informal Discussion:

Planning Director Conrad Olmedo Provides an update to the Board on the newly adopted Unified Development Ordinance.

Chair Member Moore:

Thanks Board Members Powers and Lipscomb for their service as their term is coming to an end.

Adjournment

MOTION: Board Member Dupree

SECOND: Board Member Spence

VOTE: unanimous



Planning Board Agenda Cover Sheet

Meeting Date

December 19, 2023

Agenda Location

PUBLIC HEARINGS

Item Title

2023-126-CZM Pond Street Duplexes Conditional Rezoning

Presenter(s)

Steven Mott, Planner II

Suggested Action

Other - Recommendation to Town Council

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: Yes - Legislative

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

Other/Special Instructions: Signs Posted at Subject Parcels

Summary

Recommendation to Town Council to rezone two parcels located at 914 & 916 Pond Street to allow the development of 2 two-family structures.

Funding Source

N/A

Corresponding Documentation

[1 Staff Report PB - 2023-126-CZM - Pond St Duplexes](#)

[2 Conditional Zoning Narrative 2023-126-CZM Pond St Duplexes](#)

[2.2 Project Criteria 2023-126-CZM Pond St Duplexes](#)

[4 POND ST DUPLEXES NEIGH MTG MINUTES PACKAGE 11-02-2023](#)

[5 Recommended Conditions 2023-126-CZM Pond Street Duplexes Conditional Zoning District 12-07-23 SIGNED](#)

[6 Staff Report Maps - Pond St Duplexes CZ-R](#)

[3 Site Plan 2023-126-CZM POND STREET DUPLEXES](#)

Submitted By: Steven Mott, Planning

Reviewed By:

Conrad Olmedo, Planning Director

Approved - Dec 13 2023

Steven Mott, Planner II

Approved - Dec 13 2023

Bruce Venable, Planner

Approved - Dec 13 2023



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 December 19, 2023

STAFF REPORT

Application Number: 2023-126-CZM

Project Name: Pond Street Duplexes

Tag #: 05005008 & 05005007

Location: 914 & 916 Pond Street

Existing Zoning District: R-6

Proposed Zoning District: CZ-R

Applicant: Adams & Hodge, PC

Owner(s): Rental Homes NC, LLC & PJS Real Estate, LLC

Public Noticing:

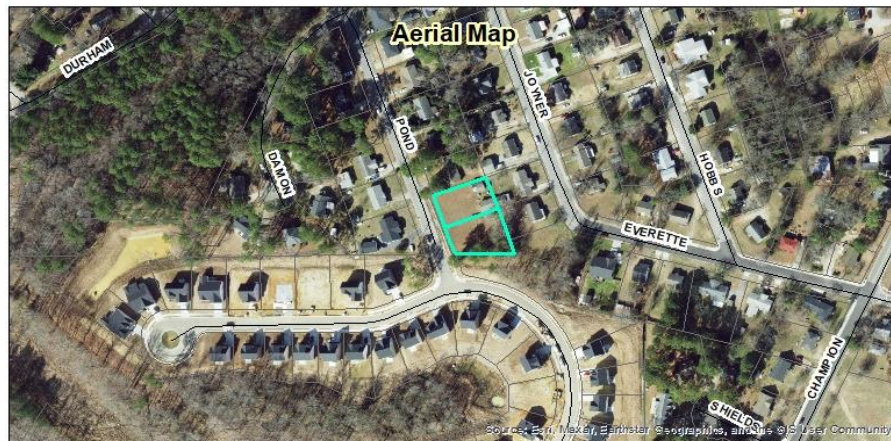
- Neighborhood meeting: November 1, 2023
- Sign posted: December 8, 2023
- Letters mailed: December 8, 2023

REQUEST: Rezone the properties referenced above, located at 914 & 916 Pond Street, from Single Family Residential-6 (R-6) Zoning Districts to a Conditional Zoning – Residential (CZ-R) District. The Conditional Zoning District would allow for the development of 0.456 acres in accordance with the master plan to develop 2 two-family (duplex) structures with a total of 4 units (a density of 8.77 units/acre). The Conditional Zoning District is accompanied by a site plan and Conditional Zoning Plan Narrative.

SITE DATA:

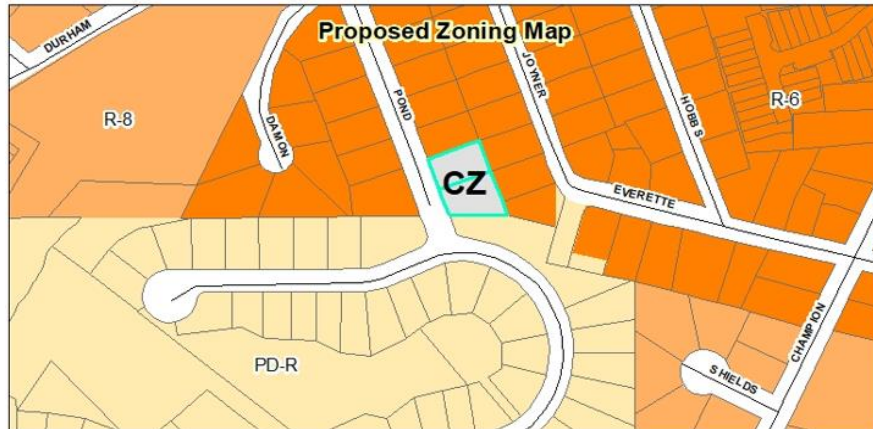
Acreage: 0.456 acres

Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use(s)
North	Single-Family Residential-6 (R-6)	Existing Single-Family Residential
South	Planned Development-Residential (PD-R)	Existing Single-Family Residential
East	Single-Family Residential-6 (R-6)	Existing Single-Family Residential
West	Single-Family Residential-6 (R-6)	Existing Single-Family Residential



DEVELOPMENT DATA:

Proposed Uses:	Two-Family Residences/Duplexes (Qty. 2)
Proposed Density:	4 housing units in total on 0.456 acres, meaning 8.7 dwelling units per acre
Fire Protection:	Town of Clayton
Access/Streets:	Access from US 70 Business to local streets
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

OVERVIEW:

The applicant is requesting a Conditional Zoning District with an associated Conditional Zoning Plan to allow for 2 two-family units on 0.456 acres, as shown on the Conditional Zoning Plan. The development has requested the following minimum lot dimensional standards:

- Minimum Lot Area: 8,000 square feet
- Minimum Lot Width: 55 feet
- Maximum Impervious Surface: 60%
- Minimum Setbacks:
 - Front: 25 feet
 - Side Interior: 6 feet
 - Rear: 20 feet
- Maximum Structure Height: 35 feet
- Maximum Building Coverage: 35%

Transportation Improvements:

The development will be accessed from local streets adjacent to US 70 Business. Due to the size of the development, no transportation improvements were requested or required.

Stormwater, Water, Sewer and Electricity**Stormwater**

The project area is currently vacant. The proposed development will require storm water management measures for quality and quantity treatment in accordance with the Town of Clayton Stormwater Design Manual.

Water Service

Public water is located along Pond Street. All connections will be designed to meet all Town of Clayton Standards and Specifications.

Sanitary Sewer Service

The development will be serviced by the Town of Clayton's sanitary sewer service. The development is subject to the Town's Wastewater Allocation Policy.

Electricity

The development is proposed to be served by Town of Clayton Electric Utility.

Landscaping, Buffering and Screening:

The proposed development will provide a 15-foot-wide Type C Landscape Buffer with a 6' vinyl privacy fence along the outer most sides and rear, as required by the Unified Development Code, along the project boundaries. The development will also provide a thoroughfare buffer along the US 70 Business frontage, as well as street yard trees and off-street parking screening and landscaping in accordance with the UDC.

Architectural Standards

The applicant has proposed the following architectural standards, which are also included in proposed Condition 11:

Two-Family buildings shall include the using of the following primary exterior materials:

- Brick or Stone on the front façade (25% minimum)
- Siding: Vinyl
- Trim: Vinyl
- Shutters: Vinyl
- Roofing: Shingles

CONDITIONAL ZONING AND MASTER PLAN APPROVAL CRITERIA**Conditional Zoning District Approval Criteria**

See Conditional Zoning 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 identifies a majority of the development site as "high density

residential”, and abuts an area marked as “medium density residential”. The development, while less dense than that proposed in the Future Land Use Map, is complimentary to existing, neighboring lower density single-family residences and eases the area into slightly higher density. This development also promotes the 2045 Growth Plan’s Land Use & Housing Goal LU-3, which encourages a range of housing types and lot sizes that will need the needs of various income levels, family sizes, and ages and Goal LU-4, which provides safe, sound, and well-maintained housing and neighborhoods.

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

Staff Commentary: The property is currently zoned Single Family Residential-6 (R-6), which is the Town’s most dense residential district exclusionary of non-single-family residences. Staff believes that the proposed project promotes suitable development considering the future land use map and promoting gentle density in infill lots, making use of underutilized parcels to grow housing opportunities.

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

Staff Commentary: The proposed development utilizes infill lots to meet the Town’s housing need. The development also introduces an alternate housing type than those in the immediate vicinity while keeping with the character of the 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 (East Clayton Elementary, Clayton Middle, Clayton High), with Clayton High School on the County’s “capped” list for 2023-2024. Access to the development will be provided by local roads from US 70 Business. The development will be required to meet the requirements in the Town’s Stormwater Ordinance. The property has access to public water and sewer along Pond Street that will serve the development. Staff believes that there is adequate capacity of public services and facilities to serve the proposed development.

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: No adverse effect is foreseen. However, in the event of an unforeseen adverse effect, the benefits of meeting the demand in housing while promoting infill development outweigh concerns for an unforeseen adverse effect to arise.

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.

Conditional Zoning Approval Criteria

The Conditional Zoning plan shall include, and the applicant shall be responsible for successfully addressing the following:

- Compliance with § 155.203(L) and all other applicable requirements of this chapter, or analysis and justification if it

- deviates from the requirements of this chapter;
- 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 Conditional Zoning Narrative providing details of the proposal. Through the Narrative and proposed conditions, staff believes that the applicant has successfully met the criteria.

CONSIDERATIONS:

- The Planning Board shall make a recommendation on 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.

CONDITIONS OF APPROVAL:

If approved, staff is recommending the following conditions of approval be placed upon the application. The applicant has reviewed the proposed conditions and is in agreement with the conditions proposed by staff.

1. These Conditions of Approval, and any others included with the associated Site Plan shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and approval.
2. The Development shall be constructed in substantial conformance with the Conditional Zoning approved by the Clayton Town Council and the associated Site Plan as approved by Town staff.
3. Following Town Council approval, an electronic copy of the Site Plan and the Conditions of Approval shall be submitted to the Planning Department for final approval.
4. The Development shall meet all adopted Town of Clayton Unified Development Code (UDC) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved site plan.
5. The Development shall be constructed in substantial conformance with the Site Plan as approved by the Clayton Town Council.
6. Uses in the development shall be limited to Duplexes, and any allowed residential accessory uses within the Town of Clayton Unified Development Code.

7. In accordance with the associated Site Plan, the maximum gross density for the site shall be 8.7 dwelling units per acre.
8. The following standards will apply to the Development:
 - Minimum Lot Area: 8,000 square feet
 - Minimum Lot Width: 55 feet
 - Maximum Impervious Surface: 60%
 - Minimum Setbacks:
 - Front: 25 feet
 - Side Interior: 6 feet
 - Rear: 20 feet
 - Maximum Structure Height: 35 feet
 - Maximum Building Coverage: 35%
9. A 15' Class 'C' Buffer with a 6' vinyl privacy fence will be provided along the outer most sides and rear of the development.
10. Any ground-mounted utility or mechanical equipment shall be screened from view of adjacent public rights-of-way in accordance with the screening requirements under Section 155.402(G)(4)-(5) of the Town of Clayton Unified Development Code.
11. Two-Family buildings shall include the using of the following primary exterior materials:
 - Siding: Vinyl
 - Trim: Vinyl
 - Shutters: Vinyl
 - Roofing: Shingles
 - Brick or Stone on front façade (25% minimum)

STAFF RECOMMENDATION

Based on the proposed conditions of approval for the rezoning request and consistency with the property's Future Land Use Map classification of "High Density Residential", staff is recommending approval per "Option 1" of the provided Consistency Statements Sheet.

ATTACHMENTS:

- 1) Application
- 2) Conditional Zoning Narrative
- 3) Site Plan
- 4) Neighborhood Meeting Information
- 5) Recommended Conditions of Approval - Signed
- 6) Staff Report Maps
- 7) Consistency Statements Sheet

MASTER PLAN NARRATIVE

Pond Street Duplexes are proposed to be constructed on two (2) existing lots of 0.228 acres each, totaling 0.456 acres located on Pond Street. The proposed development is comprised of 2 two-story, two-family homes that will total four (4) units and will be constructed to the Town of Clayton standards. According to the future land use map, the area of the proposed Pond development is in High Density Residential (HDR). HDR includes all housing types while providing higher-density development than the other residential categories.

The adjacent properties are zoned R-6 and PD-R. The proposed duplexes will require conditional zoning approval that requests a maximum density of 9 units per acre (8.77 units/ac actual). Proposed setbacks are front 25 feet, sides 6 feet, rear 20 feet for each lot. The minimum building separation is 20 feet. The proposed buildings will be situated on the lots so as the required 15' Class "C" Landscape buffer will be installed around the two (2) properties as a whole. The Class "C" landscape buffer is proposed with a 6-foot-tall vinyl fence, as well as the required canopy trees, understory trees, and shrubs every 100 feet. The proposed development will also include the required street trees.

There will be a 2-car parking pad constructed for each of the four (4) units. This will allow each unit to have its own dedicated parking.

Water, sewer, and electricity will be provided by the Town of Clayton. There are existing water and sewer mains inside the existing rights-of-way. This will allow for each individual unit to tap into for individual services as required by the Town of Clayton.

The total land disturbing area expected for this project is 0.43 acres. According to §156.004((B)(7)(F) of the Town of Clayton UDC "plan approval shall not be required for land-disturbing activity that does not exceed one acre (43,560 square feet) in surface area." Since the activities on the existing parcels are below the one-acre threshold and are therefore deemed exempt, no erosion control permit will be required. Responsible erosion control practices will be followed. Erosion control measures, such as silt fence with outlets, construction entrances and wattles, will be installed prior to construction and are to stay in place through final building.

The parcels in this submittal are 0.46 acres. According to §158.005(C)(1)(a) of the Town of Clayton UDC "Residential, single family or duplex, development and recreational facilities less than one acre in size, with no increase in number of lots, and is not part of a larger common plan of development or sale" is exempt from the provisions of the Stormwater Management requirements. Since the parcels are below the one-acre threshold and are therefore deemed exempt, no stormwater permit will be required.

APPROVAL CRITERIA - REZONING

1. **Consistency with the adopted plans of the Town.** According to the future land use map in the 2045 Comprehensive Growth Plan, the proposed project is in a High Density Residential area. High Density Residential includes all housing types while providing a higher-density development the other residential categories. This project is consistent with the 2045 Comprehensive Growth Plan.
2. **Suitability of the subject property for uses permitted by the current vs the proposed conditional district.** The 2045 Comprehensive Growth Plan states that density within the High Residential area is expected to be less than or equal to 10 units/ac. The proposed density for this project is 9 units/ac (8.77 units/ac actual) which falls approximately within the range called out in the 2045 Comprehensive Growth Plan.
3. **Whether the proposed change tends to improve the balance of uses or meets specific demand in the Town.** The proposed residential development addresses the demand for residential housing in the Clayton area.
4. **The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply facilities and stormwater drainage facilities are available for the proposed conditional district.** The proposed subject property is (2) existing in-fill lots. Therefore, these lots have already been accounted for in the use of existing schools, roads, recreation facilities, wastewater treatment, water supply facilities and storm drainage facilities available for the proposed conditional district. This will only add (2) family units to the area. The addition of the family units will only require tapping into the existing wastewater with clean outs, and the existing water line with water meters. Existing storm drainage is in place and the proposed impervious area will not exceed the required amount.
5. **It has been determined that the legal purposes for which zoning exists are not violated.** The proposed zoning is consistent with the 2045 Comprehensive Growth Plan.
6. **It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.** The proposed subject property will be a development of two-family homes and will continue to address the high-density residential component envisioned in the 2045 Comprehensive Growth Plan and will complement the surrounding areas on Pond Street with no perceived adverse impact.
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 proposed rezoning addresses the high-density residential component envisioned in the 2045 Comprehensive Growth Plan.

APPROVAL CRITERIA - MASTER PLAN

1. **Compliance with code section 155.203(I) and all other applicable requirements of this chapter, or analysis and justification if it deviates from the requirements of this chapter.** The proposed subject property is existing lots located within an existing neighborhood, therefore complies and meets the requirements of code section 155.203(I).
2. **Consistency with the Clayton General Design guidelines.** The proposed subject property is designed to meet the Town of Clayton Design guidelines for site planning, mobility, architectural design, and landscaping within the existing neighborhood.
3. **Conformance of the proposal with the stated purpose of the requested conditional zoning district.** The proposed plan is consistent with and fulfills the stated purpose of the requested zoning by the density, design, and landscaping.
4. **Compatibility of the proposed development with the adjacent community.** The proposed subject property will be compatible with the adjacent community. Both the proposed and adjacent have two-family dwellings within the developments and both are high-density developments.
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 subject property will be compatible with the adjacent community. Both the proposed and adjacent have two-family dwellings within the developments and both are high-density developments.
6. **Compatible relationships between each component of the overall project.** The proposed subject property will be compatible with the adjacent community. Both the proposed and adjacent have two-family dwellings within the developments and both are high-density developments.
7. **Self-sufficiency of each phase or the overall project.** The overall project successfully stands alone as well as in concert with the surrounding neighborhood.
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 no proposed or necessary infrastructure improvements. Only new water and sewer services will be added to the existing lots and will not "overtax the existing public infrastructure systems".
9. **The fiscal impact of the proposal and the proposed financing of the required improvements.** This proposal involves private construction with no proposed financing by the Town.
10. **The success of the proposal in providing adequate pedestrian and bike links within the development and the adjacent community.** The proposed subject property will include a 5' sidewalk connection to the existing sidewalk for continued pedestrian use.
11. **The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.** This project is not within an environmentally sensitive area. Furthermore, the project will be designed and constructed to meet the Town of Clayton stormwater and erosion control standards.



November 2, 2023

Lori Bryant
Development Services Coordinator
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: **Pond Street Duplexes**
Neighborhood Meeting

Dear Ms. Bryant,

The neighborhood meeting for Pond Street Duplexes was held last night, November 1, 2023. Please find attached the Meeting Minutes and the attendance roster for the Pond Street Duplexes Project.

Please let me know if you need anything else.

Sincerely,

Holland Adams
919-763-2780
holland@adamsandhodge.com



Pond Street Duplexes Neighborhood Meeting Minutes

Date: November 1, 2023

Time: 6:00pm

Location: 314 E. Main Street (Adams & Hodge Engineering Conference Room)

The meeting was ready to begin at 6:00pm for the Pond Street Duplexes Project. However, as of 6:20pm there were no adjacent property owners that showed up, therefore no minutes to report for the meeting.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: POND STREET DupLEXES

Application: Conditional Zoning and Site Plan Application

Location/Date: Adams & Hodge Engineering - November 1, 2023
314 East Main St. Clayton

	NAME	ADDRESS
1	Donnie Adams	404 Swann Trail Clayton 27527
2	Holland Adams	" "
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Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

December 7, 2023

Adams & Hodge Engineering
Attn: Donnie Adams, PE
314 E. Main Street
Clayton, NC 27520
donnie@adamsandhodge.com

Re: 2023-126-CZM, Pond Street Duplexes Conditional Zoning District

To Whom It May Concern,

The Town of Clayton Planning staff is recommending to the Planning Board and Town Council that conditions of approval be placed upon the above referenced application, which proceeds to the Planning Board on Tuesday, December 19, 2023, and, tentatively, Town Council on Tuesday, January 16, 2024. These recommended conditions of approval are outlined on the back of this letter.

Please read through these potential conditions of approval, and sign below if you are in agreement with the conditions as proposed. If you are not in agreement please respond accordingly in writing. This will be included within the agenda packet for Planning Board and Town Council review.

Thank you.

Sincerely,

Conrad Olemdo, AICP, CZO
Planning Director

Recommended Conditions of Approval (2023-126-CZM, Pond Street Duplexes Conditional Zoning District):

1. These Conditions of Approval, and any others included with the associated Site Plan shall be recorded upon the final plan set, which must be delivered to the Planning Department for review and approval.
2. The Development shall be constructed in substantial conformance with the Conditional Zoning approved by the Clayton Town Council and the associated Site Plan as approved by Town staff.
3. Following Town Council approval, an electronic copy of the Site Plan and the Conditions of Approval shall be submitted to the Planning Department for final approval.
4. The Development shall meet all adopted Town of Clayton Unified Development Code (UDC) requirements, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved site plan.
5. The Development shall be constructed in substantial conformance with the Site Plan as approved by the Clayton Town Council.
6. Uses in the development shall be limited to Duplexes, and any allowed residential accessory uses within the Town of Clayton Unified Development Code.
7. In accordance with the associated Site Plan, the maximum gross density for the site shall be 8.7 dwelling units per acre.
8. The following standards will apply to the Development:
 - Minimum Lot Area: 8,000 square feet
 - Minimum Lot Width: 55 feet
 - Maximum Impervious Surface: 60%
 - Minimum Setbacks:
 - Front: 25 feet
 - Side Interior: 6 feet
 - Rear: 20 feet
 - Maximum Structure Height: 35 feet
 - Maximum Building Coverage: 35%
9. A 15' Class 'C' Buffer with a 6' vinyl privacy fence will be provided along the outer most sides and rear of the development.
10. Any ground-mounted utility or mechanical equipment shall be screened from view of adjacent public rights-of-way in accordance with the screening requirements under Section 155.402(G)(4)-(5) of the Town of Clayton Unified Development Code.
11. Two-Family buildings shall include the using of the following primary exterior materials:
 - Siding: Vinyl
 - Trim: Vinyl
 - Shutters: Vinyl
 - Roofing: Shingles
 - Brick or Stone on front façade (25% minimum)

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am in agreement with the conditions as they are outlined within this letter.

