

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Bob Satterfield
Alex Harding
R.S. "Butch" Lawter, Jr.
Art Holder
COUNCIL MEMBERS

Michael Grannis
MAYOR PRO TEM

TOWN COUNCIL MEETING

SEPTEMBER 19, 2011

AGENDA

MAYOR AND TOWN COUNCIL

**MAYOR JODY L. MCLEOD
MAYOR PRO TEM MICHAEL GRANNIS
COUNCILMAN BOB SATTERFIELD**

**COUNCILMAN ALEX HARDING
COUNCILMAN R.S. "BUTCH" LAWTER, JR.
COUNCILMAN ART HOLDER**

TOWN STAFF

**STEVE BIGGS, TOWN MANAGER
SHERRY L. SCGGINS, TOWN CLERK
BRUCE THOMPSON II, TOWN ATTORNEY**

AGENDA
THE WORK SESSION MEETING OF THE CLAYTON TOWN COUNCIL

MONDAY, SEPTEMBER 19, 2011
7:30 PM

THE CLAYTON CENTER
COUNCIL CHAMBERS

1. **CALL TO ORDER**
Pledge of Allegiance
Invocation – Mayor Jody L. McLeod
2. **ADJUSTMENT OF THE AGENDA**
3. **ACTION AGENDA**
 - a. Draft minutes from the September 6, 2011, Council meeting.
4. **INTRODUCTIONS AND SPECIAL PRESENTATIONS**
 - a. Introduction of new Town of Clayton employee(s).
 - b. Presentation to provide update on ElectriCities.
 - c. Presentation of recommendations for the Comprehensive Transportation Plan.
 - d. Presentation by the Clayton Chamber for Squealin on the Square in October.
 - e. Presentation by the Downtown Development Association; hereafter DDA, on 2011 National Main Street Accreditation.
 - f. Presentation by DDA on FY 2010-2011 Downtown Statistics Report.
 - g. Presentation by DDA for the temporary road closure request for the Christmas Village and Tree Lighting Ceremony.
 - h. Presentation by DDA for temporary amendment for the amount of reimbursement for the Downtown Façade Grant.
5. **ITEMS SCHEDULED FOR THE REGULAR MEETING AGENDA**
 - a. Presentation of planned development request PDD 2011-58 located on NC HWY 42 West between Amelia Church Road and Short Johnson Road.
 - Presentation of two waiver requests for site plan request SP 2011-59 located on the north east corner at the intersection of NC HWY 42 West and Amelia Church Road.
 - b. Presentation of planned development request PDD 2010-20A located on NC HWY 42 West directly across from Johnston Medical Center – Clayton.
 - Presentation of master plan for PDD 2010-20A also known as site plan request SP 2011-76 located on NC HWY 42 West across from Johnston Medical Center – Clayton.

- c. Presentation of Proclamation for Public Power Week – Your Town, Your Power.
 - d. Presentation of Proclamation – October 2011 as Community Planner Month.
 - e. Presentation of Proclamation – Clayton Band Classic.
 - f. Presentation of final acceptance for the following:
 - Final inch of asphalt pavement for Cobblestone Subdivision, Phase 7B (16 lots)
 - Public water, sewer, and associated storm drainage utilities for Cobblestone Subdivision, Phase 7B (16 lots)
 - g. Presentation of warranty acceptances for the following located within Glen Laurel East, Phase 2A:
 - Asphalt pavement
 - Public water, sewer, and associated storm drainage utilities
6. ITEMS CONTINGENT FOR THE REGULAR MEETING
7. ITEMS FOR DISCUSSION
8. OLD BUSINESS
9. STAFF REPORTS
- a. Town Manager
 - Periodic financial report.
 - b. Town Attorney
 - c. Town Clerk
 - Calendar of Events
 - d. Other Staff
10. OTHER BUSINESS
- a. Informal Discussion & Public Comment.
 - b. Council Comments.
 - c. Planning Board Highlights from the August 22, 2011 meeting.
11. ADJOURNMENT

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 3a

Meeting Date: 9/19/11

TITLE: DRAFT MINUTES FROM THE SEPTEMBER 6, 2011, COUNCIL MEETING.

DESCRIPTION: Minutes.

RELATED GOAL: Administrative

ITEM SUMMARY:

Date:

Action:

Info. Provided:

9-19-11

Approval.

DRAFT minutes from the
9/06/2011 meeting.

MINUTES CLAYTON TOWN COUNCIL SEPTEMBER 06, 2011

The first regular meeting of the Clayton Town Council for the month of September was held on Tuesday, September 6, 2011, at 7:30 PM at Town Hall, 111 East Second Street.

PRESENT: Mayor Jody L. McLeod, Mayor Pro Tem Michael Grannis, Councilman Bob Satterfield, Councilman Alex Harding, Councilman R. S. "Butch" Lawter Jr., and Councilman Art Holder.

ALSO PRESENT: Steve Biggs, Town Manager; Bruce Thompson, Town Attorney; Sherry Scoggins, Town Clerk; Nancy Medlin, Deputy Town Manager; David DeYoung, Planning Director; Larry Bailey, Parks & Recreation Director; Jonathan Allen, Athletic Program Supervisor; Tommy Roy, Information Services Technician

ITEM 1. CALL TO ORDER

Mayor McLeod called the meeting to order at 7:30 PM. Mayor McLeod gave the invocation.

ITEM 2. ADJUSTMENT OF THE AGENDA

Town Manager Steve Biggs requested the following adjustment of the agenda:

- Add as Item 7b, Discussion of Facility Surcharge for Youth Basketball Program

It was the consensus of the Council to approve the adjustment of the agenda.

ITEM 3. ACTION AGENDA

Councilman Satterfield motioned to approve the action agenda as presented; Councilman Harding seconded the motion. The motion carried unanimously at 7:31 PM with the following action agenda items being approved:

- Item 3a. Draft minutes from the August 15, 2011, work session meeting.
- Item 3b. Budget ordinance amendment.
- Item 3c. Locally administered project agreement between NCDOT and the Town of Clayton for Front Street Extension.
- Item 3d. Ordinance correction to Chapter 51, Section 21 of the Water and Sewer Extension Policy.
- Item 3e. Final acceptance for the following projects:

- Public water and sewer utilities for Johnston Medical Hospital & MOB Facility
 - JMH 6-inch force main and lift station facility
- Item 3f. Warranty acceptance for public water and sewer utilities at Caterpillar PDC Test Facility – Phase 2A.

ITEM 4. INTRODUCTIONS AND SPECIAL PRESENTATIONS

No introductions and special presentations were made.

ITEM 5. PUBLIC HEARINGS

- Item 5a. Public hearing for street closure request STC 11-01 for the unopened portion of Hamby Street between 517 Starling Street and 605 Starling Street.

Mayor McLeod announced the public hearing for street closure request STC 11-01 for the unopened portion of Hamby Street between 517 Starling Street and 605 Starling Street at 7:32 PM.

Mayor McLeod stated this item has been noticed for public hearing and anyone wanting to speak to come forward. As no one came forward, Mayor McLeod closed the public hearing at 7:32 PM.

Mayor Pro Tem Grannis motioned to approve street closing order STC 11-01 as presented; Councilman Holder seconded the motion. Motion carried unanimously at 7:32 PM.

- Item 5b. Public hearing for ordinance amendment to Chapter 155, Section 203, Part 1 – Residential District tables.

Mayor McLeod announced the public hearing or ordinance amendment for Chapter 155, Section 203, Part 1 – Residential District tables at 7:32 PM.

Planning Director David DeYoung provided a PowerPoint presentation, herewith incorporated:

[Remainder of page intentionally left blank.]



Residential District Dimensional Standards UDC Section 155.203 Part 1

The goal of the update is to consolidate the standards into two tables and require minimum dwelling unit size by Zoning District. The updated standards also:

- Define the purpose and intent of the standards
- Clarify setbacks, height requirements, etc.
- Establish minimum dwelling unit size
- Provide density calculations by district



Residential District Dimensional Standards

The update was presented to the Planning Board on June 27, 2011 and received a Board recommendation to form a committee to determine appropriate min. dwelling size standards. The committee met on:

- July 5, 2011
- July 20, 2011

The Planning Board recommended approval of updated standards on July 25, 2011.



Residential Dimensional Standards

Purpose and Intent:

“The purpose and intent of the residential districts is to provide a safe and healthy living environment for residents, protect the Town’s existing neighborhoods from incompatible uses, maintain natural areas and open spaces within neighborhoods, encourage connectivity and interconnectivity for multiple modes of transportation, and ensure adequate public facilities and services are available to meet the needs of current and future residents.”

Conventional Subdivision Standards															
Zoning District	Unit Type	Min. Site Area (Acres)	Min. Parcel Size (sq. ft.)	Lot Standards				Density (dwelling units / acre)	Minimum Setbacks (ft.)				Building Standards		
				Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)		Front	Side Interior	Side Street	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq. ft.)	Accessory Structures
R-E	Single Family with water and sewer	--	--	20,000	80	35	50	2	35	15	25	30	35	4,800, 400	See \$155.305
	Single Family with well and septic	--	--	40,000	100	35	50	1	35	15	25	30	35	4,800, 400	
R-10	Single Family	--	--	10,000	70	35	50	4	30	10	20	25	35	4,500, 100	See \$155.305
	Zero Lot Line	--	--	10,000	70	35	50	4	30	0	20	25	35	4,500, 100	
	Alley Loaded	--	--	10,000	70	35	50	4	30	10	10	25	35	4,500, 100	
	Two Family	--	--	12,000	Set by Special Use Process										
	Townhouse (2 units)	--	--	12,000	Set by Special Use Process										
	Townhouse (3+ units)	--	--	20,000	Set by Special Use Process										
R-8	Single Family	--	--	8,000	60	35	55	5	25	10	15	25	35	4,200, 100	See \$155.305
	Zero Lot Line	--	--	8,000	60	35	55	5	25	0	15	25	35	4,200, 100	
	Alley Loaded	--	--	8,000	60	35	55	5	15	10	15	25	35	4,200, 100	
	Two Family	--	--	10,000	Set by Special Use Process										
	Townhouse (2 units)	--	--	10,000	Set by Special Use Process										
	Townhouse (3+ units)	--	--	20,000	Set by Special Use Process										
R-6	Single Family	--	--	6,000	50	35	60	7	20	6	10	20	35	400, 950	See \$155.305
	Zero Lot Line	--	--	6,000	50	35	60	7	20	0	10	25	35	400, 950	
	Alley Loaded	--	--	6,000	50	35	60	7	10	6	10	25	35	400, 950	
	Two Family	--	--	8,000	Set by Special Use Process										
	Townhouse (2 units)	--	--	8,000	Set by Special Use Process										
	Townhouse (3+ units)	--	--	20,000	Set by Special Use Process										

- Notes**
- 1 Minimum dwelling unit size a total heated square footage
 - 2 Manufactured homes and manufactured home parks shall meet the minimum requirements set forth in UDC §155.302 (F) and (G)
 - 3 In no instance shall the area of a residential lot be less than the size determined to be adequate by the County Health Department after soil and ground water table investigations have been made.
 - 4 A minimum of 1,245 square feet of Recreation and Open Space is required per unit for Single Family, Zero Lot Line and Alley Loaded units.
 - 5 Public water and sewer is required in the R-10, R-8 and R-6 Zoning Districts. Within Town limits, connection to public water and sewer is also required for lots contiguous to existing service.
 - 6 Lots using a zero side interior setback for one lot line are required to double the side interior setback requirement established for a single family unit for the opposite lot line.
 - 7 In the R-10 and R-8 Zoning Districts, townhouse parcels, apartment parcels, and upper story residential shall not exceed a density of 10 dwelling units per acre.
 - 8 In the R-6 Zoning District, townhouse parcels, apartment parcels, and upper story residential shall not exceed a density of 12 dwelling units per acre.



Open Space Subdivision Standards

Zoning District	Unit Type	Min. Site Area (Acres)	Min. Parcel Size (sq. ft.)	Lot Standards				Density (dwelling units / acre)	Minimum Setbacks (ft.)				Building Standards		
				Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)		Front	Side Interior	Side Street	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq. ft.)	Accessory Structures
R-E	Single Family	10	--	12,000	48	35	50	3	21	9	15	18	35	4,800 1,400	See \$155,305
	Single Family	10	--	8,000	50	35	50	5	25	6	15	15	35	4,200 1,100	See \$155,305
R-10	Zero Lot Line	10	--	8,000	50	35	50	5	25	0	15	15	35	4,200 1,100	See \$155,305
	Alley Loaded	10	--	6,000	42	35	50	7	15	5	10	15	35	600 560	See \$155,305
	Two Family	10	12,000	12,000	75	35	50	3	25	6	15	15	35	600 560	See \$155,305
	Townhouse (2 units)	10	12,000	6,000	42	35	50	3	25	6	15	15	35	600 560	See \$155,305
	Townhouse (3+ units)	10	20,000	4,000	25	35	50	10	25	15	15	15	35	700	See \$155,305
	Apartments	10	20,000	--	--	35	50	10	25	15	15	15	35		See \$155,305
R-8	Single Family	10	--	6,000	42	35	55	7	20	6	10	15	35	600 560	See \$155,305
	Zero Lot Line	10	--	6,000	42	35	55	7	20	0	10	15	35	600 560	See \$155,305
	Alley Loaded	10	--	4,800	40	40	55	9	10	5	10	15	35	700 560	See \$155,305
	Two Family	10	10,000	9,000	65	40	55	4	20	6	10	15	35	4,840 700	See \$155,305
	Townhouse (2 units)	10	10,000	4,800	40	40	55	9	20	6	10	15	35	700	See \$155,305
	Townhouse (3+ units)	10	20,000	3,000	21	40	55	10	20	--	10	15	35	700	See \$155,305
Apartments	10	20,000	--	--	40	55	10	15	10	15	20	35		See \$155,305	

Notes

- Minimum dwelling unit size = total heated square footage
- Minimum dwelling unit size for multi-family is a per unit minimum
- Manufactured homes and manufactured home parks shall meet the minimum requirements set forth in UDC §155.302 (F) and (G)
- In no instance shall the area of a residential lot be less than the size determined to be adequate by the County Health Department after soil and ground water table investigations have been made.
- A minimum of 1,245 square feet per unit of public Recreation and Open Space is required in the R-E Zoning District
- A minimum of 12.5% of the total site acreage is required to be Recreation and Open Space in all Open Space Subdivisions.
- Public water and sewer is required in all residential Zoning Districts.
- Lots using a zero side interior setback for one lot line are required to double the side interior setback requirement established for a single family unit for the opposite lot line.
- In the R-10 and R-8 Zoning Districts, townhouse parcels, apartment parcels, and upper story residential shall not exceed a density of 10 dwelling units per acre.
- The minimum building separation for townhouse parcels and apartment parcels is 20 feet.

Councilman Lawter stated as one who does research on this topic, having this information consolidated is appreciated.

Councilman Harding questioned the changes.

Planning Director DeYoung stated consolidation and listing of the minimum square footage.

Town Manager Biggs stated this was identified as a priority at the Council retreat.

Councilman Lawter motioned to approve the ordinance amendment as presented; Councilman Satterfield seconded the motion. Motion carried unanimously at 7:37 PM.

Item 5c. Presentation of rezoning request for RZ 2011-46 requesting the rezoning of 5.97 acres located at 4055 Powhatan Road currently split districts of RE-Residential and B3-Highway to I-1, Light Industrial.

Mayor McLeod announced the public hearing for rezoning request RZ 2011-46 requesting the rezoning of 5.97 acres located at 4055 Powhatan Road currently split districts of RE-Residential and B3-Highway to I1-Light Industrial at 7:37 PM.

Planning Director David DeYoung provided a PowerPoint presentation:

PLANNING DEPARTMENT

RZ 2011-46

Clayton 115kV Substation Expansion

Request:

- ◆ Rezoning from a split zoning of Highway-Business (B-3) and Residential Estate (R-E) to Industrial-Light (I-1).



PLANNING DEPARTMENT

Clayton/Progress Energy Substation

Site Data:

- ◆ 5.79 acre parcel
- ◆ Highway-Business (B-3) and Residential-Estate (R-E) Zoning
- ◆ Located just east of the southeast corner of Powhatan Road and US 70 BUS HWY W
- ◆ Existing substation



PLANNING DEPARTMENT



Clayton/Progress Energy Substation

Site Improvements:

- ◆ The existing substation will be upgraded and slightly expanded.

Access:

- ◆ Existing access from Powhatan will be maintained.

Compatibility with Surrounding Zoning:

- ◆ The site is adjacent to industrially zoned and commercially zoned property.



PLANNING DEPARTMENT



Clayton/Progress Energy Substation

The proposed development is generally consistent with:

- ◆ Strategic Growth Plan
 - Proposed use / development location / infrastructure availability / roadway access
- ◆ Unified Development Code
 - The proposed rezoning is consistent with the UDC
 - Applicant has addressed the Rezoning Criteria
- ◆ Surrounding Land Uses
 - Minimal to no additional impact

Mayor Pro Tem Grannis stated when looking at the drawing from Progress Energy, the parcel leased to Hertz Rental appears to be impeding on the Progress Energy site. He questioned if there is a declaration to allow this.

Planning Director DeYoung stated there is no declaration. He stated Progress Energy has not indicated the structures need to be removed. He stated in the future if Hertz modifies the site, those structures will need to be removed.

Councilman Holder motioned to approve rezoning request RZ 2011-46 as requested; Councilman Harding seconded the motion. Motion carried unanimously at 7:41 PM.

ITEM 6. OLD BUSINESS

Item 6a. Discuss PEG channel operations agreement.

Town Manager Steve Biggs stated since the last Council meeting Deputy Town Manager Nancy Medlin has toured the facility.

Deputy Town Manager Nancy Medlin stated Tommy Roy and she visited the East Wake Studio. She stated it is a small studio and high quality. She stated the work appeared first rate. She stated the intern doing the graphic design and media work was extremely knowledgeable. She stated clips from neighboring municipalities were shared. She stated it is her belief this group will do a good job for Clayton and would be more efficient than the current process.

Town Manager Biggs stated if the Town is making a commitment to providing information via the PEG, then this is the best alternative. He stated the funding for this would be those funds received from the State so designated for this purpose.

Councilman Harding motioned to approve the service agreement as presented; Mayor Pro Tem Grannis seconded the motion. Motion carried unanimously at 7:44 PM.

ITEM 7. NEW BUSINESS

Item 7a. Proclamation – September 2011 as Lyme Disease Awareness Month.

Councilman Satterfield motioned to approve proclamation – September 2011 as Lyme Disease Awareness Month as presented; Councilman Lawter seconded the motion. Motion approved unanimously at 7:45 PM.

Item 7b. Discussion of Facility Surcharge Fee for Youth Basketball Program

Town Manager Steve Biggs stated Parks and Recreation Director Larry Bailey

and Athletic Program Supervisor Jonathan Allen were recently made aware that Johnston County Schools will charge an access fee of \$500 for use of the gyms this coming basketball season. He stated this is not limited to Clayton; however, it is new to the Town. He stated this was not included in the budget and based input and review, it will be necessary to add it as a surcharge to the users. He stated the proposal is a \$2 per participant surcharge for those participants whose program will directly use the school facilities.

Based upon question by Council, Town Manager Biggs stated the \$500 access fee is a flat fee for the use of three facilities. He stated the facilities are Clayton Middle, Riverwood Middle and Cooper Elementary.

Based upon question by Council, Town Manager Biggs stated the \$2 amount was derived at taking the \$500 fee and dividing by the number of estimated participants based on last year's information. He stated the amount was \$1.87 and it was rounded up to \$2.

Based upon question by Council, Town Manager Biggs stated he left the name as facility surcharge so participants would know what the fee is for the use of the facility. He emphasized he wanted registrants to understand it is not part of the registration fee.

Councilman Satterfield motioned to approve the \$2 surcharge facility fee; Mayor Pro Tem Grannis seconded the motion. Motion carried unanimously at 7:49 PM.

ITEM 8. STAFF REPORTS

Item 8a. Town Manager

Town Manager Steve Biggs stated he met today with DS Simmons who is the general contractor for the East Clayton Community Park project. He stated DS Simmons has prepared a schedule and it will be included in the weekly updates. He stated there will an additional meeting in a couple of weeks to discuss colors, fixtures, and such.

Town Manager Steve Biggs stated the Elevated Water Storage Tank project is in the federal review process. He stated the Town is looking at a November bid process, December award, and a March 2012 start of construction.

Based upon question by Council, Town Manager Biggs stated he would need to look at the East Clayton Community Park site before answering if the area is part of the walking trail.

Town Manager Steve Biggs stated the Clayton Law Enforcement Center project

is scheduled for substantial completion on September 16th. He stated the public open house is slated for October 16th with operations to begin October 24th.

