

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



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

Michael Grannis
MAYOR PRO TEM

TOWN COUNCIL MEETING

MARCH 17, 2014

AGENDA

MAYOR AND TOWN COUNCIL

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

**COUNCILMAN ART HOLDER
COUNCILMAN R.S. "BUTCH" LAWTER, JR.
COUNCILMAN JASON THOMPSON**

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, MARCH 17, 2014
6:30 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 Council Retreat (March 4 and 5, 2014).
 - b. Public notice for the following hearings slated for the Monday, April 7, 2014, Clayton Town Council meeting:
 - RZ 2013-92, Dupree property
 - RZ 2013-108, Sheetz site
 - SUB 2013-93, Dupree property
 - SUP 2014-14, Sheetz site
4. **INTRODUCTIONS AND SPECIAL PRESENTATIONS**
 - a. Introduction of new Town of Clayton employee(s).
 - b. Presentation by the Clayton Visual Arts announcing the winning submission from the poster contest.
 - c. Presentation of the following community events by the Special Events Committee:
 - Clayton Road Race on May 10, 2014
 - Town Square Concert Series, multiple dates
 - National Night Out on August 5, 2014
5. **ITEMS SCHEDULED FOR THE REGULAR MEETING AGENDA**
 - a. Presentation of amendment to the Customer Service Policy.
 - b. Presentation of rezoning request RZ 2013-108, Sheetz site located on HWY 70 Business West at Rose Street.
 - c. Presentation of special use permit request SUP 2014-14 requested by Sheetz Inc for consideration of a restaurant, convenience store and gas sales in the B-3-S zoning district located at the intersection of HWY 70 Business West and Rose Street.
 - d. Presentation of rezoning request RZ 2013-92, Dupree property off of Covered Bridge Road and adjacent to the Riverwood Athletic Club.
 - e. Presentation of preliminary subdivision request SUB 2013-93 for a portion of a parcel located at 3131 Covered Bridge Road and adjacent to Riverwood Athletic Club.

- f. Presentation of application for Library Board.
 - g. Presentation of proclamation for Day of Congenital Diaphragmatic Hernia Awareness.
 - h. Presentation of warranty acceptance for public sewer and water utilities to serve the Sheetz Station at Amelia Church and NC 42 West.
6. ITEMS CONTINGENT FOR THE REGULAR MEETING
7. ITEMS FOR DISCUSSION
8. OLD BUSINESS
9. STAFF REPORTS
- a. Town Manager
 - b. Town Attorney
 - c. Town Clerk
 - Calendar of Events
 - d. Other Staff
10. OTHER BUSINESS
- a. Informal Discussion & Public Comment.
 - b. Council Comments.
11. ADJOURNMENT
-

Reminder – Council portrait in the Council Chambers at 6:00 PM.

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

Agenda Item: 3a

Meeting Date: 3/17/14

TITLE: DRAFT MINUTES FROM THE COUNCIL RETREAT (MARCH 4 AND 5, 2014).

DESCRIPTION: Draft minutes.

RELATED GOAL: Legislative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Approval.	Draft minutes.

**MINUTES – COUNCIL RETREAT
CLAYTON TOWN COUNCIL
MARCH 4, 2014**

The Clayton Town Council held a Council Retreat on Tuesday, March 4, 2014, at 8:30 AM at the Northeast Foods Automatic Rolls of North Carolina, 68 Harvest Mill Lane, Clayton, North Carolina.

PRESENT: Mayor Pro Tem Michael Grannis (departed at 9:20 AM and arrived at 1:38 PM), Councilman Bob Satterfield, Councilman R.S. “Butch” Lawter Jr., Councilman Art Holder, and Councilman Jason Thompson.

ABSENT: Mayor Jody L. McLeod

STAFF PRESENT: Steve Biggs, Town Manager; Nancy Medlin, Deputy Town Manager; Sherry Scoggins, Town Clerk; and Stacy Beard, Public Information Officer.

Peg Carlson, Facilitator, welcomed everyone to the Council Retreat.

Ms. Carlson questioned what needs to happen for each person to consider this retreat a success.

Councilman Holder stated being here together having this discussion.

Councilman Satterfield stated pulling information out of the Council.

Mayor Pro Tem Grannis stated tangible results and realistic goals. He stated a dialogue about the more difficult challenges.

Councilman Thompson stated discussing the challenges to make them tangible.

Councilman Lawter stated setting out a plan with both short and long term goals for where the Council wants to go. He stated the facilitator would help to take the Council to the next level.

Agenda

8:30 Looking back, looking forward

9:30 Significant challenges / external threats; Ideas for how to respond to them?

Break

10:45 Developing Regional Leadership Role – individually and as a group

Noon – Lunch

12:45 Current Town Operations: Questions, Concerns, Updates

Break

Discussing and selecting Council & legislative priorities

3:45 Next steps, evaluation and adjournment

Peg Carlson, Facilitator, shared she is an organizational psychologist and a member of the School of Government. She proposed the following “ground rules” during the retreat:

Ground Rules

- Be present and actively listen
- Say what you have to say and explain your reasoning
- Be curious; ask genuine questions
- Identify and build on shared interests
- Take care of your own needs and respect others’ needs
- Leave retreat with commitment to follow through on agreements

Town Manager Biggs stated the retreat results are intended to be a dynamic product for decision making.

Councilman Lawter stated he would like to have a “take-away” to discuss with citizens.

Group question, “Thinking back over the past year, what is the one thing you are proud of as a contribution to the Town of Clayton?”

Councilman Satterfield stated the hiring of the current police chief. He stated the current chief is highly qualified and it was an internal promotion.

Councilman Lawter stated promoting from within is important.

Councilman Thompson stated it created a good ripple effect because it opened up positions for advancement within the department.

Councilman Lawter stated the value of the Public Information Officer was proven over the last year. He added the Public Information Officer handles a lot of issues and has the training to do so.

Councilman Holder stated the decision to expand the hours at the library. He stated as far as he can tell, the expanded hours are well received.

Public Information Officer Beard stated people are coming in during the evenings and more are coming in on Saturday.

Councilman Satterfield questioned if the numbers justify an expansion of the library.

Town Manager Biggs stated he sees a demand for library services. He stated a satellite facility would not sit idle. He stated there may be a small drop at the main site, but the numbers would pick up at the new satellite facility.

Councilman Satterfield questioned if the Friends of the Library would be willing to assist with funding of a satellite location.

Facilitator Carlson stated that could be included for discussion in the afternoon.

Councilman Thompson stated the expansion of the recreational offerings to citizens. He added it has far exceeded what he thought the Town could offer.

Councilman Lawter stated the Town added Sam's Branch Greenway, Mountains-to-Sea Walking Trail, and East Clayton Community Park this past year as park sites.

Councilman Lawter added the Recreation Master Plan was completed this past year.

Councilman Thompson stated the Town is fiscally responsible to our citizens. He stated neighboring communities are struggling financially.

Councilman Lawter stated completion of the John Street (Sewer Improvement) Project.

Town Manager Biggs stated the improvements alleviate the environmental problem of sewage back up into residences.

Councilman Lawter stated the citizens re-elected the incumbents.

Public Information Officer Beard stated that was also noted during the staff retreat.

Councilman Lawter stated it confirms that the elected officials are doing what is needed for the citizens of the town.

Mayor Pro Tem Grannis excused himself at 9:20 AM.

Councilman Lawter stated the Public Works Department was/is responsive to minimizing the inconveniences of the weather.