Donnie Adams, PE

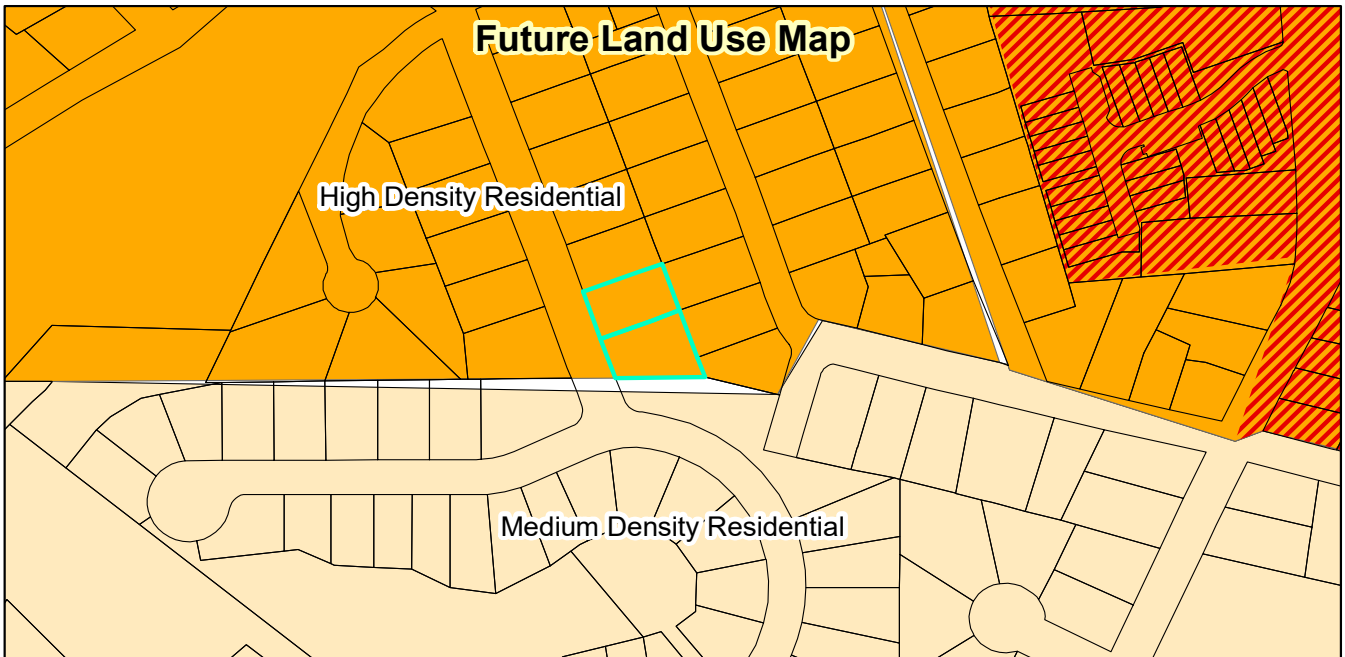
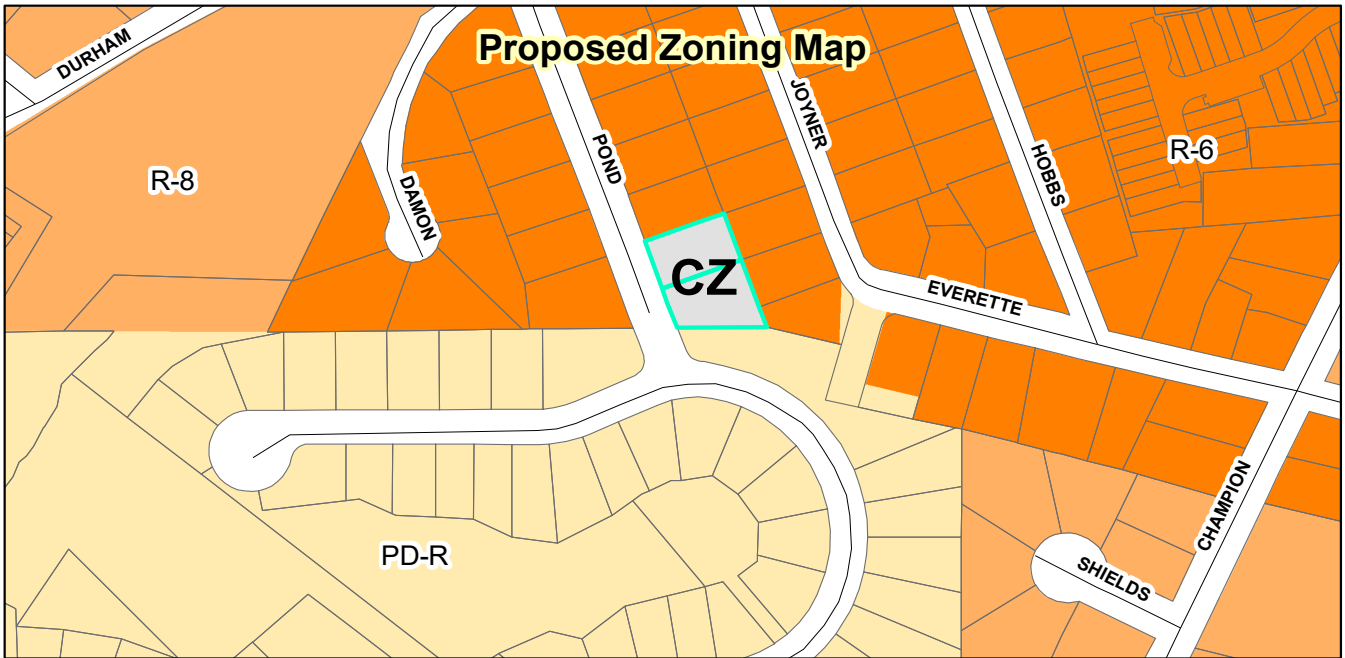
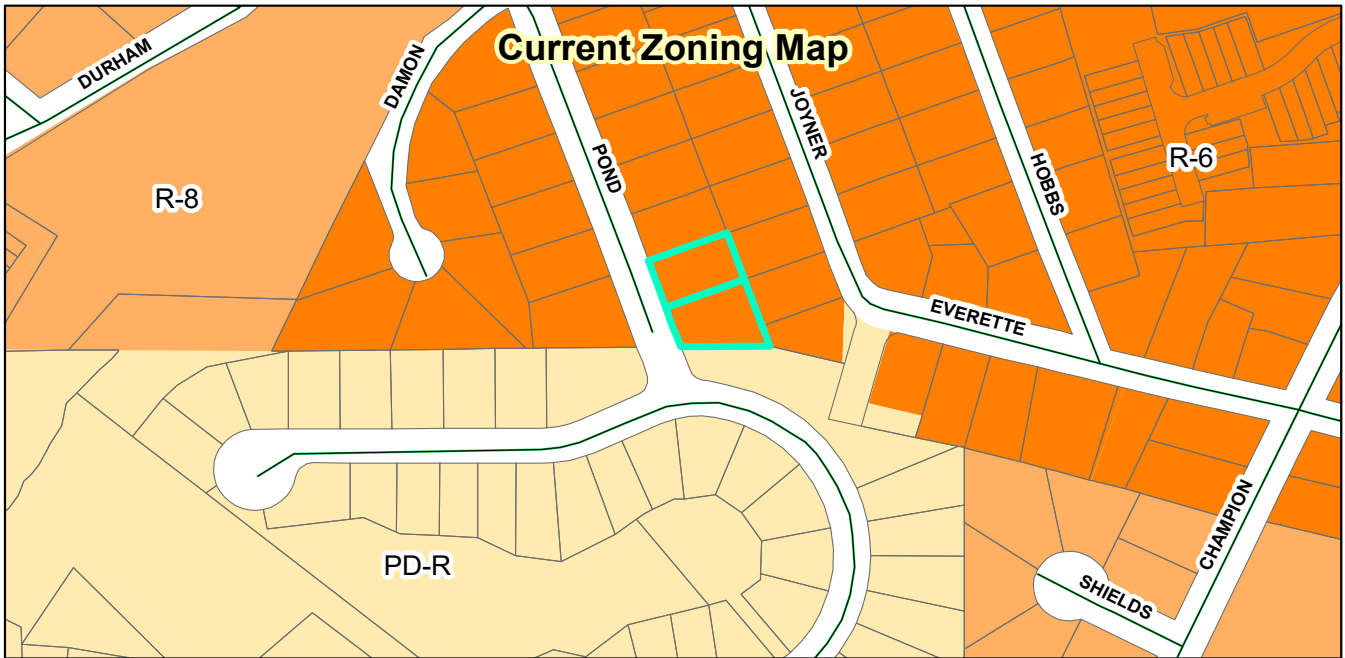
Adams & Hodge Engineering, PC

Print Name


Signature of Applicant

12/07/2023

Date



Request: Rezoning from R-6 to Conditional Zoning District
Project Name: Pond Street Duplexes Conditional Rezoning
Project Number: 2023-126-CZM

Applicant: Adams & Hodge Engineering, PC
 Property Owners: Rental Homes NC & PJs Real Estate
 Tag #s: 5005008 & 5005007



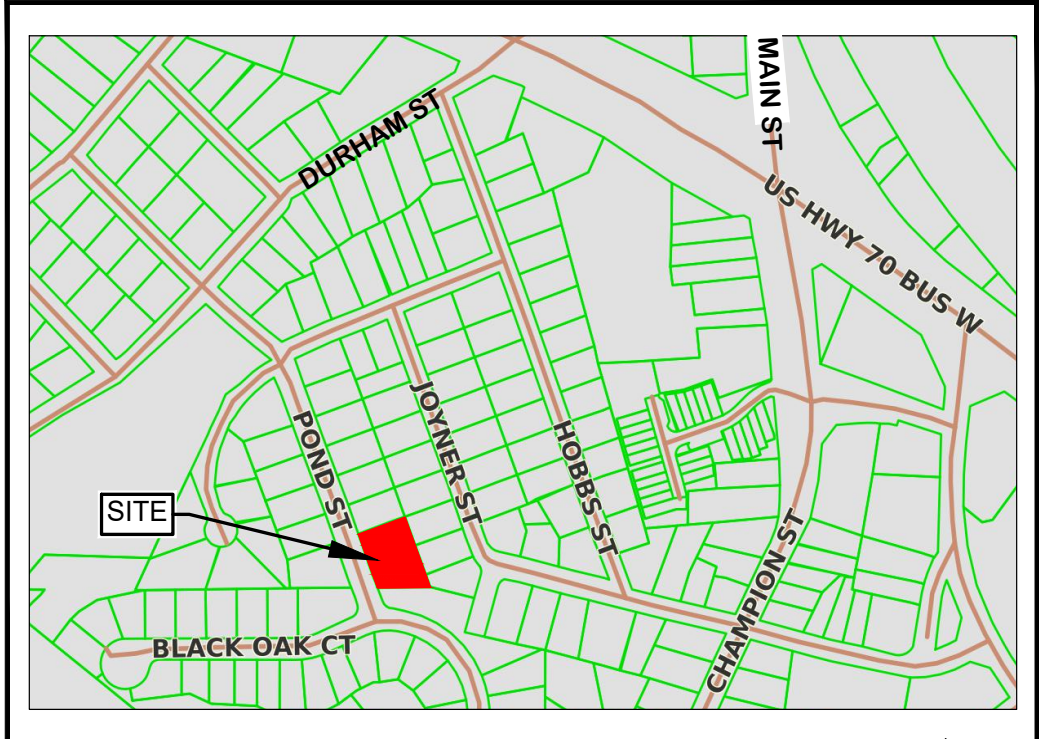
 Parcels selection



Staff Report Map
 Prepared by: TOC Planning Department
December 7, 2023

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

Document Path: C:\Users\smott\Town of Clayton, NC\Planning - Development Projects\Conditional Zoning with Master Plan\2023\2023-126-CZM Pond Street Duplexes\Maps\Staff Report Maps - Pond St Duplexes CZM.mxd



VICINITY MAP
NTS

SITE PLAN

FOR

POND STREET DUPLEXES

IN

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET INDEX

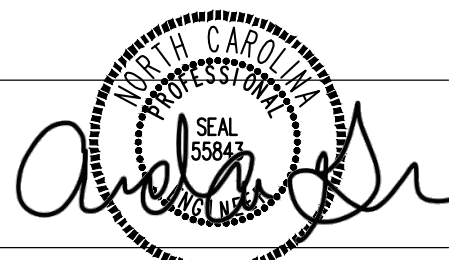
DEVELOPER/APPLICANT:

914 POND STREET
RENTAL HOMES NC LLC
11448 US 70 BUSINESS HWY W
CLAYTON, NC 27520
CONTACT: KEVIN BUNN
(919)422-3384

916 POND STREET
PJ'S REAL ESTATE LLC
PO BOX 133
CLAYTON, NC 27520
CONTACT: PAUL FLAHERTY
(919)795-4287

SHEET TITLE	SHEET No.
SEALED BOUNDARY	C1.00
EXISTING CONDITIONS.....	C1.01
SITE & UTILITY PLAN	C2.01
EROSION CONTROL & GRADING PLAN.....	C3.01
LANDSCAPE PLAN.....	L1.01
REGULATORY STANDARDS.....	DT1.00
GENERAL DETAILS.....	DT1.01
LANDSCAPE DETAILS.....	DT1.02

- SOURCES OF INFORMATION:
1. EXISTING SURVEY OF SITE AND PARCEL INFORMATION PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED 07/20/2023
 2. EXISTING TOPO OF SITE PROVIDED BY TRUE LINE SURVEYING, P.C., 205 W. MAIN STREET, CLAYTON, NC 27520, DATED 07/20/2023
 3. EXISTING LIDAR CONTOURS OUTSIDE OF SITE FROM JOHNSTON COUNTY GIS DATED 2017.



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9/28/2023 4:51 PM

PRELIMINARY

ADAMS & HODGE
ENGINEERING, PC

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

POND STREET DUPLEXES

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

AUGUST 08, 2023
OCTOBER 02, 2019 TRC 1ST COMMENTS



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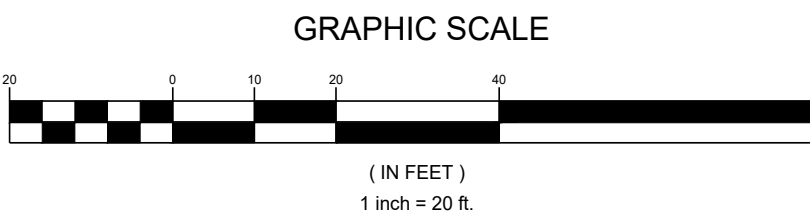
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EXISTING	
PROJECT BOUNDARY	---
ROW	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
6" WATERLINE	---
8" WATERLINE	---
HYDRANT	●
VALVE	⊗
SEWER PIPE	SS
MANHOLE	⊙
STORM PIPE	---
OVERHEAD POWERLINE	OHP
POWER POLE	▲

BENCHMARK INFO:
TBM:
TOP IRON PIPE
N=688,252.1126
E=2,162,087.0541
EL=342.16NAVD 88 (VERTICAL)
NAD 1983 (2011) (HORIZONTAL)



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PRELIMINARY



314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1332
FROM: C-157

ADAMS & HODGE
ENGINEERING, PC

POND STREET DUPLEXES

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

EXISTING CONDITIONS
AND DEMOLITION PLAN

C1.01



VICINITY MAP
1"=400'

POND ST DUPLEXES SITE DATA CHART

PARCEL OWNER	RENTAL HOMES NC
PARCEL OWNER ADDRESS	11448 US 70 HWY W, CLAYTON, NC 27520
PARCEL ADDRESS	914 POND STREET, CLAYTON, NC 27520
PARCEL IDENTIFICATION / TAG NO.	166805-18-9172 / 5005008
PROPERTY SIZE (SF)	0.228 AC / 009,928 SF
PARCEL OWNER	PJS REAL ESTATE
PARCEL OWNER ADDRESS	PO BOX 133, CLAYTON, NC 27520
PARCEL ADDRESS	916 POND STREET, CLAYTON, NC 27520
PARCEL IDENTIFICATION / TAG NO.	166805-18-9095 / 5005007
PROPERTY SIZE (SF)	0.228 AC / 9,928 SF
PROPERTY SIZE (SF) TOTAL	0.456 AC/19,856 SF
PROPERTY LOCATION	TOWN OF CLAYTON CITY LIMITS
EXISTING/PROPOSED ZONING	R-6/R-6 CZ
EXISTING USE	VACANT LOTS
PROPOSED USE	TWO-FAMILY RESIDENTIAL
PROPOSED DENSITY	4 UNITS/8.78 UNITS PER AC
PROPOSED INTENSITY (GROSS FLOOR AREA IN SF)	2,212 SF PER BUILDING /TOTAL 4,424 SF
FLOOR AREA RATIO	2,212/9,928 = 0.22/TOTAL 4,424/19,856 = 0.45
PROPOSED BUILDING COVER (PERCENTAGE OF TOTAL SITE)	12%
PROPOSED PERVIOUS AREA (SF AND % OF TOTAL SITE)	MINIMUM PROPOSED 7,942 SF / 40%
PROPOSED IMPERVIOUS AREA (SF AND % OF TOTAL SITE)	MAXIMUM PROPOSED 11,914 SF / 60%
MAX ALLOWABLE IMPERVIOUS AREA	60%
PRPOPOSED BUILDING HEIGHT (NUMBER OF STORIES & FEET)	2-STORY/HEIGHT NO MORE THAN 35 FT
ELECTRIC PROVIDER	TOWN OF CLAYTON
WATER PROVIDER	TOWN OF CLAYTON
SEWER PROVIDER	TOWN OF CLAYTON
FIRM MAP AND DATE	3720166800K DATED 06/20/2018
FLOOD CLASSIFICATION	NOT LOCATED IN 100-YEAR FLOOD PLAIN
WATERSUPPLY WATERSHED PROTECTION AREA	NO

NOTE:
1. PULL-OUT TRASH BINS TO BE LOCATED IN THE REAR OF EACH UNIT AND SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY.

POND ST DUPLEXES LOT STANDARDS

ZONING	LOT STANDARDS		MINIMUM SETBACKS (FT.)			BUILDING STANDARDS		
	Min. Lot Area (sq.ft.)	Min. Lot Width (LF)	Front	Side Interior	Rear	Max. height (ft.)	Max. Building Coverage (%)	Max. Impervious Surface (%)
R-6 CZ	8,000	55	25	6	20	35	35	60

PARKING REQUIREMENTS
§ 155.401(C)(2) TABLE 4-2
FOR TWO-FAMILY, (2) SPACES REQUIRED PER UNIT.
PROVIDED (2) SPACES PER UNIT IN EACH DRIVEWAY.

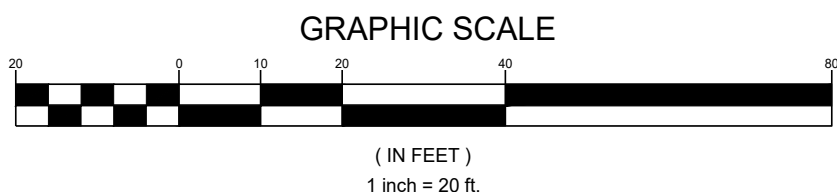


LEGEND	
EXISTING	PROPOSED
---	PROJECT BOUNDARY
---	ROW
---	EASEMENTS
N/A	LOT LINE
6\" WL	6\" WATERLINE
8\" WL	8\" WATERLINE
HYDRANT	N/A
N/A	WATER METER
VALVE	N/A
N/A	REDUCER
N/A	BLOWOFF
SS	SEWER PIPE
N/A	MANHOLE
N/A	CLEANOUT
---	STORM PIPE



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PRELIMINARY



DESIGN: ARG
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: 1\"/>

SITE & UTILITY PLAN

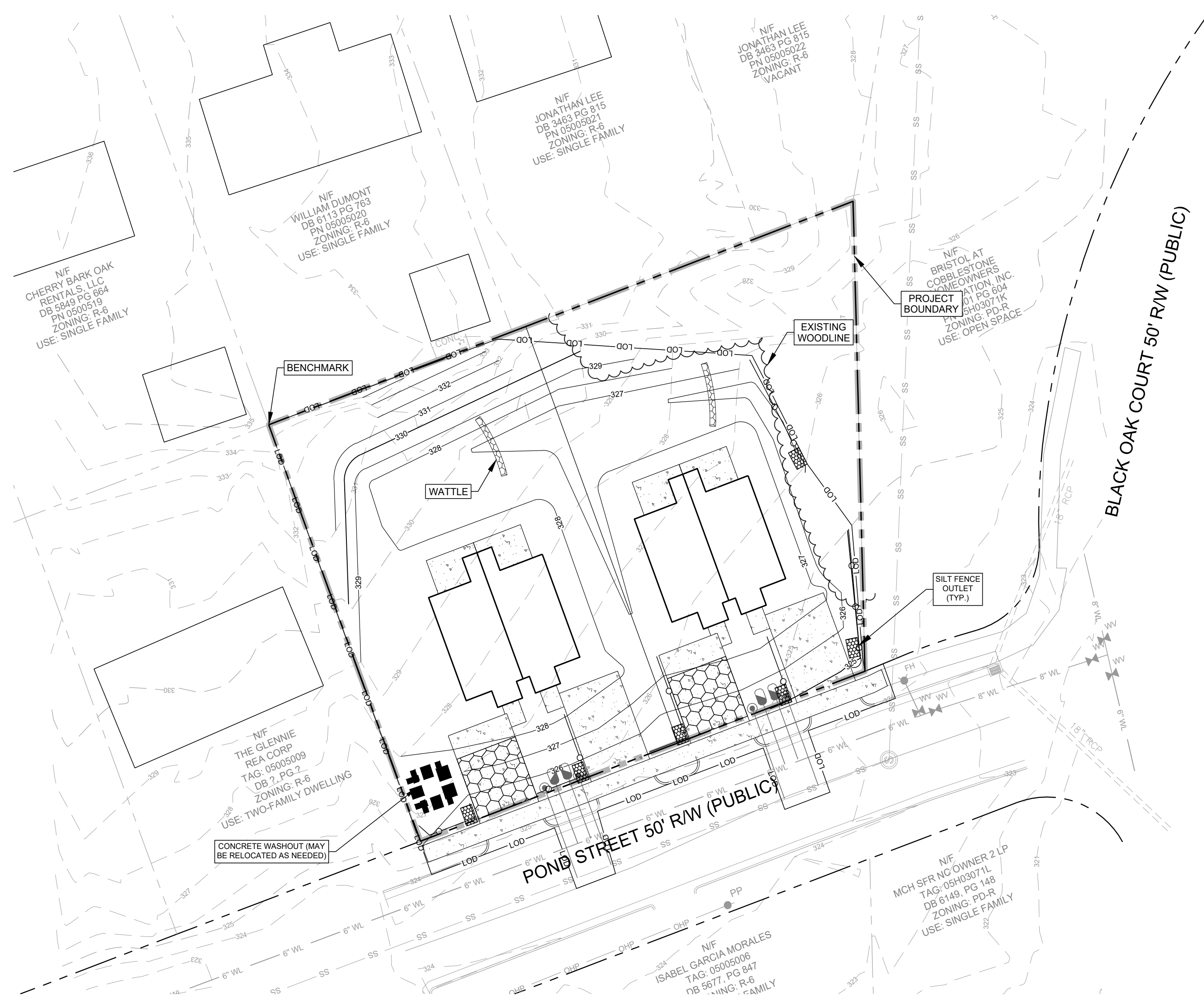
POND STREET DUPLEXES



ADAMS & HODGE
ENGINEERING, PC

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1332
FIRM # C-1497

REVISIONS
DATE
BY
DESCRIPTION



BENCHMARK INFO:
TBM:
TOP IRON PIPE
N=688,252.1126
E=2,162,087.0541
EL=342.16NAVD 88 (VERTICAL)
NAD 1983 (2014) (HORIZONTAL)

LEGEND	
PROJECT BOUNDARY	---
LIMITS OF DISTURBANCE	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
SILT FENCE	---
SILT FENCE OUTLET	---
CONSTRUCTION ENTRANCE	---

DISTURBED AREA = 0.43 AC

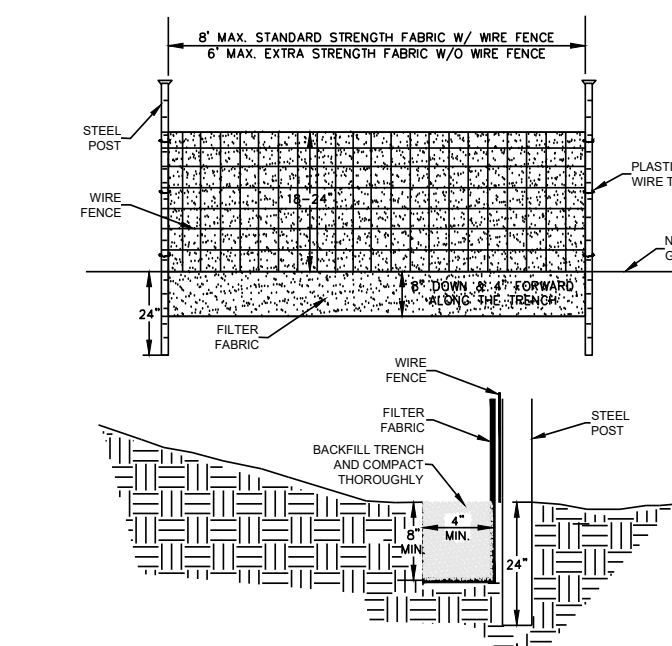
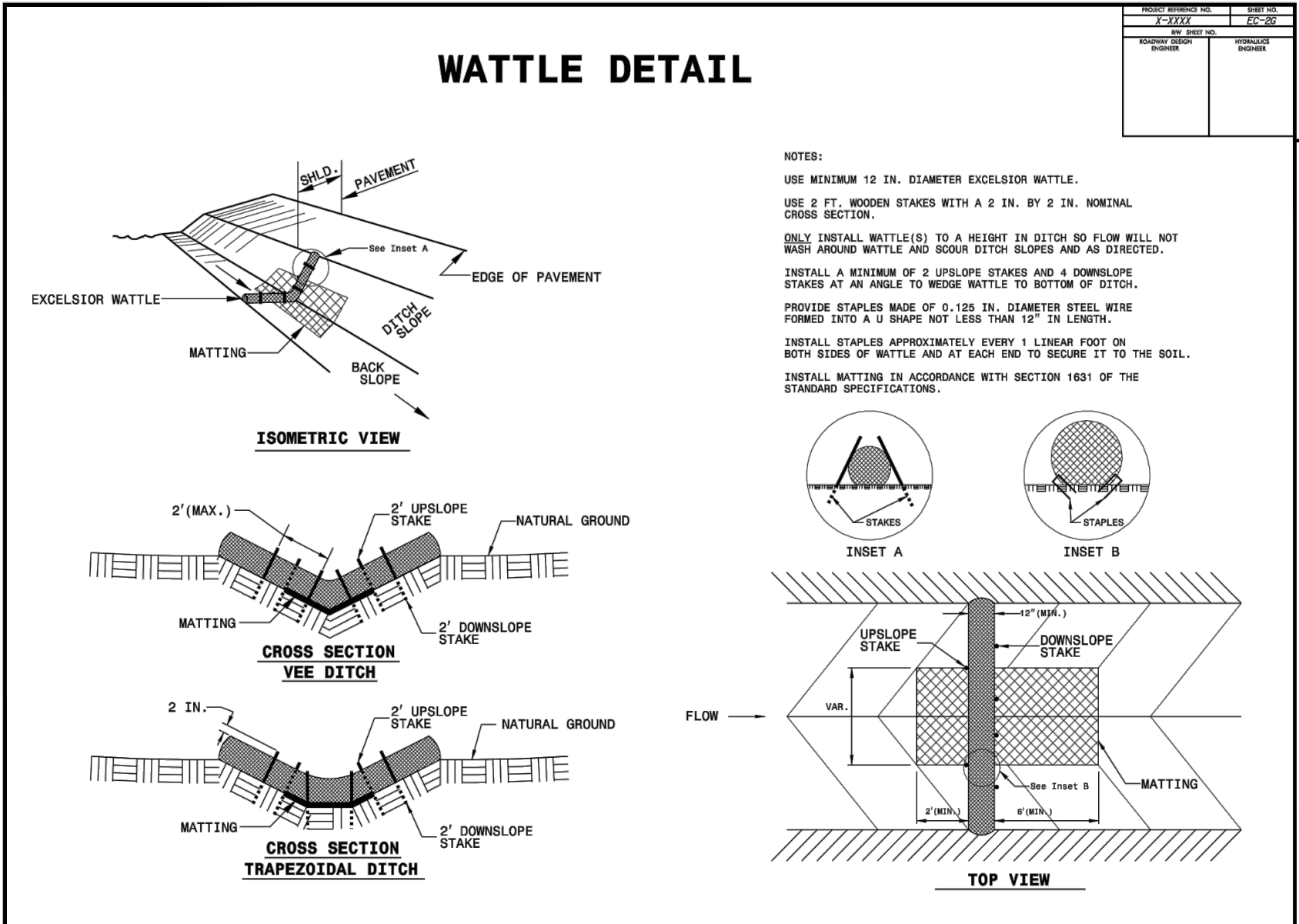
SINCE OVERALL LIMITS OF DISTURBANCE ARE LESS THAN 1 ACRE, NO STORMWATER OR ESC PERMITS ARE REQUIRED.

EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT STATION.
2. INSTALL ALL SILT FENCING AND WIRE & WASHED STONE OUTLETS IN SILT FENCE AND INLET PROTECTION AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES.
3. GROUND COVER MUST BE APPLIED TO DISTURBED AREAS. STABILIZE SITE AS AREAS ARE BROUGHT UP TO GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.
4. BEGIN TO CLEAR AND GRUB SITE.
5. EROSION CONTROL MEASURES SHOWN ON PLANS ARE MINIMUM AND MIGHT NOT BE SUFFICIENT TO CONTROL EROSION AND SEDIMENTATION. CONTACT ENGINEER AS NEEDED FOR FURTHER DESIGN AND INSTRUCTION.
6. CONTRACTOR TO INSPECT ALL EROSION CONTROL DEVICES AND REPAIR ANY THAT REQUIRE ATTENTION AFTER STORMS.
7. WHEN MATERIAL IN CONCRETE WASHOUT REACHES APPROXIMATE HEIGHT OF THE HAY BALES, CONTRACTOR SHALL REMOVE MATERIAL FROM CONCRETE WASHOUT AND DISPOSE OF IT AT AN APPROVED LANDFILL. CONCRETE WASHOUT SHALL THEN BE RESTORED TO CONDITIONS PER DETAIL.
8. REMOVE SILT FENCING, THEN SEED & MULCH OR PAVE ANY RESULTING BARE AREAS.

FOR GRAPHICAL PURPOSES WHERE SILT FENCE AND LIMITS OF DISTURBANCE RUN ADJACENT TO EACH OTHER, THEY ARE SHOWN SEPARATELY. HOWEVER, SILT FENCE IN THOSE AREAS IS TO BE INSTALLED AT THE ACTUAL LIMITS OF DISTURBANCE.

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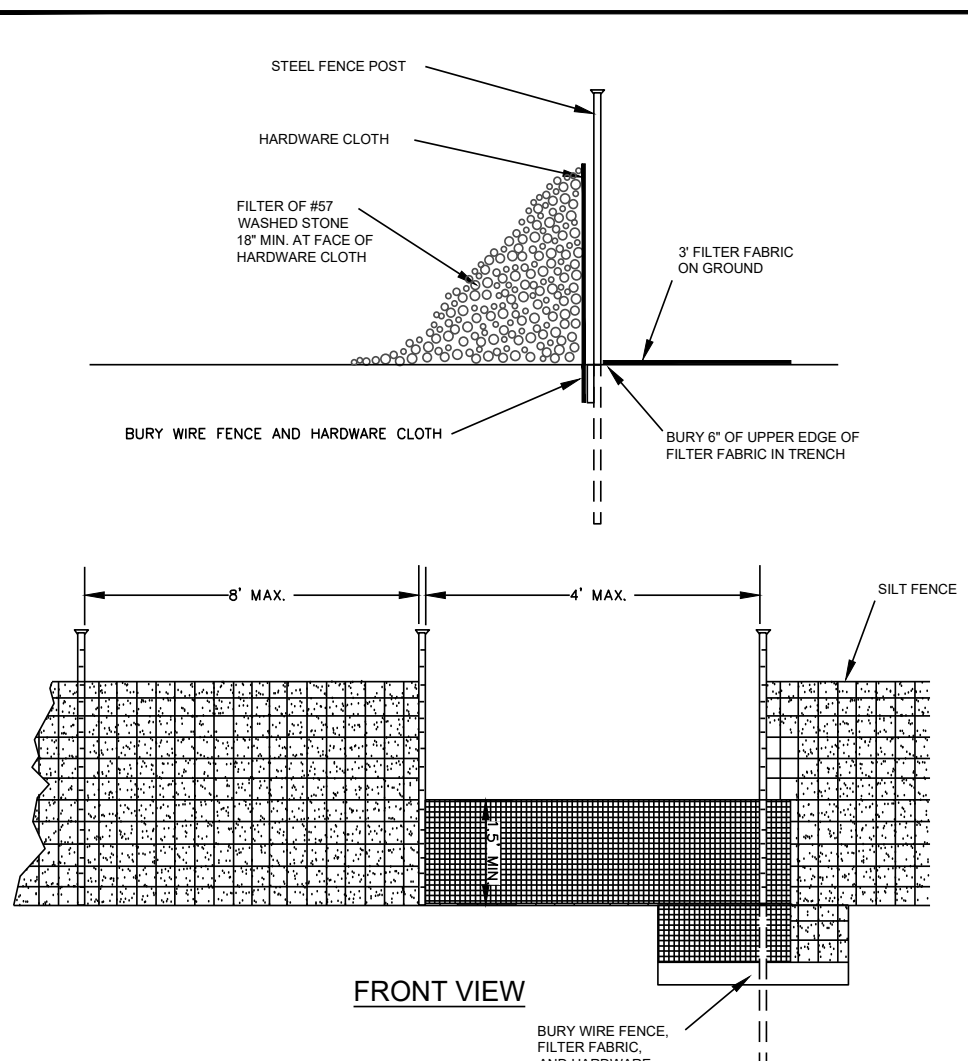


MAINTENANCE

INSPECT SILT FENCE AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SILT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

STANDARD TEMPORARY SILT FENCE

NOT TO SCALE



MAINTENANCE

INSPECT WIRE AND WASHED STONE OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME (APPROX 50% OUTLET COVERAGE) FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE OUTLET DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

WIRE AND WASHED STONE SILT FENCE OUTLET

NOT TO SCALE

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PRELIMINARY

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

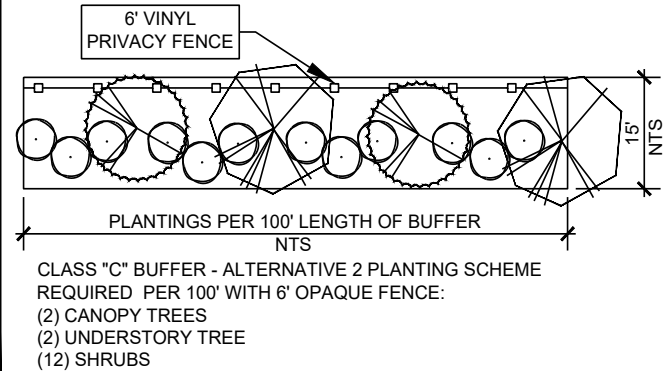
LANDSCAPE REQUIREMENTS

Conditional Zoning Districts (155.203(L)(1)(i))

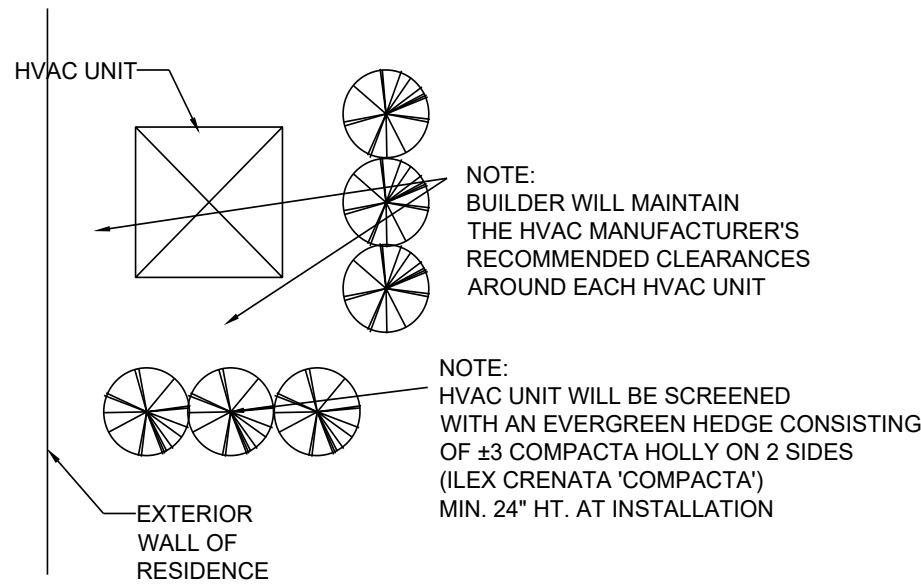
Description	Requirement	Provided
Class "C" Perimeter Buffer		
A minimum requirement of a 15 ft wide buffer meeting Class "C" perimeter buffer planting requirements.		
Northern Property line (125 ft)		
Fence	yes	yes
Canopy Trees:	3	3
Understory Trees:	3	3
Shrubs:	15	18
Eastern Property line (180 ft)		
Fence	yes	yes
Canopy Trees:	4	4
Understory Trees:	4	5
Shrubs:	22	24
Southern Property line (133 ft)		
Fence	yes	yes
Canopy Trees:	3	3
Understory Trees:	3	3
Shrubs:	16	18
Street Trees (155.402, Part 3. F)		
65 ft when deducting 72 ft for driveways. (Total length 137 ft)		

Description	Requirement	Provided
Understory Trees:	2	3

Class "C" Buffer ALTERNATIVE 2



CLASS "C" BUFFER - ALTERNATIVE 2 PLANTING SCHEME REQUIRED PER 100' WITH 6" OPAQUE FENCE:
(2) CANOPY TREES
(2) UNDERSTORY TREE
(12) SHRUBS



TYPICAL HVAC SCREENING
STREET SIDE & BUILDING

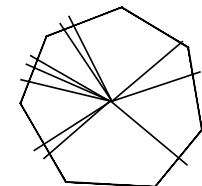
LANDSCAPE PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	COMMENTS	HEIGHT	WIDTH	ROOT
CANOPY TREES							
Zs	4	ZELKOVA SERRATA	GREEN VASE ZELKOVA	2.5" CAL MIN.	10'-12'	4'-5'	B&B
Jz	6	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5" CAL MIN.	10'-12'	4'-5'	B&B
UNDERSTORY TREES							
Ns	5	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	2" CAL MIN.	6' MIN.	2'-3'	25 GAL
Fh	6	ILEX ATTENUATA 'FOSTERI' #2	FOSTER HOLLY #2	2" CAL MIN.	6'-8'	3'-4'	B&B
Tr	3	ACER BURGERMANI	TRIDENT MAPLE	2" CAL MIN.	6'-8'	3'-4'	B&B
SHRUBS							
Gm	24	CHAMAECYPARIS PISIFERA	GOLD MOPS CYPRESS	-	36"	-	7 GAL
Bh	36	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	-	36"	-	7 GAL

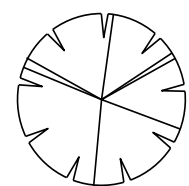
NOTES

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND IS TO NOTIFY THE CONTRACTOR ASAP OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLAN.
- THE LANDSCAPE CONTRACTOR SHALL ADJUST ANY BUFFER PLANTING AS NEEDED TO MAINTAIN REQUIRED CLEARANCES AROUND TRANSFORMERS, GENERATORS, DRAINAGE FACILITIES, AND OTHER UTILITIES THAT REQUIRE CLEARANCES FOR ACCESS.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL. SUCH SYSTEM SHALL INCLUDE A RAIN SENSOR, IF IRRIGATION WILL NOT BE UTILIZED. DROUGHT-TOLERANT SPECIES MUST BE USED.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED IN A TIMELY FASHION.
- ALL MECHANICAL EQUIPMENT AND/OR UTILITIES SHALL BE SCREENED ENTIRELY FROM VIEW BY FENCING/LANDSCAPING (GROUND) OR PARAPET WALL (ROOF).
- ALL PLANTINGS TO MAINTAIN A 10' HORIZONTAL SEPARATION FROM ANY WATER AND SEWER SERVICES.

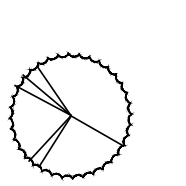
Plant Symbol Key



CANOPY TREE:



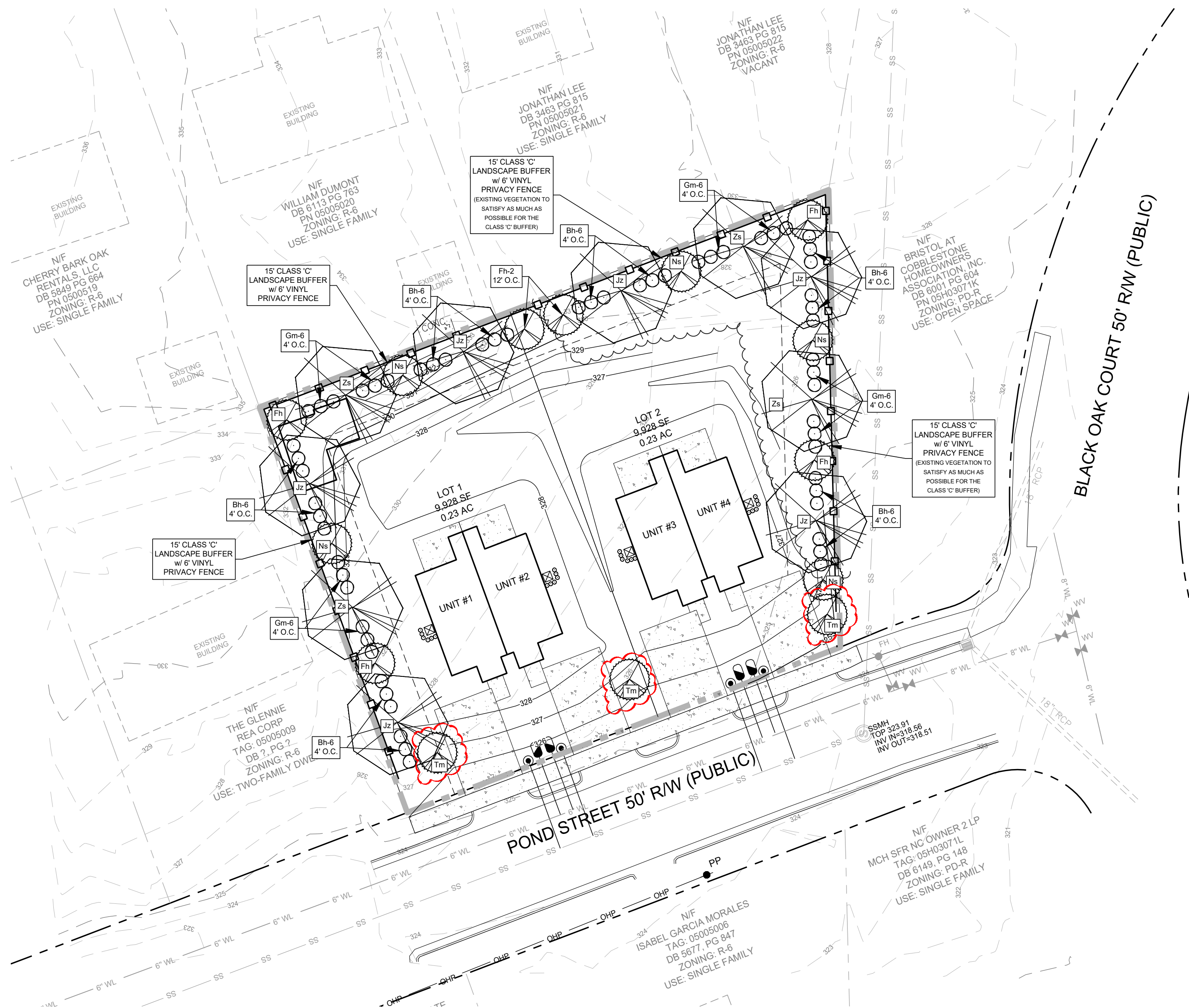
STREET TREE:



UNDERSTORY TREE:



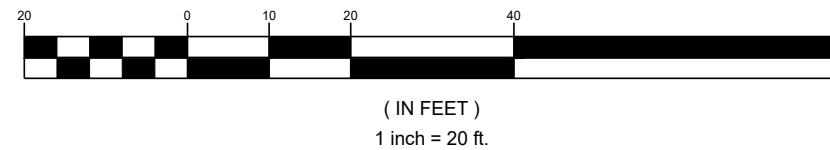
SHRUB:



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9/28/2023 4:52 PM

PRELIMINARY

GRAPHIC SCALE



POND STREET DUPLEXES

LANDSCAPE PLAN

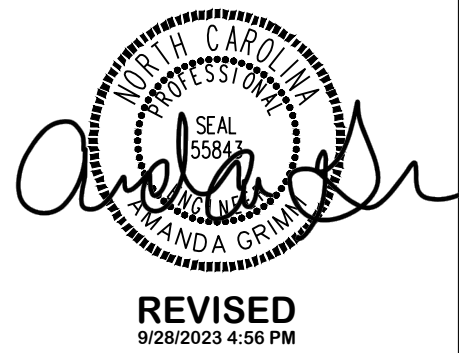
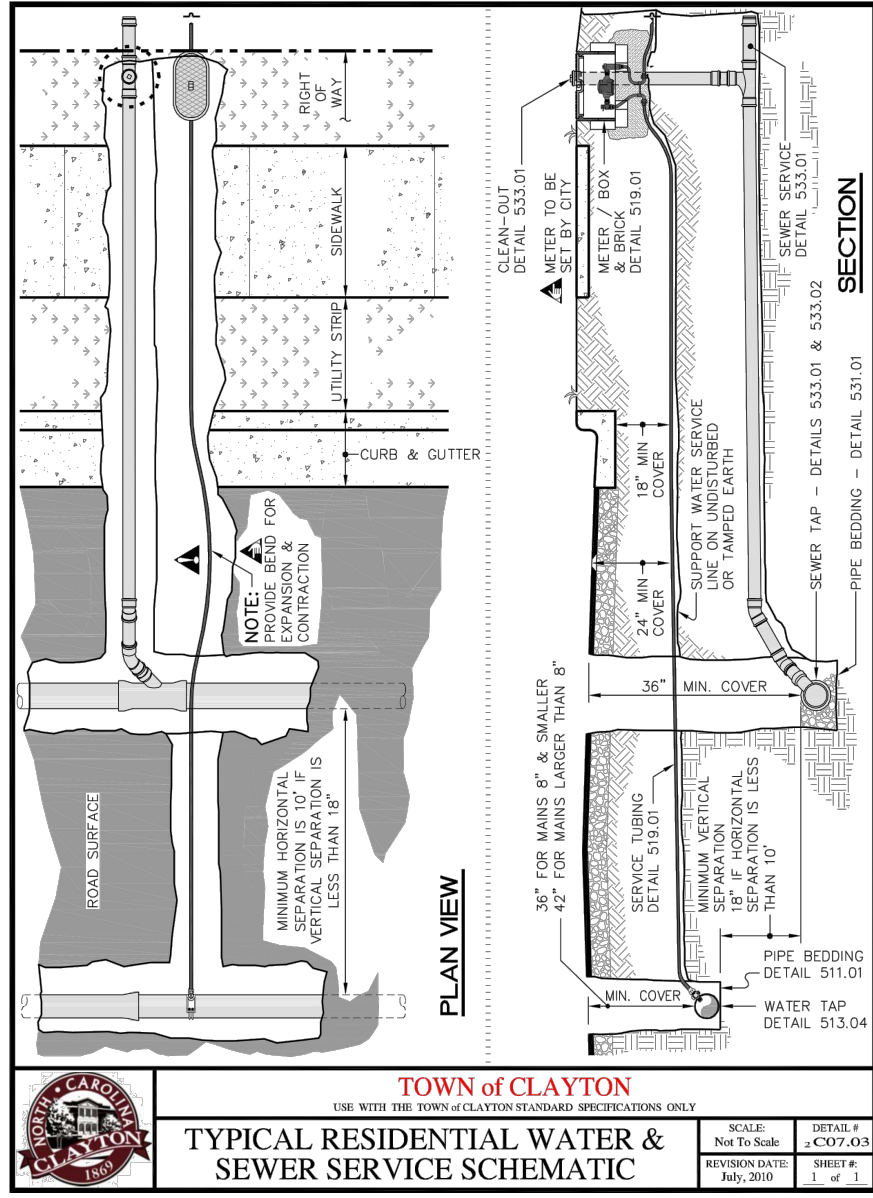
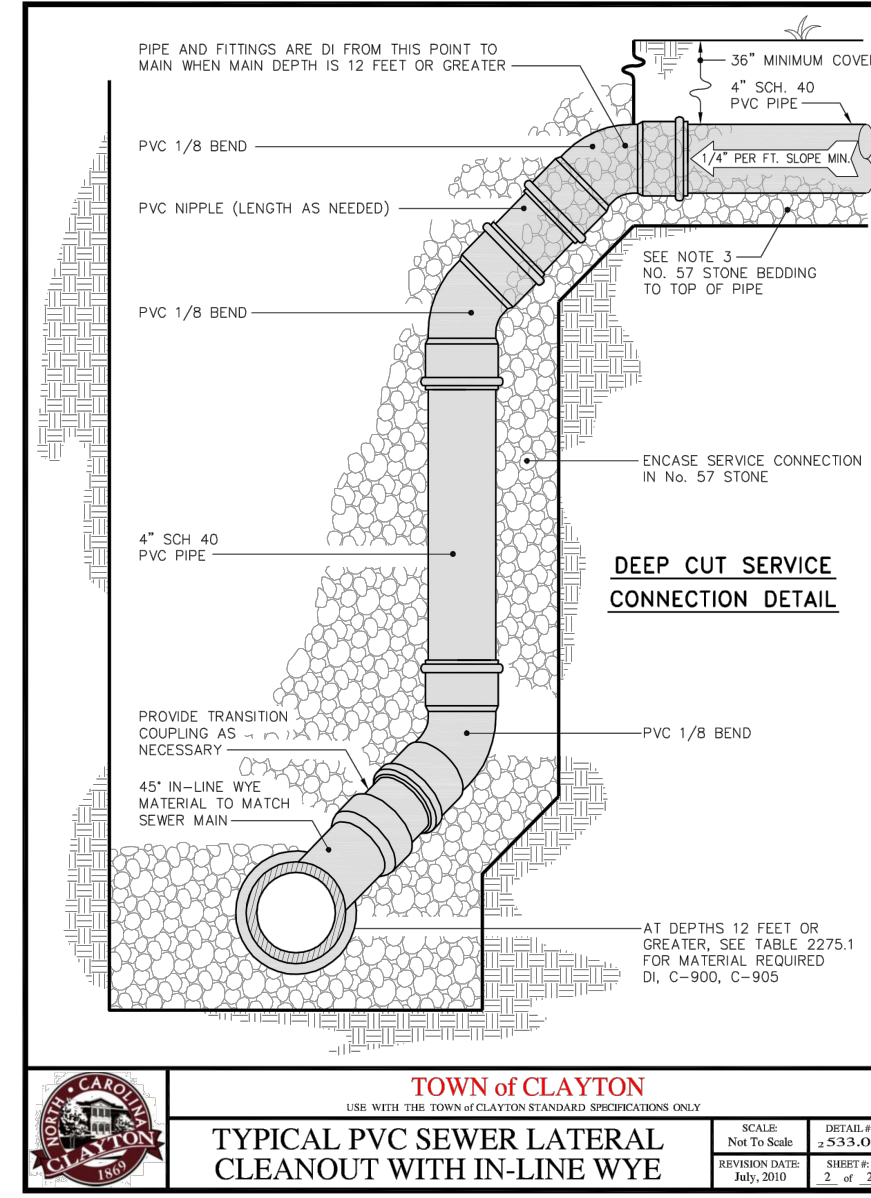
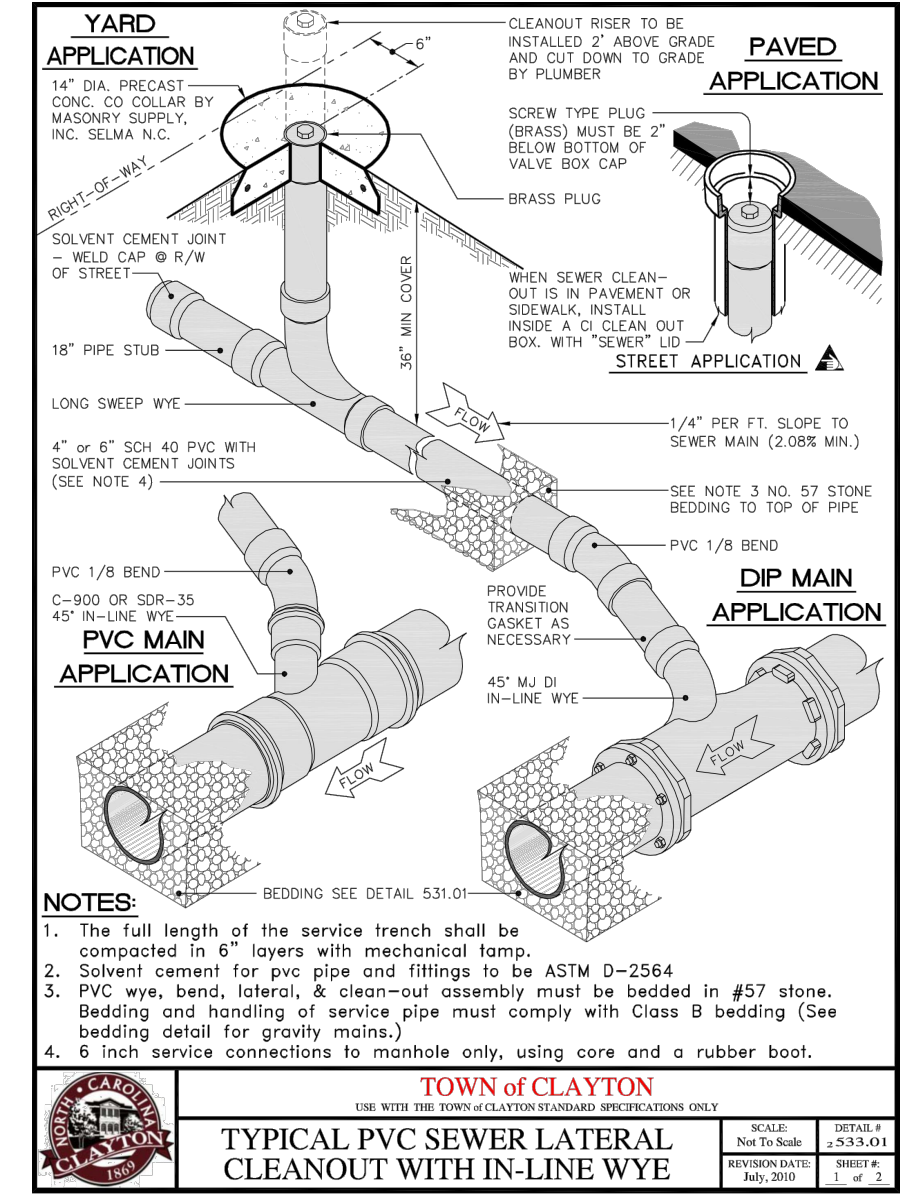
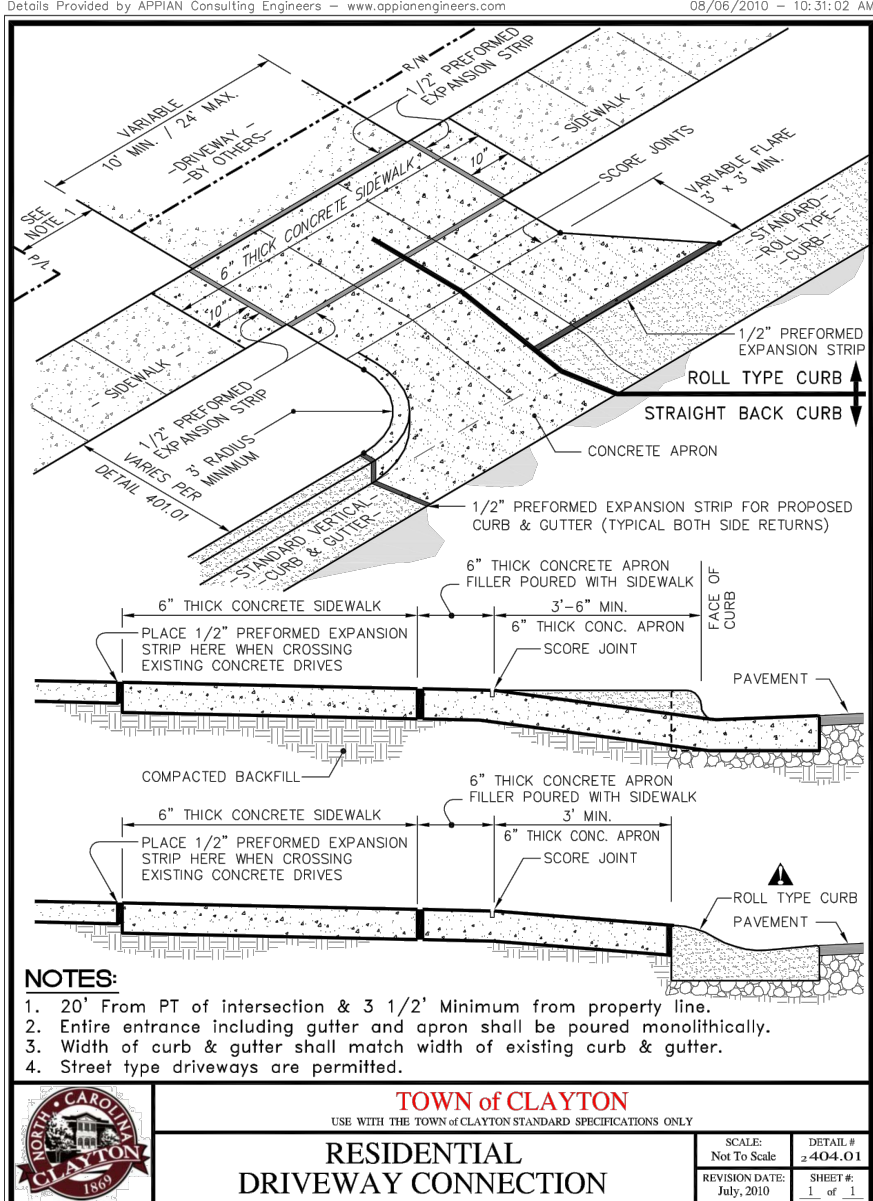
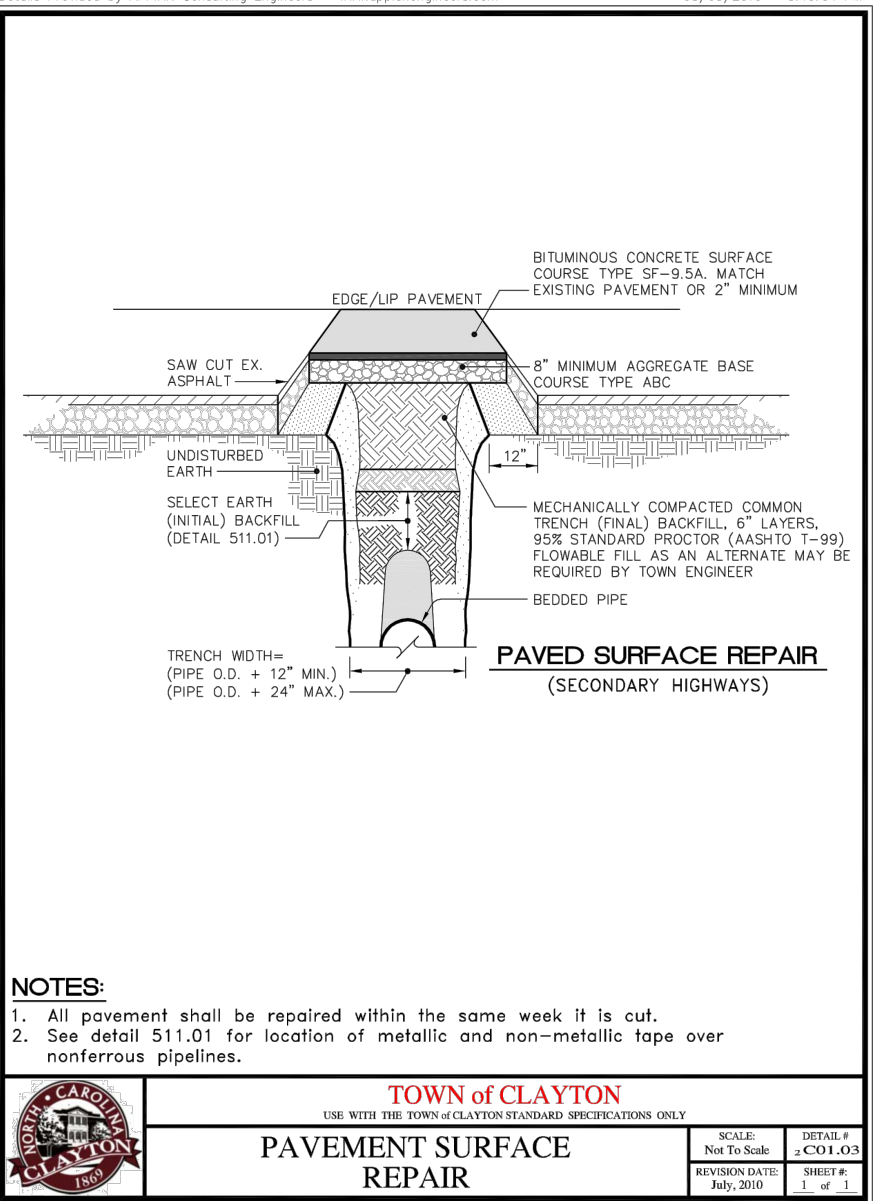
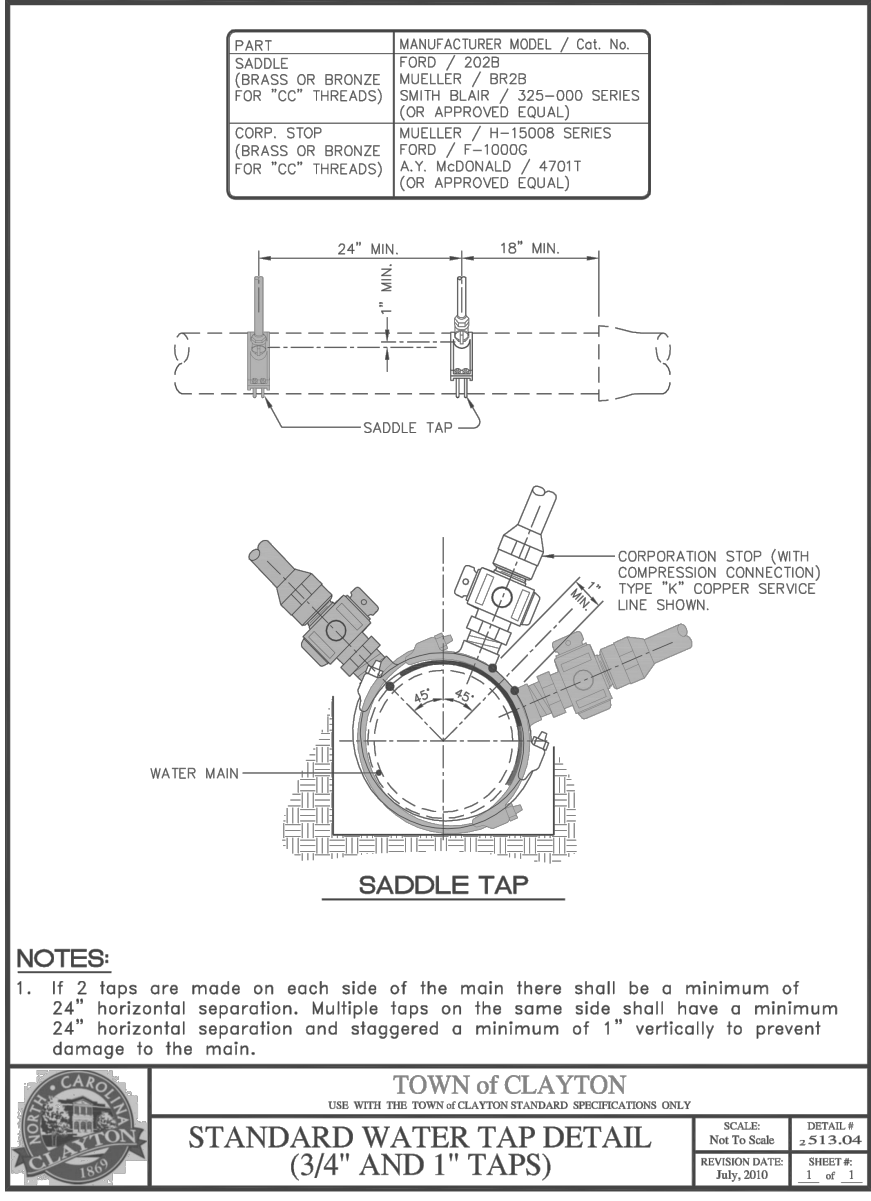
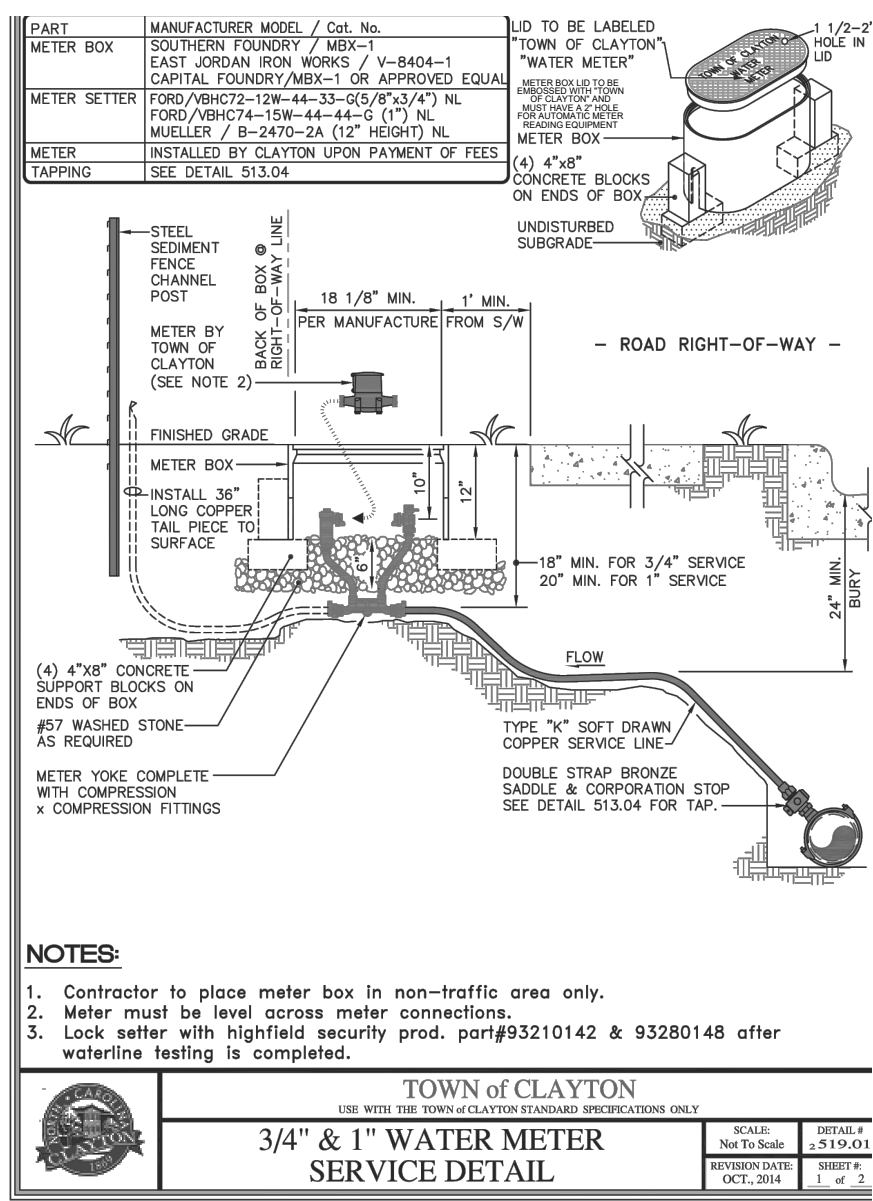
DESIGN: ARG
DRAWN: ADS
CHECKED: JCA
HORIZONTAL SCALE: 1/8" = 1'-0"
VERTICAL SCALE: N/A
DATE: 09/08/2023
JOB NO.:
SHEET:

L1.01

ADAMS & HODGE
ENGINEERING, PC

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919.243.1332
FIRM # C-1187

REVISIONS
NO. DESCRIPTION
DATE



PRELIMINARY

ADAMS & HODGE ENGINEERING, PC

POND STREET DUPLEXES

GENERAL DETAILS

DESIGN: ARG

DRAWN: ADS

CHECKED: DCA

HORIZONTAL SCALE: 1/4" = 1'-0"

VERTICAL SCALE: 1/4" = 1'-0"

DATE: 08/08/2023

JOB NO:

SHEET: DT1.01

LANDSCAPE WORK SPECIFICATIONS

SCOPE OF WORK: FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK OF THIS SECTION INCLUDING INSTALLATION OF TREES, SHRUBS, GROUND COVERS, PERENNIALS, SOD, SEEDING, MULCH, AND APPURTENANCES.

JOB CONDITIONS: ATTENTION SHALL BE DIRECTED TO THE LOCATION OF ACTIVE UTILITIES WITHIN THE LIMITS OF WORK. BEFORE COMMENCING ANY WORK REQUIRED BY THE CONTRACT, THE CONTRACTOR SHALL LOCATE ALL UTILITIES, SUBSURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MARKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM THE WORK COVERED BY THE CONTRACT.

MATERIALS AND WORK: THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR HIS AGENT. THE OWNER SHALL HAVE THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

PLANT MATERIALS: ALL MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IF FIELD GROWN, NATURALLY SHAPED, AND WELL-BRANCHED, FULL FOLIAGED WHEN IN LEAF WITH HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS OR THEIR EGGS, AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT LOCAL. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY.

PLANT SIZE: SPECIFIED SIZES INDICATE MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND SIZE ARE INDICATED FOR A SINGLE SPECIES, BOTH REQUIREMENTS MUST BE MET.

PLANT HANDLING & STORAGE: PLANTS AND THEIR ROOT SYSTEMS SHALL BE ADEQUATELY PROTECTED FROM DRYING OUT AT ALL TIMES. PLANT MATERIALS SHALL BE WATERED PRIOR TO TRANSPORT AND KEPT MOST PRIOR TO PLANTING. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE KEPT IN THE SHADE AND WELL-WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

BALLED & BURLAPPED PLANTS SHALL BE LIFTED FROM THE BOTTOM ONLY, NOT BY STEMS OR TRUNKS.

CARE SHALL BE TAKEN WHEN REMOVING THE CONTAINER FROM CONTAINER-GROWN PLANTS SO AS NOT TO INJURE THE PLANTS' ROOTS.

SUBSTITUTIONS: IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT AVAILABLE, A WRITTEN PROPOSAL FOR USE OF A SIMILARLY-SIZED AND TYPE OF PLANT AND CORRESPONDING COST ADJUSTMENT WILL BE CONSIDERED. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

BACKFILL MATERIAL: NATIVE SOIL SHALL NOT BE USED FOR BACKFILL BUT IS ACCEPTABLE FOR CONSTRUCTION OF REQUIRED SAUCERS AROUND PLANTS. THE REMAINDER OF UNUSED NATIVE SOIL SHALL BE HAILED AWAY FROM THE SITE. BACKFILL MATERIAL SHALL BE A BLENDED SOIL MATERIAL AND SHALL BE CONSIST OF 40% COMPOST, 35% SAND, AND 25% CLAY. THE COMPOST SHALL A TURKEY COMPOST BEARING THE U.S. COUNCIL SEAL OF ASSURANCE. THE SAND SHALL BE OBTAINED FROM A SAND QUARRY AND FREE OF ALL VIABLE WEED SEED. OTHER CONDITIONS OF THE BACKFILL SHALL BE AS FOLLOWS:

MAXIMUM SOLUBLE SALTS: 350 PPM
RELATIVE DENSITY: 25%-50%, LOOSE
RELATIVE PERMEABILITY: 2.5-10 IN./HR.
PLASTIC INDEX: 4-10
PH RANGE: 6.0-6.8

BACKFILL MATERIAL SHALL BE TESTED AND TEST RESULTS SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.

PLANT FERTILIZER: SHALL BE A COMPLETE FERTILIZER, OF WHICH 50% OF THE NITROGEN IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREA FORM. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 10% NITROGEN, 10% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

WATER: SHALL BE FURNISHED BY THE OWNER.

PLANT MATERIAL INSTALLATION: MATERIALS SHALL ONLY BE PLANTED DURING PERIODS OF SUITABLE WEATHER CONDITIONS.

THE OWNER SHALL BE NOTIFIED OF SUBSURFACE CONDITIONS THAT WOULD PROVE DETRIMENTAL TO PLANT SURVIVAL OR GROWTH. ALTERNATE LOCATIONS FOR MATERIAL SHALL BE DETERMINED BY THE CONTRACTOR AND LANDSCAPE ARCHITECT.

ALL TREES AND SHRUBS SHALL BE PLANTED IN INDIVIDUAL HOLES. THE SIDES AND BOTTOM OF HOLES SHALL BE SCARIFIED PRIOR TO PLANTING. BACKFILL WITH THE SOIL MIXTURE SPECIFIED ON THE DRAWINGS. BACKFILLING SHALL BE ACCOMPLISHED IN LIFTS TO ENSURE ELIMINATION OF ALL AIR POCKETS. ALL PLANTS SHALL BE POSITIONED TO PLACE MOST ATTRACTIVE SIDE TO VIEW AND IN A PLUMB POSITION.

INSTALL 6 FT. DIAMETER SAUCERS MADE OF SOIL AROUND LARGE TREES AND 4 FT. DIAMETER SAUCERS AROUND SMALL TREES.

IMMEDIATELY FOLLOWING PLANTING, PLANTS SHALL BE MULCHED. WHERE PLANTS ARE PLANTED IN GROUPS, THE AREA ABOUT THE PLANT AS WELL AS THE AREA BETWEEN PLANTS SHALL BE COVERED WITH MULCH. PLANTS SHALL BE THOROUGHLY WATERED FOLLOWING MULCHING.

STAKE ALL TREES IN ACCORDANCE WITH THE DRAWINGS.