Based upon question by Council, Town Manager Biggs stated the October 10th ceremony is for the recognition of the law enforcement memorial.

Based upon question by Council, Town Manager Biggs stated the concrete pieces on Barbour Street are an aesthetic bollard so no one could run a vehicle into the building. He stated the finish will be a ground aggregate finish. He added the architect made a field visit on Friday and he will request an update.

Mayor McLeod stated it looks awkward on the Second Street side to have brick encased in glass and he added he did not recall that look in the presentation for the old law enforcement building.

Town Manager Biggs stated he would need to look at it before responding.

Based upon question by Council, Town Manager Biggs stated the aggregate is a one step process. He stated the aggregate is in the mix and then the finish is ground down to a smooth finish. He stated by grinding down the first layer of concrete, the aggregate is exposed.

Item 8b. Town Attorney

Town Attorney Bruce Thompson stated Sean Robert McConkey arrived last night and the McConkey family is doing well.

Item 8c. Town Clerk

Town Clerk Sherry Scoggins stated no additional report.

Item 8d. Other Staff

Other Staff did not have a report.

ITEM 9. OTHER BUSINESS

Item 9a. Informal Discussion and Public Comment

Mr. Johnny Whitfield, managing editor of the Clayton News Star, stated he wanted to introduce himself. He added he is also the editor for the Eastern Wake News. He stated he is excited to work with Clayton.

Item 9b. Council Comments.

Councilman Satterfield questioned if the Chamber request would be discussed this evening.

Town Manager Biggs stated it would be deferred to the September 19th Council meeting.

Councilman Satterfield questioned if concerns should be brought up for the request.

Town Manager Biggs requested Council forward any concerns about the event so it may be addressed at the next meeting.

Councilman Lawter stated unofficially the Sam's Branch Greenway is being used. He questioned if a grand opening date has been set.

Town Manager Biggs stated not at this time.

Item 10. ADJOURNMENT

Councilman Satterfield motioned to adjourn; Councilman Harding seconded the motion. Motion carried unanimously at 7:59 PM.

Duly adopted by the Town Council this ____ day of September 2011, while in regular session.

ATTEST:

Jody L. McLeod
Mayor

Sherry L. Scoggins, MMC
Town Clerk

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 4a

Meeting Date: 9/19/11

TITLE: INTRODUCTION OF NEW TOWN OF CLAYTON EMPLOYEE (S).

DESCRIPTION: Introduction(s).

RELATED GOAL: Administrative

ITEM SUMMARY:

Date:

Action:

Info. Provided:

9-19-11

Introduction(s).

N/A.

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 4b

Meeting Date: 9/19/11

TITLE: PRESENTATION TO PROVIDE UPDATE ON ELECTRICITIES.

DESCRIPTION: Presentation by Town of Clayton ElectriCities delegate Mr. Bob Ahlert.

RELATED GOAL: Administrative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	Presentation.	Report.

Trip Report

Robert J. Ahlert

The purpose of this report is to present the information I was able to absorb at the Electricities Annual Conference August 25 – 27, 2011, held at the Grove Park Inn in Asheville, North Carolina. There were 400 attendees from 46 municipalities. Many of the speakers used power point presentations that are available at www.electricities.com for those interested in more detail. Specifically, I have several thoughts coming out of the meetings for your consideration that will be in bold and underlined.

Graham Edwards, Electricities CEO –

The eastern agency has 260,000 customers with Clayton having 5-6,000 of the total. Ownership power generation comprises 62 per cent of total agency usage with the remainder being purchased from Progress Energy under a long-term contract that will be extended later this year until 2032.

Challenges in the past year include: dealing with the 30% disparity between member residential rates and Progress Energy; federal climate laws and pending EPA regulations adversely impacting generation costs; the lingering economic stagnation; and state regulations requiring the use of renewable sources of energy that are more costly.

Current challenges and those on the near horizon include: the EPA regulation to control carbon emissions for standby generators that will impact the agency's 449 units (including those in Clayton) to the tune of \$16.5 million capital costs and \$5.5 million in annual maintenance costs; the slow recovery of the economy that will probably persists well into 2012; new unknown regulations for nuclear plants, including the 3 units with partial Agency ownership, resulting from the Japan meltdowns; state mandated use of renewable energy sources continues; compliance with North East Reliability Commission's (NERC) more than 1,100 standards by the agency and member – non-compliance may result in substantial monetary fines; and continuing residential rate disparity.

Electricities represents the two agencies and their members with the General Assembly on electric energy matters. The past session has been a challenge introducing 46 new legislators to public power. There were 1100 new bills introduced in this session with tracking of 70 bills with public power issues.

Dennis Pidherny, Fitch Rating “How Wall Street Views Main Street”

Rating agencies act as an unbiased bridge between investors and bond issuers. The rating agencies consider the following in determining the rating for public power entities:

- Governance and management, willing to make the hard decisions to keep revenue and costs in line
- Assets and operation of the assets
- Revenues and cost structure, entities ability to control rates
- Debt and legal structure, amount of debt and legal wherewithal to meet commitments
- Financial performance, meets budgets and forecasts
- Customer profile and service area, residential/commercial/industrial mix and competition

The rating agencies outlook for public power is stable. It provides an essential service with control to set rates without state utility commission oversight. Its' customer base is generally residential and small commercial which is not prone to volatility.

The rating agencies have some future concerns for public power that are on their watch list. They include:

- Fund transfer from the electric fund to the general fund
- EPA regulations impacting cost of energy
- Fuel price volatility
- Renewable energy source requirements
- Access to capital
- Japan's nuclear problem impacting US plants, viewed as a non-issue now

Currently ratings for 97% of the public power entities have stable ratings. In 2010-11 41 entities ratings were upgraded and 8 received a downgrade.

Dr. Michael Walden, Economist – NC State “North Carolina Economy”

The gross domestic product GDP growth in 2011 has been 1% and has not recovered to the pre-recession level. The forecast for 2012 is 2%, still rather low.

Job losses have stopped, but the gains are small. Employment levels have not returned to pre-recession levels. Eight million jobs were lost during the recession with only 1.7 million added. Employment will not recover to pre-recession levels until 2013.

Consumer spending drives 70% of the US economy. Currently consumer spending is 10-15% below pre-recession levels. This results in business forecasts and investment/hiring decisions to be down 10-15%.

Household wealth, made up of home value and investments, sets the environment for consumer spending. When wealth is up consumer spending is up and vice versa. In past recessions both elements of household wealth return as the recession ends. This time, that is not the case. Investments are back to pre-recession levels. Housing has not recovered at all and in some cases is still falling. Percentage wise housing has taken a greater hit this time than during the depression. Getting the housing market back on track (it is 14% of the economy) is key to the recovery of consumer spending and the economy.

The Federal Reserve has taken actions to stimulate the economy. Federal funds rate (the rate charged to banks) has been 0% for several years. It has increased the money supply from \$1 trillion in 2007 to \$2.7 trillion today.

Congress has also taken action to stimulate the economy by going more in debt. The federal debt is currently 100% of GDP. The only time it was higher was during WWII. \$2 trillion was added to the debt during the last years of the Bush administration and the years of the Obama administration almost equally.

There are 2 ideas being suggested for action by the Federal Reserve to stimulate the housing market. One, is to reduce or eliminate interest banks earn on funds held to encourage lending. The other is for the Federal Reserves to take ownership of the underwater portion of some homes to encourage sales and/or continued ownership with the Fed's ownership to participate in future appreciation.

Suggested areas for Congress to consider stimulating the economy include delay of the health care taxes; focus on infrastructure expenditures with corresponding cuts elsewhere in the budget to create jobs; and tax code reform.

North Carolina tends to fare better than the nation in good economic times and worse in bad times. That is true this time, too.

The recession is over. There will not be a double dip. Job growth will continue to be slow at 1-2%. The key to recovery is the housing market.

Senator David Rouser, Legislative Session Review

Passed a balanced budget over the veto of Governor Perdue. In doing so overcame a \$2.5 billion shortfall with a budget comprised of 55% education, 22% health care including Medicaid, 10% public safety including Department of Corrections and 13% for the remaining functions. There were education cuts of 12% in the UNC system, 5.8% for K-12 and 10% for the community college system.

Legislation was passed to fix the under funded state employee health care plan. It requires employees to pay \$21 per month.

Medical malpractice legislation was enacted that limits compensation for non-medical related payments.

Workmen's compensation practices were modified to bring them in line with other states.

Eliminated the 1cent temporary sales tax and the income tax surcharge on high-income earners.

Addressed the problem excessive regulations. There have been 15,000 new regulations placed in effect in the past 10 years. The legislation requires that new regulations must be transparent and be justified by an economic analysis. Also, the regulations must not be more stringent than federal regulations. Administrative law judges' decisions may not be over ridden by any agency.

As part of the regulatory reform a study commission will be looking at all existing regulations and report back to the General Assembly next year on proposed elimination or modification. **Suggest we look at those that are particularly burdensome and suggest changes/elimination to our representatives. DENR seems to be in the Republican's crosshairs. So changes there should be well received.**

Revisions in the tax code will also be addressed in the 2012 short session with focus on corporate income taxes to help stimulate job growth and make North Carolina more business friendly like our neighboring states.

Bill Johnson, CEO Progress Energy, "Pending Merger"

One of the main reasons for the merger of Progress Energy and Duke is to provide the financial strength for access to capital to build new nuclear power plants and to replace aging coal fired plants. Best practices between the two entities will be used to mitigate rising costs to provide electrical energy. Joint dispatch using the lowest cost power at a given time will save over \$700 million

their web site. Places that come to mind include: 40,000sf building next to Hertz Rental on US 70 business; NS/NCRR property at US 70 business and NC 42; Clayton Spinning Mill; old Winn Dixie distribution center complex; Johnston Health small area plan; US 70 business and Shotwell Road properties; and the buildings on Atkinson Street.

There is a similar organization in our area called Research Triangle Regional Partnership. My impression is that it must not be very effective as this is the first I have heard of it in 16 years.

Chris Plate, Monroe, NC, "Targeted Strategies for Economic Development"

This presentation was how to go about assessing you strengths to determine which areas you should focus your resources for economic development. This something the town has already done several years ago with the Holshouser Group and Bob Comer several years ago. Not much to add to that.

Panel Discussion, "Why Businesses Choose and Stay in Public Power Communities"

The main point that came out of this is that key account managers are an important measure is attracting and retaining businesses in your community. While this is mainly for electric energy users, the same is true for any business that uses municipal services. Why don't we use senior staff (department heads) and maybe elected officials as key account managers with all of larger businesses that use town services? Businesses that come to mind other than the large bio-tech include Johnston Health, super markets, Walmart, banks, W-D distribution tenants, downtown merchants, etc. Account managers would meet periodically with their assigned customers to determine the needs and assist them when dealing with the town.

Speaker Tom Tillis – "N.C. Legislature"

He said pretty much the same thing outlined in Senator Rouser's presentation, and I think what you heard in his "town hall meeting" in Clayton this week.

Respectfully submitted,



Robert J. Ahlert
NCEMPA Commissioner
Town of Clayton

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 4c

Meeting Date: 9/19/11

**TITLE: PRESENTATION OF RECOMMENDATIONS FOR THE
COMPREHENSIVE TRANSPORTATION PLAN (CTP).**

DESCRIPTION: Presentation by NCDOT representative.

RELATED GOAL: Administrative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
3-21-11	Presentation.	Power Point.
4-26-11	Forum.	
9-19-11	Presentation.	Maps (12) & resolution.

CAMPO Area is subject to change with an update of the CAMPO CTP, which is underway.

Adopted by:

Johnston County Date: September 6, 2011	Town of Micro Date:
Town of Archer Lodge Date:	Town of Selma Date:
Town of Benson Date:	Town of Smithfield Date: September 6, 2011
Town of Clayton Date:	Town of Wilson's Mills Date: August 15, 2011
Town of Four Oaks Date:	Capital Area MPO Date:
Town of Kenly Date:	NCDOT Date:

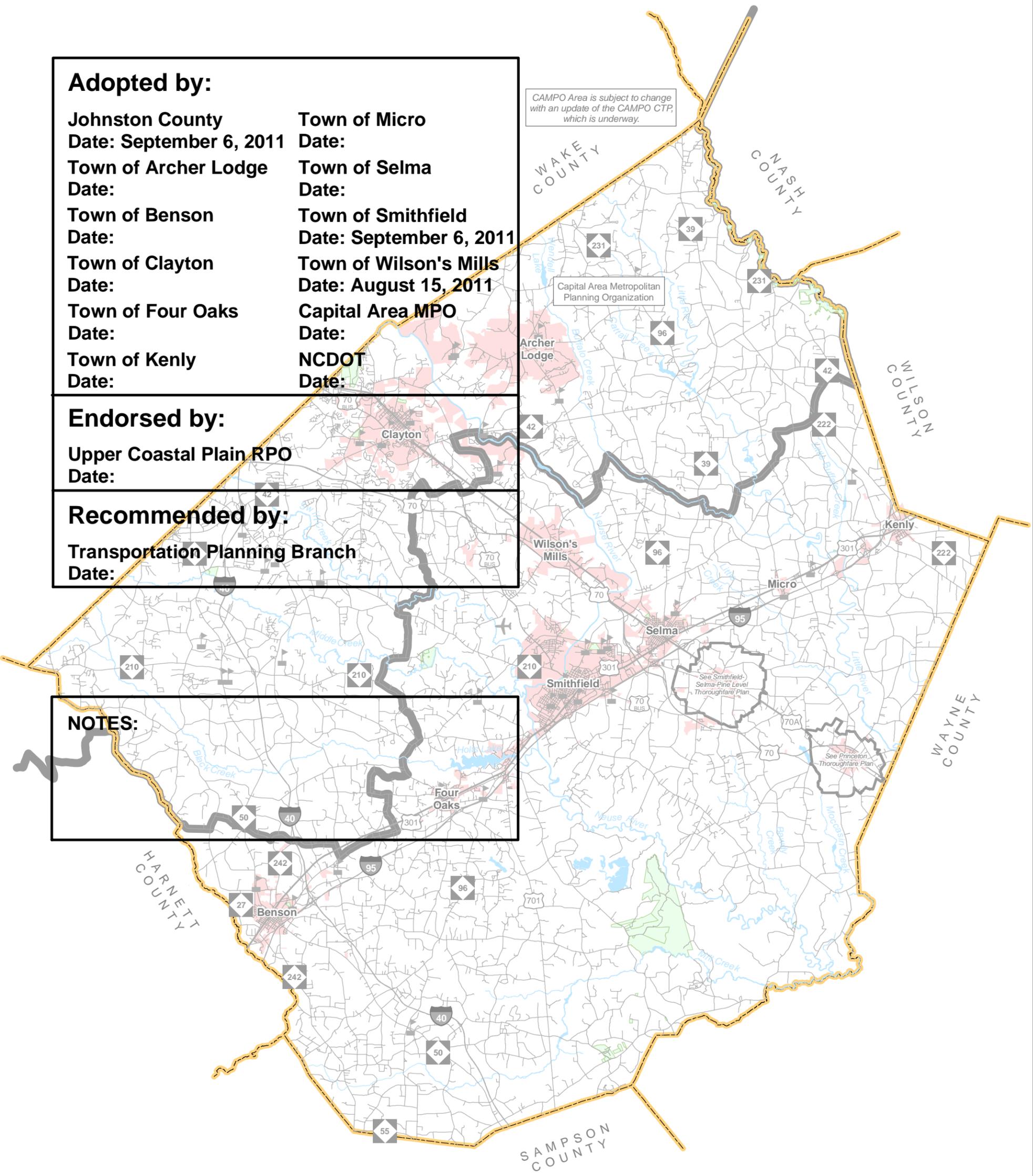
Endorsed by:

Upper Coastal Plain RPO Date:

Recommended by:

Transportation Planning Branch Date:
--

NOTES:



Sheet 1	Adoption Sheet
Sheet 2	Highway Map
Sheet 3	Public Transportation and Rail Map
Sheet 4	Bicycle Map
Sheet 5	Pedestrian Map

-  Airports
-  Schools
-  Roads
-  Railroad
-  Rivers and Streams
-  Water Bodies
-  Parks and Game Lands
-  Municipal Boundaries
-  MPO Boundaries
-  County Boundaries

Miles



0 1 2 4 6



Sheet 1 of 5

Base map date: April, 2009

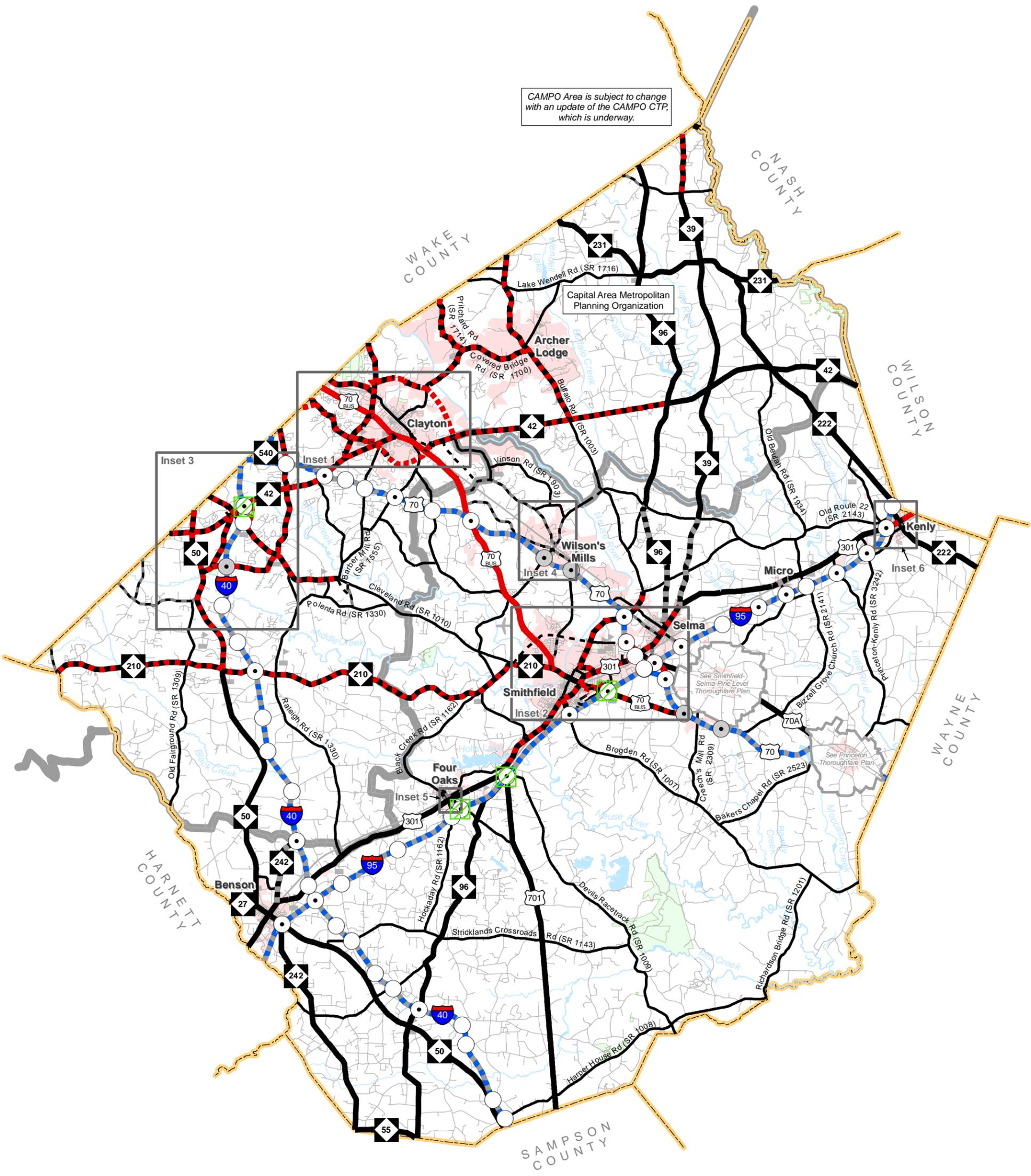
Refer to CTP document for more details

Johnston County
North Carolina



DRAFT
Comprehensive Transportation Plan
Plan date: July 7, 2011

CAMPO Area is subject to change with an update of the CAMPO CTP, which is underway.