Councilman Thompson stated he is proud of services provided by the public safety departments. He added the police department is accredited and the fire department is well trained. He stated both departments are models for the area and are respected leader within their fields.

Group question, “What is the one wish that you have to move toward “premier community for active families”?”

- Continue to improve quality of life programs:
 - Parks & Recreation services; extension of the Mountains-to-Sea Trail
 - Library Services
 - Senior Citizen Services
- Improve the quality and more activities Downtown:
 - Buildings updated and occupied
 - More parking
 - Shopping and restaurants
- Economic Development and job creation:
 - 42 West area development
 - Requests for a Chick-fil-A and Sheetz
- Strongly support Electricities
- Would like to see Community Events such as the Shindig grow:
 - Brings people to Downtown
 - Lots of barbeque
 - Apex has a similar event with sanctioned barbeque that draws people in for the cooking competition and spectators to watch and eat

Group question, “What are significant threats or challenges?”

Councilman Holder stated revenue because many of the items on the wish list require funding.

Councilman Thompson stated the national economy as it is OK for now.

Councilman Lawter stated ditto for the state economy.

Councilman Holder stated the NC State Legislative actions such as:

- Limited annexation authority
- Powell Bill monies
- Sales tax on services

Town Manager Steve Biggs stated there are structures around the Town that are preventing expansion:

- East - pharmaceuticals and the research zone
- North - Flowers Plantation

- West - State properties such as the Agriculture Farm

Town Manager Biggs questioned if the Town desires to work with Johnston County on annexing East Clayton Elementary School.

Councilman Lawter questioned how to work with the North Carolina Railroad, hereafter NCRR, as it has properties that are inactive. He added there is also a potential for commuter rail.

Councilman Lawter questioned the Town working with Johnston County as Johnston County interests are not always the same as Clayton's interests.

Ideas for How to Address Challenges:

- Work with water districts to connect existing infrastructure
- Discussions with NCRR and Norfolk Southern on real estate options for the properties
- Work with the State delegates on annexation of State Agriculture Farm and other State-owned properties
- Work with Johnston County on annexation of East Clayton Elementary School to get presence on the other side of the Neuse River
- Continue to rally our legislature and grow relationship with our State delegates
- Describe benefits for being a resident

The following key trends shared by staff were reviewed:

- How do we communicate a consistent value based message?
- How do we get the message out on what the Town has to offer our citizens?
 - Employees are ambassadors for the Town
- Discussed employee retention and recruitment
 - Understanding the competition (electric and police)
 - Information sessions to clarify job expectations
 - Technology savvy clients
 - Aging population
- Trend of less government, more transparency and more demand for services
 - Regulatory compliance
 - Usage of facilities
- Smart growth – maximization of infrastructure and planning for future growth
 - Electric system redundancy
 - Emergency services
 - Water sewer capacity
- Understanding economic cycles
- Identifying non-value added activities
 - How to determine and re-allocate resources to other areas / services seen as more valuable

Councilman Thompson stated employees are the ambassadors of the Town. He stated an orientation that shares core values of the Town is needed.

Town Manager Biggs stated that is the direction of the Town.

Challenges

- Hispanic population
- What the addition of another high school near Glen Laurel would do to Clayton High School
- Our road and modal systems of transportation

Developing Regional Leadership Roles, individually and as a group

Think about a local elected official whom you admire?

Qualities of an elected official:

- Very involved in community
- Participate in everything
- Have an awareness of local officials
- Keen awareness of other elected groups

- What are the Johnston County Commissioners dealing with?

- What are the Johnston County School Board members dealing with?

Council noted that Craig Olive and Donna White are elected and very active in the community.

Actions the Council can take:

- Designate Council members as liaisons to other local boards and groups; e.g. attend school board meetings, HOA meetings.
 - Role is to both share information about the Town and to bring information back to the Town about what other groups are doing
- Identify group for designated liaisons
 - Mayor makes assignments
- Identify community members involved in State committees

Councilman Thompson stated he would like to be more involved in the community by attending a neighborhood meeting like a “Meet and Greet.”

Councilman Lawter stated he would like to have focus groups that draw people in with a specific knowledge or interest. He added he would like to make connections before asking someone for something.

Councilman Satterfield stated he would like to focus on what we want to accomplish.

There was discussion about going to Raleigh at or just before the beginning of the next legislative session to meet with our delegates and talk with them about what is important to Clayton and hear what is on their plate. The goal of the trip is to network.

Councilman Holder stated he likes the list of goals. He added he believes the Town will be better.

Town Manager Biggs provided an overview of the project management request. He stated the purpose of the request is to move project management from the operational level to the engineering department. He used the elevated water storage tank project as an example citing that Byron Poelman was responsible for the daily operations of two divisions and overseeing the project. He stated Mr. Poelman needs to be informed about the project, but not the implementation of the project.

Councilman Holder stated it was his experience that too much on one person and not all tasks are done well. He added project management enables better cost control and time management.

Councilman Thompson stated the department heads will still be involved, just not as the lead of the project.

Facilitator Carlson stated the project manager would determine when a department head needs to be brought in.

Town Manager Biggs stated the Town has used consultants and the results have not been satisfactory. He added when the consultant leaves, the knowledge of the project is lost.

Councilman Holder questioned what to do with the project manager after the completion of a project or projects.

Town Manager Biggs stated while the Town has been building, the maintenance of projects has been put on hold.

Town Manager Biggs provided an overview of a proposed permits clerk / permit coordinator / permit liaison. He stated this position would serve as a central point of contact for developers and builders and assist with applications, scheduling and any questions arising from a developer or builder project. He stated currently the process is de-centralized and a customer may go to public works, planning, inspections, administration and customer service for one project.

After discussion, the title of the position became development coordinator.

Councilman Lawter stated he believes Raleigh and DENR has a coordinator.

Councilman Thompson stated it takes a person with an attention to detail to do this type work.

Town Manager Biggs stated the staff has done a lot of work on the front end to prepare for the retreat. He stated a new concept is proposed for the tomorrow morning session. He stated all of the management team members will be in attendance. He stated three of the teams will be available in round one and the remaining three teams will be available in round two. He stated this is an opportunity for Council and staff to hear from the management teams.

Facilitator Carlson stated the “round robin” concept is 20 minutes per round. The first round will last an hour, a short break, and the second round will last an hour.

Town Manager Biggs stated this will allow dialogue and a broader understanding of the proposed goals. He added the staff will be release at the conclusion of the “round robin” exercise. He stated the management teams will work through the items and bring back information at future Council meetings. He stated this will be an on-going process.

Legislative Goal Setting

Restate the item as a goal and:

- A. How would this contribute to more effective Town operations and benefit our community?
- B. How would we measure success?
- C. How would this help us address issues and challenges facing Clayton and “bring us to the next level” of performance?

Goal: Establish authority for addressing citizen concerns about door-to-door sales.

- A. Security; Law enforcement tool; Grounds for taking action
- B. Reduction of complaints; Issuance and rescinding of permits
- C. Responsive to complaints / concerns

Goal: Develop response and strategy to deal with pressures from competing growth areas.

- A. Economic development initiatives; Allows Town to be proactive and plan growth; Growth helps Town reduce spending
- B. Grow beyond areas where constrained
- C. Challenge to achieving is attaining / working the political process

Goal: Standards for lower density development in designated areas of ETJ.

It was the consensus of the Council to not pursue as a goal.