PRUNING SHALL BE LIMITED TO THE REMOVAL OF INJURED BRANCHES AND TWIGS. USE CLEAN AND SHARP PRUNING TOOLS.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN DURING PROGRESS OF INSTALLATION WORK.

PLANTING BEHIND SEGMENTAL RETAINING WALLS: CONTRACTOR SHALL EXERCISE EXTREME CARE IN THE INSTALLATION OF PROPOSED TREES AND SHRUBS BEHIND SEGMENTAL RETAINING WALLS. CONTRACTOR SHALL PROCEED WITH CAUTION WHEN EXCAVATING SO AS NOT TO TEAR OR REMOVE SECTIONS OF THE GEOGRID FABRIC THAT IS TYPICALLY LOCATED 18 TO 24 INCHES BELOW FINISHED GRADE. PENETRATION OF THE GEOGRID IS PERMITTED TO PLANT INDIVIDUAL TREES OR LARGE SHRUBS AS NECESSARY; HOWEVER, EXCAVATION OF THE PLANTING HOLE AND PERFORATION OF THE GEOGRID FABRIC SHALL BE ACCOMPLISHED USING AN AUGER OR BY HAND CUTTING THE FABRIC FOLLOWING EXCAVATION BY A BACKHOE WITH A SMOOTH-EDGE BUCKET.

MAINTENANCE OF PLANT MATERIALS: PLANT MATERIALS SHALL BE MAINTAINED FOLLOWING PLANTING AND UNTIL FINAL ACCEPTANCE IS GRANTED BY THE OWNER. MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, PRUNING, MULCHING, ADJUSTMENT OF GUYING, RESTORATION OF PLANT POSITION OR SAUCERS, AND SPRAYING IF NECESSARY. FINAL ACCEPTANCE FOR SEGMENTS OF THE CONTRACT WORK MAY BE GRANTED BY THE OWNER.

THE CONTRACTOR SHALL PROTECT PLANTED AREAS WITH STAKES AND FLAGGING TO LIMIT DAMAGE.

SIDEWALKS AND PAVEMENTS SHALL BE KEPT CLEAN WHEN MAINTENANCE OPERATIONS ARE IN PROGRESS.

ALL INSTALLED MATERIALS SHALL BE IN ACCEPTABLE CONDITION WHEN CONTRACTOR APPLIES FOR PAYMENT.

INSPECTION AND ACCEPTANCE OF WORK: UPON 48 HOURS ADVANCE NOTICE, THE LANDSCAPE ARCHITECT SHALL INSPECT ALL WORK FOR ACCEPTANCE. THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE SHALL TERMINATE AT THE DATE OF ACCEPTANCE OF EACH SEGMENT OF WORK. UPON THE DATE OF ACCEPTANCE, THE GUARANTEE PERIOD SHALL COMMENCE.

GUARANTEE: THE CONTRACTOR SHALL GUARANTEE TO PROVIDE TO THE OWNER THRIVING PLANT MATERIALS TO INCLUDE TREES, SHRUBS, AND GROUND COVERS FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE. ADDITIONALLY, THE CONTRACTOR SHALL GUARANTEE TO THE OWNER THRIVING PERENNIALS, ANNUALS, WELL-ESTABLISHED SEEDED AREAS, AND WELL-ROOTED SODDED AREAS FOR A PERIOD OF 90 DAYS FOLLOWING FINAL ACCEPTANCE. THE GUARANTEES ARE SUBJECT TO THE FOLLOWING CONDITIONS:

THE OWNER IS RESPONSIBLE FOR PROPER WATERING OF PLANT MATERIALS, SEEDS, AREAS, AND SODDED AREAS FOLLOWING FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN INSTRUCTIONS SPECIFYING THE RATES AND EXTENT OF WATERING REQUIRED. THE CONTRACTOR SHALL MAKE MONTHLY INSPECTIONS FOR A PERIOD OF (1) YEAR AT NO EXTRA COST TO THE OWNER, TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE TO THE WATERING PROGRAM. ANY RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER IN WRITING.

DAMAGE CAUSED TO PLANT MATERIALS FROM ACTS OF NATURE, VANDALISM, EROSION, OR MALICIOUS ACTS WILL VOID THE GUARANTEE FOR ANY EFFECTED MATERIALS.

DAMAGE TO PLANT MATERIALS CAUSED BY DISEASE INCLUDING BROWN PATCH IN TURF GRASSES EXCLUDE ANY EFFECTED MATERIALS FROM THE GUARANTEE.

PLANT MATERIAL REPLACEMENT: THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL PLANTS NOT IN THRIVING CONDITION AS DETERMINED BY THE OWNER DURING AND AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE OF ALL REPLACED PLANTS SHALL EXTEND FOR AN ADDITIONAL 30 CALENDAR DAYS.

TURF MATERIALS: MATERIALS REQUIRED FOR SEEDING AND OR SODDING SHALL CONFORM TO THE FOLLOWING:

FERTILIZER: SHALL BE A TURFGRADE, HIGH PHOSPHORUS FERTILIZER, IN WHICH 1/2 TO 3/4 OF THE NITROGEN IS SLOWLY AVAILABLE. IT SHALL CONTAIN BY PERCENTAGE THE FOLLOWING: 18% NITROGEN, 24% PHOSPHORIC ACID, AND 10% POTASH. IT SHALL BE DELIVERED IN UNOPENED, LABELED CONTAINERS AND STORED IN A WEATHERPROOF PLACE.

LIME: SHALL BE NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES IN A PELLETIZED FORM.

ANTI-EROSION MULCH: SHALL BE CLEAN, SEED-FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.

GRASS SEED: SHALL BE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY "OFFICIAL SEED ANALYSTS OF NORTH AMERICA". PROVIDE TYPE OR MIXTURE COMPOSED OF SPECIES AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

SOD: SHALL BE FRESHLY CUT, DROUGHT-RESISTANT SOD, FREE OF OBJECTIONABLE BROADLEAF OR GRASSY WEEDS. PROVIDE TYPE AS SPECIFIED BELOW.

PREPARATION OF TURF AREAS: PRIOR TO SEEDING OR SOD INSTALLATION, VERIFY THAT ALL TRENCHING AND OTHER LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED.

ALL DISTURBED AREAS SHALL BE DRESSED TO TYPICAL SECTIONS AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. REMOVE FROM THE SITE ALL TEMPORARY SEEDING OR STABILIZATION MEASURES.

ALL AREAS TO RECEIVE SEED OR SOD SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE:

REMOVE ANY UNDESIRABLE VEGETATION OR DEBRIS.

APPLY LIMESTONE ACCORDING TO SOIL TEST RECOMMENDATION OR AT A RATE OF 4000 LBS. PER ACRE.

RIP THE AREA TO A MINIMUM DEPTH OF 4 TO 6 INCHES.

REMOVE ALL LOOSE ROCKS, ROOTS, AND OTHER DEBRIS AND PULVERIZE THE TOP 2 INCHES OF LOOSENED SOIL TO PROVIDE A SMOOTH AND UNIFORM SURFACE.

APPLY TURFGRADE FERTILIZER IN A MANNER THAT ENSURES UNIFORM DISTRIBUTION. FERTILIZER SHALL BE APPLIED AT A RATE THAT PROVIDES 5 LBS. OF PHOSPHORUS PER 1000 S.F. LIGHTLY MIX WITH SOIL AND SMOOTH SURFACE.

SODDING: APPLY DROUGHT-RESISTANT, TURF-TYPE FESCUE SOD (E.G. "REBEL III", "BONANZA", "CONFEDERATE", ETC.) IN THE FOLLOWING MANNER:

SOD SHALL BE PLACED ON A SMOOTH, EVEN SURFACE CONFORMING TO FINISH GRADE REQUIREMENTS. FINISH GRADE SHALL BE 1 INCH BELOW SURFACES OF ADJACENT SIDEWALKS AND CURBING. SOIL SHALL BE WATERED BEFORE SOD IS LAID. ALL SOD SHALL BE CUT BY AN APPROVED MECHANICAL SOD CUTTER. UNDER NO CIRCUMSTANCES SHALL ANY SODDING WORK BE DONE UNLESS WEATHER AND SOIL CONDITIONS ARE SUITABLE.

HANDLING OF SOD SHALL BE DONE IN A MANNER AS TO PREVENT TEARING, BREAKING, DRYING, OR OTHER DAMAGE.

SOD SHALL BE INSTALLED ON-SITE IN NOT MORE THAN 72 HOURS AFTER CUTTING. IF THE SOD IS NOT INSTALLED WITHIN 48 HOURS AFTER CUTTING, IT SHALL BE UNSTACKED OR UNROLLED, PLACED IN SHADE, AND KEPT MOIST UNTIL INSTALLATION.

LAY SOD PARALLEL TO THE DIRECTION OF THE SLOPE AND IN A MANNER WHICH WILL PERMIT JOINTS TO ALTERNATE.

FIT SOD PIECES TOGETHER TIGHTLY SO THAT NO JOINT IS VISIBLE, AND TAMP SOD FIRMLY AND EVENLY BY HAND.

AFTER SODDING IS COMPLETE AND APPROVED BY LANDSCAPE ARCHITECT, SODDED AREAS SHALL BE ROLLED WITH A 200 LB. ROLLER.

WATER SODDED AREAS IMMEDIATELY AFTER FINAL ROLLING WITH A FINE SPRAY TO A DEPTH OF 4 INCHES. KEEP ALL SODDED AREAS CONTINUOUSLY MOIST THEREAFTER UNTIL 30 CALENDAR DAYS FOLLOWING INSTALLATION. USE FINE SPRAY NOZZLES ONLY.

INSPECT AND MAINTAIN SODDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 60% OR MORE OF SODDED AREAS FAIL TO BECOME ROOTED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS WITH NEW SOD MATERIALS.

SEEDING: APPLY TURF-TYPE SEED MIXTURE (E.G. "CONFEDERATE" FESCUE MIXTURE, "TRI-BLEND", ETC.) AT A RATE OF 6 LBS. PER 1000 S.F. KENTUCKY 31 TALL FESCUE IS UNACCEPTABLE.

CUTLIPACK SEEDED AREAS AND APPLY ANTI-EROSION MULCH AT A RATE OF 2 TONS PER ACRE.

INSPECT AND MAINTAIN SEEDED AREAS AND MAKE NECESSARY REPAIRS DURING THE SPECIFIED GUARANTEE PERIOD. IF 60% OR MORE OF SEEDED AREAS FAIL TO BECOME ESTABLISHED, THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, WILL REPEAT THE ENTIRE PROCESS FOR ESTABLISHMENT OF A SUITABLE TURFGRASS.

LANDSCAPE WORK SPECIFICATIONS
SCALE: NTS

IRRIGATION DIRECTIVES

A. THE GENERAL CONTRACTOR SHALL SUBCONTRACT THE IRRIGATION WORK TO A FIRM OF HIS CHOICE, OR HAVE THE PLANTING CONTRACTOR SUBCONTRACT THE IRRIGATION WORK TO A FIRM OF THEIR CHOICE.

B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO SPRAY THE LAWNS AND PLANT BEDS SEPARATELY AS SHOWN ON THE PLAN. IN CUTTING AREAS ISLANDS OF SHRUBS SHALL BE OVERSPRAYED WITH THE LAWN HEADS OR, PER PLAN, MAY HAVE SHRUB HEADS ON THE ADJACENT LAWN ZONE.

C. PROVIDE ADEQUATE ZONES TO INDIVIDUALLY CONTROL IRRIGATION FOR ALL THE DIFFERENT EXPOSURES AND SLOPES AT LEAST AS INDICATED ON THE PLANS AS WELL AS TO BE ABLE TO BEST MATCH THE WATER AVAILABLE TO THE SYSTEM.

D. SUBMIT HEAD LAYOUT AND ROUTING PLAN TO THE LANDSCAPE ARCHITECT FOR APPROVAL OF THE LAYOUT AND ZONE DESIGN.

E. IN MUNICIPAL AREAS PROVIDE THE OWNER A (DOLLAR) CHOICE TO SET A SEPARATE METER FOR THE IRRIGATION, OR TO USE THE EXISTING METERED SOURCE FOR THE IRRIGATION.

F. METERS ARE PROVIDED FOR IRRIGATIONS; CONTRACTOR TO PROVIDE BACK-FLOW PREVENTION.

G. PROVIDE THE OWNER A PLASTIC COVERED COLOR CODED PLAN TO PLACE NEAR THE CONTROLLER.

H. PROVIDE (3) THREE COPIES OF "AS-BUILT" LAYOUT AND OPERATING INSTRUCTIONS TO THE OWNER.

IRRIGATION NOTES

NOTICE TO IRRIGATION CONTRACTOR: MANY GOVERNMENTAL UNITS ARE CURRENTLY REVISING THEIR ORDINANCES AND REGULATIONS REGARDING IRRIGATION SYSTEMS. BEFORE THIS PROJECT IS BID OR INSTALLED, THE CONTRACTOR SHALL VERIFY WITH THE RULING GOVERNMENTAL UNIT THAT THE PROPOSED SYSTEM MEETS ALL LOCAL REGULATIONS. AREAS OF SPECIAL CONCERN INCLUDE:

- RIGHT-OF-WAY EASEMENT AGREEMENTS FOR PLACEMENT OF IRRIGATION WITHIN STREET/ROAD RIGHT-OF-WAYS.
- BACKFLOW PREVENTION DEVICES, WHETHER THESE ARE REQUIRED AND IF SO, WHAT TYPES ARE APPROVED.
- CERTIFICATION/LICENSE TO INSTALL BACKFLOW PREVENTER DEVICES AND METERS.
- "WINTER SERVICE" REQUIREMENTS FOR BACKFLOW PREVENTER DEVICES.
- USE OF A SECOND METER FOR IRRIGATION USE ONLY.
- WATER RATION DAYS IN WHICH IRRIGATION SYSTEM CANNOT BE USED.
- ALL OTHER REGULATIONS NOT MENTIONED HEREIN.

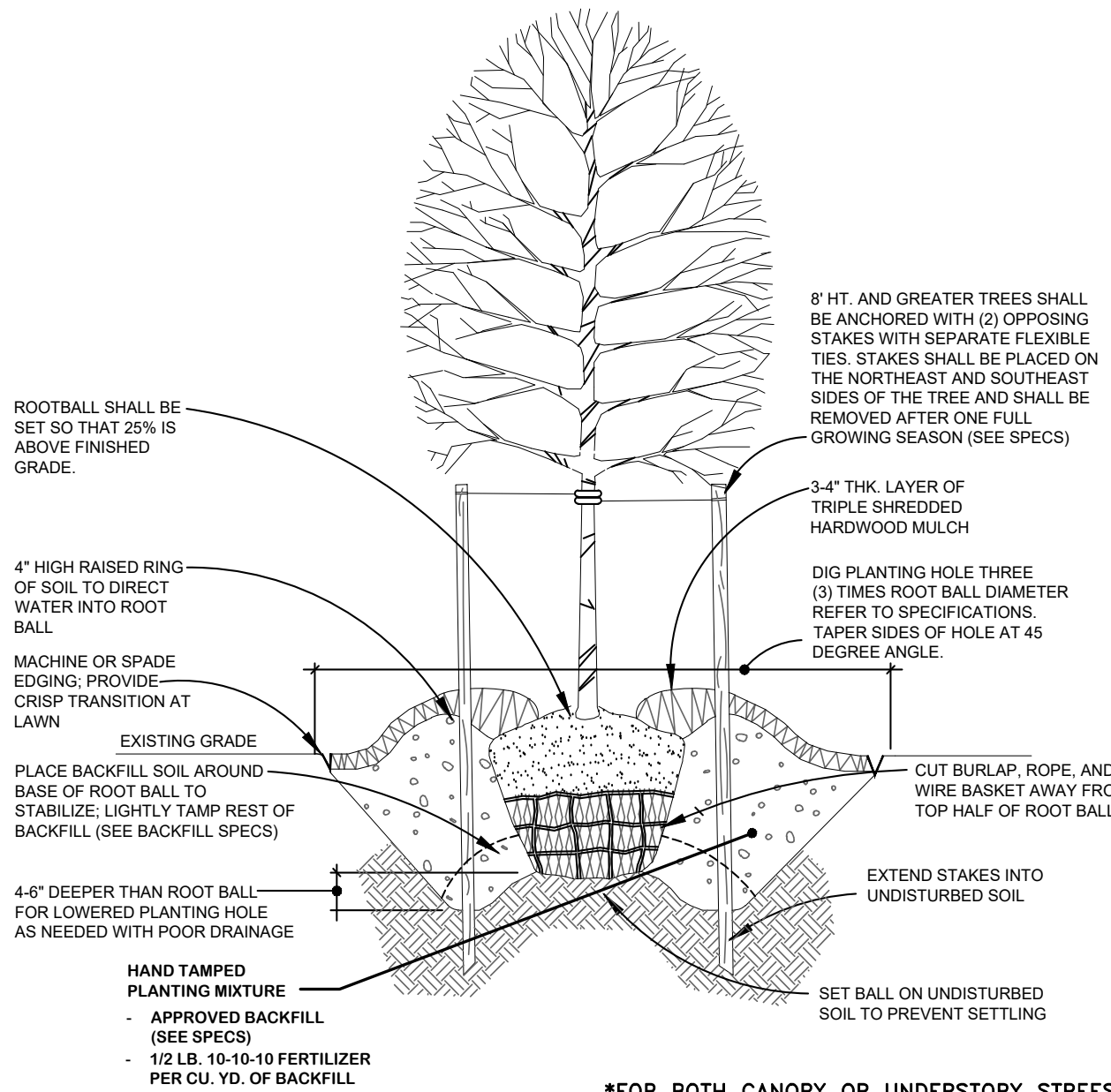
SHOULD THE BID/CONSTRUCTION DOCUMENTS BE INCONSISTANT WITH CURRENT LOCAL REGULATIONS, THE CONTRACTOR SHALL PRESENT THE OWNER WITH A QUOTE/CONTRACT THAT INCLUDES MODIFICATIONS TO MAKE THE SYSTEM COMPLIANT WITH ALL THE LOCAL CODES.

PERMITS, FEES: THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO INSTALL THE SYSTEM AND HE SHALL PAY ANY ASSOCIATED FEES. COST FOR THESE ITEMS SHALL BE INCLUDED IN THE QUOTE/CONTRACT FOR THE IRRIGATION SYSTEM.

IRRIGATION DIRECTIVES AND NOTES
SCALE: NTS

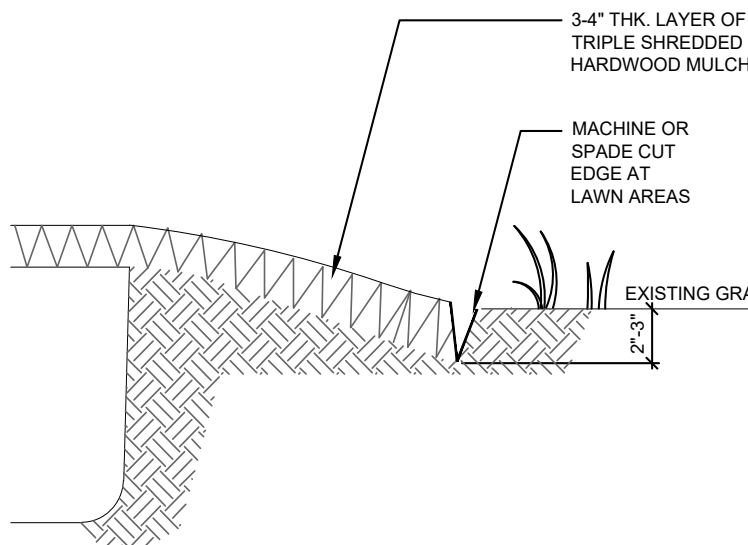
NOTES

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

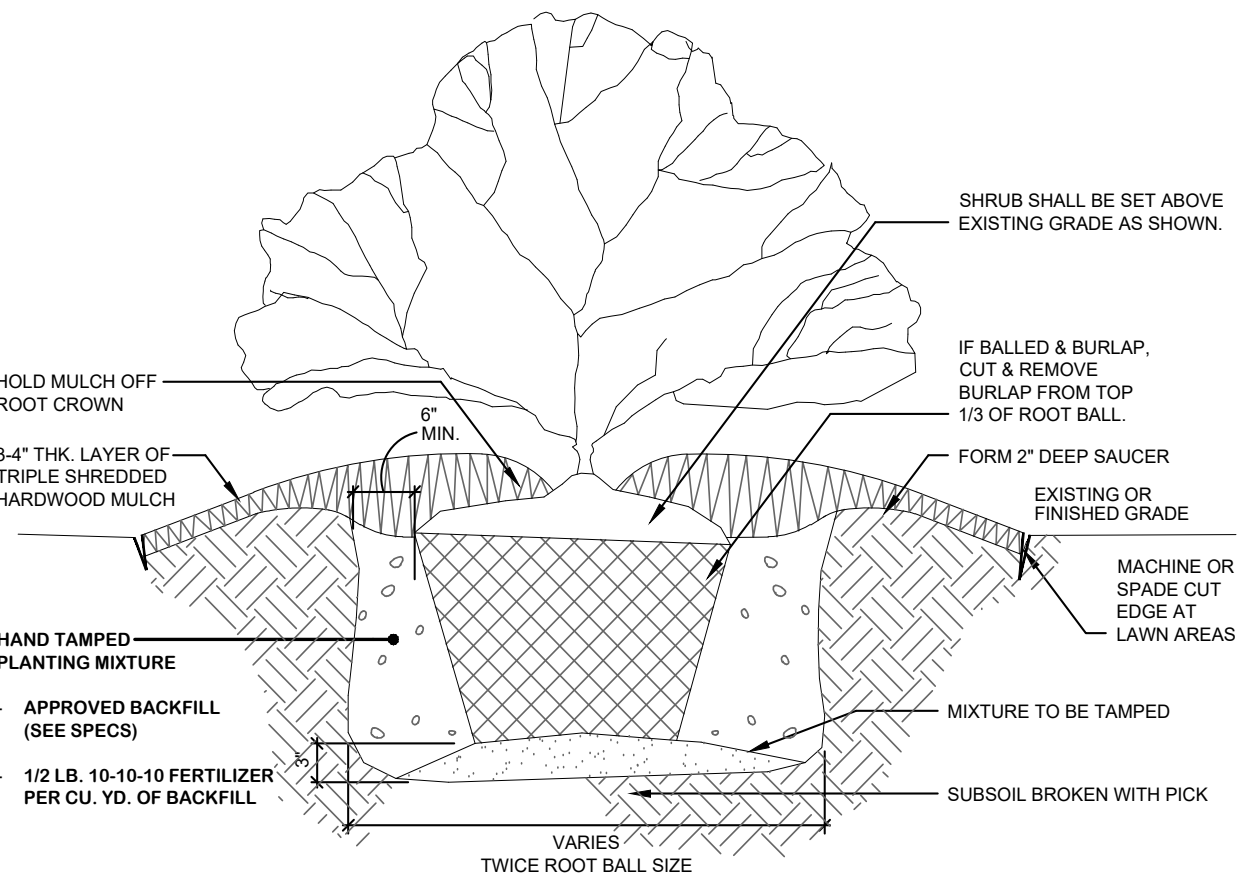


*FOR BOTH CANOPY OR UNDERSTORY TREES

* TYPICAL TREE INSTALLATION
SCALE: NTS

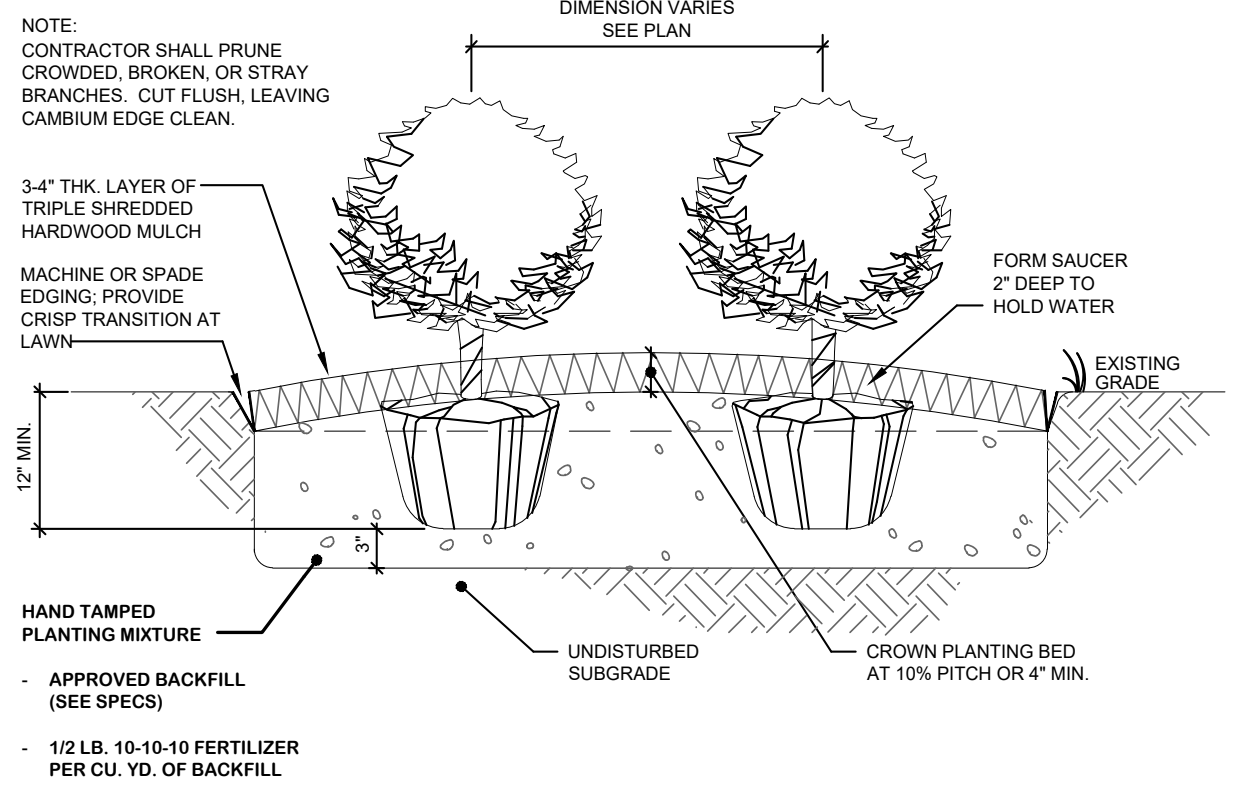


BED EDGING
SCALE: NTS



*FOR BOTH CONTAINER OR B&B SHRUBS

*TYPICAL SHRUB INSTALLATION
SCALE: NTS



MASSING PLANT INSTALLATION
SCALE: NTS



REVISED
9/28/2023 4:51 PM

PRELIMINARY

ADAMS & HODGE
ENGINEERING, PC

POND STREET DUPLEXES

LANDSCAPE DETAILS 1

DT.1.02



Planning Board Agenda Cover Sheet

Meeting Date

December 19, 2023

Agenda Location

PUBLIC HEARINGS

Item Title

2023-176-RZ Clayton ABC Store Rezoning

Presenter(s)