Inset 3

Inset 1

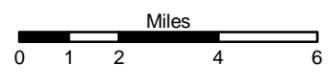
Inset 2

Inset 4

Inset 6

- Freeways**
- Existing
 - Needs Improvement
 - Recommended
- Expressways**
- Existing
 - Needs Improvement
 - Recommended
- Boulevards**
- Existing
 - Needs Improvement
 - Recommended

- Other Major Thoroughfares**
- Existing
 - Needs Improvement
 - Recommended
- Minor Thoroughfares**
- Existing
 - Needs Improvement
 - Recommended
- Interchanges**
- Existing Grade Separation
 - Proposed Grade Separation
 - Existing Interchange
 - Improved Interchange
 - Proposed Interchange



Sheet 2 of 5

Base map date: April, 2009

Refer to CTP document for more details

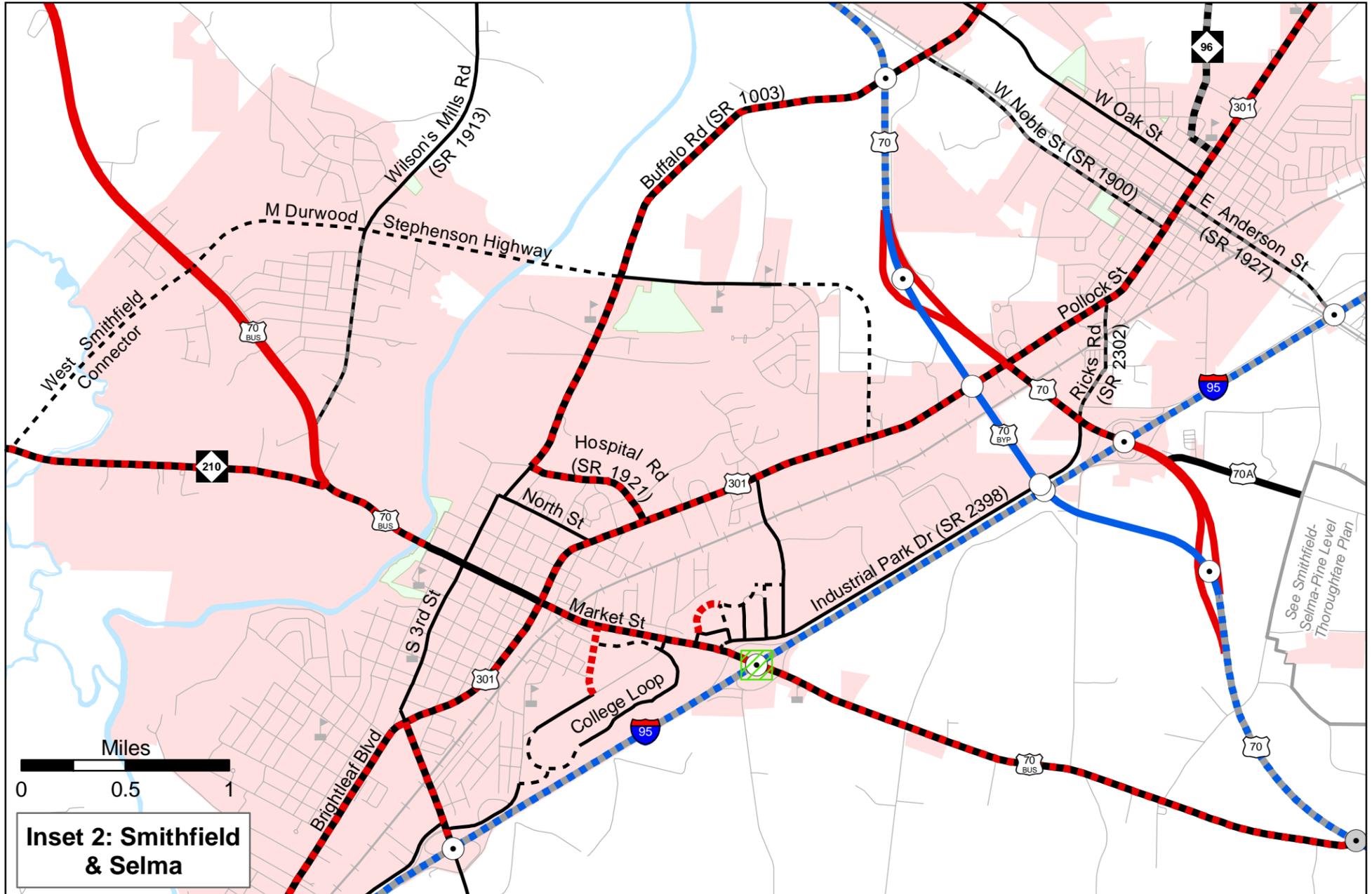
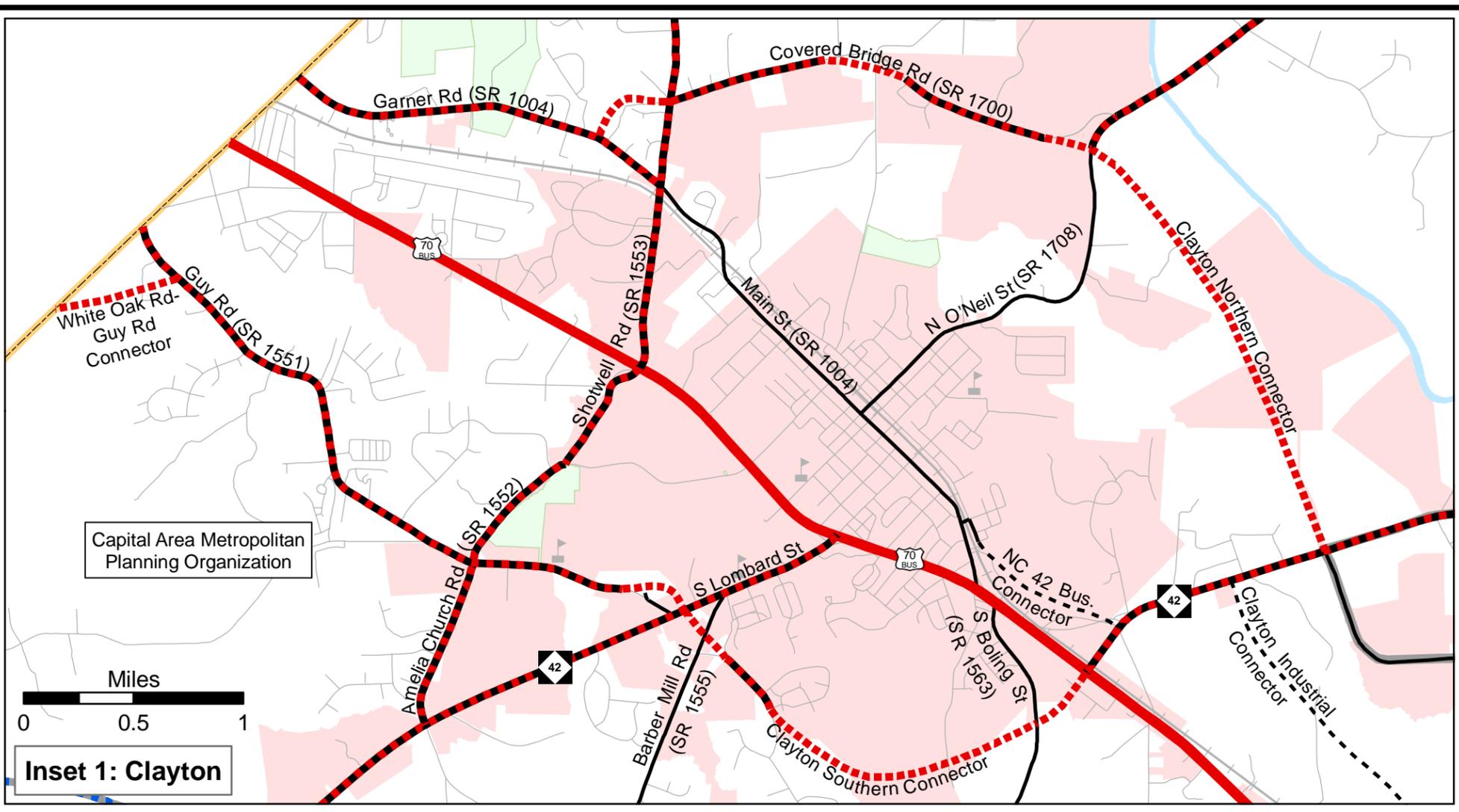
Highway Map



DRAFT

**Johnston County
Comprehensive
Transportation Plan**

Plan date: July 7, 2011



Freeways	Other Major Thoroughfares
Existing	Existing
Needs Improvement	Needs Improvement
Recommended	Recommended
Expressways	Minor Thoroughfares
Existing	Existing
Needs Improvement	Needs Improvement
Recommended	Recommended
Boulevards	Existing Grade Separation
Existing	Proposed Grade Separation
Needs Improvement	Existing Interchange
Recommended	Improved Interchange
	Proposed Interchange



Sheet 2A of 5

Base map date: April, 2009

Refer to CTP document for more details

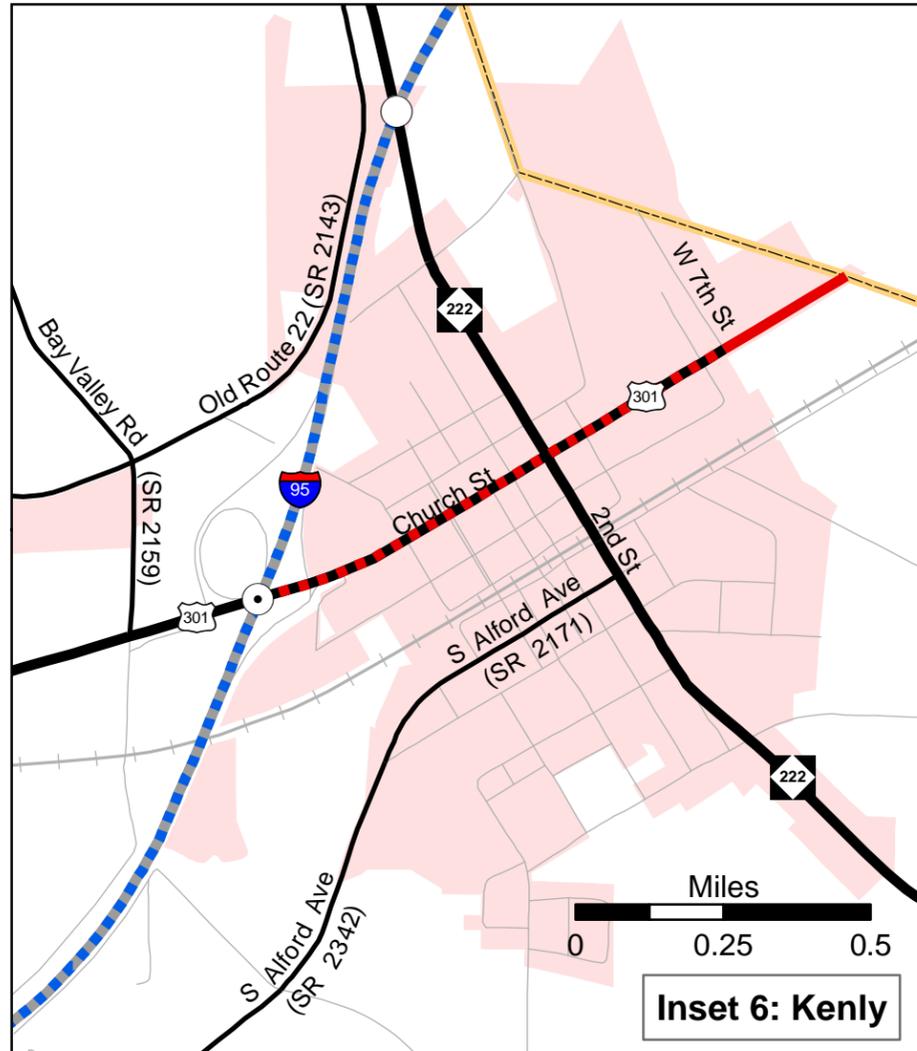
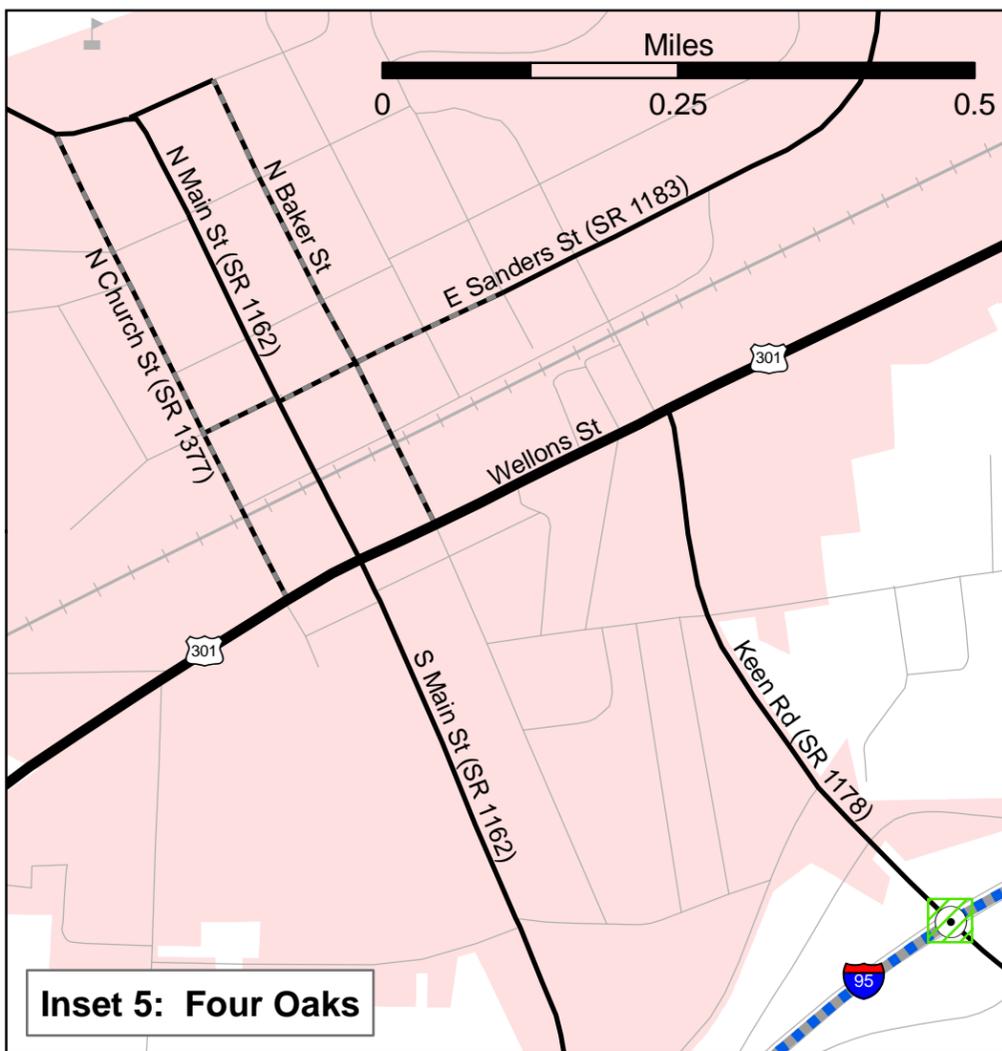
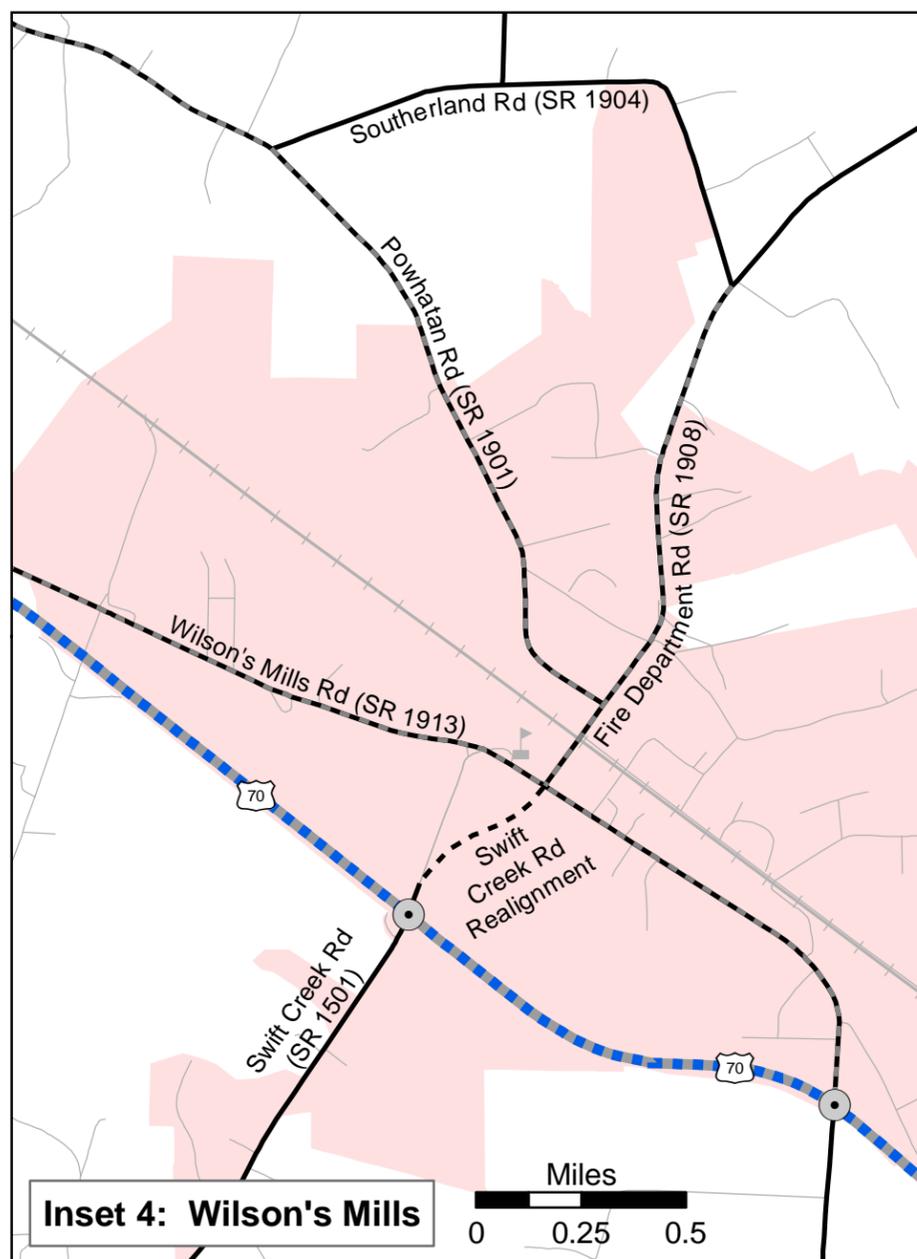
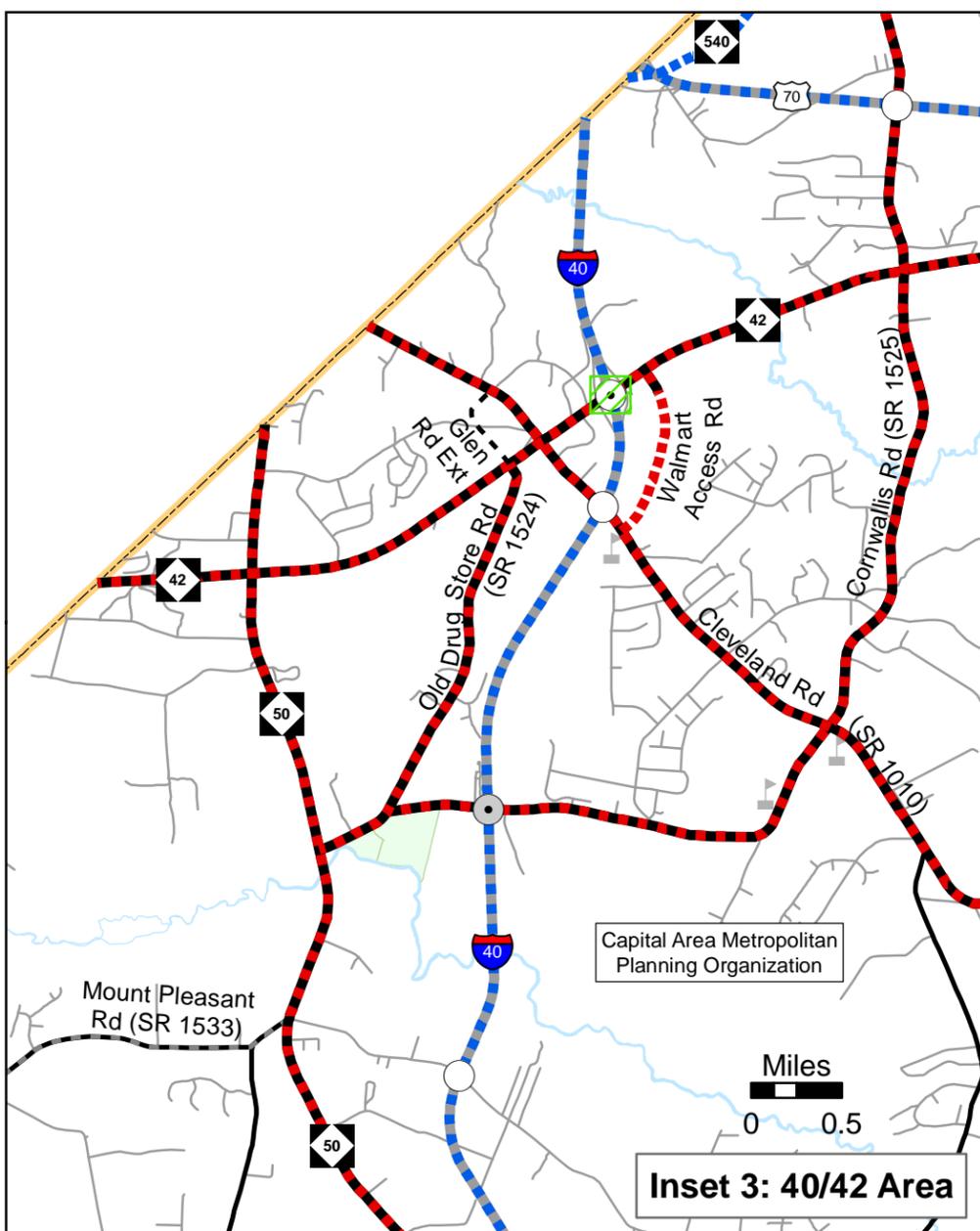
Highway Map Insets 1 & 2