Councilman Satterfield stated if the development request is a continuation to an existing development, he would not have a problem with the request.

Goal: Facilitate low density development in designated areas of the ETJ.

- A. Benefit development community; Eliminate a point of conflict with developer in ETJ
- B. Adopted ordinance amendment
- C. Risk of boxing Town in to the type of development the Town did not want

Goal: Adoption of road requests and request specific project with CAMPO. Formally pursue state-funded road construction projects.

- A. Receive share of road construction money; Reduce congestion; Open up areas for development
- B. Increasing inflow of state dollars for road projects
- C. Great economic development tool

Goal: Evaluate alternative approaches for funding water-sewer service maintenance.

Councilman Holder questioned how other municipalities handle this.

Town Manager Biggs stated through our Town ordinance. He added this approach is not uncommon.

It was the consensus of the Council to not pursue as a goal.

Goal: Reduce / eliminate properties that are having adverse effects on our community [expanded authority in matter of nuisance abatement and minimum building code]

- A. Resolve conflict; Protect property value
- B. Reduce inventory of deteriorated properties
- C. Is this an option for the Town?; legality; Possible “snowball” effect of pride in properties in Town; Prioritizing what could be a large project

Councilman Satterfield stated he would like to see better landscaping at our Town facilities and entries. He stated examples are the landscaping at Fire Station 2 is in disrepair and the paths at Community Park have asphalt breaking because of the lack of mulch.

Town Manager Biggs stated much of the landscaping is decentralized. He stated it can be centralized.

Town Manager Biggs stated the Encroachment Process is currently a work in progress as the Town Attorney is reviewing this item.

Goal: Provide Town employees with financial management education and support [employee support initiative].

- A. Employees in a better financial position; Increased retention
- B. Track debt reduction over course of program; Possible employee retention figures
- C. Means to address employee retention and moral; Reduction in garnishments

Goal: Promote senior adult activities and programs [Expanded services / Facility development – seniors]

- A. More active senior adult population; Reinforce “Premier Community for Active Families;” Respond to an expressed need
- B. Track age of those using surveys
- C. Funding Challenge; Communication – figuring out the best ways to share information; Participation in trips; Understanding ways to meet needs

Goal: Clearly define municipal and county authority in the ETJ and exercise to the fullest extent [code enforcement in the ETJ].

It was the consensus of the Council to not pursue as a goal.

Goal: Create an effective relationship with the Johnston County School Board.

This was discussed by Council under Regional Leadership.

Goal: Defining the Town’s financial commitment for developing East Clayton Community Park [ECCP].

- A. Able to communicate with the public; Clearly define responsibilities of the public/private partnership; Facilitate fund raising efforts
- B. Private partnership produces matching funds in whatever ratio the Town determines based on feasibility study
- C. Provide services with resources beyond Town funds

Legislative

Rating	Goal
	Establish authority for addressing citizen concerns about door-to-door sales.
	Develop response and strategy to deal with pressures from competing growth areas.
N/A	Standards for lower density development in designated areas of ETJ.
	Facilitate low density development in designated areas of the ETJ.
	Adoption of road requests and request specific project with CAMPO. Formally pursue state-funded road construction projects.
N/A	Evaluate alternative approaches for funding water-sewer service maintenance.
	Reduce / eliminate properties that are having adverse effects on our community [expanded authority in matter of nuisance abatement and minimum building code]
	Provide Town employees with financial management education and support [employee support initiative].
	Promote senior adult activities and programs [Expanded services / Facility development – seniors]
N/A	Clearly define municipal and county authority in the ETJ and exercise to the fullest extent [code enforcement in the ETJ].
Regional Leadership	Create an effective relationship with the Johnston County School Board.
	Defining the Town’s financial commitment for developing East Clayton Community Park [ECCP].

N/A = It was the consensus of the Town Council to not pursue as a goal.

Went Well	Needs Improvement
<ul style="list-style-type: none"> • Productive Day • Good path • Participant driven; “own the goals” 	<ul style="list-style-type: none"> • Would have been good to have full board here • Outcomes unknown

As there was no additional discussion by the Clayton Town Council, the Council Retreat was recessed. It was the consensus of the Council to resume the next session of the Council Retreat on March 5, 2014.

**MINUTES – COUNCIL RETREAT
CLAYTON TOWN COUNCIL
MARCH 5, 2014**

The Clayton Town Council resumed the Council Retreat on Wednesday, March 5, 2014, at 8:30 AM at the Northeast Foods Automatic Rolls of North Carolina, 68 Harvest Mill Lane, Clayton, North Carolina.

PRESENT: Mayor Jody L. McLeod (arrived at 9:00 AM), Mayor Pro Tem Michael Grannis (arrived at 2:48 PM), Councilman Bob Satterfield, Councilman R.S. “Butch” Lawter Jr., Councilman Art Holder, and Councilman Jason Thompson.

STAFF PRESENT: Steve Biggs, Town Manager; Nancy Medlin, Deputy Town Manager; Sherry Scoggins, Town Clerk; and Stacy Beard, Public Information Officer.

STAFF ALSO PRESENT: R. W. Bridges, Police Chief; Jon Gerrell, Police Captain; John Coley, Police Captain; Richie Herring, Police Captain; Lee Barbee, Fire Chief; Anthony Atkinson, Fire Marshall; Jason Barbour, District Fire Chief; Tim Simpson, Public Works & Utilities Director; James Warren, Waste Water Treatment Plant Superintendant; Steve Blasko, Street & Property Maintenance Superintendant; John McCullen, Town Engineer; Christie L. Starnes, Library Director; Catherine Whitley, Human Resources Director; Scotty Henley, Executive Director of the Clayton Center; David DeYoung; Planning Director; Bruce Naegelen, Downtown Development Coordinator; Dale Medlin, Electric System Director; Larry Bailey, Parks & Recreation Director; Matt Lorion, Recreation Program Coordinator; Robert McKie, Finance Director; Ann Game, Customer Service Director; Tommy Roy, Information Services Technician

Attendees were welcomed to the facility by Richard Tommy, Vice-President and Plant Manager of Northeast Foods. He presented a video on the history of the family-owned company and overview of the facility in Clayton.

Peg Carlson, Facilitator, provided an overview for the morning session. Council and staff participated in a “round robin” retreat activity by visiting each of the six management teams to learn about goals proposed and discussed during the retreat.

After lunch, Council agreed to the following prioritization process:

1. Agree on criteria for use to prioritize proposed goals
2. Review goal list by teams
 - a. Each participant will 100 points to distribute among team goals
 - b. Tally and post totals. Discuss as needed, especially where there is not clear consensus or a cut-off point

Criteria for use in deciding point distribution:

1. Focus on giving direction and feedback on policy items
2. What is the cost, investment, and what value does it create?
3. How many people will benefit from this initiative?
4. Does it create or eliminate conflict?
5. How does it reduce risk; does it create a safer environment?
6. Cost?
7. What is important for the Town of Clayton (from my perspective)

Public Safety

Rating	Goal
High	Improve Life Safety (First Responder Program)
Medium	Achieve regulatory compliance; fleet of the fire trucks
MIP	Meet federal regulations for radio communication
Low	Facilitate interagency
Low	Identify additional or secure land / fire service district
Medium	Internal opportunity for career development
Medium	Eliminate conflict of existing firing range
High	Recruit best available staff (over recruitment)
MIP	Match specific services dist responsibilities

Administration

Rating	Goal
High	Improve operational efficiency, effectiveness, and customer service
High	Bring project manager closer to the group that understands it
Medium	Preserve and communicate knowledge base that exists in current staff
Medium	Improve the public knowledge about the Town’s resources, services and organizational structure (Citizen’s Academy)
MIP	Evaluate the existing structure of the Town to determine organizational realignment would be beneficial to providing improved services [Will come back to Council.]