Steven Mott, Planner II

Suggested Action

Other - Recommendation to Town Council

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: Yes - Legislative

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

Other/Special Instructions: Notice Sign(s) Posted at Subject Parcel

Summary

Request to rezone parcel located at 12641 US Highway 70 West Business from Organization-Institution (O-I) to Highway Business (B-3)

Funding Source

N/A

Corresponding Documentation

[1 2023-176-RZ Clayton ABC Store Rezoning](#)

[2.1 Application 2023-176-RZ Clayton ABC Store](#)

[2.2 Owner's Consent Form - ABC Store Rezoning](#)

[3 Neighborhood Meeting Information 2023-176-RZ Clayton ABC Store](#)

[4 Boundary Survey 2023-176-RZ Clayton ABC Store](#)

[5 Staff Report Maps - Clayton ABC](#)

[6 Consistency Statements Sheet - Planning Board - 22023-176-RZ Clayton ABC Store](#)

[5 Staff Report Maps - Clayton ABC](#)

Submitted By: Steven Mott, Planning

Reviewed By:

Conrad Olmedo, Planning Director

Approved - Dec 13 2023

Steven Mott, Planner II

Approved - Dec 13 2023

Bruce Venable, Planner

Approved - Dec 13 2023



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

Planning Board, 12/19/2023

STAFF REPORT

Application Number: 2023-176-RZ
Project Name: Clayton ABC Store - Rezoning

TAG #(s): 05E99009I
Town Limits/ETJ: Town Limits
Applicant: Red Line Engineering, PC
Owner: Johnston County Board of Alcohol Control
Location: 12641 US Hwy 70 West Business
Project Planner: Steven Mott, Planner II

Public Noticing Dates:

- **Neighborhood Meeting:** November 9, 2023
- **Sign posted:** December 8, 2023
- **PB Adjacent Property Letters Mailed:** December 8, 2023

REQUEST: Rezoning from Office Institutional (O-I) to Highway-Business (B-3)

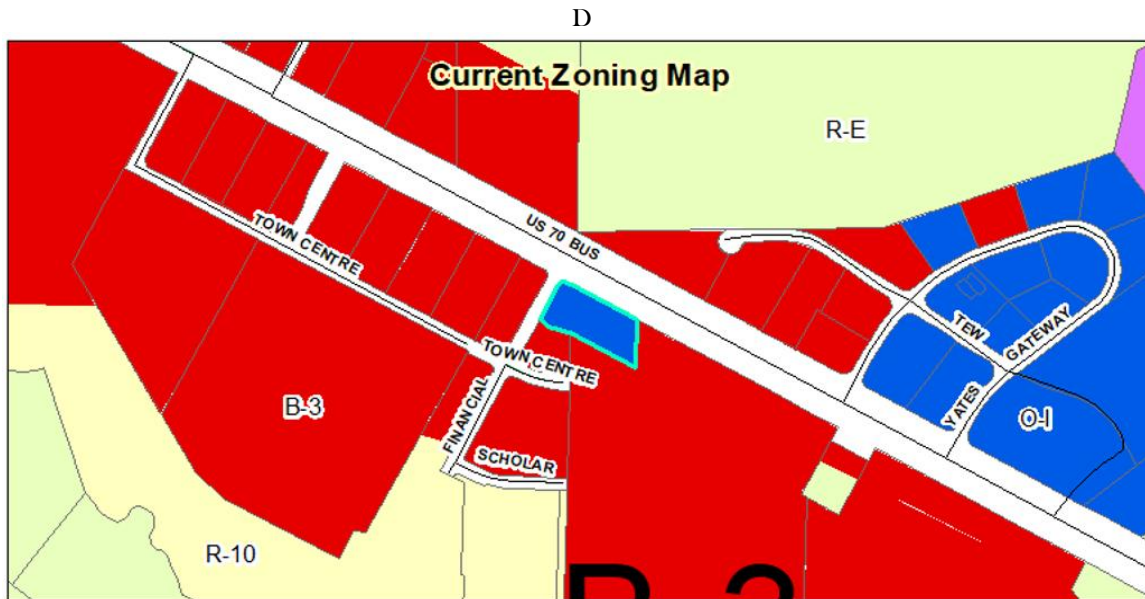


SITE DATA:

Acreage: +/- 1.63 acres
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	B-3 (Highway-Business)	Vacant
South	B-3 (Highway-Business)	Vacant
East	B-3 (Highway-Business)	Vacant
West	B-3 (Highway-Business)	Medical

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

The site is within the Clayton Town limits, located at 12641 US Hwy 70 West Business, Clayton, NC, 27520. The applicant is requesting to re-zone the property from the Planned Development Mixed Use District to Highway-Business (B-3). The property is currently Vacant. Should this rezoning request be approved, the Town of Clayton's new Unified Development Ordinance, effective January 2, 2024, will establish this property as Corridor Commercial (CRM).

REZONING APPROVAL CRITERIA

In connection with its legislative decision on a rezoning 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;

Applicant's Response: The proposed site plan will meet the Town's desire to develop the location of the site to a community center. The adjacent parcels have similar zoning to what is proposed.

Staff Commentary: Staff believe that the current zoning and the proposed zoning changes are consistent with currently adopted plans for this project, especially Land Use & Housing Goal LU-1: Preserve Clayton's character while allowing for growth and development in appropriate areas.

(2) Suitability of the subject property for uses permitted by the current versus the proposed district;

Applicant's Response: O-I (Office-Institutional) is intended to permit offices, institutions, and associated administrative, executive, professional research uses. B-3 (Highway Business) provides opportunities for businesses retailing convenience goods for the community as a whole.

Staff Commentary: Staff believes that this request is appropriate and achieves the best use and practice for this site and agrees with the reasons listed by the applicant on suitability of the subject property.

(3) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the Town;

Applicant's Response: Properties adjoining the site have been zoned as B-3, therefore the balance of uses will not be affected. The Town desires to develop this area as a community center, which is consistent with this rezoning request.

Staff Commentary: Staff believes that this will address the need for commercial space near and around emerging communities in the Town.

(4) The capacity of adequate public facilities and services including schools, transportation infrastructure, recreation facilities, wastewater treatment, water supply facilities, and stormwater drainage facilities for the proposed use;

Applicant's Response: Water and sewer are available from the public right of way, and the proposed site shall be designed to use those facilities. Stormwater facilities will be provided on site, in accordance with the Town of Clayton UDO.

Staff Commentary: The rezoning should not affect the Town's compacity of public facilities or services, nor will it negatively affect the current infrastructure.

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

Applicant's Response: The site location, along a major thoroughfare, is consistent with the B-3 zoning proposed. There are no zoning conditions known to conflict with this rezoning request.

Staff Commentary: Staff believes that this request is not contravened and will serve the community under its 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;

Applicant's Response: At the time of the site plan submission, the proposed site use will be designed for no negative effect on adjoining property owners. The proposed zoning and use are consistent with the adjoining properties with frontage on US Hwy 70.

Staff Commentary: There should be no adverse effect upon any of the adjoining property owners.

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

Applicant's Response: This project is not anticipated to have any detrimental effects on the general public or specific property owners in any way. All buffers and design standards of the Town of Clayton will be met during site plan review and approval.

Staff Commentary: Though the property owner or applicant may benefit from the rezoning, staff believes that request will not be a detriment to the general public.

Consistency with the Comprehensive Growth Plan 2045

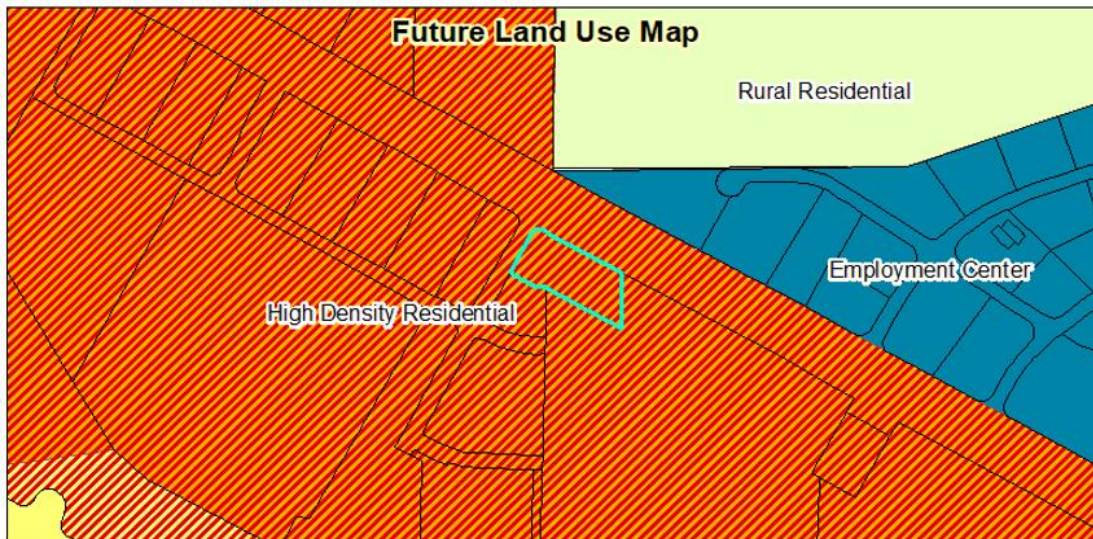
The Future Land Use Map identifies this area as being classified as "High Density Residential" and within the "Community Center" overlay (see map below). The Comprehensive Growth Plan's Policy LU 1.6 provides guidance that the Town should "Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths...". With Land Use Policy in mind, the proposed rezoning will concentrate commercial development in a more central area, creating the possibility of reducing vehicle trips to parcels outside of the adjacent/contiguous commercial development. Staff believes that the rezoning of this parcel as B-3 would create continuity with adjacent parcels, would be agreeable with the existing surrounding land uses, and is in line with guidance found within the Comprehensive Growth Plan 2045.

Comprehensive Growth Plan Goals supporting the rezoning request include:

Goal LU 1: Preserve Clayton's character while allowing for growth and development in appropriate areas.

Policy LU 1.1: Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.

Policy LU 1.6: Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety.



CONSIDERATIONS:

- ◆ Approval of the rezoning would allow any permitted use within the B-3 Zoning District to be constructed on the site. Planning Board should consider all potential uses of the site when giving their recommendation for this rezoning. With the Town of Clayton's new Unified Development Ordinance coming into effect on January 2, 2024, the B-3 Zoning District will be established as Corridor Commercial (CRM). Potential uses on the site will therefore be regulated to those permitted in the Corridor Commercial (CRM) zoning district.

STAFF RECOMMENDATION:

- ◆ Based on the surrounding commercial types land uses surrounding the property, while the rezoning request is consistent with the property's Future Land Use Map classification of "High Density Residential" and within the "Community Center" overlay, staff is recommending approval per "Option 1" of the provided Consistency Statements Sheet.

ATTACHMENTS:

- 1) Staff Report
- 2) Application/Owner's Consent Form
- 3) Neighborhood Meeting Materials
- 4) Survey
- 5) Staff Report Maps
- 6) Consistency Statements Sheet



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

REZONING APPLICATION COVER SHEET

Name of Project: Clayton ABC Store Date: 10/13/2023
Applicant Name: Red Line Engineering, PC

The following checklist to be completed by applicant:

- ☒ Pre-Application Meeting on: August 1, 2023
- ☒ Review Fee
- ☒ Completed Application
- ☒ Owner's Consent Form
- ☒ Adjacent Property Owner's List - Include Names, Full Mailing Addresses & Parcel/NC Tag #
- ☒ Neighborhood Meeting Notice Letter (1 copy)
- ☒ Signed & Sealed Boundary Survey
- ☒ One printed copy of all required items must be submitted with application and payment

Reviewed by: _____



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

REZONING APPLICATION

☒ **Rezoning Fee: \$750 + \$10 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: Clayton ABC Store

Acreage of Property: 1.63 Zoning District: O-I

County Tag #: 05E99009I NC Pin #: 165909-06-4682

Address/Location: 12641 US Hwy 70 West Business, Clayton, North Carolina 27520

Existing Zoning District: O-I Proposed Zoning District: B-3

APPLICANT INFORMATION

Applicant: Red Line Engineering, PC

Mailing Address: 123 Raleigh Street, Fuquay-Varina, North Carolina 27526

Phone Number: 919-779-6851 Fax: _____

Contact Person: Gary J. McCabe, PE

Email Address: gary.mccabe@rlenc.com

PROPERTY OWNER INFORMATION

Name: Johnston County Board of Alcoholic Control

Mailing Address: PO Box 909, Smithfield, North Carolina 27577-0909

Phone Number: 919-934-7249 Fax: 919-934-3324

Email Address: jcabc@earthlink.net

OFFICE USE ONLY

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

July 2023

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.
The proposed site plan will meet the Town's desire to develop the location of the site to a community center. The adjacent parcels have similar zoning to what is proposed.

2. Suitability of the subject property for uses permitted by the current vs. the proposed district.
O-I (Office-Institutional) is intended to permit offices, institutions, and associated administrative, executive, professional research uses. B-3 (Highway Business) provides opportunities for businesses retailing convenience goods for the community as a whole.

3. Whether the proposed change tends to improve the balance of uses, or meets specific demand in the Town.
Properties adjoining the site have been zoned as B-3, therefore the balance of uses will not be affected. The Town desires to develop this area as a community center, which is consistent with this rezoning request.

4. The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment, potable water supply and stormwater drainage facilities is available for the proposed use.
Water and sewer are available from the public right of way, and the proposed site shall be designed to use those facilities. Stormwater facilities will be provided on site, in accordance with the Town of Clayton UDO.

5. It has been determined that the legal purposes for which zoning exists are not violated.
The site location, along a major thoroughfare is consistent with the B-3 zoning proposed. There are no zoning conditions known to conflict with this rezoning request.

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.
At the time of the site plan submission, the proposed site use will be designed for no negative effect on adjoining property owners. The proposed zoning and use is consistent with the adjoining properties with frontage on US Hwy. 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.

This project is not anticipated to have any detrimental effects on the general public or specific property owners in any way. All buffers and design standards of the Town of Clayton will be met during site plan review and approval.

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.

Gary J. McCabe, PE

Print Name


Signature of Applicant

10/16/2023

Date

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

OWNER'S CONSENT FORM

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

Project Name: Clayton ABC Store Address or PIN #: 165909-06-4682

AGENT/APPLICANT INFORMATION:

Red Line Engineering, PC 123 Raleigh Street
(Name - type, print clearly) (Address)
Fuquay-Varina, North Carolina 27526
(City, State, Zip)

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

Rezoning Application Site Plan Application

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

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

OWNER AUTHORIZATION:

Chad M. Stewart 4175 Brightleaf Blvd
(Name - type, print clearly) (Address)
Clayton SCABC-GM Smithfield, NC 27577
(Owner's Signature) (City, State, Zip)

STATE OF NC
COUNTY OF Johnston

Sworn and subscribed before me, Patty A. Underwood, a Notary Public for the above State and County, this the 24 day of Oct, 2023.

SEAL



Notary Public

My Commission
Expires:

9/17/26

July 2018

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

The neighborhood meeting must be held prior to the 1st scheduled public meeting date. It is recommended to hold the meeting at least 10 days prior to the 1st scheduled public meeting date, however, it is **not** a requirement.

Meeting Time & Location:

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

Meeting Notice Mailing requirements:

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

Information required to be provided at the Neighborhood Meeting:

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

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

Information provided to Planning Department:

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

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

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton ABC Store

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

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

PARCEL NUMBER	NAME	ADDRESS
165909-06-1659	CFM CLAYTON, LLC	804 GREEN VALLEY RD STE 202, GREENSBORO, NC 27408-7044
165909-06-2590	STEPHEN DOUGLAS I IRREV. TRUST CYNTHIA M STEPHENS IRREV. TRUST	319 CHAPANOKE RD STE 102, RALEIGH, NC 27603-0000
165909-05-8421	HEAVNER PROPERTIES 1997 LIMITED PARTNERSHIP	PO BOX 2346, SMITHFIELD, NC 27577-2346
165909-06-7862	THE MARZBANI FAMILY LIMITED PARTNERSHIP	PO BOX 571, SMITHFIELD, NC 27577-0571
164900-57-5937	NORTH CAROLINA DEPT. OF AGRICULTURE	CENTRAL CROPS RESEARCH STATION, 13223 U S HWY 70 WEST, CLAYTON, NC 27520-0000
165905-07-1781	MCLAURIN FUNERAL HOME INC	PO BOX 130548, HOUSTON, TX 77219-0548
165909-06-4682	JOHNSTON COUNTY BOARD OF ALCOHOLIC CONTROL	PO BOX 909, SMITHFIELD, NC 27577-0909
165909-06-0707	CLAYTON PLAZA, LLC	PO BOX 90792, RALEIGH, NC 27675-0792
165909-06-7862	CATZ LLC THE MARZBANI FAMILY LIMITED PARTNERSHIP	PO BOX 571, SMITHFIELD, NC 27577-0571



October 30, 2023

Dear Clayton Area Property Owner:

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

Meeting Date: November 9, 2023 **Meeting Time:** 6:00 pm
Meeting Location: Comfort Suites Clayton - Garner (761 Enterprise Dr., Clayton, NC, 27520, US)

Type of Application: Rezoning

Project/Property address: 12641 US Hwy 70 West Business, Clayton, North Carolina 27520

Description of project/proposal: The proposed project consists of rezoning and developing an approximate 1.63 acres lot for retail use.

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

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.

Two maps are enclosed with this letter showing the location of the property that is subject to this application for land use change and/or development proposal. If you have any questions prior to or after this meeting, you may contact us at 919-779-6851. You may also contact the Town of Clayton Planning Department at 919-553-5002.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Gary J. McCabe'.

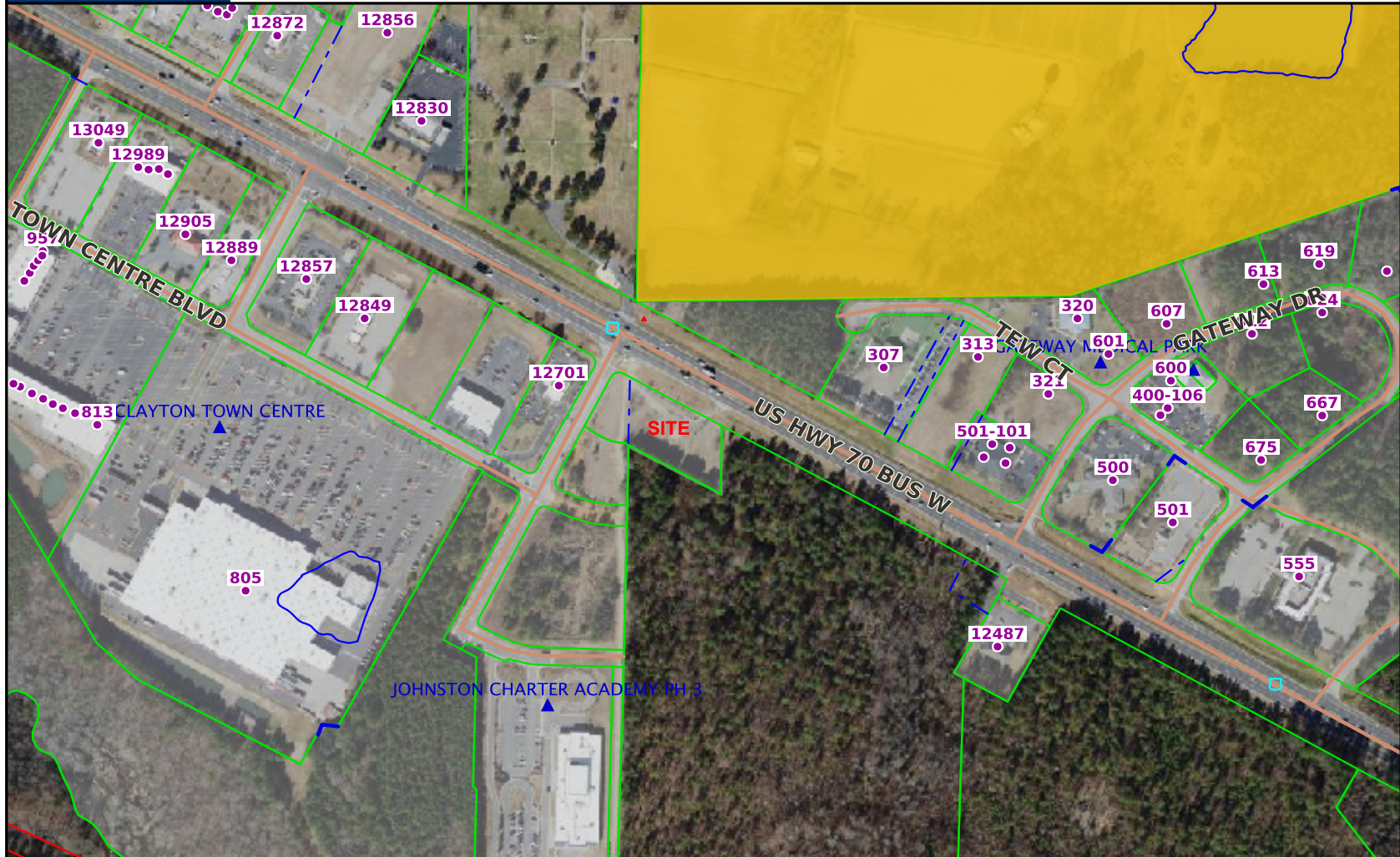
Gary J. McCabe, PE
Red Line Engineering, P.C.

CC: Town of Clayton Planning Department
Johnston County Board of Alcoholic Control



*** DISCLAIMER ***

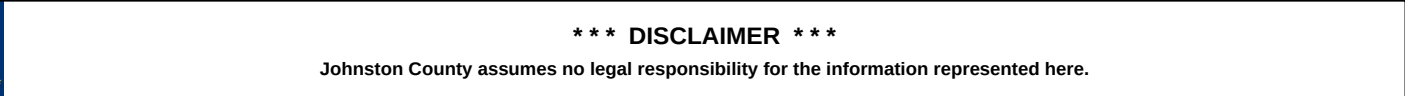
Johnston County assumes no legal responsibility for the information represented here.