DRAFT

Johnston County Comprehensive Transportation Plan

Plan date: July 7, 2011



Freeways	Other Major Thoroughfares
Existing	Existing
Needs Improvement	Needs Improvement
Recommended	Recommended
Expressways	Minor Thoroughfares
Existing	Existing
Needs Improvement	Needs Improvement
Recommended	Recommended
Boulevards	Existing Grade Separation
Existing	Proposed Grade Separation
Needs Improvement	Existing Interchange
Recommended	Proposed Interchange
	Improved Interchange
	Proposed Interchange



Sheet 2B of 5

Base map date: April, 2009

Refer to CTP document for more details

Highway Map Insets 3, 4, 5, & 6

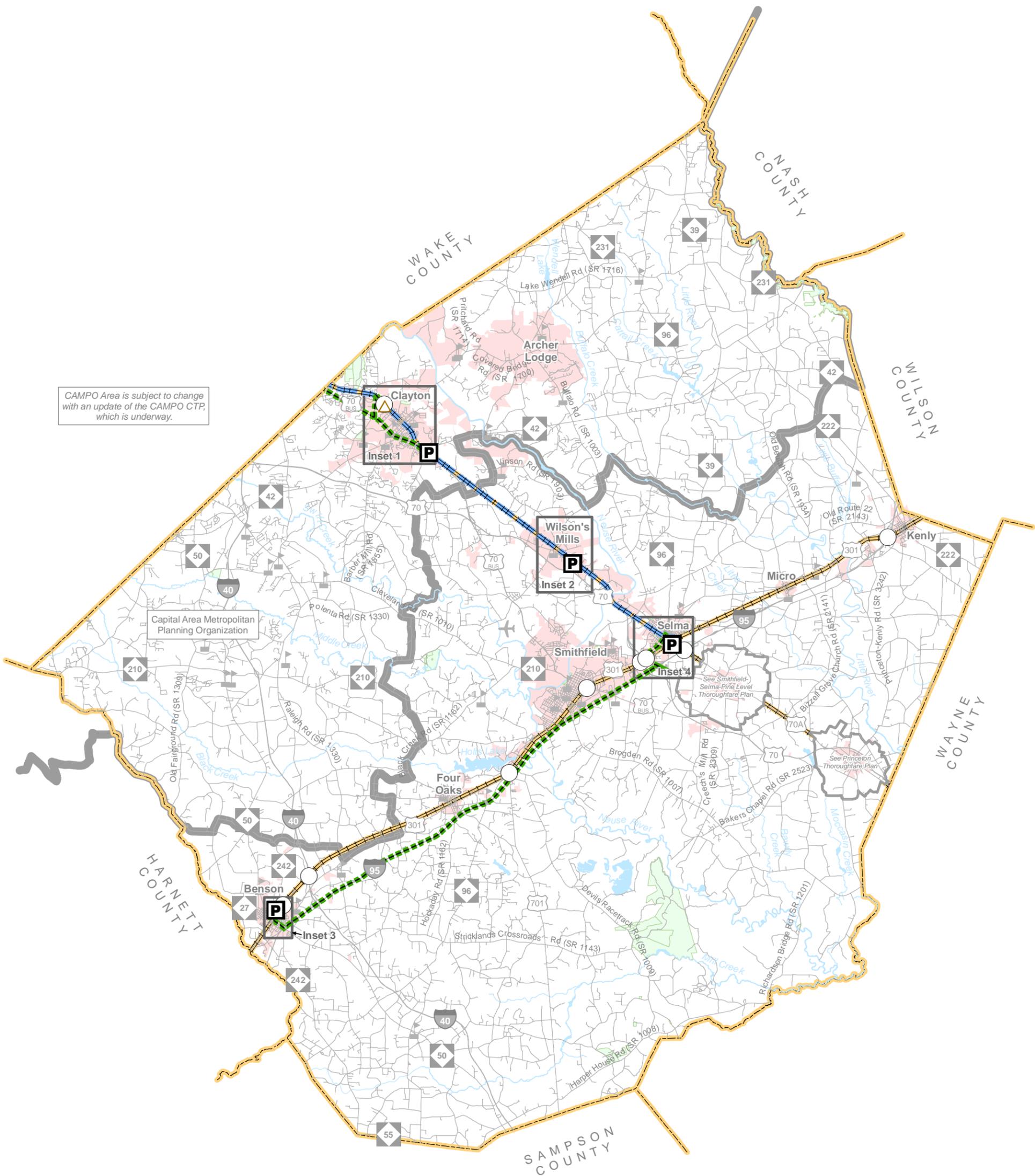


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Johnston County Comprehensive Transportation Plan

Plan date: July 7, 2011

CAMPO Area is subject to change with an update of the CAMPO CTP, which is underway.



Bus Routes	Rail Corridor	Intermodal Connector
Existing	Active	Existing
Needs Improvement	Inactive	Recommended
Recommended	Recommended	
Fixed Guideway	High Speed Rail Corridor	Rail Stops
Existing	Existing	Existing
Needs Improvement	Recommended	Recommended
Recommended		
Operational Strategies	Park and Ride Lot	
Existing	Existing	
Needs Improvement	Recommended	
Recommended		

NOTE: Locations of park and ride lots are approximate and subject to change.



Sheet 3 of 5

Base map date: April, 2009

Refer to CTP document for more details

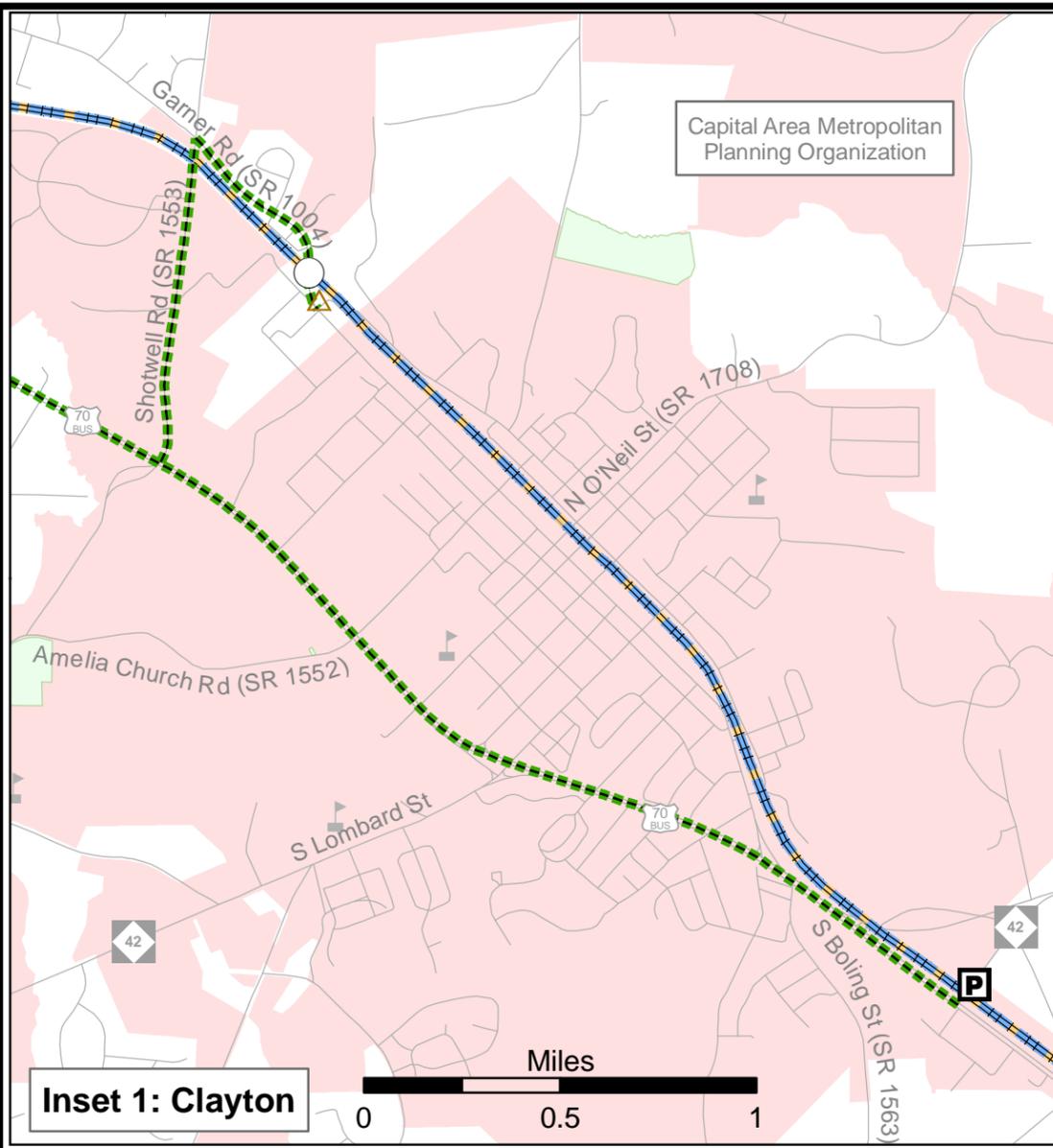
Public Transportation and Rail Map



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Johnston County Comprehensive Transportation Plan

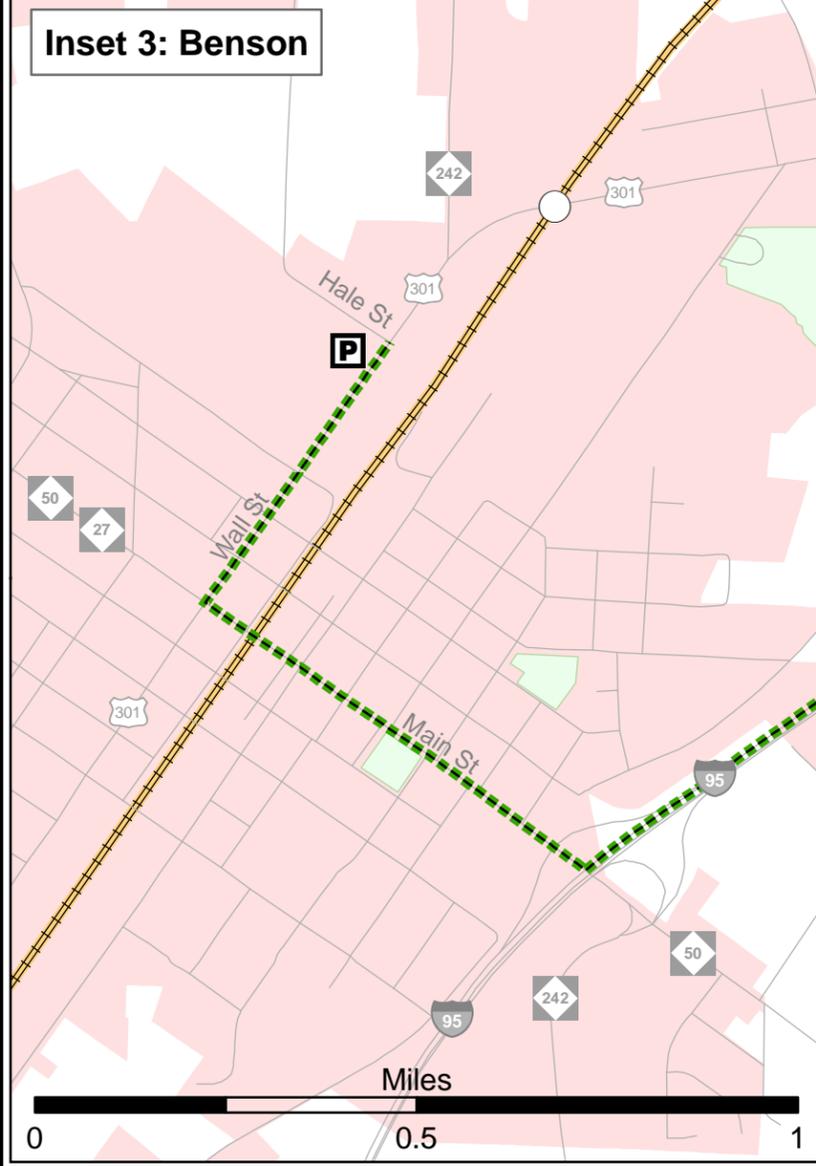
Plan date: July 7, 2011



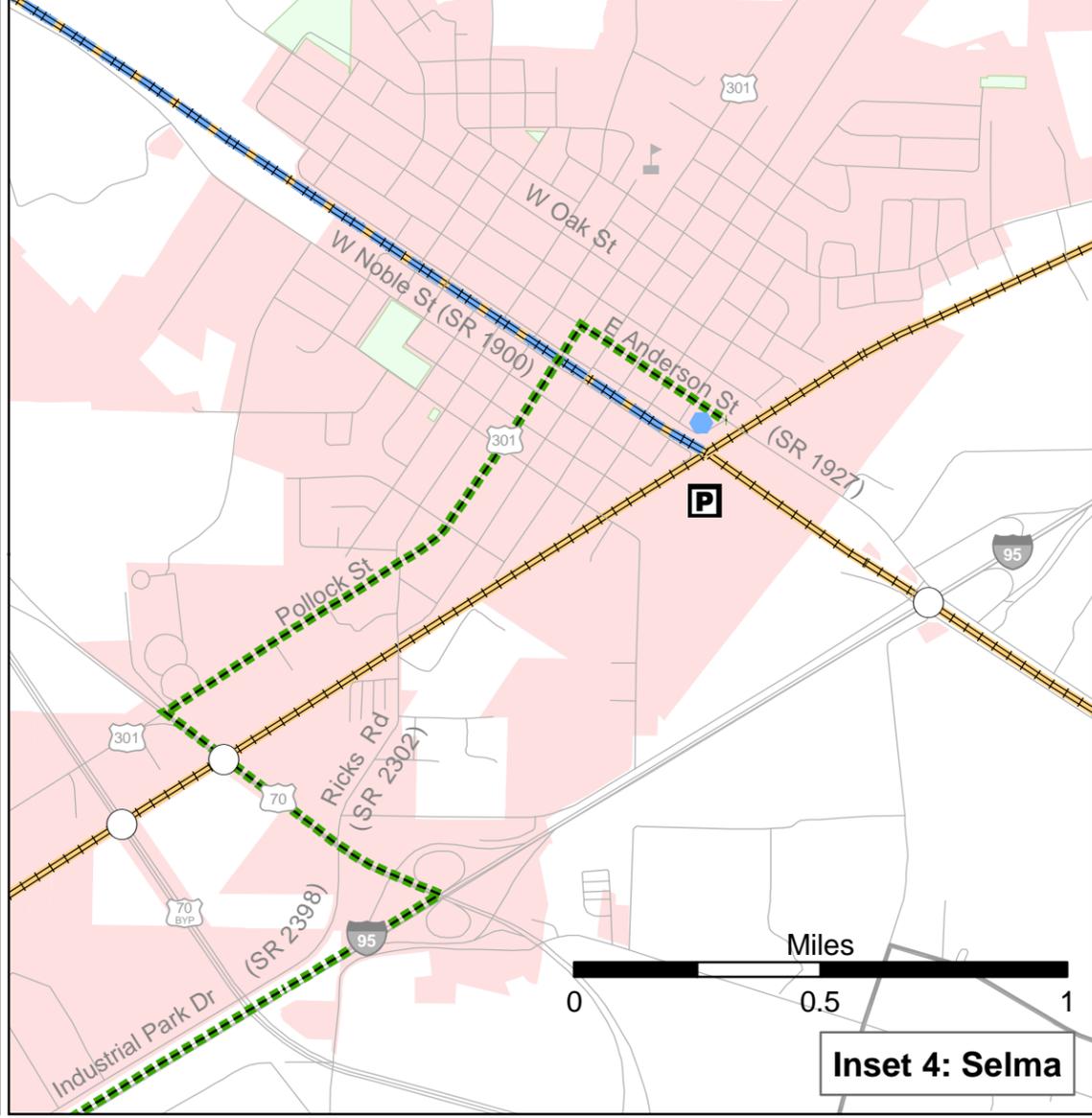
Inset 1: Clayton



Inset 2: Wilson's Mills



Inset 3: Benson



Inset 4: Selma

Bus Routes Existing Needs Improvement Recommended	Rail Corridor Active Inactive Recommended	Intermodal Connector Existing Recommended
Fixed Guideway Existing Needs Improvement Recommended	High Speed Rail Corridor Existing Recommended	Rail Stops Existing Recommended
Operational Strategies Existing Needs Improvement Recommended	Park and Ride Lot Existing Recommended	

NOTE: Locations of park and ride lots are approximate and subject to change.



Sheet 3A of 5

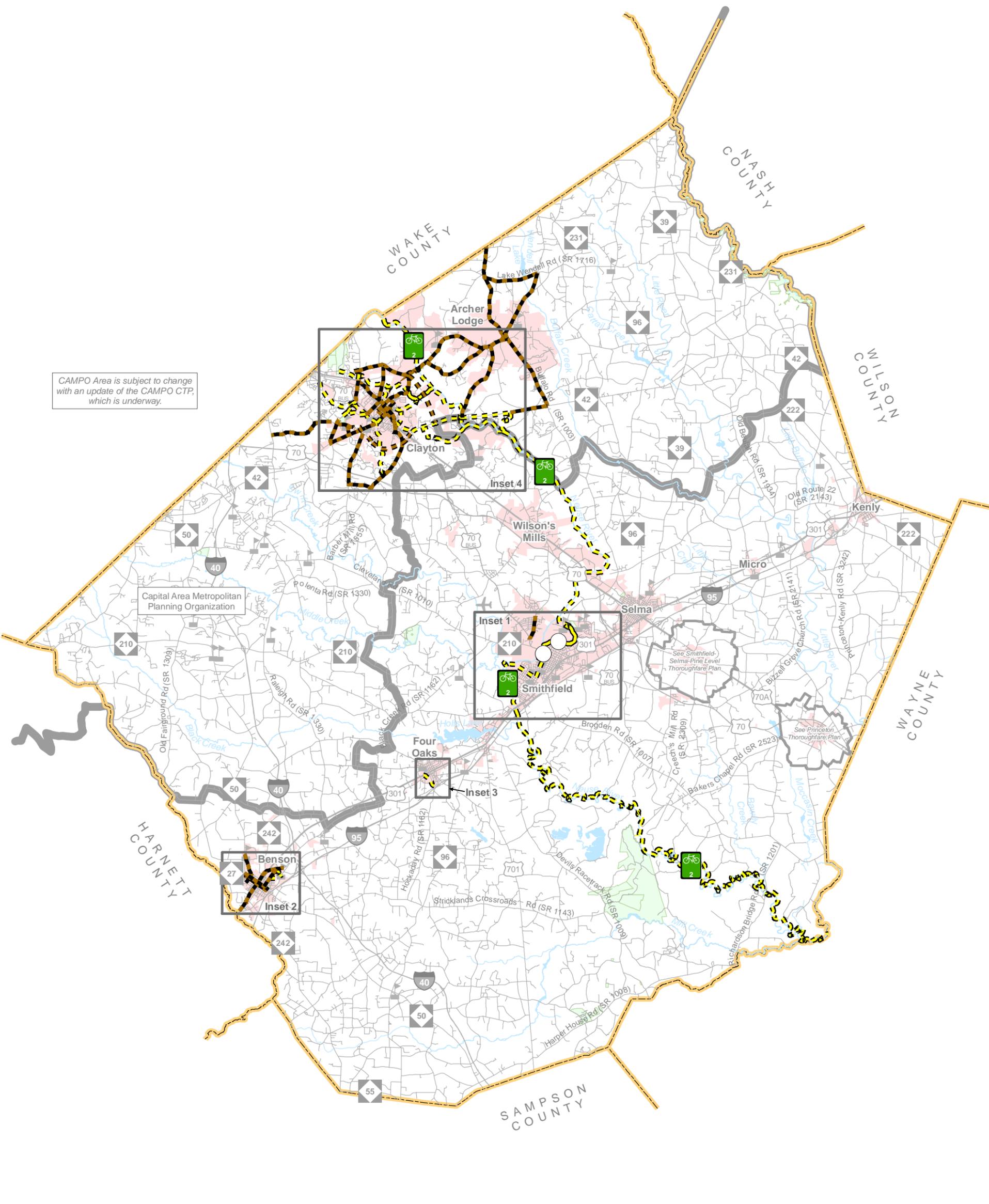
Base map date: April, 2009

Refer to CTP document for more details

Public Transportation and Rail Map
Insets 1, 2, 3, & 4



DRAFT
Johnston County
Comprehensive
Transportation Plan
 Plan date: July 7, 2011



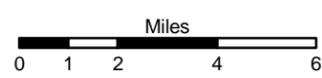
CAMPO Area is subject to change with an update of the CAMPO CTP, which is underway.