Cultural & Recreation

Rating	Goal
High	Further economic development by facilitating multi-modal connections

	Collect, preserve, and present Clayton History Room collection – more usable space at library and creation of a Clayton Museum [rolled into the below library item]
High	Establish local control of library and establish a new facility [the above becomes elements of this goal]
MIP	Separation of the Clayton Center and the Conference Center
Medium	Respond to broader and more diverse recreation programming
High	Provide value for taxes and fees
Medium	Land banking / greenway development

IT & Communications

Rating	Goal
High	Respond to public demand for more sophisticated e-services
Medium	Maintain leadership role in development of and revisions to municipal services
MIP	Improve organization efficiency through use of GIS and management of database
Medium	Wayfinding
High	Develop a public education targeting utility related issues as a means to avoid conflict and expense
MIP	Create a clear sense of Town space and Town residency as contrasted

Infrastructure

Rating	Goal
High	Create a more reliable electric system through redundancy
Medium	Investing in additional street light and electric car charging, undergrounding
High	Use existing reclaimed water structure
MIP	Position water and wastewater to maximize
Medium	Develop long range transportation plans
High	Promote re-urbanization / redevelopment; Financial incentives to create value (help with the technical aspects; e.g. asbestos)
Medium	Fulfill our public stewardship responsibilities through systematic analysis and assignment of appropriate fees
MIP	Protect Town's r-o-w / encroachment and permitting system

Financial

Rating	Goal
MIP	Provide information and/or the means to illustrate the relationship of consumption to cost
MIP	Provide equal or better service for lesser cost
Council Endorsed	Fulfill our financial stewardship responsibility by establishing, evaluating, and operating within prudent financial management

Council / Legislative

Rating	Goal
Medium	Establish authority for addressing citizen concerns about door-to-door sales
High	Developing response and strategy to deal with pressures from competing growth areas – seeking annexation of State properties
No	Facilitate low density development in ETJ
Medium	Formally pursue state-funded road construction projects – creating and communicating to the State our road prioritizations
Medium	Reduce or eliminate properties that are having adverse effects on community property values (enforcement based)
High	Provide Town employees with financial management education and support
Medium	Promote senior adult activities and programs [better marketing / perception]
Medium	Define financial participation on Town’s side with respect to development of ECCP

There was discussion on how to present the goals to the public. It was the consensus to express the goals in general terms. The purpose of being general is to emphasize the goal and de-emphasize the project; however, a project may be an illustration of the goal.

Town Manager Steve Biggs stated the “round robin” was a risk. He stated he observed dialogue, collaboration, and interaction by staff and Council.

Councilman Holder stated he enjoyed watching the participation by everyone.

Facilitator Carlton stated she observed sharing between the staff and Council.

Mayor McLeod stated he observed how well the staff worked on the goals through the way they were relayed to the Council.

Mayor Pro Tem Grannis stated it would have been more productive to have staff participation for at least a day.

Councilman Holder stated he observed that the prior day Council noted a need to be present as a liaison on other boards; e.g. Johnston County School Board. He stated maybe the next step is to assign a liaison to these boards so the Council will be in the know and meet the members of the other boards.

Town Manager Biggs offered more preparation of staff for the question and answer session with the Council.

Facilitator Peg Carlson requested the members review what went well and what could be improved:

Went Well	Needs Improvement
<ul style="list-style-type: none"> • Greater ownership of end product by staff • Level of high quality interaction between Council and staff • Staff sitting on other team’s participating in the discussion • Preparation time on behalf of the management team; everyone came prepared • Retreat facilitator is someone local and responsive; created a customized retreat design • Retreat had more detail and depth (in comparison to past retreats) 	<ul style="list-style-type: none"> • Extended board and staff time to a full day; may take some from day 2 • Reduce the number of groups in the “round robin” from three to two; observed that by the third turn the information was not as fresh, loss of energy • Consider a break between days 2 and 3 to allow time to review and absorb goals • Re-evaluate time allocated for the retreat

Mayor McLeod recommended bringing back Peg Carlton to facilitate the development of a managerial evaluation form.

Town Manager Biggs recommended including the Town Clerk as the Town Clerk also works for the Council.

Mayor Pro Tem Grannis concurred. He stated the Council usually begins the staff evaluation process in April for presentation in June.

It was the consensus of the Council to adjourn from the Council retreat at 3:39 PM.

Duly adopted by the Clayton Town Council this day of 2014, 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: 3b

Meeting Date: 3/17/14

TITLE: PUBLIC NOTICE FOR THE FOLLOWING HEARINGS SLATED FOR THE MONDAY, APRIL 7, 2014, CLAYTON TOWN COUNCIL MEETING:

- RZ 2013-92, DUPREE PROPERTY
- RZ 2013-108, SHEETZ SITE
- SUB 2013-93, DUPREE PROPERTY
- SUP 2014-14, SHEETZ SITE

DESCRIPTION: Pubic notice.

Support material for these items are available under Items 5b, 5c, 5d, and 5e of the March 17, 2014, Council agenda packet.

RELATED GOAL: Legislative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Approval.	Public Notice.



PUBLIC NOTICE

Notice is hereby given that the Clayton Town Council of the Town of Clayton will hold the following hearings on Monday, April 7, 2014, at 6:30 PM in the Council Chambers of the Town Hall, 111 East Second Street:

- Public hearings to consider the following rezoning requests:
 - RZ 2013-92 for a portion of parcel number 176000-83-9975, within the town ETJ. The requested change is from R-E (Residential-Estate) to R-8 (Residential-8).
 - RZ 2013-108 for parcel numbers 166811-56-5798, 166811-56-6744, 166811-56-6791, 166811-56-7656, 166811-56-5665, 166811-56-5506, and 166811-56-6531, all within the town limits. The requested change is from R-8 (Residential-8) to B-3-S (Highway Business Special Use District).

The Clayton Town Council reserves the right to approve the request as presented or any portion of the request without necessity of withdrawal or modification of the application or additional public hearing on the matter. Likewise, the Town Council may designate approval to the district requested or another district or districts without modification of the request or additional public hearing. Persons wishing to submit a petition of protest intended to invoke the rules established by NC General Statute 160A-385 must submit said petition on forms provided by the Town Clerk not later than 5:00 PM on Wednesday, April 2, 2014.

- Evidentiary hearings to consider the following requests:
 - Special use application SUP 2014-14 requesting development in a Special Use District; parcel numbers 66811-56-5798, 166811-56-6744, 166811-56-6791, 166811-56-7656, 166811-56-5665, 166811-56-5506, and 166811-56-6531; located at US 70 Business HWY at Rose Street.
 - Preliminary subdivision request SUB 2013-93 requesting to modify the Riverwood Athletic Club Subdivision Master Plan to include an additional 46.19 acres (a portion of parcel number 176000-83-9975). The property is bounded by the Neuse River and Pritchard Road. During an evidentiary hearing, the Clayton Town Council must make findings of fact based upon sworn testimony and other credible evidence. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

This is an open meeting and the public is invited to attend.