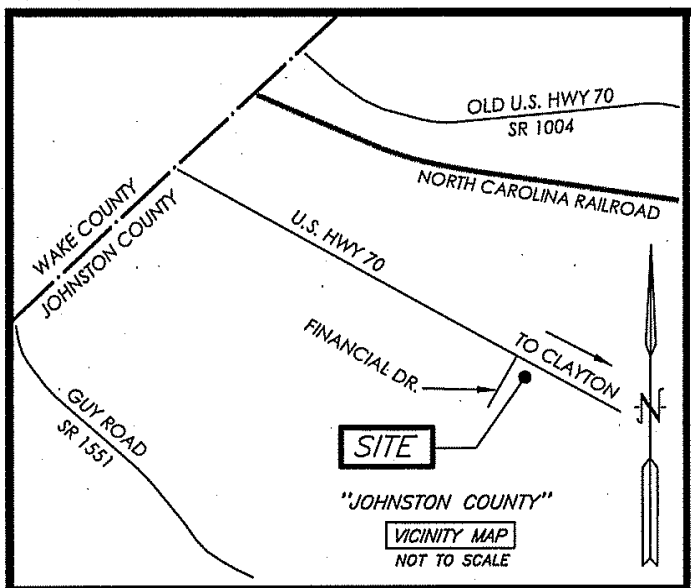


Scale: 1:4800 - 1 in. = 400 feet

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

Johnston County GIS
October 30, 2023





SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any physical conditions (ie. utilities, hazardous wastes, cemeteries or family burial plots, wetlands, buffers, high water table, poor soils, etc.) OR any legal encumbrances (ie. easements, rights-of-way, claims, etc.) which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property, but are unknown to the surveyor. Surveyor has only made reference to current, and sometimes historic, public records as necessary to complete the purpose of the survey, and has not performed a complete historic search of the chain of title. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. It is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumbrances and reveal any potential encumbrances or title issues associated with this property.

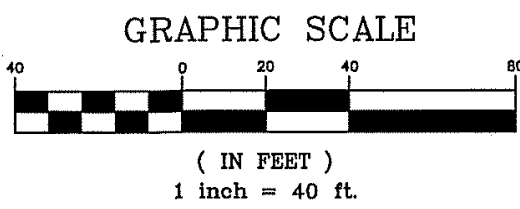
SURVEY LEGEND

- LINES SURVEYED (SUBJECT PROPERTY)
- OTHER LINES SURVEYED (ie. TIE LINES)
- LINES NOT SURVEYED
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- CC CONTROL CORNER
- EP EXIST. IRON PIPE FOUND
- NIP NEW IRON PIPE SET
- ES EXIST. IRON STAKE FOUND
- NS NEW IRON STAKE SET
- EPN EXIST. P.K. NAIL FOUND
- PN NEW P.K. NAIL SET
- EK, MAG EXIST. MAG NAIL FOUND
- HAG NEW MAG NAIL SET
- EK, RRS EXIST. RAILROAD SPIKE FOUND
- RRS NEW RAILROAD SPIKE SET
- ECM EXIST. CONC. MONUMENT FOUND
- CP COMPUTED POINT
- A, G ABOVE GROUND
- U, G UNDERGROUND
- R/W RIGHT-OF-WAY
- DB DEED BOOK
- PP EXIST. POWER POLE
- OH-E EXIST. OVERHEAD ELECTRICAL LINE
- LP EXIST. LIGHT POLE
- HYD EXIST. FIRE HYDRANT
- WV EXIST. WATER VALVE
- WM EXIST. WATER METER
- CO EXIST. CLEANOUT
- UD EXIST. UTILITY DEEDSTAL
- SVC EXIST. UTILITY SERVICE
- B/C EXIST. BACK OF CURB
- E/P EXIST. EDGE OF PAVEMENT
- SE CENTER LINE
- SW EXIST. SIDEWALK
- DS EXIST. STORM DRAIN INLET
- CB EXIST. STORM CATCH BASIN
- SMH EXIST. SAN. SEWER MANHOLE
- ESM EXIST. STORM SEWAGE MANHOLE
- ECS EXIST. COTTON SPINDLE
- FO EXIST. FIBER OPTIC

SITE FEATURES LEGEND

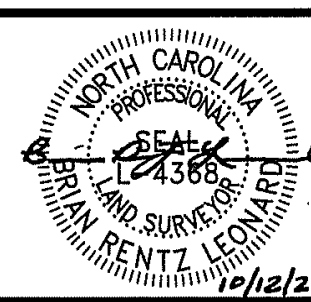
- | EXISTING FEATURES SURVEYED | OTHER FEATURES SURVEYED OR PROPOSED |
|--------------------------------|-------------------------------------|
| WATERLINE (ALL SIZES) | BLOWOFF |
| HYDRANT | REDUCER |
| VALVE | METER |
| SEWERLINE (ALL SIZES) | MANHOLE |
| CLEANOUT | STORM DRAINAGE (ALL SIZES) |
| CATCH BASIN | DROP INLET/YARD INLET |
| OTHER SURVEYED SYMBOLS | |
| POWER/UTILITY POLE | POWER/UTILITY POLE W/ LIGHT |
| OTHER UTILITY PEDESTAL OR POST | OVERHEAD POWER/UTILITY LINE |
| GAS LINE (UNDERGROUND) | UNDERGROUND ELECTRIC/POWER LINE |
| UNDERGROUND COMMUNICATION LINE | DITCH/DRAINAGE |
| STREAM/CREEK/RIVER | |

ACREAGES COMPUTED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED



"BOUNDARY & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY"

OF THE PROPERTY OWNED BY:	
JOHNSON COUNTY BOARD OF ALCOHOLIC CONTROL	
PROPERTY/SITE INFORMATION	
TOWNSHIP, COUNTY & STATE: CLAYTON, JOHNSON CO., NC	
CITY OR TOWN LIMITS: TOWN OF CLAYTON	
NC PIN #(s): 165909-06-4682	
ZONING: O-1	
SITE ADDRESS: 12841 US HWY 70 BUS. CLAYTON, NC 27820	
CURRENT PROPERTY OWNER INFORMATION	
OWNER NAME(S): JOHNSON COUNTY BOARD OF ALCOHOLIC CONTROL	
REF: DEED BOOK 6381, PAGE 782	
OTHER INFO (PLAT/BLVD/SECTION/LOT): AS REFERENCED HEREON	
SURVEYED FOR: JOHNSON COUNTY BOARD OF ALCOHOLIC CONTROL	



DATE: 10/12/23
SCALE: 1" = 40'
SURVEYED BY: BRL/SRR
DRAWN BY: SRR
CHECKED BY: BRL
PROJECT No: S122035.00
DWG: Boundary-Topo-load

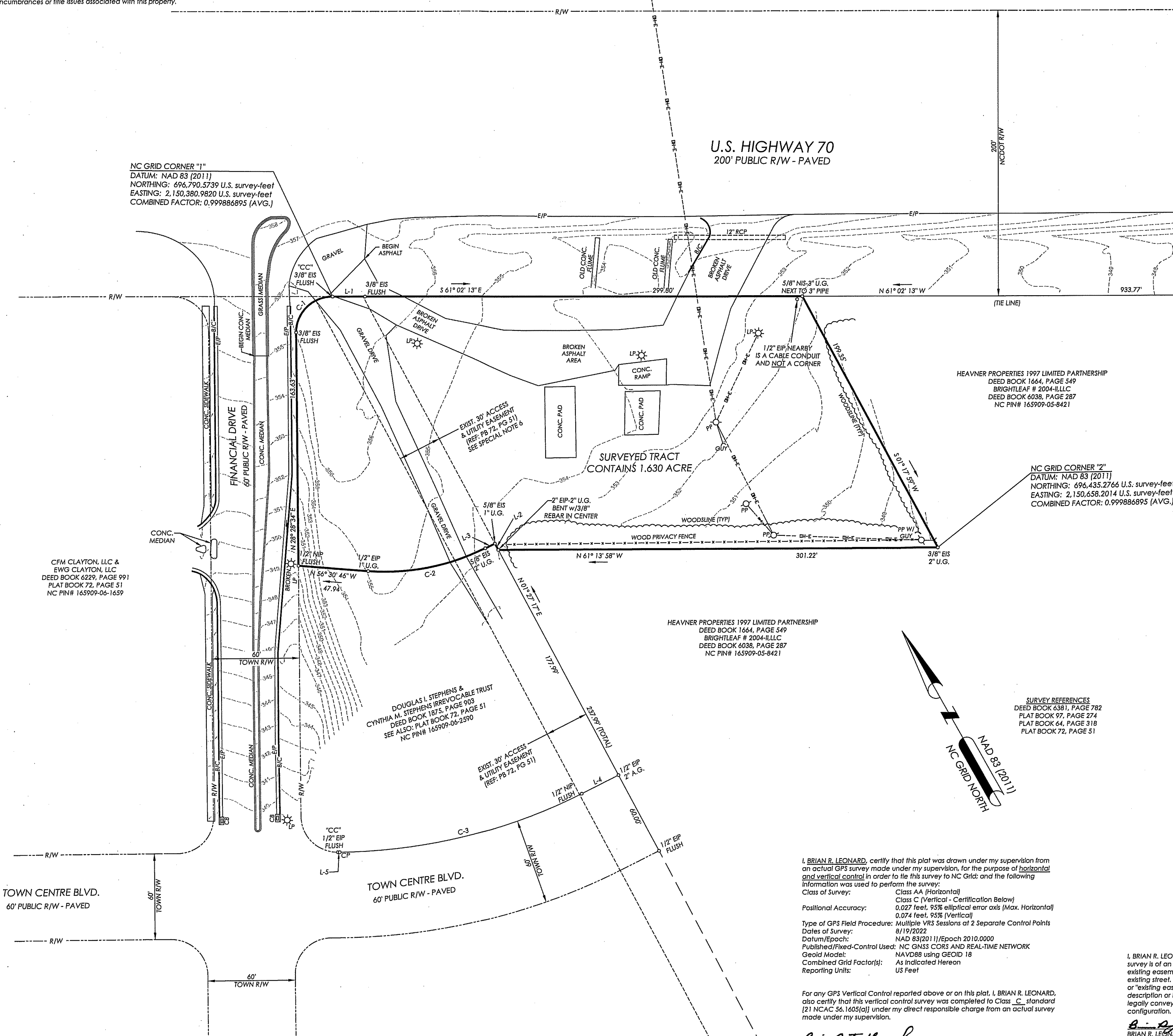


BRL ENGINEERING & SURVEYING
112 East Johnston Street
Smithfield, NC 27577
Office: (919) 989-9300
Field: (919) 631-6934
NCELS 9 Firm No: P-923

DATE:	REVIEW or REVISION:	Sheet No.
		1
		1

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	25.00'	92°28'11" S	39.47'	33.50'	N 72° 45' 00" E
C-2	11.25'	111°21'59" S	39.95'	11.01'	N 72° 45' 00" E
C-3	300.00'	30°41'11" S	179.35'	170.09'	S 74° 53' 00" E

LINE	BEARING	DISTANCE
L-1	S 61° 02' 13" E	24.28'
L-2	N 01° 45' 20" E	5.00'
L-3	N 88° 19' 11" W	7.41'
L-4	S 88° 14' 53" E	26.30'
L-5	S 61° 31' 25" E	1.28'



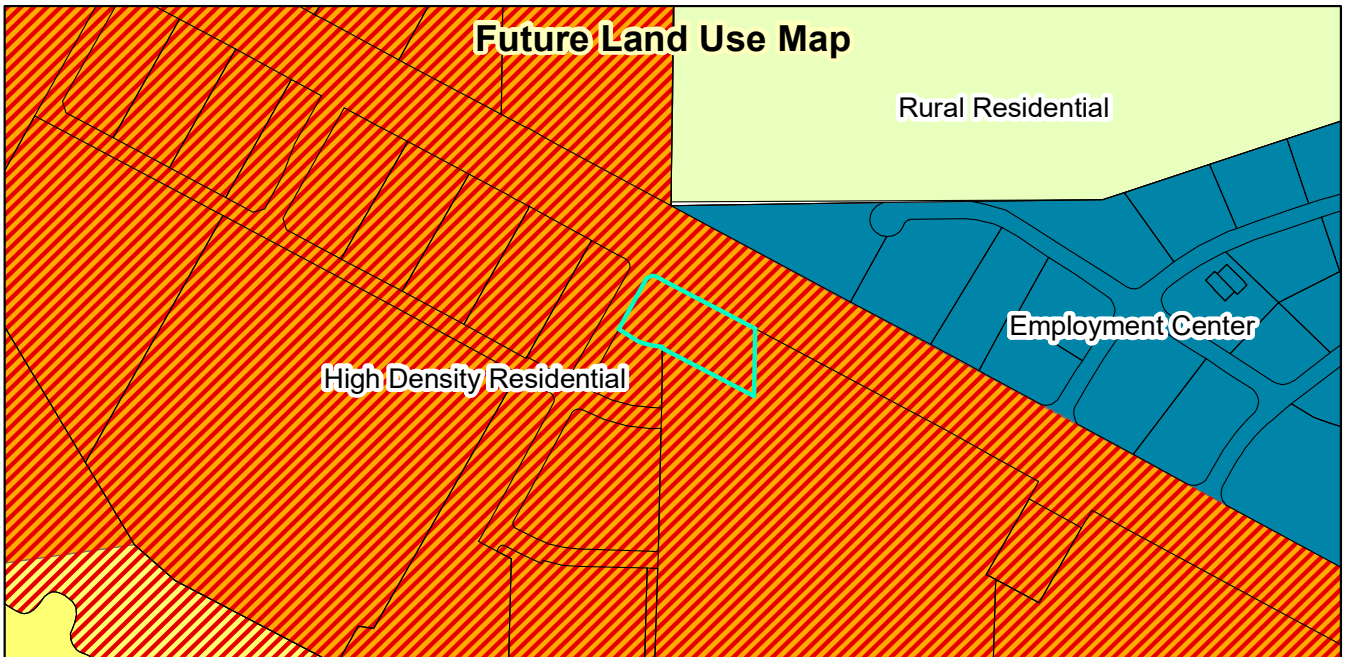
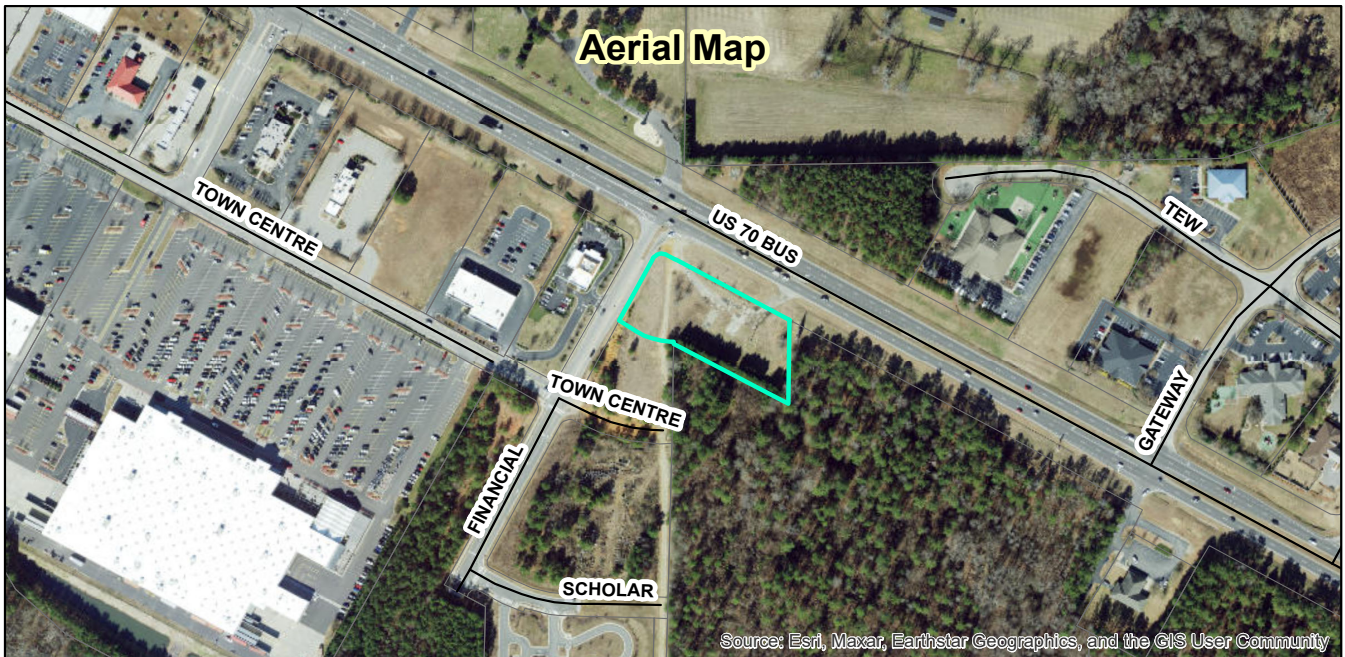
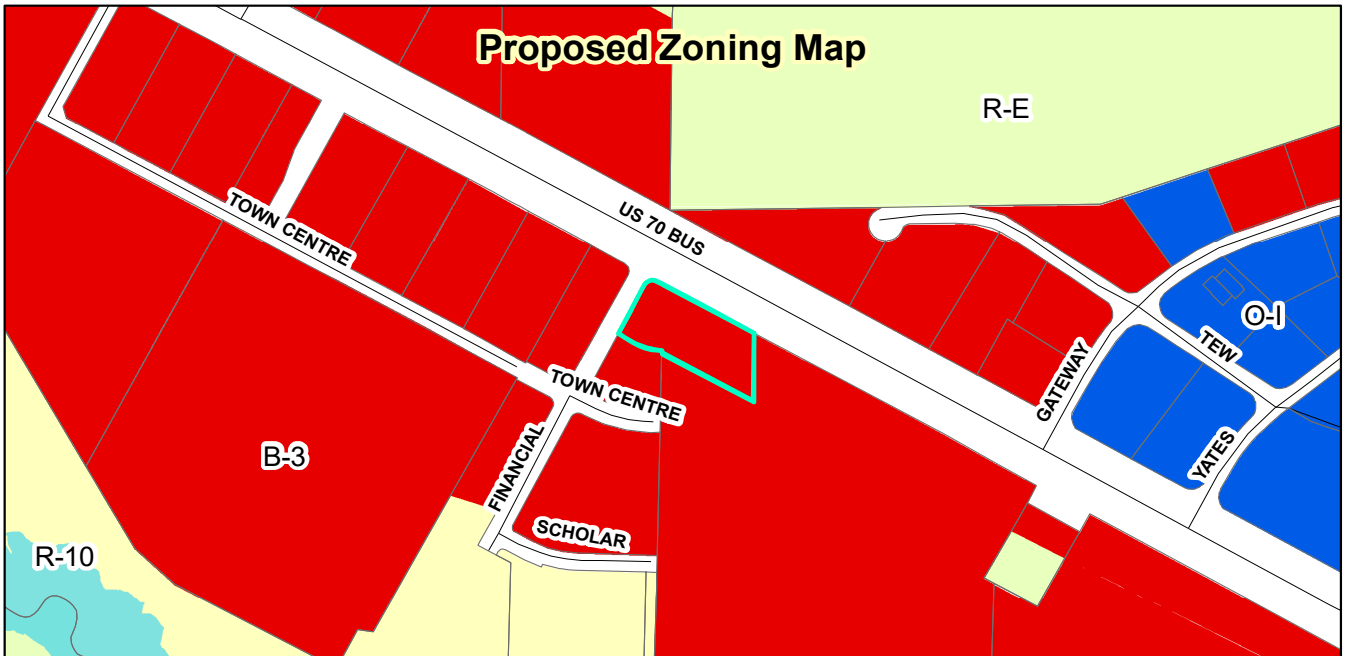
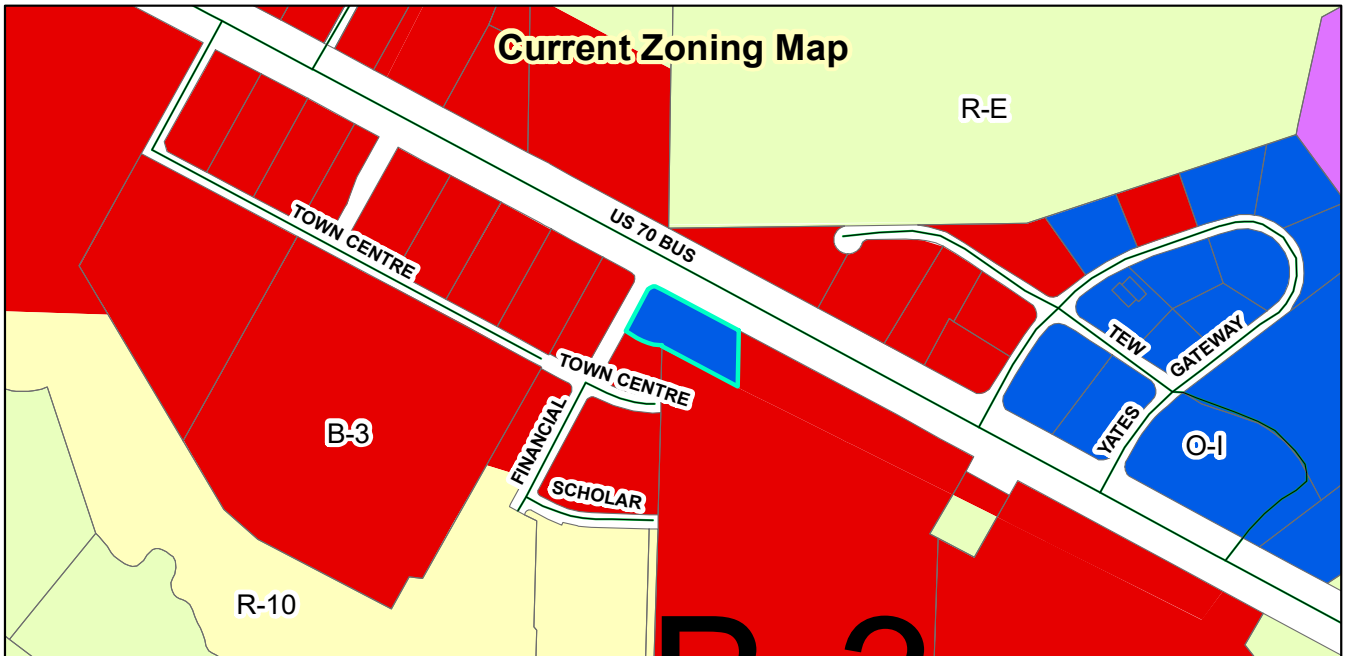
GENERAL NOTES FOR EXISTING CONDITIONS & TOPOGRAPHIC SURVEY:
1. THIS SURVEY IS AN EXISTING CONDITIONS/TOPOGRAPHIC SURVEY FOR ENGINEERING PURPOSES ONLY, AND IS NOT INTENDED FOR PROPERTY CONVEYANCES.
2. SPECIAL NOTES HEREON FOR ADDITIONAL INFORMATION RELATED TO PROPERTY/BOUNDARY LINES.
3. PORTIONS OF THE PARCEL OF LAND MAY CONTAIN WETLANDS. THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD ZONES UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL REGULATIONS BY US ARMY CORPS OF ENGINEERS (USACE) AND NC DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEM), AND ANY OTHER FEDERAL, STATE OR LOCAL REGULATION OF ANY NATURE.
4. THE PARCELS OF LAND IS LOCATED IN A BASIN THAT MAY BE SUBJECT TO BRIVAN STREAM BUFFER. FORMAL OR FINAL STREAM BUFFER DETERMINATIONS HAVE NOT BEEN MADE BY NCEM OR A LOCAL DELEGATED AUTHORITY UNLESS OTHERWISE CERTIFIED OR NOTATED HEREON. SURVEYOR HAS MADE EFFORTS TO CHECK FOR STATE-DESIGNED BRIVAN BUFFERS (BASED ON USGS & SOLE REFERENCE MAPS) HOWEVER, RULES VARY FROM BASIN TO BASIN AND OWNER SHOULD CONSULT NCEM OR A LOCAL DELEGATED AUTHORITY FOR A FINAL DETERMINATION REGARDING BUFFER LOCATION OR EXISTENCE, AND ANY CONSTRUCTION THAT MAY IMPACT THE BUFFER. BUFFER LOCATION ON THE GROUND IS TYPICALLY MEASURED FROM TOP OF BANK AND MAY BE SCALED OR APPROXIMATE HEREON UNLESS INDICATED OTHERWISE. OWNER SHOULD VERIFY WITH NCEM OR LOCAL DELEGATED AUTHORITY WHETHER ANY DITCHES, DREAS, CANALS, FOWNS, ETC. THAT EXIST ON THE PROPERTY ARE BUFFERS, PRIOR TO ANY CONSTRUCTION. SEE SPECIAL NOTE 2 BELOW.
5. THE SURVEYOR DOES NOT TAKE RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR DOES NOT AFFIRM THAT ALL ABOVE GROUND UTILITIES ARE SHOWN, UNLESS SPECIFICALLY INSTRUCTED TO DO SO AND SUCH UTILITIES ARE CLEARLY MARKED IN THE FIELD PRIOR TO SURVEYING. THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. CONSULT AN ATTORNEY AT LAW REGARDING A FULL TITLE SEARCH AND ANY POTENTIAL ENCUMBRANCES IN THE CHAIN OF TITLE.
6. RN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.
7. ANY NAMES OR NOTES INVOLVING OWNERSHIP ON THIS PLAT ARE TAKEN FROM CURRENT PUBLIC RECORDS. CONSULT AN ATTORNEY AT LAW REGARDING ACTUAL LEGAL OWNERSHIP AND TITLE.
8. SEE FLOOD CERTIFICATION HEREON FOR INFORMATION REGARDING ANY POTENTIAL FLOODPLAIN IMPACTS ON SUBJECT PROPERTY.
9. STREET RIGHTS-OF-WAY: STREET R/W ON THIS PLAT WAS TAKEN FROM SURVEYOR'S PLAT REFERENCES AS CURRENTLY AND READILY AVAILABLE FROM PUBLIC RECORD, OR ANY RECOVERED FIELD INFORMATION AS INDICATED HEREON. STREET R/W IS SUBJECT TO ALL PLANS, SURVEYS & OTHER LEGAL INSTRUMENTS WHICH MAY BE ARCHIVED WITH NC DOT OR THE LOCAL MUNICIPALITY, AND MAY SUPERSEDE CERTAIN PLATS OF RECORD. STREET R/W MAY ALSO BE RESERVED OR DEDICATED BY PREVIOUS OWNERS IN HISTORICAL RECORDS AND NOT EVIDENT IN CURRENT RECORDS. SEE SPECIAL NOTE 2 BELOW.