Capital Area Metropolitan Planning Organization

See Smithfield-Selma-Pine Level Thoroughfare Plan

See Princeton Thoroughfare Plan

- | | |
|-------------------|---------------------------|
| On-road | Multi-Use Paths |
| Existing | Existing |
| Needs Improvement | Needs Improvement |
| Recommended | Recommended |
| Off-road | Existing Grade Separation |
| Existing | Proposed Grade Separation |
| Needs Improvement | North Carolina Bike Route |
| Recommended | |



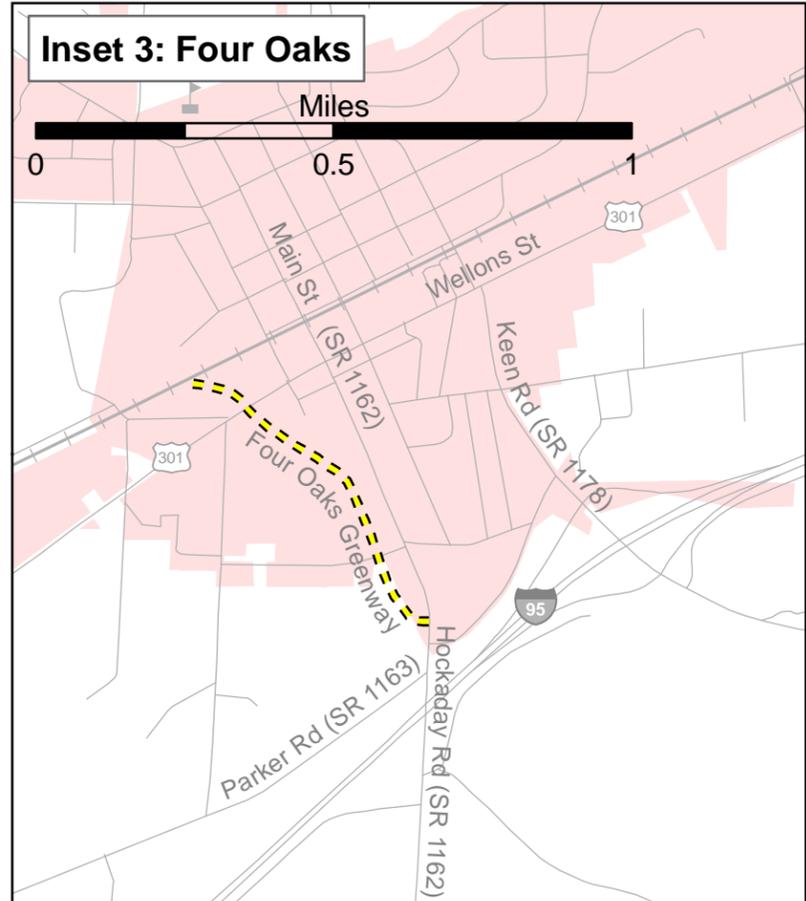
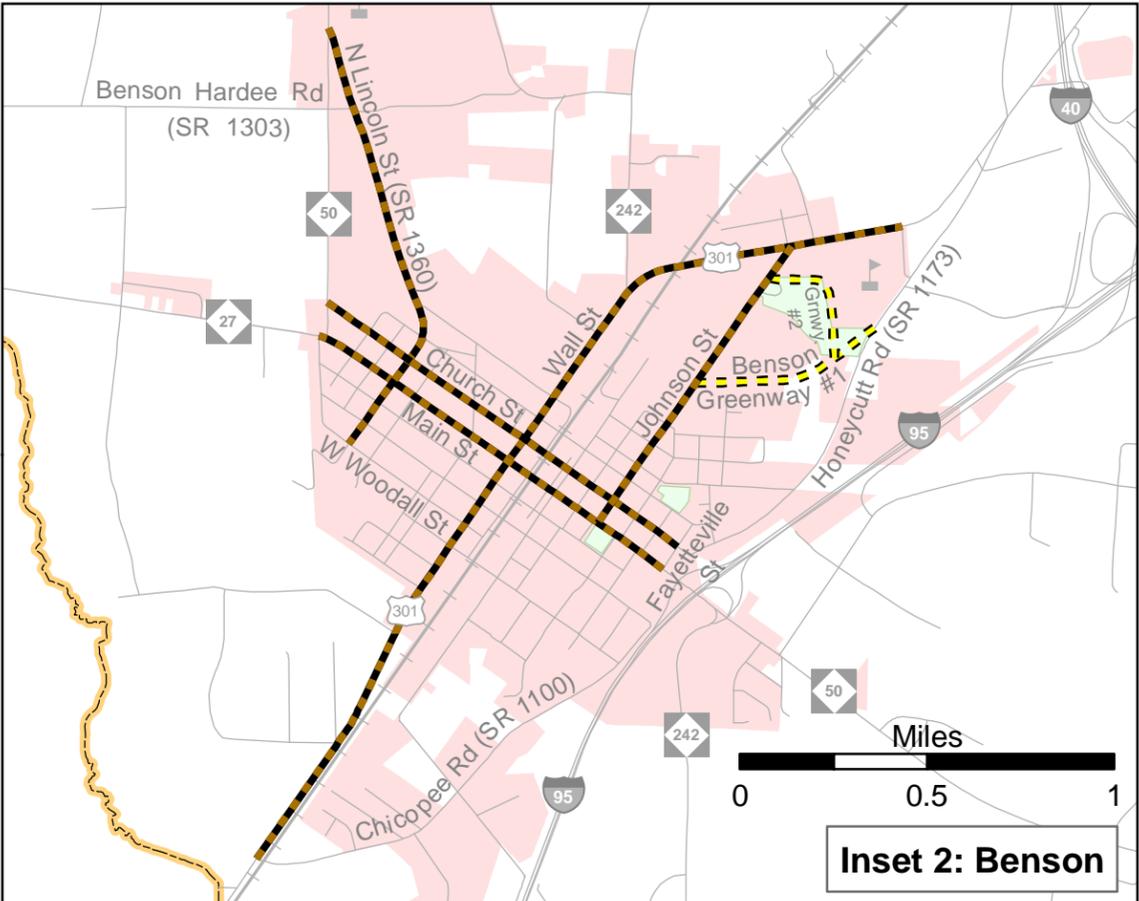
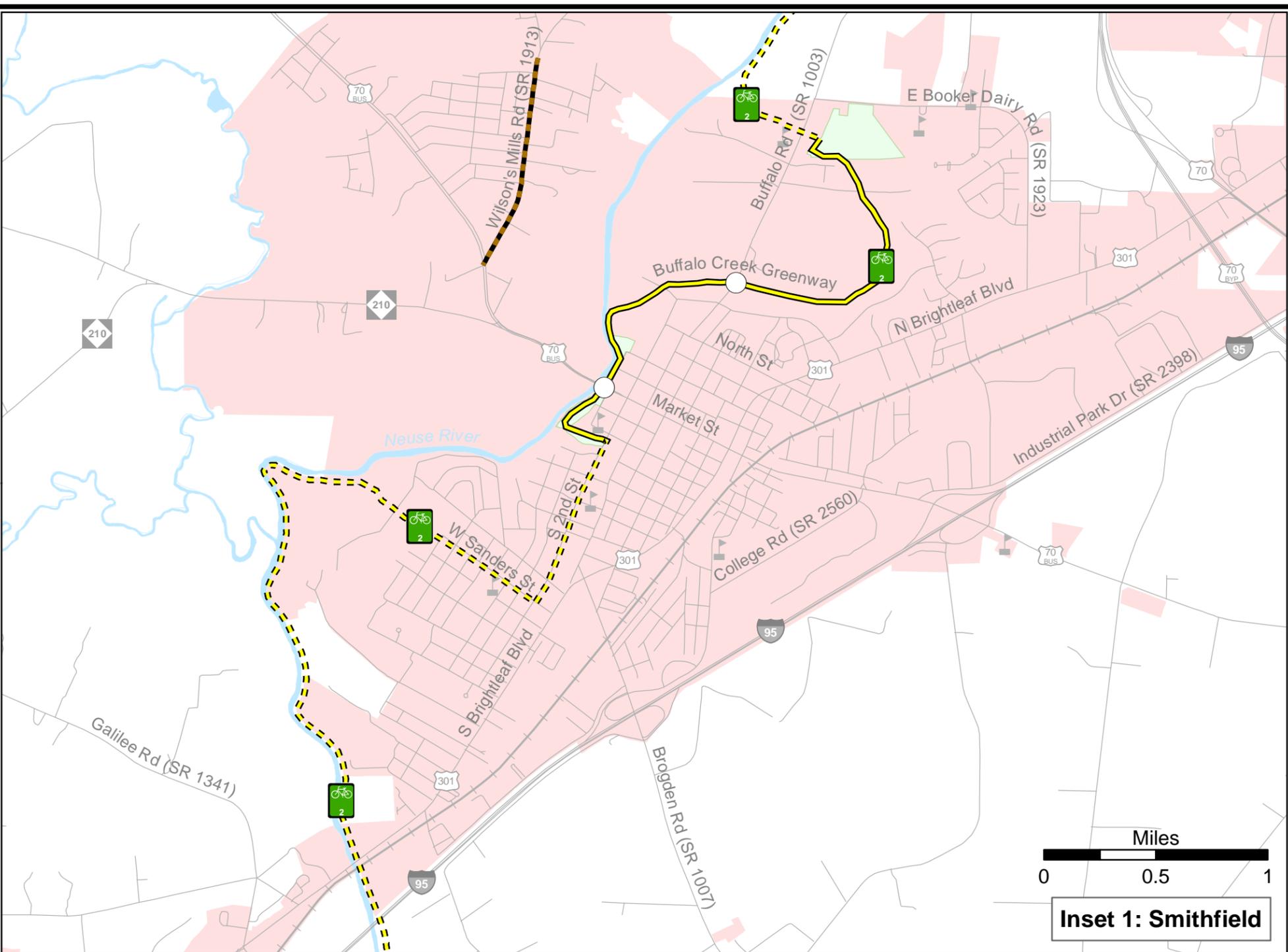
Sheet 4 of 5

Base map date: April, 2009
Refer to CTP document for more details

Bicycle Map



DRAFT
Johnston County
Comprehensive
Transportation Plan
Plan date: July 7, 2011



On-road		Multi-Use Paths	
	Existing		Existing
	Needs Improvement		Needs Improvement
	Recommended		Recommended
Off-road			Existing Grade Separation
	Existing		Proposed Grade Separation
	Needs Improvement		North Carolina Bike Route
	Recommended		

Sheet 4A of 5
 Base map date: April, 2009
 Refer to CTP document for more details

**Bicycle Map
Insets 1, 2, & 3**

DRAFT

**Johnston County
Comprehensive
Transportation Plan**

Plan date: July 7, 2011

Bicycle Map

Inset 4

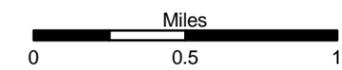


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Johnston County Comprehensive Transportation Plan

Plan date: July 7, 2011

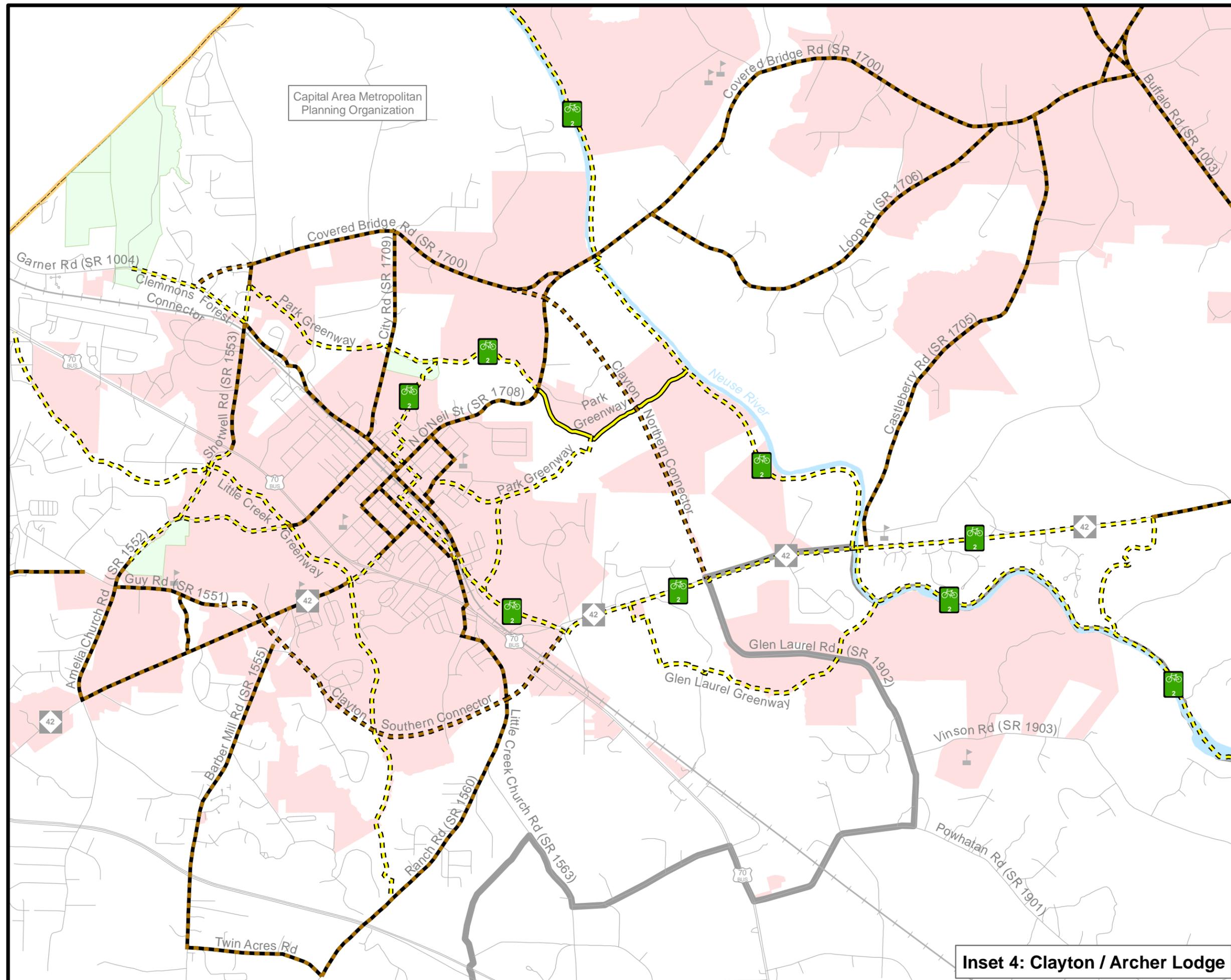
- On-road**
 - Existing: Solid black line
 - Needs Improvement: Dashed black line
 - Recommended: Dotted black line
- Off-road**
 - Existing: Solid green line
 - Needs Improvement: Dashed green line
 - Recommended: Dotted green line
- Multi-Use Paths**
 - Existing: Solid yellow line
 - Needs Improvement: Dashed yellow line
 - Recommended: Dotted yellow line
- Grade Separation**
 - Existing: White circle
 - Proposed: Grey circle
- North Carolina Bike Route**: Green square with a bicycle icon and a number (e.g., 2)



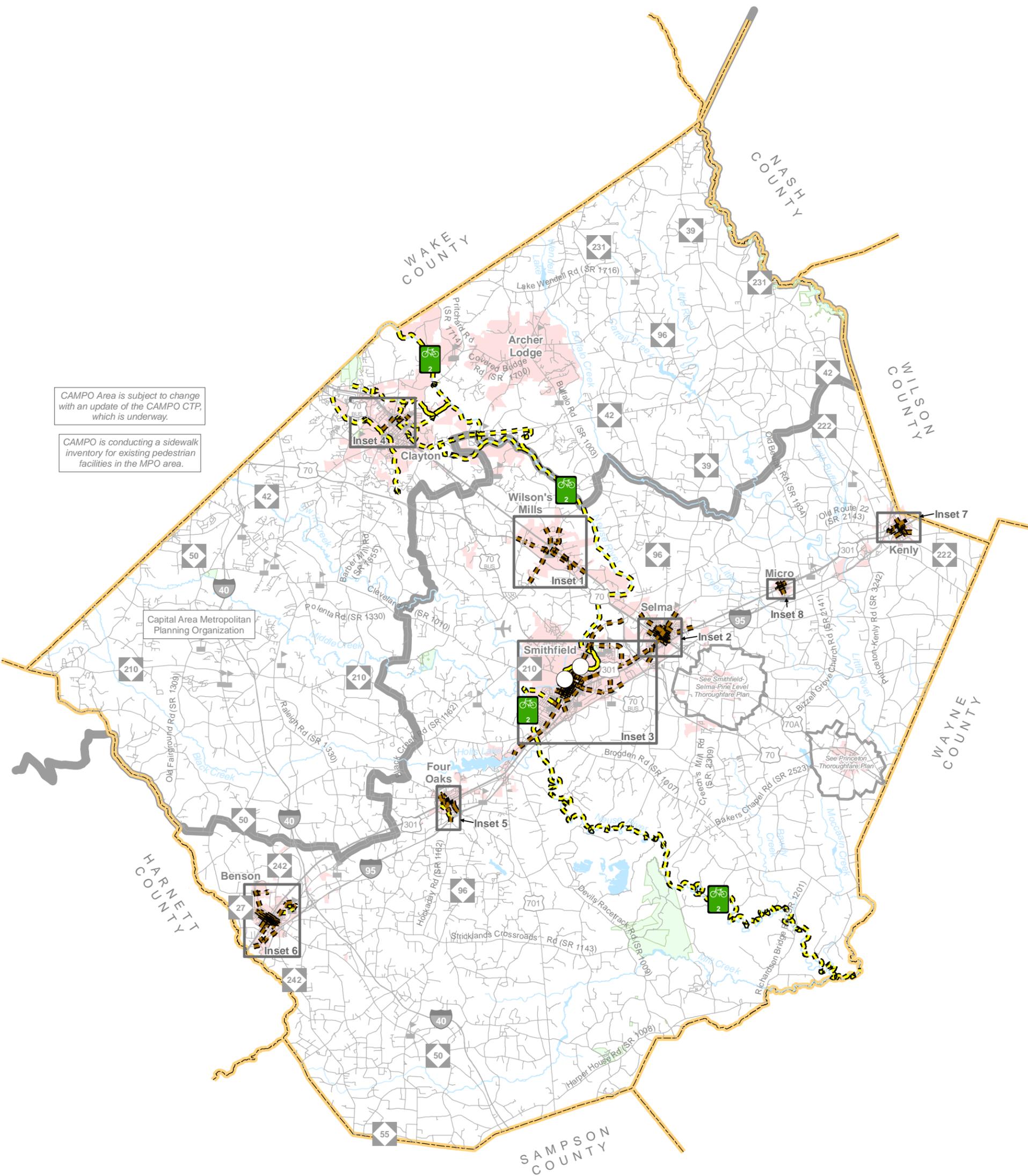
Sheet 4B of 5

Base map date: April, 2009

Refer to CTP document for more details



Inset 4: Clayton / Archer Lodge



CAMPO Area is subject to change with an update of the CAMPO CTP, which is underway.