Sherry L. Scoggins, MMC -- Town Clerk

All meetings of the Clayton Town Council are public meetings and citizens are invited to attend. Public hearings and evidentiary hearings may be scheduled during a public meeting; however each hearing functions differently:

- Public hearing, also known as legislative hearing, occurs when an agenda item has been advertised and noticed according to the law thus allowing persons to come before the Council to state their view. After receiving public comment, the item is turned over to the Council for discussion and action.
- Evidentiary hearing, also known as quasi-judicial hearing, occurs when an agenda item has been advertised and noticed according to the law; however, the Council acts like a court of law. During an evidentiary hearing, the Council receives only sworn testimony and other credible evidence. In addition, the Council must make findings of fact based upon the evidence presented. Citizens may give testimony in an evidentiary hearing after they have taken an oath.

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

Agenda Item: 4a

Meeting Date: 3/17/14

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

DESCRIPTION: Introduction(s).

RELATED GOAL: Administrative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
--------------	----------------	------------------------

03-17-14	Introduction(s).	N/A.
----------	------------------	------

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

Agenda Item: 4b

Meeting Date: 3/17/14

**TITLE: PRESENTATION BY THE CLAYTON VISUAL ARTS ANNOUNCING
THE WINNING SUBMISSION FROM THE POSTER CONTEST.**

DESCRIPTION: Presentation.

RELATED GOAL: Cultural & Recreational

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Presentation.	N/A.

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

Agenda Item: 4c

Meeting Date: 3/17/14

TITLE: PRESENTATION OF THE FOLLOWING COMMUNITY EVENTS BY THE SPECIAL EVENTS COMMITTEE:

- **CLAYTON ROAD RACE ON MAY 10, 2014**
- **TOWN SQUARE CONCERT SERIES, MULTIPLE DATES**
- **NATIONAL NIGHT OUT ON AUGUST 5, 2014**

DESCRIPTION: Presentation.

RELATED GOAL: Cultural & Recreational

ITEM SUMMARY:

Date:

Action:

Info. Provided:

03-17-14

Presentation.

Staff Reports (3).



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

SPECIAL EVENT ACTION ITEM REPORT

Planning Staff Contact: Bruce Naegelen: 919-280-1278

EVENT INFORMATION:

Event Name: File#: 2014-4 Clayton Road Race
 Event Date(s): May 10, 2014 Event Time(s): 8:00 am to 11:00 am
 Event Location: 111 E. Second Street
 Event Coordinator: Matt Lorian Contact Number: 919-553-1554
 Contact Email: mlorian@townofclaytonnc.org
 Attendees (Per Day): 400

TOWN SERVICES REQUESTED:

Department / Division	Requested Services	Date/Time	Primary Contact	Contact Phone #
Downtown	Street closures		Bruce	553-5002
Operations	Blockades/Trash cans	Out 5-9-14 Remove: 5-11-14	Steve Blasko	553-1530

STAFF USE: Permit pending approval of Town Council

APPROVED:

DENIED:

DATE: 2-27-2014



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

SPECIAL EVENTS COMMITTEE REPORT

Application Number: 2014-04
Event Name: Clayton Road Race
Event Date(s): May 10, 2014
Time: 8:00 am – 11:00 am
Location: The Clayton Center/Streets of Downtown

Downtown/Town Limits/ETJ: Town Limits

Applicant: Clayton Parks & Recreation
PO Box 879 Clayton, NC 27528

Contact: Matt Lorian (919) 553-1554, mlorian@townofclaytonnc.org

Committee Meeting: February 27, 2014

EVENT LOCATION: The Clayton Center & Streets of Downtown (see map) The race begins and ends at The Clayton Center

EVENT DESCRIPTION: This is a 5K road race / walk

Estimated Attendees per day: 400

SERVICES REQUESTED:

- Street closures as described on map and under Town Council Considerations
- Blockades – delivered May 9 by Public Works and put in place by Parks & Recreation and PD
- Police support
- Trash roll-out carts – delivered May 9 by Public Works and put in place by Parks & Recreation

COMMITTEE DISCUSSION:

1. Vendors - none
2. Tents – 10 x 10's
3. Security & Fire Protection – Public safety notified
4. Crowd Control – adequate provisions have been made for crowd control
5. Health & Sanitation – n/a
6. Medical – provisions have been made for medical facilities and services, including emergency vehicles and equipment.
7. Traffic Control – Arrangements for traffic control, vehicle parking and access have been made
8. Temporary Lighting/Electrical Service – n/a
9. Communications – A communications plan has been formulated and submitted to the town

10. Clean-up & Waste Disposal – n/a
 11. Noise Control – n/a
 12. Owners Consent – n/a
 13. Insurance – n/a
 14. Temporary Signage –
 15. Permits – any additional permits will be filed with Planning Department
-

COMMITTEE COMMENTS & CONDITIONS:

- The road race has been organized for many years by Clayton Parks & Recreation
 - There are no changes from past years
 - All roads requested for closure are Town-owned with no NCDOT notification required other than as courtesy
 - EMS (via Asst. Chief Dan Gagne) will commit an on-duty unit to provide necessary treatment to participants. The unit will request times and numbers from Central Communications which will commit them to the detail. Asst. Chief Gagne will add them to their events schedule and also send an email to the shift supervisor scheduled to work the Clayton District that day. This is currently a scheduled "D" shift day for us and should be assigned to Captain Cogdell as the District-2 supervisor.
-

COMMITTEE ACTIONS

- Committee recommends: **APPROVAL**
 - Staff will schedule Town Council Presentation: March 17, 2014
 - Special Event Permit will be issued upon Town Council Approval
-

TOWN COUNCIL CONSIDERATIONS

- Consider closure of Streets:
 - Second Street/Fayetteville Street (Barricade @ Main)
 - Second Street/Church Street (Cones)
 - Second Street/Barbour Street (Cones)
 - Barbour Street/Horne Street (Cones)
 - Barbour Street/Blanche Street (Cones)
 - Barbour Street/Hamby Street (Barricade)
 - Hamby Street/Fayetteville Street (Barricade)
 - Penny Street/Fayetteville Street (Cones)
 - Blanche Street/Fayetteville Street (Cones)
 - Second Street/O'Neil Street (Cones)
 - Second Street/Ellington Street (Cones)
 - Second Street/Robertson Street (Barricade @ Main)
 - Second Street/Mulberry Street (Cones)
 - Second Street/Charles Street (Cones)
 - Second Street/Moore Street (Cones)
 - Second Street/Atkinson Street (Barricade)
 - Horne Street/Atkinson Street (Cones)
 - Bartex Mill Street/Atkinson Street (Cones)
 - Moore Street/Atkinson Street (Barricade)
 - Horne Street/Robertson Street (Cones)
 - Horne Street/Ellington Street (Cones)
 - Horne Street/O'Neil Street (Cones)
 - Horne Street/Fayetteville Street (Barricade)
 - Horne Street/Church Street (Cones)
- Closure of appropriate streets by NCDOT
- Closure of The Clayton Center Parking Lot on Horne Street

- **COUNCIL ACTION**
 - [March 17, 2014]:
-

DOCUMENTATION RECEIVED:

- Application
 - Map
-

POST EVENT REVIEW:

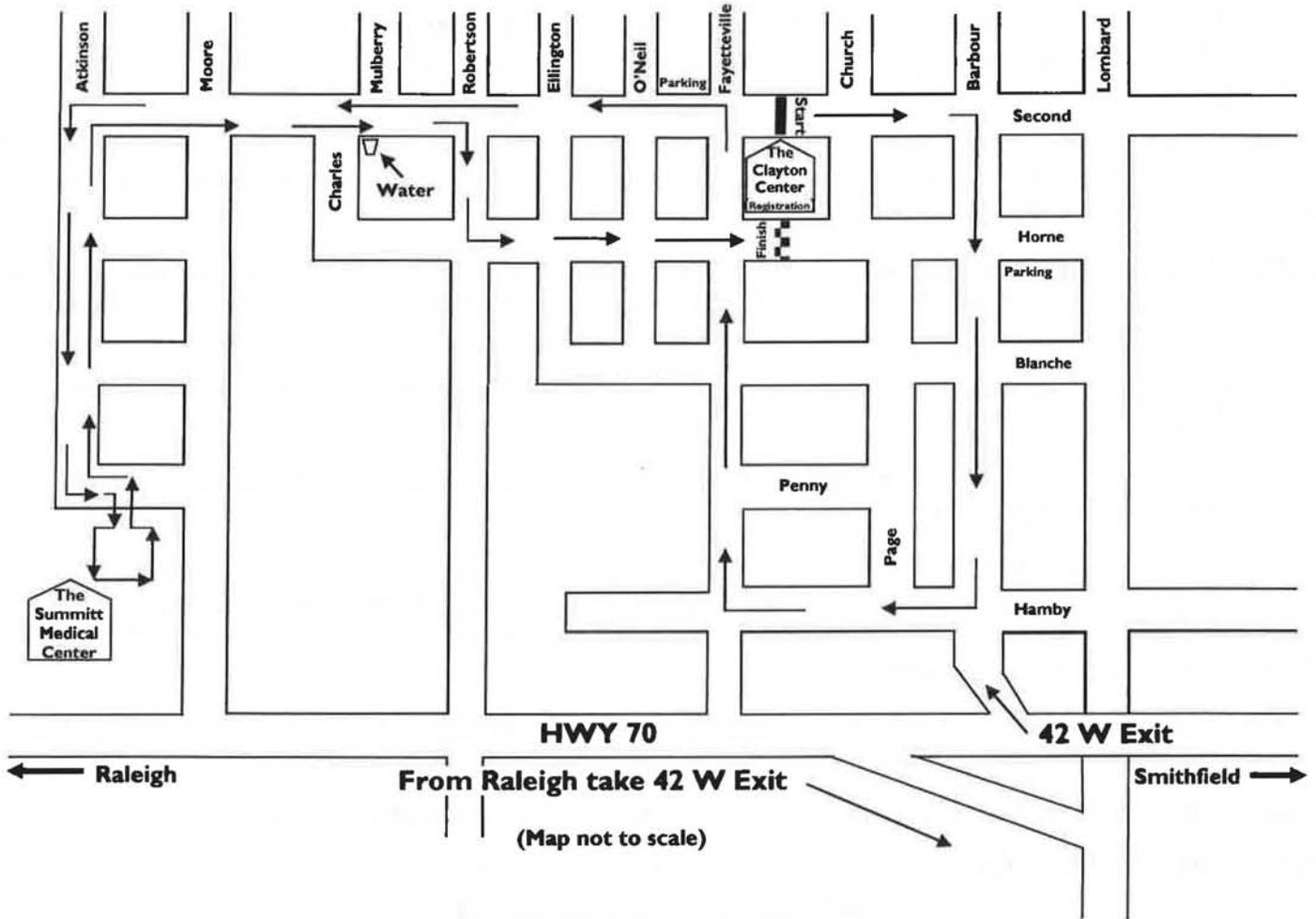
[May 29, 2014]

-

Our Appreciation and thanks to:

Clayton Police Department
Girl Scout Troop #464
Access Physical Therapy & Wellness
All Other Race Volunteers

Clayton Rescue Squad
Clayton Youth Council
Clayton News-Star





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

SPECIAL EVENT ACTION ITEM REPORT

Planning Staff Contact: Bruce Naegelen: 919-280-1278

EVENT INFORMATION:

Event Name: File #: 2014-5 Town Square Concert Series
 Event Date(s): 5-15/6-19/7-17/8-21/9-18 Event Time(s): 6:00 pm to 9:00 pm
 Event Location: 110 W. Main Street - Town Square
 Event Coordinator: Bruce Naegelen Contact Number: 919-359-9349
 Contact Email: znaegelen@townofclaytonnc.org
 Attendees (Per Day): 1100

TOWN SERVICES REQUESTED:

Department / Division	Requested Services	Date/Time	Primary Contact	Contact Phone #
Downtown	Street Closure	5-15/6-19/7-17/8-21/9-18	Bruce	553-5002
Operations	Blockades, trash cans, recycle	Put out the day of the event and removed the morning after.	Steve Blasko	553-1530

STAFF USE: Permit pending Council Approval

APPROVED:

DENIED:

DATE: 2-27-14



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

SPECIAL EVENTS COMMITTEE REPORT

Application Number: 2014-5
Event Name: **Town Square Concert Series**
Event Date(s): **May 15; June 19; Jul 17; Aug 21; Sept 18**
Time: **6:00 pm – 9:00 pm**
Location: 110 W Main Street (Town Square)

Downtown/Town Limits/ETJ: Town Limits

Applicant: Clayton Downtown Development Association, Inc.
PO Box 879 Clayton, NC 27528

Contact: Bruce Naegelen, info@downtownclayton.org
(919) 553-5002 x5403 or (919) 280-1278 (cell)

Committee Meeting: February 27, 2014

EVENT LOCATION: Town Square (110 W Main Street)

EVENT DESCRIPTION: Public concert with stage, food and other vendors, including beer & wine sales

Estimated Attendees per day: 1,100 on average

SERVICES REQUESTED:

- Use of Town Square & Parking Lot 6:00 am – 10:00 pm
- Closure of Fayetteville Street from Main to Second – 5:00 pm – 10:00 pm
- Blockades for parking lot and road closures – delivered morning of event
- Trash & recycled carts – 6 each

COMMITTEE DISCUSSION:

1. Vendors - yes
2. Tents – 10 x 10
3. Security & Fire Protection – public safety notified
4. Crowd Control – volunteers and off-duty officers
5. Health & Sanitation – portable toilets
6. Medical – first aid kit and 911
7. Traffic Control – volunteers and off-duty officers
8. Temporary Lighting/Electrical Service – n/a
9. Communications – organizers name and cell phone are on this report

10. Clean-up & Waste Disposal – volunteers
 11. Noise Control – n/a
 12. Owners Consent – n/a
 13. Insurance –
 14. Temporary Signage – n/a
 15. Permits – any additional permits will be filed with Planning Department
-

COMMITTEE CONDITIONS:

- Beer & wine will be sold by Clayton DDA, Inc. during each concert
 - ABC permits will be secured
 - Off-duty officers (2) will be hired during sale of alcohol (6:30 pm – 9:30 pm)
 - Permission from Town Council for road closures
 - Permission from Town Council to close Town Square parking lot
-

COMMITTEE ACTIONS

- Committee recommends: **APPROVAL**
 - Staff will schedule Town Council Presentation:
 - Special Event Permit will be issued upon
-

TOWN COUNCIL CONSIDERATIONS

- Closure of Town Square Parking lot from 6:00 am – 10:00 pm
 - Closure of Fayetteville Street between Main and Second Street from 5:00 pm – 10:00 pm
 - **COUNCIL ACTION**
 - [March 17, 2014]:
-