SPECIAL NOTES:
1. PURPOSE: THE PURPOSE OF THIS PLAT IS TO DEPICT EXISTING CONDITIONS & TOPOGRAPHY (FOR ENGINEERING/DESIGN PURPOSES ONLY) ON AN EXISTING PARCEL OF LAND ACCORDING TO A GROUND SURVEY ON THE SUBJECT TRACT(S). BOUNDARY INFORMATION WAS TAKEN FROM SURVEY REFERENCES AS INDICATED HEREON, AND RELEVANT PORTIONS OF THE BOUNDARY WERE FIELD-SURVEYED AND VERIFIED. THE EXISTING CONDITIONS/TOPOGRAPHIC PLAT IS NOT INTENDED FOR PROPERTY CONVEYANCES.
2. ROAD/STREET RIGHTS-OF-WAY: RIGHT OF WAY INFORMATION HEREON IS TAKEN FROM RECENT OR HISTORICAL MAPS OF RECORD: ROAD R/W ON US HIGHWAY 70 IS SHOWN AS 30' WIDE, AS TAKEN FROM PLAT BOOK 64, PAGE 318 AND PLAT BOOK 72, PAGE 51. ROAD R/W ON FINANCIAL DRIVE AND TOWN CENTRE BLVD. ARE SHOWN AS 60' WIDE, AS TAKEN FROM PLAT BOOK 72, PAGE 51 AND PLAT BOOK 85, PAGE 419. NO MONUMENTS OR OTHER R/W EVIDENCE WAS RECOVERED IN THE FIELD, AND RIGHT-OF-WAY AS SHOWN HEREON IS APPROXIMATE ONLY AND HAS BEEN ESTABLISHED AS BEST AS POSSIBLE ACCORDING TO EXISTING ROAD CENTERLINES IN THE FIELD AND/OR PROPERTY CORNERS IN THE FIELD.
3. UTILITIES: UTILITIES HAVE BEEN LOCATED BY FIELD OBSERVATION ONLY AS BEST AS POSSIBLE. NO SPECIAL UTILITY LOCATIONS OR MARKINGS (EITHER ABOVE-GROUND OR UNDERGROUND) WERE CONDUCTED PRIOR TO SURVEYING.
4. NOTE FOR ENVIRONMENTAL HEALTH DEPARTMENT: SURVEYED PROPERTIES HEREON APPEAR TO BE SERVED BY BOTH PUBLIC/COUNTY WATER AND SEWER; AND THEREFORE, DOES NOT APPEAR TO REQUIRE INDIVIDUAL SEPTIC OR WELL EVALUATION BY THE LOCAL ENVIRONMENTAL HEALTH DEPARTMENT OR A LICENSED SOIL SCIENTIST, HOWEVER, OWNER IS REQUIRED TO ADHERE TO ANY LOCAL REQUIREMENTS (E. SERVICES TO EXISTING WELL/SEPTIC) AS DEMAND NECESSARY BY THE LOCAL ENVIRONMENTAL HEALTH DEPARTMENT. IT IS ONLY FOR THE PURPOSES AS STATED ABOVE. NO N.C.G.S. GROUND MONUMENTS WERE FOUND WITHIN 5000 FEET OF THIS PROPERTY; HOWEVER, GROUND REFERENCE WAS ESTABLISHED USING GPS SURVEYED CONTROL POINTS WITH COORDINATES TRANSMITTED TO PROPERTY CORNERS AND BE LINES TO OTHER MONUMENTS OR LANDMARKS.
5. PLAT NOT FOR RECORDING: THIS PLAT HAS NOT BEEN PREPARED FOR RECORDING AT THE LOCAL REGISTER OF DEEDS OFFICE. IT IS ONLY FOR THE PURPOSES AS STATED ABOVE. NO N.C.G.S. GROUND MONUMENTS WERE FOUND WITHIN 5000 FEET OF THIS PROPERTY; HOWEVER, GROUND REFERENCE WAS ESTABLISHED USING GPS SURVEYED CONTROL POINTS WITH COORDINATES TRANSMITTED TO PROPERTY CORNERS AND BE LINES TO OTHER MONUMENTS OR LANDMARKS.
6. EXIST ACCESS & UTILITY EASEMENTS ON SURVEYED TRACT: THE 30' ACCESS & UTILITY EASEMENT AS INDICATED HEREON ACROSS THE SUBJECT TRACT IS REFERENCED AT PLAT BOOK 72, PAGE 51. HOWEVER, THIS PLAT SHOWED THE EASEMENT AS BEING DEDICATED ON THE ADJACENT STEPHENS TRACT TO THE SOUTH AND LIES ON THE SUBJECT TRACT AS SURVEYED. NO OTHER DOCUMENTS OF RECORD WERE FOUND OR PROVIDED TO THE SURVEYOR INDICATING ANY DEDICATION, ACCEPTANCE, OR OTHER CREDIBLE FOR THE EASEMENT, ALTHOUGH IT APPEARS THE TOWN OF CLAYTON CURRENTLY DRAWS THIS AREA FOR ACCESS AND MAINTENANCE OF AN EXISTING SEWER FORCEMAIN.
7. COORDINATE SYSTEM & ELEVATIONS: GROUND SURVEY AND BEARINGS/DISTANCES HEREON ARE ORIENTED/TRANSLATED TO NC GRID, NAD83 (2011), BASED ON GPS NC REAL TIME NETWORK - VRS AT SURVEYOR'S CONTROL HALL. SURVEYED DISTANCES ARE HORIZONTAL "GROUND" DISTANCES IN US SURVEY FEET (UNLESS NOTED OTHERWISE). ELEVATIONS FOR TOPOGRAPHIC CONTOURS, BENCHMARKS, OR OTHER ELEVATION FEATURES HEREON ARE MADE BY (SCD 18) BASED ON GPS INC REAL TIME NETWORK - VRS. NO MINIMUM HORIZONTAL OR VERTICAL ACCURACY STANDARDS WERE SPECIFIED OR REQUESTED FOR THE SURVEY (EITHER FOR CERTIFICATION HEREON, AS APPLICABLE). CONTACT SURVEYOR FOR NEW OR ADDITIONAL BENCHMARKS OR OTHER CONTROL ARE REQUIRED TO BE SET IN THE FIELD.
8. 100-YR FLOODPLAIN: THIS PROPERTY DOES NOT GRAPHICALLY APPEAR TO BE IN AN AREA OF SPECIAL FLOOD HAZARD OR 100-YR FLOODPLAIN AS DETERMINED BY FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY). REFERENCE FROM MAP No. 372016000K, EFFECTIVE DATE: JUNE 20, 2018. FLOOD CERTIFICATION IS SUBJECT TO FUTURE CHANGES BY FEMA.
9. TRANSMISSION OF DIGITAL FILES: DIGITAL FILES OF THIS PLAT MAY BE TRANSMITTED TO OTHERS FOR THE USE AND PURPOSES AS STATED, AND AS A CONVENIENCE TO THE USER. HOWEVER, SUCH ELECTRONIC DOCUMENTS ARE NOT CERTIFIED DOCUMENTS AND DO NOT SUPERSEDE THE ORIGINAL SIGNED AND SEALED PLAT OR MAP. LINE WORK IN ELECTRONIC DOCUMENTS ARE NOT GUARANTEED TO ANY ACCURACY AND SHOULD BE USED WITH CAUTION BY THE END USER.

I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual GPS survey made under my supervision, for the purpose of boundary and vertical control in order to file this survey to NC Grid and the following information was used to perform the survey:
Class of Survey: Class C (Vertical - Certification Below)
Positional Accuracy: 0.027 feet, 95% elliptical error axis (Max. Horizontal) 0.074 feet, 95% (Vertical)
Type of GPS Field Procedure: Multiple VRS Sessions at 2 Separate Control Points
Dates of Survey: 8/19/2022
Datum/Epoch: NAD 83(2011)/Epoch 2010.0000
Published/Fixed-Control Used: NC GNSS CORE AND REAL-TIME NETWORK
Global Model: NAVD83 using GEOID 18
Combined Grid Factor(s): As Indicated Hereon
Reporting Units: US Feet
For any GPS Vertical Control reported above or on this plat, I, BRIAN R. LEONARD, also certify that this vertical control survey was completed to Class C standard [21 NCAC 56.1605(a)] under my direct responsible charge from an actual survey made under my supervision.
Surveyor, Registration Number L-4368

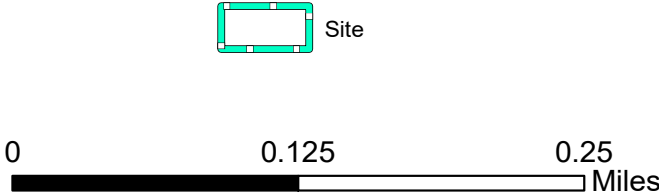
I, BRIAN R. LEONARD, Professional Land Surveyor certify that the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, on "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
BRIAN R. LEONARD, PLS L-4368

NORTH CAROLINA
JOHNSON COUNTY
I, BRIAN R. LEONARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision [deed/plat references as shown on hereon]; that the boundaries not surveyed are clearly indicated [as drawn from information indicated hereon]; that the ratio of precision or positional accuracy is 1:10,000, for unadjusted field data; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina [21 NCAC 56.1600]. Witness my original signature, registration number and seal this 12th day of October, A.D. 2023.
Surveyor, Registration Number L-4368



Request: Rezoning from O-I to B-3
Project Name: Clayton ABC Store Rezoning
Project Number: 2023-176-RZ

Applicant: Red Line Engineering, PC
 Property Owner: Johnston County Board of Alcohol Control
 Tag #: 05H04046H



Staff Report Map
 Prepared by: TOC Planning Department
 December 4, 2023

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

Document Path: C:\Users\smott\Town of Clayton, NC\Planning - Development Projects\Rezoning\2023\2023-176-RZ Clayton ABC Store\Staff Report Maps - Clayton ABC.mxd

Consistency Statements Sheet

The Planning Board may choose from one of the four suggested motions below.

Staff Recommends the Option in Red Bold Text

Option 1: Approval – Consistent with the Future Land Use Map

I make a motion to recommend approval of this rezoning request based on consistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property is classified as “High Density Residential” with a “Community Center” overlay in the Future Land Use Map.
- Policy LU 1.1 indicates that the Town will, “Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.”
- Policy LU 1.6 indicates that the Town will, “Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety.”

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan encourages commercial uses in this area.
- The request is compatible with existing zoning and land uses in the area.

Option 2: Approval – Inconsistent with the Future Land Use Map

I make a motion to recommend approval of this rezoning request. While the request is inconsistent with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property is classified as “High Density Residential” with a “Community Center” overlay in the Future Land Use Map.
- Policy LU 1.1 indicates that the Town will, “Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.”
- Policy LU 1.6 indicates that the Town will, “Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety.”

- The Future Land Use Map will be updated to be consistent with this rezoning request to an appropriate corresponding land use category, per North Carolina General Statutes, § 160D-605(a).

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan encourages commercial uses in this area.
- The request is compatible with existing zoning and land uses in the area.

Option 3: Denial – Consistent with the Future Land Use Map

I make a motion to recommend denial of this rezoning request based on consistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property is classified as “High Density Residential” with a “Community Center” overlay in the Future Land Use Map.
- Policy LU 1.1 indicates that the Town will, “Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by the Town Council.”
- Policy LU 1.6 indicates that the Town will, “Promote location and intensity of development that mitigates impacts to the transportation network and leads to reduced vehicle trips and/or shorter trip lengths, enhanced circulation, and increased public safety.”

This action is reasonable and in the public interest, in that:

- The requested rezoning is incompatible with existing land uses in the area.
- The current zoning designation is preferable to the area.

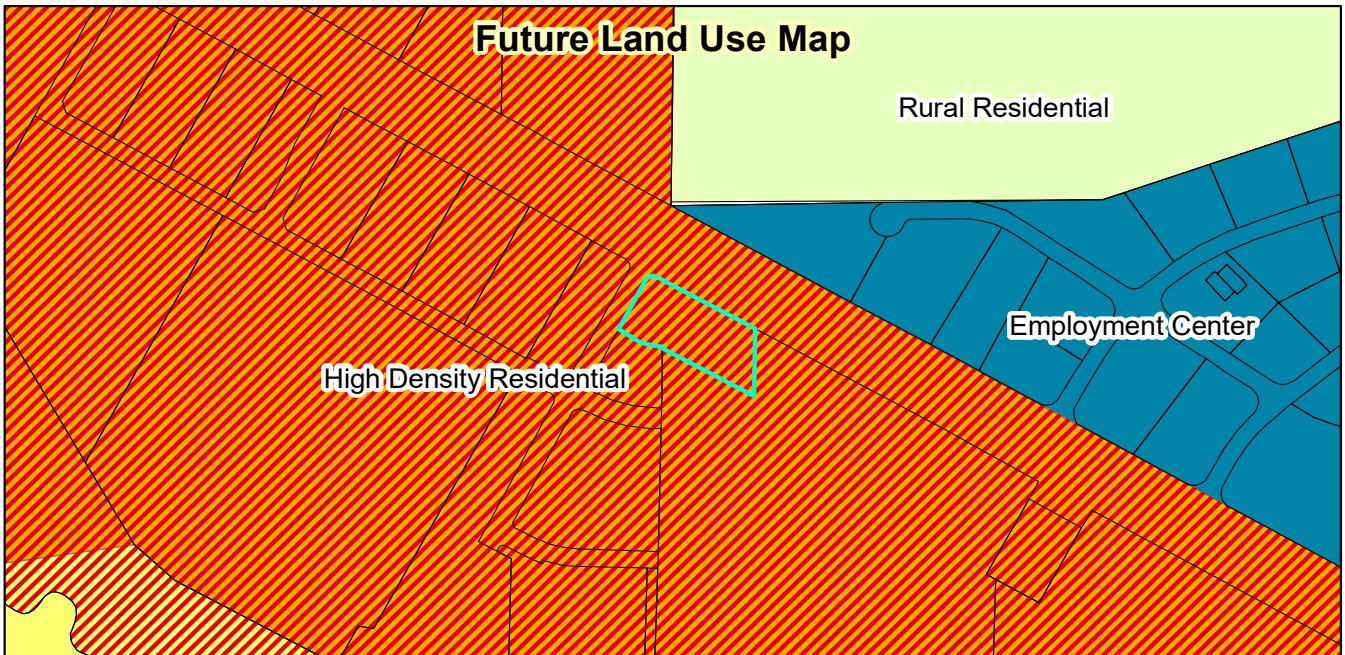
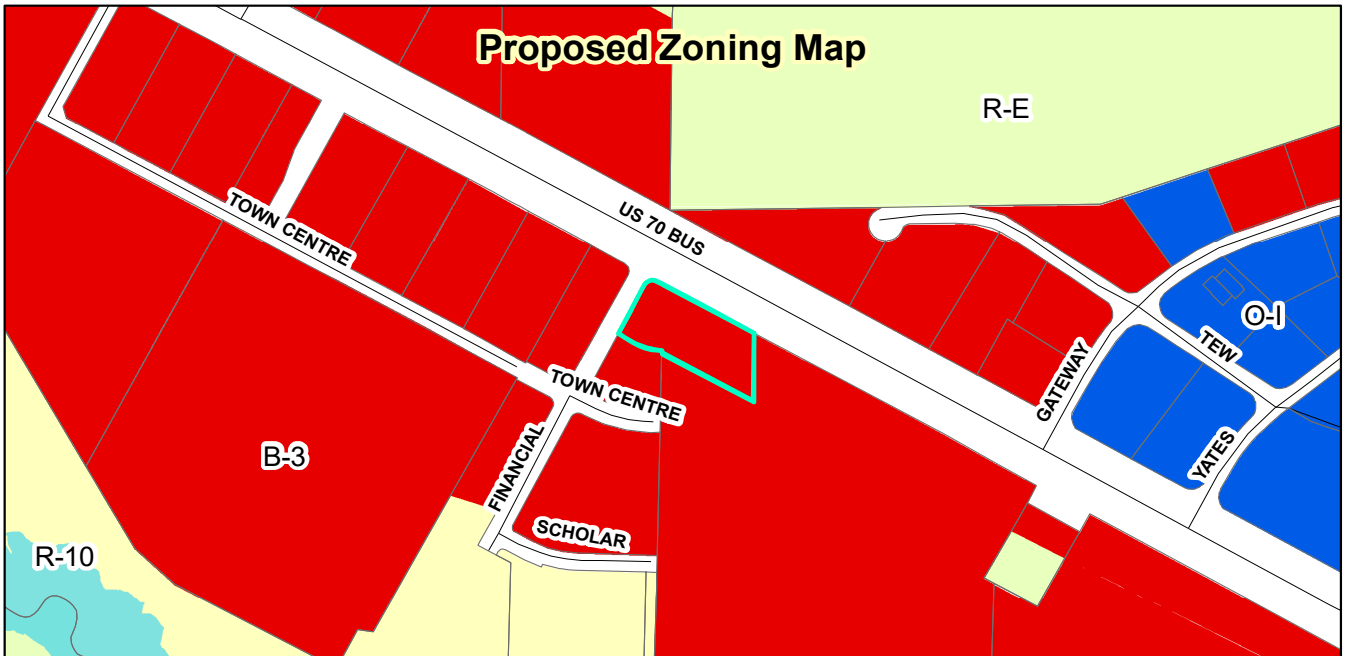
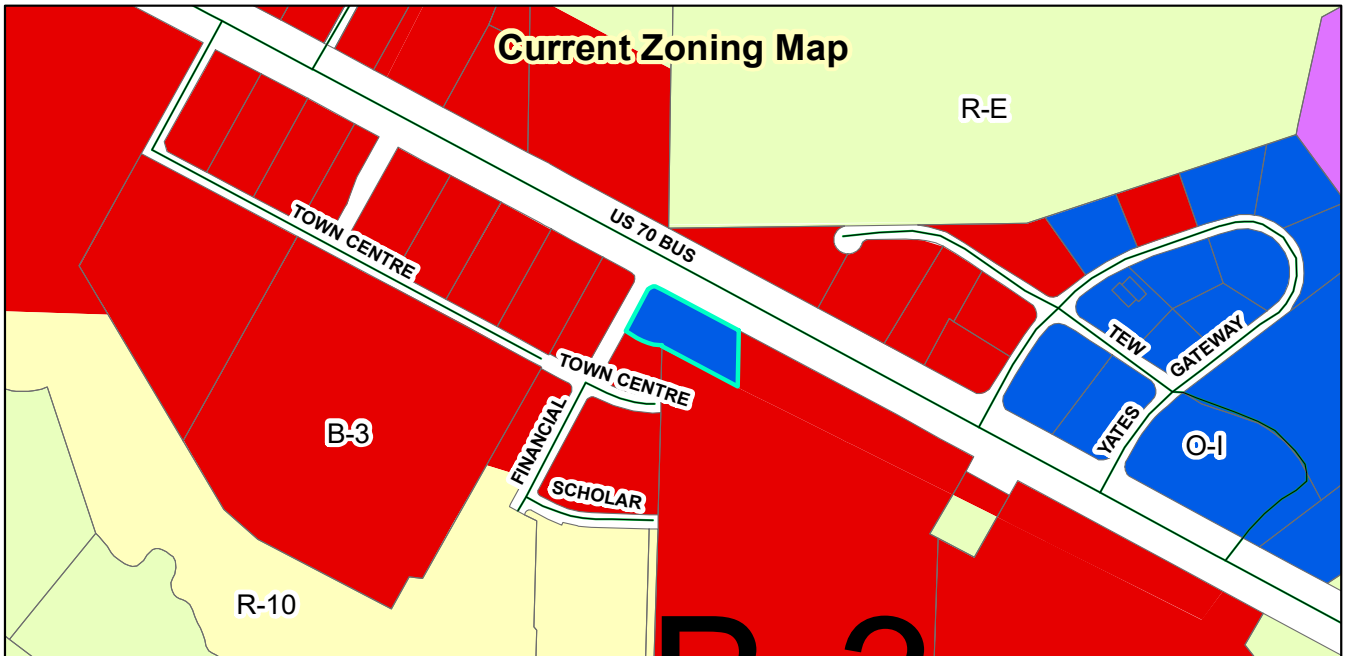
Option 4: Denial – Inconsistent with the Future Land Use Map

I make a motion to recommend denial of this rezoning request based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The property is classified as “High Density Residential” with a “Community Center” overlay in the Future Land Use Map.

This action is reasonable and in the public interest, in that:

- The requested rezoning is incompatible with existing land uses in the area.
- The current zoning designation is preferable to the area.



Request: Rezoning from O-I to B-3
Project Name: Clayton ABC Store Rezoning
Project Number: 2023-176-RZ

Applicant: Red Line Engineering, PC
 Property Owner: Johnston County Board of Alcohol Control
 Tag #: 05H04046H

 Site





Staff Report Map
 Prepared by: TOC Planning Department
December 4, 2023

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

0 0.125 0.25 Miles

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TOWN OF CLAYTON PLANNING BOARD 2024 MEETINGS

Meeting Date	Application Submittal Deadline
January 22, 2024	December 19, 2023
February 26, 2024	January 22, 2024
March 25, 2024	February 26, 2024
April 22, 2024	March 25, 2024
May 28, 2024*	April 22, 2024
June 24, 2024	May 28, 2024
July 22, 2024	June 24, 2024
August 26, 2024	July 22, 2024
September 23, 2024	August 26, 2024
October 28, 2024	September 23, 2024
November 19, 2024*	October 28, 2024
December 17, 2024*	November 19, 2024

- Meetings are held on the FOURTH Monday of the month at 6:00 p.m. in the Council Chambers in Town Hall located at 111 East Second Street.
- *May's meeting has been moved to the FOURTH Tuesday and November's and December's meeting have been moved to the THIRD Tuesday.
- Application Submittal Deadlines are the previous Board's meeting date.
- Applications received after the deadline may be processed for the following Board's meeting date.
- In accordance with NCGS § 143-318.10, this is an official meeting of the Board and is open to the public.