CAMPO is conducting a sidewalk inventory for existing pedestrian facilities in the MPO area.

Capital Area Metropolitan Planning Organization

- | | |
|------------------------|---------------------------|
| Sidewalks | Off-Road |
| Existing | Existing |
| Needs Improvement | Needs Improvement |
| Recommended | Recommended |
| Multi-Use Paths | Existing Grade Separation |
| Existing | Proposed Grade Separation |
| Needs Improvement | North Carolina Bike Route |
| Recommended | |



Sheet 5 of 5

Base map date: April, 2009

Refer to CTP document for more details

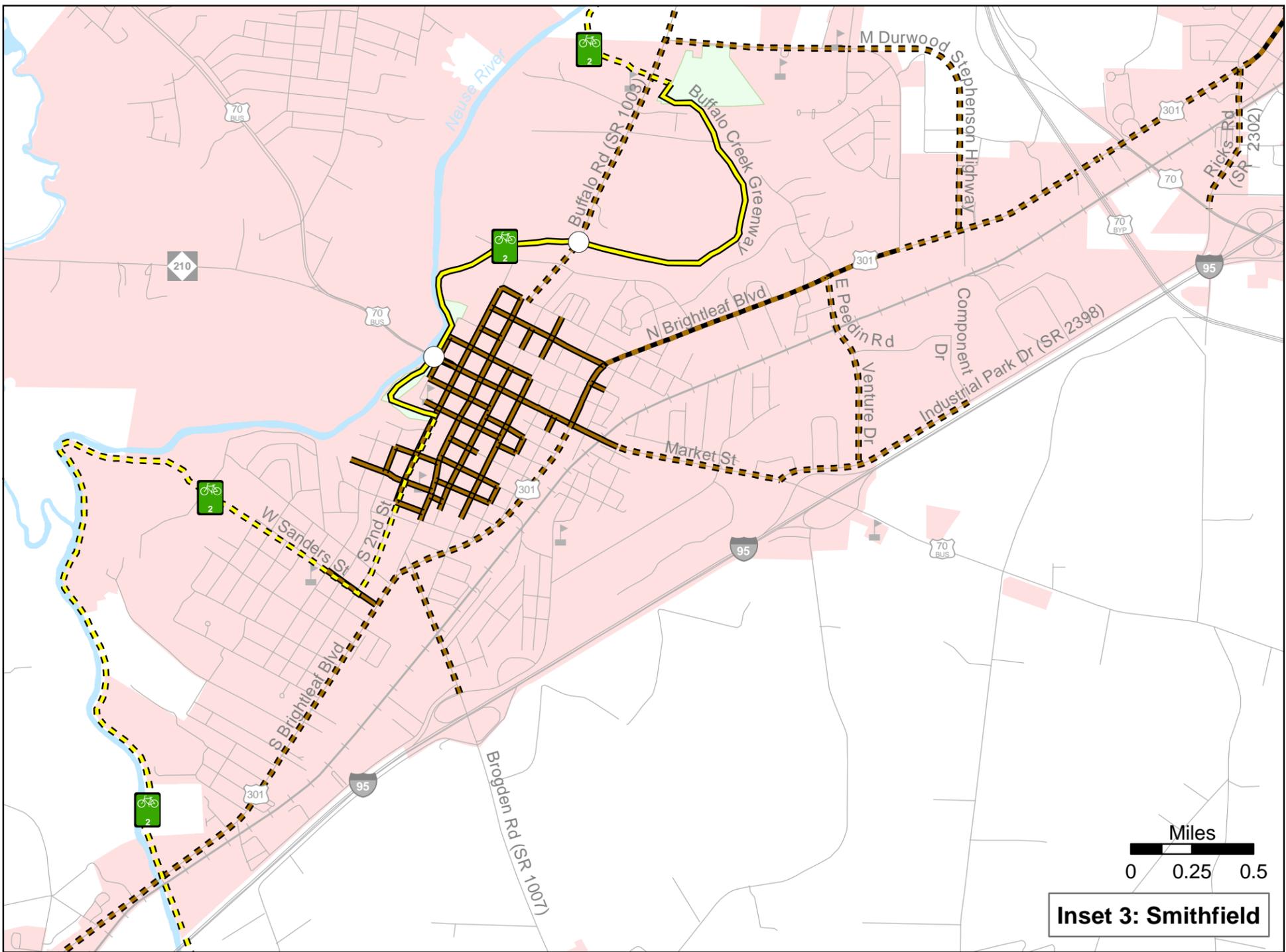
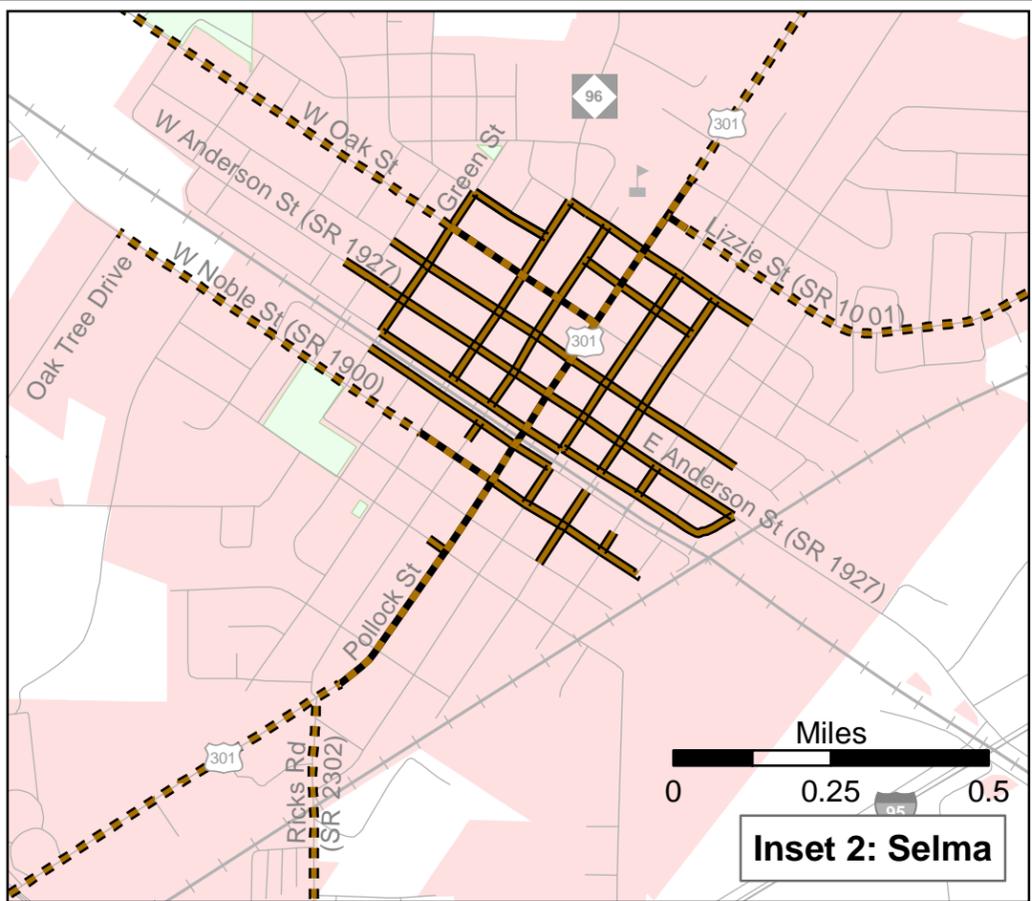
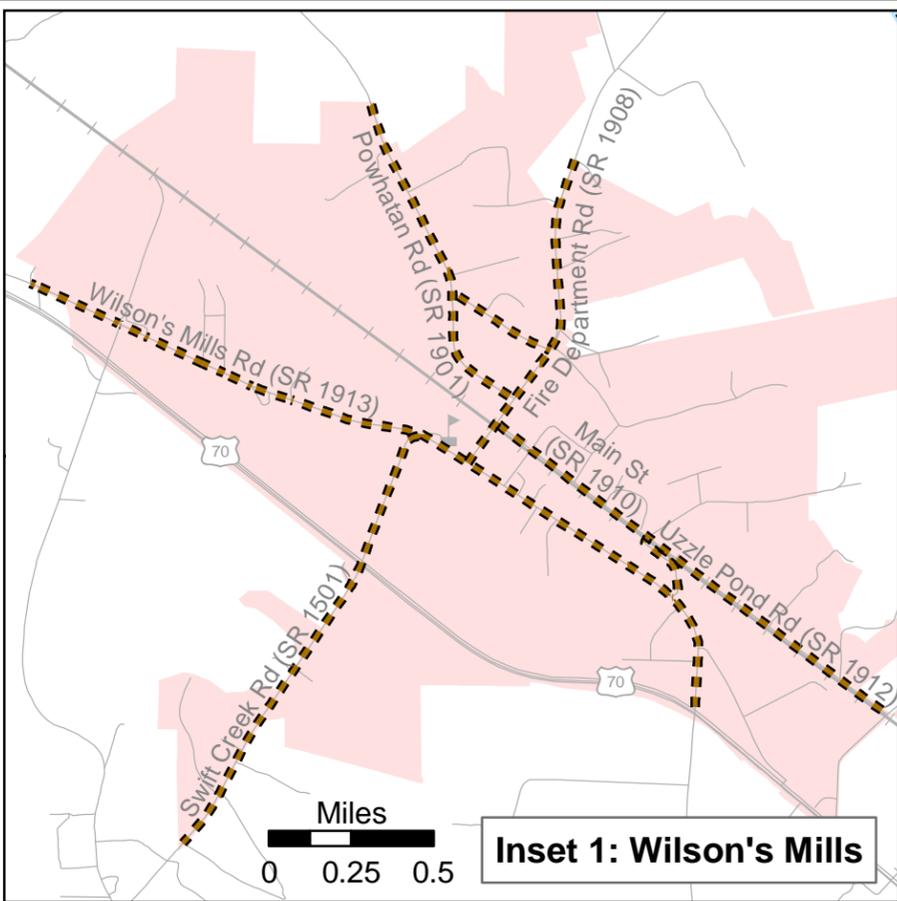
Pedestrian Map



DRAFT

Johnston County Comprehensive Transportation Plan

Plan date: July 7, 2011



Sidewalks

- Existing
- Needs Improvement
- Recommended

Off-Road

- Existing
- Needs Improvement
- Recommended

Multi-Use Paths

- Existing
- Needs Improvement
- Recommended

- Existing Grade Separation
- Proposed Grade Separation
- North Carolina Bike Route



Sheet 5A of 5

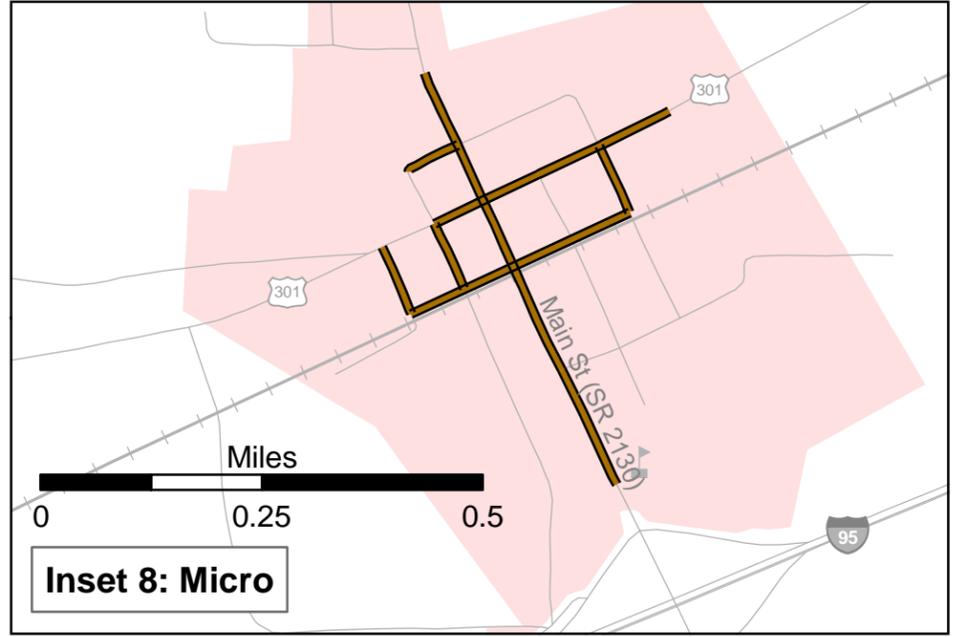
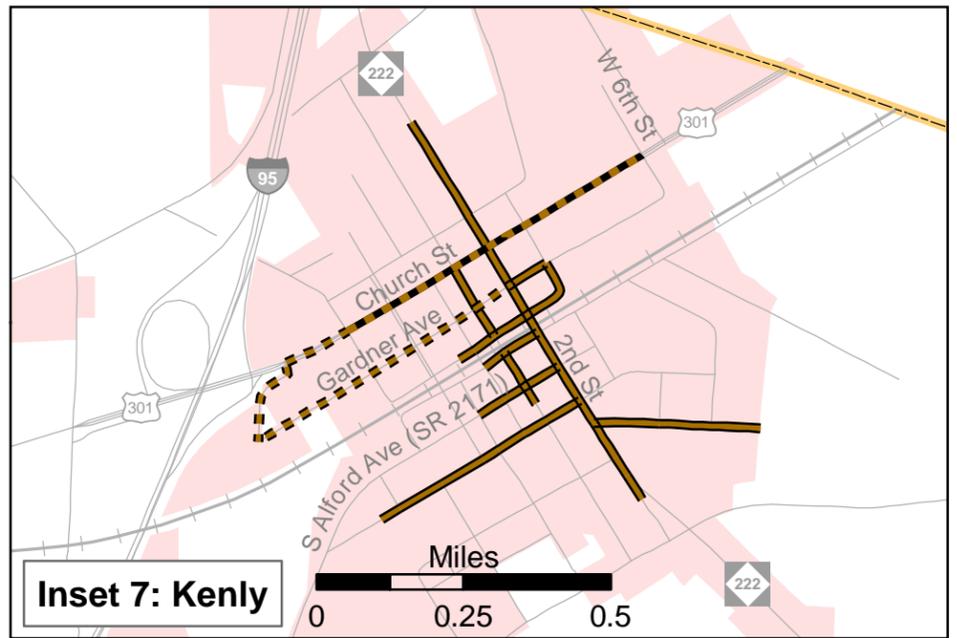
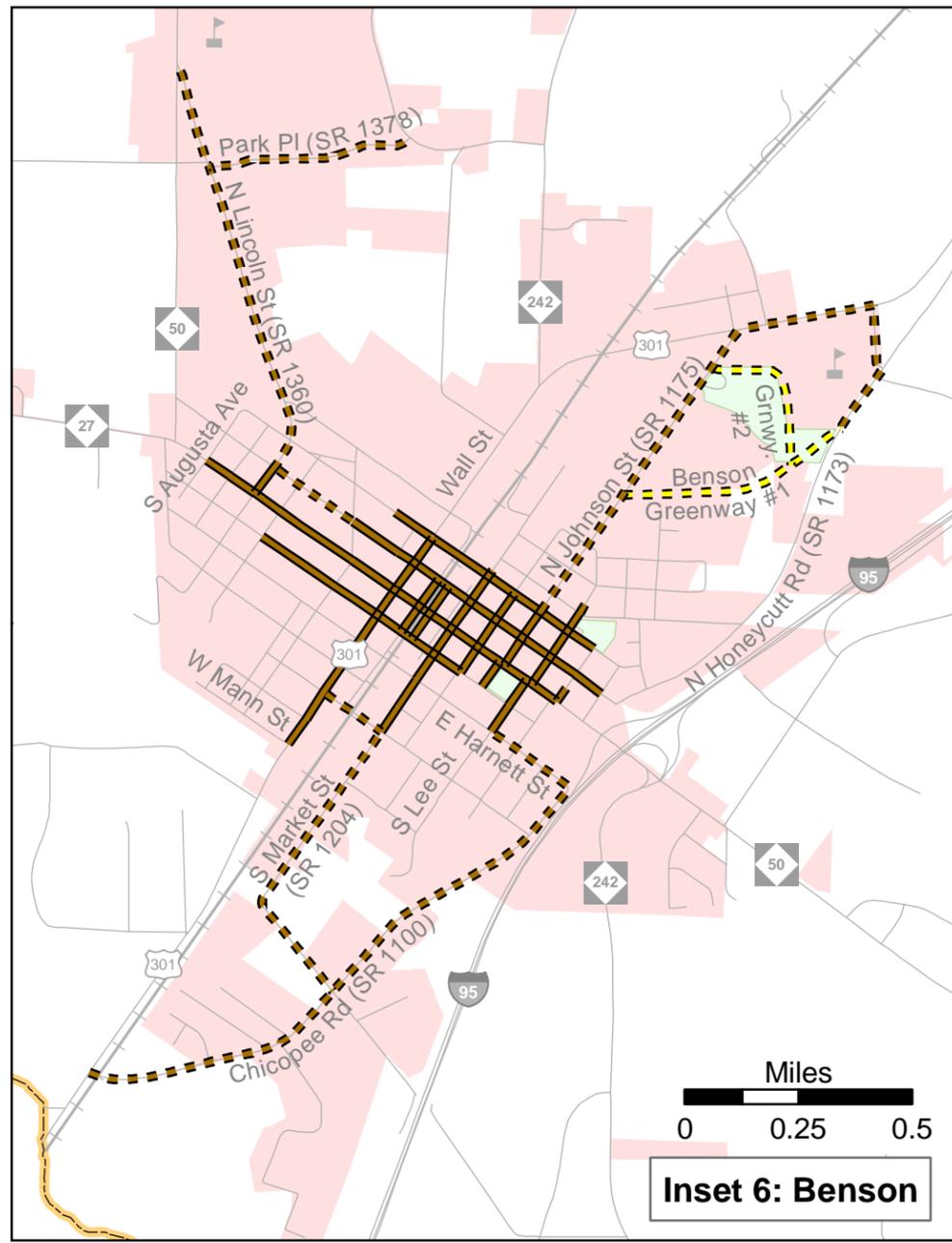
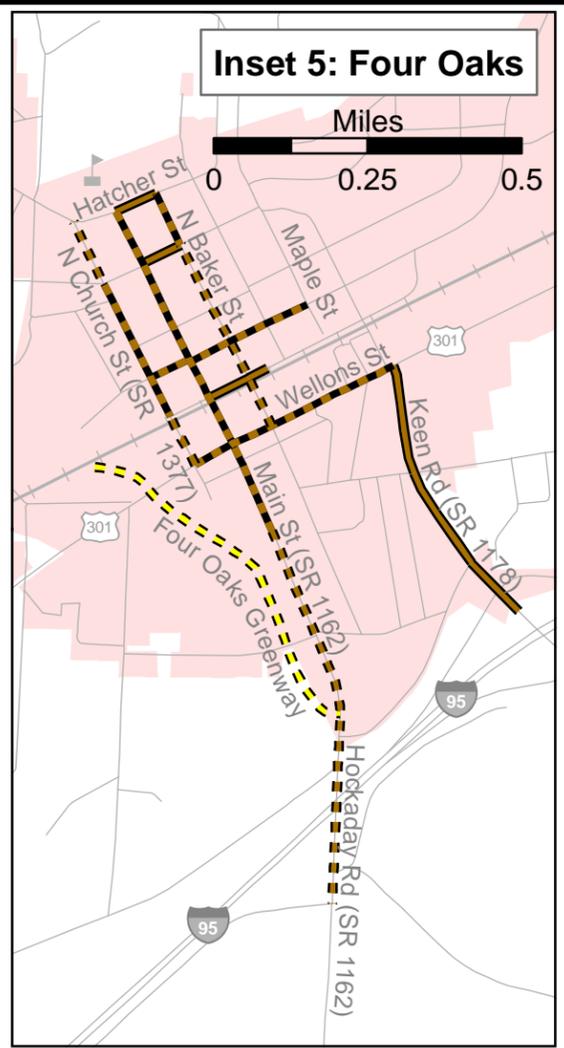
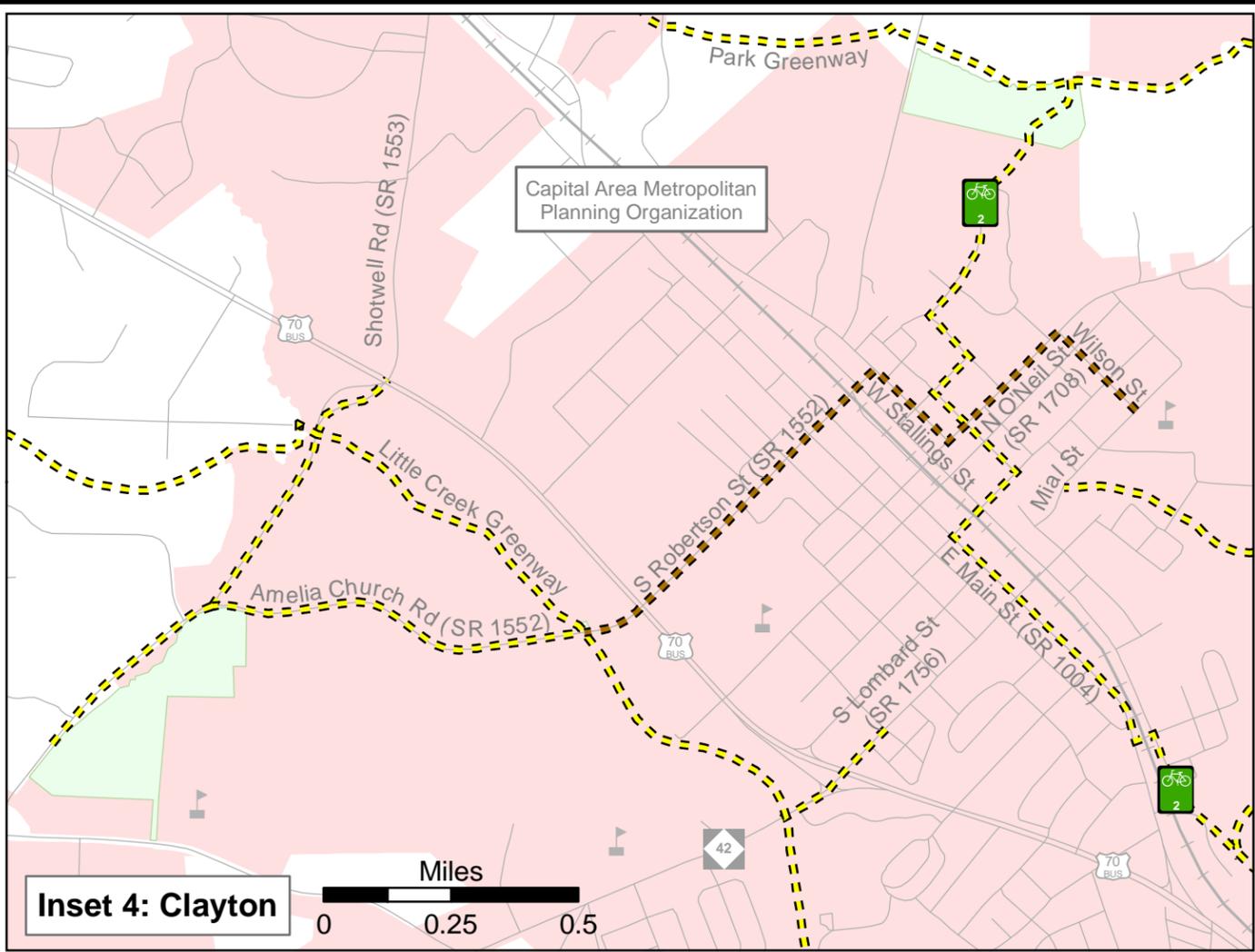
Base map date: April, 2009