DOCUMENTATION RECEIVED:

- Special Event Permit Application
 - Site plan
 - Banner over Main Street Permit Applications
 - **ABC Permits - pending**
-

POST EVENT REVIEW:

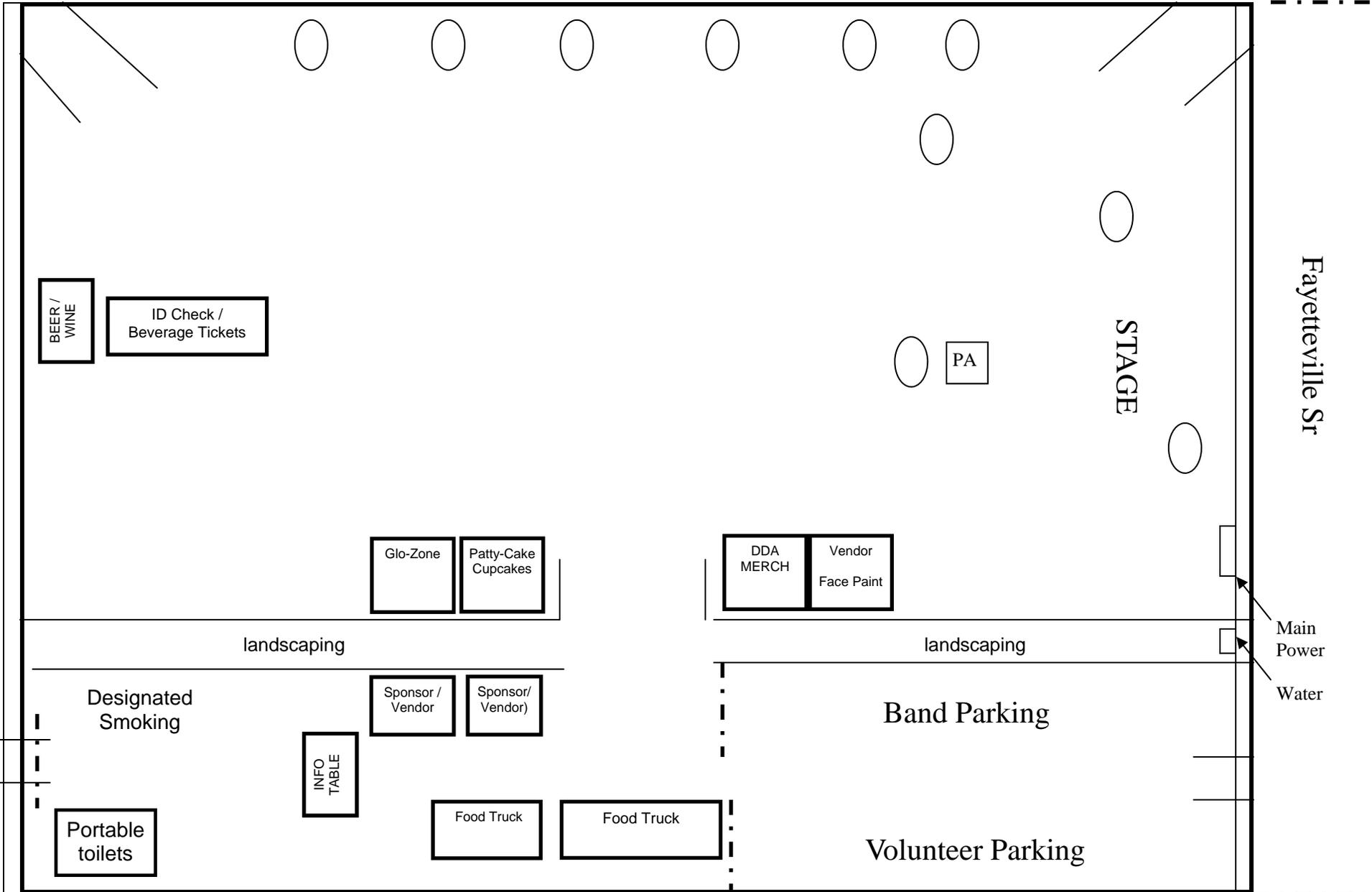
[September 25, 2014]

-

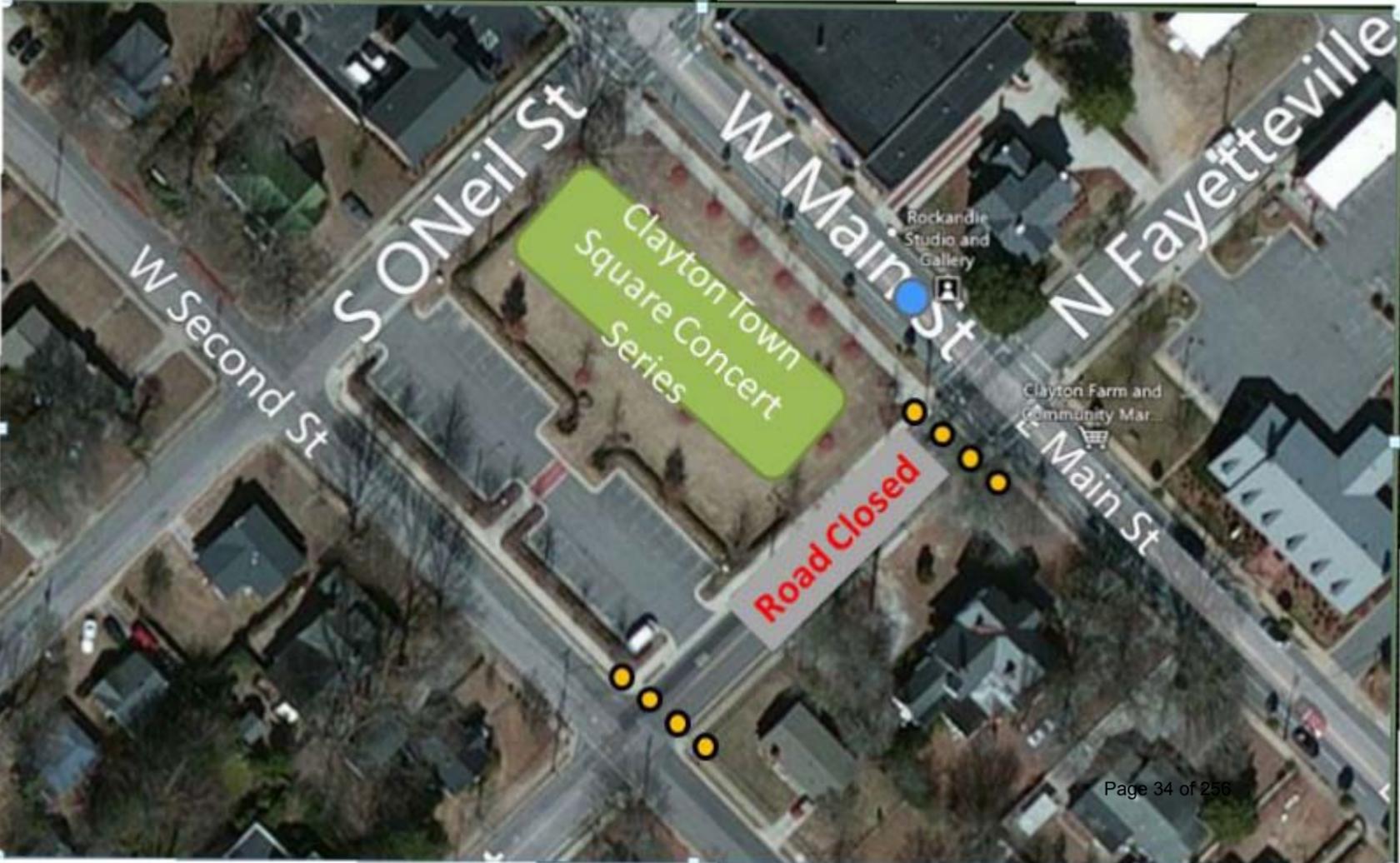
West Main Street

O'Neil Street

Fayetteville Sr



East Second Street



W Second St

S O'Neil St

Clayton Town Square Concert Series

W Main St

N Fayetteville

Rockandie Studio and Gallery

Clayton Farm and Community Mar...