Refer to CTP document for more details

**Pedestrian Map
Insets 1, 2, & 3**



DRAFT
**Johnston County
Comprehensive
Transportation Plan**
Plan date: July 7, 2011



- | | |
|------------------------|---------------------------|
| Sidewalks | Off-Road |
| Existing | Existing |
| Needs Improvement | Needs Improvement |
| Recommended | Recommended |
| Multi-Use Paths | Existing Grade Separation |
| Existing | Proposed Grade Separation |
| Needs Improvement | North Carolina Bike Route |
| Recommended | |



Sheet 5B of 5

Base map date: April, 2009

Refer to CTP document for more details

**Pedestrian Map
Insets 4, 5, 6, 7, & 8**



DRAFT
**Johnston County
Comprehensive
Transportation Plan**
Plan date: July 7, 2011

**TOWN OF CLAYTON
RESOLUTION ADOPTING THE
COMPREHENSIVE TRANSPORTATION PLAN
FOR JOHNSTON COUNTY, NORTH CAROLINA**

WHEREAS, the Town of Archer Lodge, Town of Benson, Town of Clayton, Town of Four Oaks, Town of Kenly, Town of Micro, Town of Selma, Town of Smithfield, Town of Wilson's Mills, Johnston County, Capital Area Metropolitan Planning Organization, Upper Coastal Plain Rural Planning Organization, and Transportation Planning Branch of the North Carolina Department of Transportation have actively worked to develop a transportation plan for Johnston County; and

WHEREAS, the Town of Clayton and the Department of Transportation are directed by North Carolina General Statutes 136-66.2 to reach agreement for a transportation system that will serve present and anticipated volumes of traffic in and around the Town; and

WHEREAS, it is recognized that the proper movement of traffic within and through the Town of Clayton is highly desirable element of the comprehensive plan for the orderly growth and development of the town; and

WHEREAS, the Town of Clayton is directed by North Carolina General Statutes 136-66.2 to have a qualifying land development plan that can be a policy statement that expresses a jurisdiction's vision for the development of land within that jurisdiction;

WHEREAS, it is recognized that the vision described in the 2008 Strategic Growth Plan (adopted by the Clayton Town Council on 6/16/2008) is still valid for the areas within the Town of Clayton's planning jurisdiction, and will serve as a qualifying land development plan;

WHEREAS, it is recognized that the Johnston County Comprehensive Transportation Plan will replace the existing 1990 Clayton Thoroughfare Plan; and

WHEREAS, after full study of the plan and the supporting documents presented, the Clayton Town Councils feels it to be in the best interests of the Town of Clayton to adopt a plan pursuant to General Statutes 136-66.2;

NOW THEREFORE, BE IT RESOLVED that the Clayton Town Council hereby adopts the portion of the Johnston County Comprehensive Transportation Plan dated July 7, 2011, that is within its planning jurisdiction and endorses the remainder of the plan. This plan should serve as a guide in the development of the transportation system in Johnston County and the same is hereby recommended to the North Carolina Department of Transportation for its subsequent adoption.

The following resolution was offered by Councilman _____, seconded by Councilman _____, and, upon being put to a vote, was carried _____ on the _____ day of _____ 2011.

(SEAL)

Jody L. McLeod,
Mayor

ATTEST:

Sherry L. Scoggins, MMC
Town Clerk



I, _____, Clerk to the Town of Clayton, North Carolina, hereby certify that the above is a true and correct copy of a resolution adopted by the Clayton Town Council on the _____ day of _____ 2011.

WITNESS my hand and the official seal of the Town of Clayton this the _____ day of _____, _____.

(SEAL)

Sherry L. Scoggins, MMC
Town Clerk

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 4d

Meeting Date: 9/19/11

TITLE: PRESENTATION BY THE CLAYTON CHAMBER FOR SQUEALIN ON THE SQUARE IN OCTOBER.

DESCRIPTION: The Chamber respectfully requests the use of the Town Square on Friday, October 14 through Saturday, October 15 for a barbecue cooking competition.

RELATED GOAL: Create an Alive Downtown

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	Presentation.	Letter.

CLAYTON

NC

CHAMBER of COMMERCE

301 East Main Street • P.O. Box 246 • Clayton, NC 27528 • 919-553-6352 • 919-553-1758 fax

September 6, 2011

LETTER OF REQUEST

Clayton Town Council
c/o Mr. Steve Biggs, Town Manager
Town of Clayton
P.O. Box 879
Clayton, NC 27528

Dear Town Manager and Council Members,

The Clayton Chamber of Commerce will be sponsoring a new event this year called Squealin on Square in October. The 2011 event is scheduled for October 14-15, 2011. This event will be a barbeque cooking competition and will include entertainment plus the selling of barbeque plates. Our goal will be to have at least 25 cooking teams competing for prize money and trophies.

Town Square:

The Chamber staff respectfully requests the Council's permission to use the Town Square at the corner of Main and Fayetteville Street on Friday, October 14th through Saturday, October 15th. We are planning to have one stage for our band. The stage will be set up in the grassy area, while the cookers will be located on the paved parking area of the Town Square as well as on Fayetteville Street from Second St. to First Street.

The competition will begin on Friday night at 8:00 p.m. and judging will begin at 8:00 a.m. on Saturday. Barbeque plates will go on sale at 12 noon and our entertainment will begin at that time and lasting until 3:00 p.m.

The Chamber has secured the blessing of the Clayton Farm and Community Market to conduct this event during Saturday.

Street Closures:

On Friday, October 14, 2011 beginning at 3:00 p.m. until Saturday, October 15, 2011 at 4:00 p.m. we request that Fayetteville Street be closed between Main and Second Streets..

We further request that our cooking teams be allowed to park their other vehicles in the parking lot directly behind the Town Hall.

Thank you for your consideration of our request.

Sincerely,

A handwritten signature in blue ink, appearing to read "James E. Godfrey". The signature is stylized and fluid, with a long horizontal stroke extending to the right.

James E. Godfrey
Executive Director

cc: Bruce Naegelen

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 4e

Meeting Date: 9/19/11

TITLE: PRESENTATION BY THE DOWNTOWN DEVELOPMENT ASSOCIATION; HEREAFTER DDA, ON 2011 NATIONAL MAIN STREET ACCREDITATION.

DESCRIPTION: Attached.

RELATED GOAL: Create an Alive Downtown

ITEM SUMMARY:

Date:

Action:

Info. Provided:

9-19-11

Presentation.

Memorandum, Letter,
Certificate, & Press Release.



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

TO: Mayor, Town Council, Town Manager
FROM: Bruce Naegelen, Downtown Development Coordinator
CC: Richard Rairigh, DDA Chair; David DeYoung, Planning Director
DATE: August 30, 2011
SUBJECT: 2011 National Trust Main Street Accreditation

The Town of Clayton has been designated as an accredited National Main Street Program for meeting the commercial district revitalization performance standards set by the National Trust Main Street Center. This is the 4th consecutive year the Town has received accreditation from the National Trust

Each year, the National Trust accredits Main Street programs that have built strong revitalization organizations and demonstrated their ability in using the Main Street Four-Point Approach methodology for strengthening their local economy and protecting their historic buildings.

The organization's performance is annually evaluated by the North Carolina Main Street Center, which works in partnership with the National Trust Main Street Center to identify the local programs that meet 10 performance standards:

1. Has broad-based community support for the commercial district revitalization process, with strong support from both the public and private sectors.
2. Has developed vision and mission statements relevant to community conditions and to the local Main Street program's organizational stage.
3. Has a comprehensive Main Street work plan
4. Possesses an historic preservation ethic
5. Has an active board of directors and committees
6. Has an adequate operating budget
7. Has a paid professional program manager
8. Conducts a program of ongoing training for staff and volunteers
9. Reports key statistics
10. Is a current member of the National Trust Main Street Network

Established in 1980, the National Trust Main Street Center helps communities of all sizes revitalize their older and historic commercial districts. Working in more than 2,200 downtowns and urban neighborhoods over the last 30 years, the Main Street program has leveraged more than \$48.9 billion in new public and private investment.

Dear Main Street Organization,

Congratulations on being accredited as a 2011 National Main Street Program!

North Carolina Main Street has evaluated your organization's performance in 2010 and determined that you have met all ten performance standards and criteria required to be named an accredited Main Street program.

These standards of performance help us keep the Main Street movement strong and focused nationally. The ten standards of performance require a Main Street Program to:

1. Have broad-based community support for the commercial district revitalization process, with strong support from both the public and private sectors;
2. Develop vision and mission statements relevant to community conditions and to the local Main Street® program's organizational stage;
3. Have a comprehensive Main Street® work plan;
4. Possess and exhibit an historic preservation ethic;
5. Have an active board of directors and committees;
6. Have an adequate operating budget;
7. Have a paid professional program manager;
8. Conduct a program of ongoing training for staff and volunteers;
9. Report key statistics; and
10. Have a current membership in the National Main Street Network® membership program.

For the sake of clarity, please note and stress in your communications that this is an accreditation, not an awards program. Additionally, when referring to Main Street®, you may now use the registered trademark symbol.

For more detailed information on the accreditation program, please visit <http://www.preservationnation.org/main-street/about-main-street/the-programs/national-programs.html>. If you have any questions about your individual accreditation evaluation, please contact North Carolina Main Street directly.

Congratulations on your achievements this year and best wishes for continued success.

Sincerely,



Doug Loescher
Director

THE NATIONAL TRUST *for* HISTORIC PRESERVATION

and

NORTH CAROLINA MAIN STREET

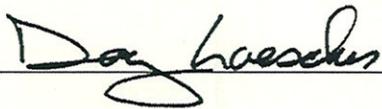
certify that

Town of Clayton

has been accredited as a

2011 National Main Street Program

for meeting the ten standards of performance for a Main Street organization in 2010



Director
National Trust Main Street Center

Main Street

**NATIONAL TRUST FOR
HISTORIC PRESERVATION®**

Clayton Downtown Development Association
PO Box 879
Clayton, NC 27528

“Think Clayton Think Downtown”

IMMEDIATE RELEASE

Contact:

Richard Rairigh, President, CDDA, Inc. (919) 412-6667

Bruce Naegelen, Downtown Development Coordinator, (919) 553-1545

July 29, 2011

nr2011-24

TOWN OF CLAYTON RECEIVES 2011 NATIONAL TRUST MAIN STREET
ACCREDITATION

Clayton, NC – The Town of Clayton has been designated as an accredited National Main Street Program for meeting the commercial district revitalization performance standards set by the National Trust Main Street Center. Each year, the National Trust and its partners announce the list of accredited Main Street programs that have build strong revitalization organizations and demonstrate their ability in using the Main Street Four-Point Approach methodology for strengthening their local economy and protecting their historic buildings.

“We congratulate this year’s nationally accredited Main Street programs for meeting our established performance standards,” says Doug Loescher, director of the National Trust Main Street Center. “Accredited Main Street programs are meeting the challenges of the recession head on and are successfully using a focused, comprehensive revitalization strategy to keep their communities vibrant and sustainable.”

The organization’s performance is annually evaluated by the North Carolina Main Street Center, which works in partnership with the National Trust Main Street Center to identify the local programs that meet 10 performance standards.

These standards set the benchmarks for measuring an individual Main Street program’s application of the Main Street Four-Point Approach to commercial district revitalization. Evaluation criteria determines the communities that are building comprehensive and sustainable revitalization efforts and include standards such as developing a mission, fostering strong public-private partnerships, securing an operating budget, tracking economic progress and preserving historic buildings. For more information on the national program

accreditation program, visit <http://www.preservationnation.org/main-street/about-main-street/the-programs/national-programs.html>.

"We are pleased to have our local Main Street program accredited for the fourth year in a row," said Richard Rairigh, President of the Clayton Downtown Development Association, Inc. "This recognition by the state and federal programs means we are doing many of the things we should be doing in the continuing revitalization of downtown Clayton, and we are glad to be a Main Street community."

"Downtown Clayton has remained fairly stable this past fiscal year," said Downtown Development Coordinator, Bruce Naegelen. "Our annual statistics from July 1, 2010 to June 30, 2011 show a little over \$1 million dollars in private investment and just under half a million in public investment, which includes the cost of the redevelopment of the new Horne Square at Main Street and Lombard."

The Clayton Downtown Development Association, Inc. is a non-profit organization that provides education and business improvement services in the downtown district, administers incentives for downtown improvements, and organizes several special events, including the Town Square Concert Series, and the Christmas Village & Tree Lighting. For more information about the Clayton Downtown Development Association, Inc. please visit www.downtownclayton.org or www.townofclaytonnc.org or by sending an email to claytondowntown@gmail.com.

The National Trust for Historic Preservation (www.PreservationNation.org) is a nonprofit membership organization bringing people together to protect, enhance and enjoy the places that matter to them. By saving the places where great moments from history - and the important moments of everyday life-took place, the National Trust for Historic Preservation helps revitalize neighborhoods and communities, spark economic development and promote environmental sustainability. With headquarters in Washington, D.C., eight regional and field offices, 29 historic sites, and partner organization in 50 states, territories, and the District of Columbia, the National Trust for Historic Preservation provides leadership, education, advocacy and resources to a national network of people, organizations and local communities committed to saving places, connecting us to our history and collectively shaping the future of America's stories.

Established in 1980, the National Trust Main Street Center helps communities of all sizes revitalize their older and historic commercial districts. Working in more than 2,200 downtowns and urban neighborhoods over the last 30 years, the Main Street program has leveraged more than \$48.9 billion in new public and private investment. Participating communities have created 417,919 net new jobs and 94,176 net new businesses, and rehabilitated more than 214,263 buildings, leveraging an average of \$16 in new

investment for every dollar spent on their Main Street district revitalization efforts.

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 4f

Meeting Date: 9/19/11

**TITLE: PRESENTATION BY THE DDA ON FY 2010-2011 DOWNTOWN
STATISTICS REPORT.**

DESCRIPTION: Attached.

RELATED GOAL: Create an Alive Downtown

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	Presentation.	Memo & Spreadsheet.



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

TO: Mayor, Town Council, Town Manager
FROM: Bruce Naegelen, Downtown Development Coordinator
CC: Richard Rairigh, DDA Chair; David DeYoung, Planning Director
DATE: August 30, 2011
SUBJECT: FY10-11 Downtown Clayton Statistics Report

BACKGROUND

One of the most important things a downtown organization does is to keep track of the public and private investments through building and public improvements within the downtown district, as well as the businesses that open and close, and jobs gained and lost.

This information is tracked annually in each Main Street Community from July 1 to June 30 and shared with the NC Main Street Center, which then sends the state totals to the National Main Street Center which compiles this information from all 50 states.

At each level, the statistics help tell the story of how important our commercial downtown districts are locally, statewide and nationally.

CONSIDERATIONS

Downtown Statistics for FY10/11

Facades Redone	1	Expanded Business	1
Building Renovations	0	New PUBLIC Investment	\$ 457,692.00
New Jobs	27.5	New PRIVATE Investment	\$1,087,076.00
Lost Jobs	19	TOTAL NEW INVESTMENT	\$1,544,768.00
NET JOB GAIN	8.5		
New Businesses	14		
Closed Businesses	8	VOLUNTEER HOURS (740)	\$13,453.00
NET GAIN NEW BUSINESS	7		

CONCLUSIONS

4 of the 8 businesses that closed were retail operations, but 5 new retail operations opened. One of those that closed actually re-opened with the same owner under a new name and product line. The others were service oriented businesses that were open for 18 months or less. Three of the closed retail businesses were under-funded, two of which were also under-promoted. Two service/office businesses moved out of downtown: one to operate out of their home and the other to a larger space. Another business expanded from a small downtown storefront to larger quarters a block away.

Although the economy remains somewhat unstable, downtown Clayton continues to enjoy a stable retail and service environment reflected by our longer-term businesses. In July and August four new retail businesses opened. Two of the new business owners have prior business experience.

Downtown Clayton Main Street Statistical Info

YEAR	Facades	Building	New	Lost	Net	New	Closed	Gain	Expanded	New Investment	New Investment	New Investment
	Redone	Renovations	Jobs	Jobs	Job Gain	Business	Business	Business	Business	PUBLIC	PRIVATE	TOTAL
FY05/06*	0	2	19	11	8	14	8	6	1	\$ -	\$ 680,000	\$ 680,000
FY06/07	0	0	41.5	21.5	20	16	10	6	1	\$ 448,931	\$ 3,206,150	\$ 3,655,081
FY07/08	8	0	91	16	75	27	16	11	2	\$ 185,714	\$ 1,871,308	\$ 2,057,022
FY08/09	10	1	32.5	14	18.5	18	7	11	3	\$ 276,247	\$ 1,077,241	\$ 1,353,488
FY09/10	3	2	23	4	19	12	5	7	1	\$ 1,113,704	\$ 987,027	\$ 2,100,731
FY10/11	1	0	27.5	19	8.5	14	8	6	1	\$ 457,692	\$ 1,087,076	\$ 1,544,768
TOTALS	22	5	234.5	85.5	149	101	54	47	9	\$ 2,482,288	\$ 8,908,802	\$ 9,846,322

* Statistics are incomplete

VOLUNTEER HOURS			Total
YEAR	Hours	Per Hr Val	Value*
FY10/11	740	\$ 18.18	\$ 13,453.20
FY11/12			0
FY12/13			0
FY13/14			0
FY14/15			0
FY15/16			0
TOTALS	740	18.18	0

	Public:Private
FY05/06	n/a
FY06/07	\$ 7.14
FY07/08	\$ 10.08
FY08/09	\$ 3.90
FY09/10	\$ 0.89
FY 10/11	\$ 2.38

Cum Pub:Pri Ratio	\$ 5.28
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*Independent Sector (www.independentsector.org)

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 4g

Meeting Date: 9/19/11

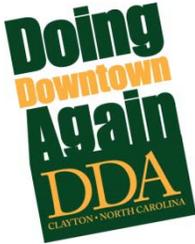
TITLE: PRESENTATION BY THE DDA FOR THE TEMPORARY ROAD CLOSURE REQUEST FOR THE CHRISTMAS VILLAGE AND TREE LIGHTING CEREMONY.

DESCRIPTION: The request is to temporarily close the portion of Main Street between Smith Street and O'Neil Street on Thursday, December 1, 2011, from 5 PM to 9 PM.

RELATED GOAL: Create an Alive Downtown

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	Presentation.	Memo.



Clayton Downtown Development Association, Inc.

Vision 2012: Downtown is the social and cultural hub of Clayton

North Carolina Main Street Community

Richard Rairigh
President

Debbie Romano
Secretary/
Co-Vice Chair
Promotion

Betsy Grannis
Vice Chair
Organization

Rob Baker
Vice Chair
Economic
Restructuring

Boo Carver
Vice Chair
Design

Debie
Austermuehle
Co-Vice Chair
Promotion

Leslie Hubbard

Margaret Lee

Michael Sims

Donna Steele

Ex Officio
Michael Grannis,
Town Council

Bruce Naegelen,
Downtown
Development
Coordinator

David DeYoung,
Planning Director

Steve Biggs,
Town Manager

TO: Town Council, Mayor, Town Manager

FROM: Richard Rairigh, Chair, DDA
Debbie Romano, Chair, Promotion Committee
Debbie Brown & Lorraine Perri, Event Co-Chairs

DATE: September 6, 2011

SUBJECT: Road Closure Request – December 1, 2011
Clayton Downtown Christmas Village & Tree Lighting Ceremony

REQUEST: We would like permission to close the portion of Main Street from Smith Street to O’Neil Street from **5:00 pm – 9:00 pm** on Thursday, December 1, 2011.

We anticipate placing a flatbed trailer in the center of the parking area at **Town Square** the day before the event which will be used as a performance stage. It will be removed sometime the following day. We anticipate the use of a small flat trailer to be used for performances at **Horne Square**, which will be placed on the asphalt.

We would also like permission, on December 1, to close:

- Town Square parking lot from Noon to 9:00 pm
- Horne Square parking lot from 6:00 am – 9:00 pm (alternate parking is available in the gravel lot behind HomeTowne Realty and DDA will notify all business and property owners ahead of time).

The purpose of the closure is The Clayton Downtown Christmas Village & Tree Lighting. Last year’s event was a big hit for downtown attracting more than 4,000 people.

The DDA’s Promotion Committee, is organizing this event that continues the dance and choral performances of local students and the Tree Lighting, but also promotes downtown Clayton as a social and commercial center of Clayton.

The “Live Christmas Village” will include activities such as: a business open house; dance, choral and musical performances along Main Street; storefront decorating contest; and a live nativity. Santa Claus will also be on hand and Mayor McLeod has agreed to be our emcee and will sing prior to the Tree Lighting at Town Square.

We are working with Town’s Special Events Committee which includes Police, Public Works and Fire Department officials to continue to provide a safe and positive experience for the citizens of Clayton.

Promotional and informational signage and banners will be erected to promote the event and direct attendees.

Thank you for your continued support of downtown Clayton.

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 4h

Meeting Date: 9/19/11

**TITLE: PRESENTATION BY THE DDA FOR THE TEMPORARY
AMENDMENT FOR THE AMOUNT OF REIMBURSEMENT FOR THE
DOWNTOWN FAÇADE GRANT.**

DESCRIPTION: Attached.

RELATED GOAL: Create an Alive Downtown

ITEM SUMMARY:

Date:

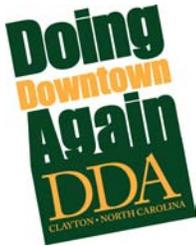
Action:

Info. Provided:

9-19-11

Presentation.

Memo & Spreadsheet.



Clayton Downtown Development Association, Inc.

Vision 2012: Downtown is the social and cultural hub of Clayton

North Carolina Main Street Community

Richard Rairigh
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Leslie Hubbard

Margaret Lee

Michael Sims

Donna Steele

Ex Officio
Michael Grannis,
Town Council

Bruce Naegelen,
Downtown
Development
Coordinator

David DeYoung,
Planning Director

Steve Biggs,
Town Manager

TO: Town Council Members, Mayor Jody McLeod

FROM: Boo Carver, Chair DDA Design Committee

CC: Richard Rairigh, Chair, Downtown Development Association
Steve Biggs, Town Manager

DATE: September 6, 2011

SUBJECT: Request Temporary Increase of Downtown Façade Grant Reimbursement

Background

The Downtown Façade Improvement Grant was initiated in FY07/08. The program provides a 50% reimbursement of eligible expenses in façade improvements for commercial buildings in the downtown district.

Thirteen (13) façade projects have been completed. A total of \$29,335 in public funds has been invested in the program spurring private investment of \$241,700 in façade and other associated improvements. The program has returned \$8.24 in private investment for every \$1.00 invested by the Town of Clayton.

Consideration

Funds were provided this year primarily to spur a greater number of projects to prepare for the NC Main Street Conference being hosted in downtown Clayton. Projects that are being targeted include new awnings, paint, signage and some repairs. Several projects have been discussed with property owners, but even with a 50% shared cost there is hesitancy to invest funds right now because of the uncertainty of the economy. If the private share was reduced, there might be greater incentive to achieve our desired results.

Conclusion

In an effort to achieve the façade improvements desired to improve the appearance in downtown Clayton we are requesting that the reimbursement formula in the Downtown Façade Improvement Grant Program rate be temporarily increased from 50% to 75%.

The change would take effect upon approval from Town Council for at least FY11/12. The formula and economic situation will be reviewed at the end of the fiscal year to determine a continuation or return to the current formula.

FAÇADE IMPROVEMENT GRANT HISTORY

Total Private Investment: \$	241,700.58	Public Invest: \$	29,334.93	Aggregate ROI:	\$8.24
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FY2010-11

Earmarked: \$10,000

Address	Building/Business Name	Owner	File #	Project Invest	Grant Amount	Project	Completed
312 E Main Street	Main Street Seafood/The Loft	Larry Kristoff	FIG FY2011-01	\$ 8,636.65	\$ 4,225.83	Exterior Improvements	x

TOTAL	\$ 8,636.65	\$ 4,225.83
ROI	\$2.04	Earmark Balance \$5,774.17

FY2009-10

Earmarked: \$15,000

Address	Building/Business Name	Owner	File #	Project Invest	Grant Amount	Project	Completed
126 E Main Street	former "Little Shop"	Doris V Parker	FIG FY2010-01	\$ 25,000.00	\$ 5,000.00	Exterior Improvements	x
424 E Main Street	Old Town Supply	Doris V Parker	FIG FY2010-02	\$ 3,877.82	\$ 1,938.91	Exterior Improvements	x
427 E Main Street	former "Clayton Supply Co."	Joyce L Canady	FIG FY2010-03	\$ 12,021.85	\$ 5,000.00	Exterior Improvements	x

TOTAL	\$ 40,899.67	\$ 11,938.91
ROI	\$3.43	Earmark Balance \$3,061.09

FY2008-09

Earmarked: \$20,000

Address	Building/Business Name	Owner	File #	Project Invest	Grant Amount	Project	Completed
104 N Fayetteville Street	HTR Commercial	104 N Fayetteville LLC	FIG FY2009-01	\$ 175,437.00	\$ 5,000.00	Interior & Exterior	x
104 W Main Street	Home Revision LLC	104 N Fayetteville LLC	FIG FY2009-02	\$ 10,571.87	\$ 5,000.00	Exterior Improvements	x
236 E Main Street	Main Street Jewelers	Ed & Debie	FIG FY2009-03	\$ 1,910.00	\$ 955.00	Awning	x
131 E First Street	Eye of the Eagle Art	Sabra Light	FIG FY2009-04	\$ 2,668.29	\$ 1,334.15	Sign & landscape	x
226 E Main Street	Lucky Chicken	Esther Ortiz	FIG FY2009-05	\$ 2,033.75	\$ 1,016.87	Sign & Awning	x
333-335 E Main Street	Jewelry by Vincent Edward Jones	Jesse & Lyn Austin	FIG FY2009-06	\$ 3,030.00	\$ 1,515.00	Paint & Awning	x
219 E Main Street	Mulberry on Main Italian	Jerry Gubitosi	FIG FY2009-07	\$ 1,150.00	\$ 575.00	Awning	x
323-327 E Main Street	Awards/Beddingfields/et al	Baker/Rasor/Belvin	FIG FY2009-08	\$ -	\$ -	Pole-Support Canopy	n/a

TOTAL	\$ 196,800.91	\$ 15,396.02
ROI	\$12.78	Earmark Balance \$4,603.98

FY2007-08

Address	Building/Business Name	Owner	File #	Project Amount	Grant Amount	Project	Completed
436 E Main Street	Cider House Studio	Holley Carpenter	FIG FY2008-01	\$ 4,000.00	\$ 2,000.00	Exterior Improvements	x

TOTAL	\$ 4,000.00	\$ 2,000.00
ROI	\$2.00	

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 5a

Meeting Date: 9/19/11

TITLE: PRESENTATION OF PLANNED DEVELOPMENT REQUEST PDD 2011-58 LOCATED ON NC HWY 42 WEST BETWEEN AMELIA CHURCH ROAD AND SHORT JOHNSON ROAD.

DESCRIPTION: The site is 14.89 acres requesting PDD mixed use. If this master plan is approved, it will supersede the previous master plan PDD 2007-03 approved on 11/19/2007.

The Planning Board recommended approval of PDD-MU 2011-58 with the conditions noted in the staff report.

This item is slated for public hearing at the Monday, October 3, 2011, Council meeting.

RELATED GOAL: Manage Growth Producing Quality Developments

ITEM SUMMARY:

Date:

Action:

Info. Provided:

9-19-11

**Presentation &
Public Notice.**

Application, WW Allocation Request – Letter & Spreadsheet, Neighborhood Meeting Minutes & Roster, Staff Report, Site Plan, Landscape Master Plan.

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 5a

Meeting Date: 9/19/11

TITLE: PRESENTATION OF TWO WAIVER REQUESTS FOR SITE PLAN REQUEST SP 2011-59 LOCATED ON TH NORTH EAST CORNER AT THE NORTH EAST CORNER AT THE INTERSECTION OF NC HWY 42 WEST AND AMELIA CHURCH ROAD.

DESCRIPTION: If planned development district request PDD 2011-58 is approved, then this item will be considered by the Council.

For the Council's consideration are two waivers:

- **Waiver from section 155.202 (B) (2) to allow outdoor seating.**
- **Waiver from section 155.403 (B) (1) to introduce more than four colors into the common signage plan.**

RELATED GOAL: Administrative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	Presentation.	Staff Report, Portion of Code of Ordinances Related to Waiver Requests, Map, Site Plan, Landscape Plan, Elevations, and Gas Pump Renderings.

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 5b

Meeting Date: 9/19/11

TITLE: PRESENTATION OF PLANNED DEVELOPMENT REQUEST PDD 2010-20A LOCATED ON NC HWY 42 WEST DIRECTLY ACROSS FROM JOHNSTON MEDICAL CENTER – CLAYTON.

DESCRIPTION: This is an 8.67 acre site with a request for a master plan approval of a planned development plan mixed use.

This item is slated for public hearing at the Monday, October 3, 2011, Council meeting.

RELATED GOAL: Administrative

ITEM SUMMARY:

Date:

Action:

Info. Provided:

9-19-11

Presentation.

**Staff Report, Map,
& Master Site Plans.**

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 5b

Meeting Date: 9/19/11

TITLE: PRESENTATION OF MASTER PLAN FOR PDD 2010-20A ALSO KNOWN AS SITE PLAN REQUEST SP 2011-76 LOCATED ON NC HWY 42 WEST ACROSS FROM JOHNSTON MEDICAL CENTER – CLAYTON.

DESCRIPTION: If planned development district request PDD 2010-20A is approved, then the master plan will be considered by the Council.

RELATED GOAL: Administrative

ITEM SUMMARY:

Date:

Action:

Info. Provided:

9-19-11

Presentation.

**Staff report, map,
Site Layout Plan,
Landscape Plan,
& Elevations.**

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 5c

Meeting Date: 9/19/11

**TITLE: PRESENTATION OF PROCLAMATION FOR PUBLIC POWER WEEK
– YOUR TOWN, YOUR POWER.**

DESCRIPTION: Attached.

RELATED GOAL: Administrative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	Presentation.	Proclamation.

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 5d

Meeting Date: 9/19/11

**TITLE: PRESENTATION OF PROCLAMATION – OCTOBER 2011 AS
COMMUNITY PLANNER MONTH.**

DESCRIPTION: Attached.

RELATED GOAL: Administrative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	Presentation.	Proclamation.

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 5e

Meeting Date: 9/19/11

TITLE: PRESENTATION OF PROCLAMATION – CLAYTON BAND CLASSIC.

DESCRIPTION: Attached.

RELATED GOAL: Administrative

ITEM SUMMARY:

Date:

Action:

Info. Provided:

9-19-11

Presentation.

Proclamation.

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 5f

Meeting Date: 9/19/11

TITLE: PRESENTATION OF FINAL ACCEPTANCE FOR THE FOLLOWING:

- **FINAL INCH OF ASPHALT PAVEMENT FOR COBBLESTONE SUBDIVISION, PHASE 7B (16 LOTS)**
- **PUBLIC WATER, SEWER, AND ASSOCIATED STORM DRAINAGE UTILITIES FOR COBBLESTONE SUBDIVISION, PHASE 7B (16 LOTS)**

DESCRIPTION: Attached.

RELATED GOAL: Administrative

ITEM SUMMARY:

Date:

Action:

Info. Provided:

9-19-11

Presentation.

Memorandums (2).

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 5g

Meeting Date: 9/19/11

TITLE: PRESENTATION OF WARRANTY ACCEPTANCES FOR THE FOLLOWING LOCATED WITHIN GLEN LAUREL EAST, PHASE 2A:

- ASPHALT PAVEMENT
- PUBLIC WATER, SEWER, AND ASSOCIATED STORM DRAINAGE UTILITIES

DESCRIPTION: Attached.

RELATED GOAL: Administrative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	Presentation.	Memorandums (2).

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 9a

Meeting Date: 9/19/11

TITLE: TOWN MANAGER

DESCRIPTION: Periodic financial report.

RELATED GOAL: Administrative

ITEM SUMMARY:

Date:

Action:

Info. Provided:

9-19-11

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 9c

Meeting Date: 9/19/11

TITLE: TOWN CLERK

DESCRIPTION: Calendar of Events:

- Clayton Harvest & Music Festival – September 14 – 18, 2011
- Town Square Concert Series: The Castaways – Thursday, September 15, 2011 from 7 PM to 9 PM
- Council Mtg – Monday, September 19, 2011 @ 7:30 PM
- Board of Adjustment Mtg – Wednesday, September 21, 2011 @ 6 PM
- Planning Board Mtg – Monday, September 26, 2011 @ 7 PM
- Public Power Week – October 2 – 8, 2012
- Council Mtg – Monday, October 3, 2011 @ 7:30 PM
- Clayton Library Board Mtg – Thursday, October 6, 2011 @ 2:30 PM at the Hocutt-Ellington Library, 100 South Church Street
- Fire Prevention Week – October 9 - 15, 2012
- Downtown Development Association Mtg – Monday, October 10, 2011 @ 7:30 PM in Room GS 223
- North Carolina State Fair – October 13 -23, 2011
- Clayton Band Classic – Saturday, October 15, 2011
 - Elected officials are invited to attend; presentation of awards is 9:30 PM
- Council Mtg – Monday, October 17, 2011 @ 7:30 PM
- Board of Adjustment Mtg – Wednesday, October 19, 2011 @ 6 PM
- 2011 North Carolina League of Municipalities (NCLM) Annual Conference – October 23 -25, 2011; Raleigh
- Planning Board Mtg – Monday, October 24, 2011 @ 7 PM
- Clayton Farm and Community Market: Season Closes – Saturday, October 29, 2011, 9 AM – 2 PM, at the Clayton Town Square
- Council Mtg – Monday November 7, 2011 @ 7:30 PM
- **Elections** – Tuesday, November 8, 2011
- Veteran’s Day Holiday – Friday, November 11, 2011
- Downtown Development Association Mtg – Monday, November 14, 2011 @ 7:30 PM, site TBA
- Board of Adjustment Mtg – Wednesday, November 16, 2011 @ 6 PM
- Council Mtg – Monday, November 21, 2011 @ 7:30 PM
- Thanksgiving Day Holiday – Thursday, November 24, 2011 & Friday, November 25, 2011
- Planning Board Mtg – Monday, November 28, 2011 @ 7 PM
- Clayton Downtown Christmas Village & Tree Lighting Ceremony – Thursday, December 1, 2011

- Council Mtg – Monday December 5, 2011 @ 7:30 PM
- Downtown Development Association Mtg – Monday, December 12, 2011 @ 7:30 PM in Room GS 223
- Council Mtg – Monday, December 19, 2011 @ 7:30 PM
- Board of Adjustment Mtg – Wednesday, December 21, 2011 @ 6 PM
- Christmas Holiday – Monday, December 26, 2011 & Tuesday, December 27, 2011
- Planning Board Mtg – **WEDNESDAY**, December 28, 2011 @ 7 PM

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	N/A.	Calendar of Events.

**TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET**

Agenda Item: 10c

Meeting Date: 9/19/11

TITLE: HIGHLIGHTS OF THE AUGUST 22, 2011, PLANNING BOARD MEETING.

DESCRIPTION: Attached as information; does not require Council action.

RELATED GOAL: Administrative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
9-19-11	None.	N/A.

**HIGHLIGHTS FROM THE PLANNING BOARD MEETING
MONDAY, AUGUST 22, 2011
7:00 PM**

- A. **Members Present:** Sarah Brooks, George Coats, Marty Bizzell, Jim Lee, Dana Pounds, Chairman Frank Price, David Teem, Joseph Whitley, Bob Ahlert, Derrick Thompson and Councilman Bob Satterfield.
- B. **Members Absent:** Ronald Johnson
- C. **Staff Present:** Dave DeYoung Planning Director, Beth Franson Planner, Cindy Batten Administrative Support, John McCullen Town Engineer and Sherry Scoggins Town Clerk.
- D. **Adjustment to the Agenda:**
Under new business, Item #C PD-MU 2010-20 Health Park @ 42 West, was withdrawn by the request of the applicant.
- E. **Approval of July 25, 2011 meeting minutes.**
Sarah Brooks made a motion to approve the July 25, 2011 meeting minutes as written. David Teem seconded the motion. The motion carried unanimously.
- F. **Reports and Comments:** None
- G. **Old Business:** None
- H. **New Business**

A. PDD-MU 2011-58 Amelia Station – Request approval of the Master Plan for Amelia Station. The property is bounded by NC 42 Hwy W on the north, Amelia Church Road on the west and Short Johnson Road on the east. The property is located within the Town limits and Thoroughfare Overlay District One (TOD I). The property is also located within the Small Area Plan of Clayton. The parcel number is 05G03007. The property is zoned PD-MU with the underlying Zoning District of B-3 (Highway Business).

Motion carried unanimously to recommend approval to Council PDD-MU 2011-58 with the 16 conditions.

B. SP 2011-59 Sheetz at Amelia Station – Request Site Plan approval for a Sheetz store (gas station with convenience retail and restaurant) located near the intersection of NC 42 Hwy W and Amelia Church Road. The property is located within the Town limits and Thoroughfare Overlay District One (TOD I). The property is also located within the Small Area

Plan of Clayton, and is a portion of parcel number 05G03007. The property is zoned PD-MU with the underlying Zoning District of B-3 (Highway Business).

Motion carried unanimously to approve SP 2011-59 with one added condition.

C. PD-MU 2010 -20 Health Park @ 42 West Request approval of the Master Plan and Site Plan for Health Park @ 42 West located across from Johnston Memorial Hospital on NC 42 Hwy W. The property is located within the town limits and the Thoroughfare Overlay District One (TODI). The property is also located within the Small Area Plan of Clayton. The parcel number is 05G03004R. The property is zoned PD-MU with the underlying Zoning District of O-I (Office- Instructional).

Item PD-MU 2010-20 was withdrawn by the request of the applicant.

I. Adjourn:

Joseph Whitley made a motion to adjourn. David Teem seconded the motion. The motion carried unanimously to adjourn at 8:01 p.m.

cb