Road Closed



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

SPECIAL EVENT ACTION ITEM REPORT

Planning Staff Contact: Bruce Naegelen: 919-280-1278

EVENT INFORMATION:

Event Name: National Night Out File#: 2014-71
 Event Date(s): August 5, 2014 Event Time(s): 5:30 pm to 8:30 pm
 Event Location: Town Square 110 W. Main Street
 Event Coordinator: John McFadden Contact Number: 919-359-3649
 Contact Email: jewlerjohn@hotmail.com
 Attendees (Per Day): 300-400

TOWN SERVICES REQUESTED:

Department / Division	Requested Services	Date/Time	Primary Contact	Contact Phone #
Town Council	Closure of Fayetteville St between Main St. & Second St.	8-5-2014 5:00 to 9:00 pm	Bruce Naegelen	280-1278
Town Council	Closure of Town Square Parking Lot	8-5-2014 6:00 am to 9:00 pm	Bruce Naegelen	280-1278
Operations	Barriers and cones for closures	8/5/2014	Steve Blasko	553-1530
Operations	5 each roll out trash and recycling carts	Place: 8/5/2014 Remove: 8/6/14	Steve Blasko	553-1530
NOTE:	Check with Steve Biggs re: Insurance			

STAFF USE: Committee Recommends Approval - Permit will be issued upon approval by Town Council

APPROVED:

DENIED:

DATE: 2-6-2014



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

SPECIAL EVENTS COMMITTEE REPORT

Application Number: 2014-71
Event Name: National Night Out Against Crime
Event Date(s): August 5, 2014
Time: 5:30 pm – 8:30 pm
Location: Town Square

Downtown/Town Limits/ETJ: Town Limits

Applicant: John McFadden
417 E Main Street Clayton, NC 27520

Contact: John McFadden, jewelerjohn@hotmail.com
(919) 359-3649

Committee Meeting: February 6, 2014

EVENT LOCATION: Town Square, 110 W Main Street

EVENT DESCRIPTION:

National Night Out Against Crime is a public safety awareness event in cooperation with the Clayton Police Department, Fire Department, EMS, County Sheriff's Department and Park Rangers.

Estimated Attendees per day: 300-400 people

SERVICES REQUESTED:

- Closure of Fayetteville Street between Main & Second Streets from 5:00 pm – 9:00 pm
 - Closure of Town Square Parking Lot from 6:00 am – 9:00 pm
 - Use of Town Square and parking lot from 3:00 pm – 9:00 pm
 - Barriers and cones to close street and parking lot
 - 5 each roll out trash and recycling carts
-

COMMITTEE DISCUSSION:

1. Vendors - several
2. Tents – several 10 x10
3. Security & Fire Protection – n/a
4. Crowd Control – volunteers
5. Health & Sanitation
6. Medical – first aid kit / 911
7. Traffic Control – n/a

8. Temporary Lighting/Electrical Service – n/a
 9. Communications – organizers name and cell phone are on this report
 10. Clean-up & Waste Disposal – volunteers will pick up trash from the event area and deposit in provided roll out carts
 11. Noise Control – n/a
 12. Owners Consent – will have upon Committee Approval
 13. Insurance –
 14. Temporary Signage – n/a
 15. Permits – any additional permits will be filed with Planning Department
-

COMMITTEE CONDITIONS:

-
-

COMMITTEE ACTIONS

- Committee recommends: **APPROVAL**
 - Staff will schedule Town Council Presentation: 2/17/2014
 - Special Event Permit will be issued upon Town Council Approval
-

TOWN COUNCIL CONSIDERATIONS

- Closure of Fayetteville Street between Main & Second Streets from 5:00 pm – 9:00 pm
 - Closure of Town Square Parking Lot from 6:00 am – 9:00 pm
 - Use of Town Square and parking lot from 3:00 pm – 9:00 pm

 - **COUNCIL ACTION**
 - 2/17/14:
-

DOCUMENTATION RECEIVED:

- Special Event Application
 - Site plan
 - Town Square Use Policies & Procedure – pending signature
-

**POST EVENT REVIEW:
(August 28, 2014)**

-

Main Street

Parker's Self-Defense Studio | NC Emergency Reserves | Walgreens | Stop Hunger Now

Smithfield's Chicken & Barbecue

Kid's Game Area

Audience Tent

Band & Stage

Fayetteville Street
Fire Department
Police
Animal control
EMS

O'Neal Street

Cert Team | Aaron's | Clayton Parks & Recreation

Neighborhood Watch Tent

2nd Street Parking Lot

Mark's Catering | Primo Pizza

Pelican's SnoBalls | Crime Stoppers Truck

Fayetteville Street

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

Agenda Item: 5a

Meeting Date: 3/17/14

TITLE: PRESENTATION OF AMENDMENT TO THE CUSTOMER SERVICE POLICY.

DESCRIPTION: The Customer Service Department is requesting to include the use of e-mail as a means of communication with our utility customers. Attached is a sample of an email that a customer may receive.

RELATED GOAL: Finance

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Presentation.	DRAFT Excerpt of the Customer Service Policy and Sample Email.

Email Authorization

Many times the Town attempts to correspond with customers thru email. By providing the Town an email address, a customer authorizes the Town to communicate with them in this manner. Such emails can include private account information.

Returned Checks or Drafts

The Town will accept only cash, certified check or money order from any customer having two (2) returned checks or drafts within a twelve-month period. Upon receipt of the first returned check or draft, the customer will be informed either by phone call or door hanger that they have 48 hours from notification to pay the returned item with either money order or cash. After the first occurrence of a returned check or draft the customer will not receive a phone call or door hanger prior to disconnection of service. Upon receipt of a second returned check or draft, the customer will be advised that all bills must be paid in cash or by money order for one year. After the one year period ends, if another returned check or draft is received, all future payments must be made in cash or with money order.

If a returned check or draft is not paid within the 48 hour period, utility service will be disconnected without further notice. Customers disconnected subsequent to a returned check or draft which has not been satisfied within 48 hours shall be notified that they have 10-days to clear the unpaid balance with the Town or the matter is turned over to the Johnston County District Attorney's office for collection.

In the event a new customer posts a utility account deposit by personal or corporate check and the check is returned to the Town for insufficient funds, the account will be immediately disconnected without benefit of prior notification. A notation of this provision shall be included on the customer service agreement signed by the customer at the time of account activation.

(Adopted July 20, 1998)

As allowed by the State of North Carolina, a charge is added to the customer's bill for each returned check. (See fee schedule for returned check fee amount)

From: [Ann Game](#)
To: [Sherry Scoggins](#)
Subject: FW: High Water Usage
Date: Thursday, February 20, 2014 7:59:48 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

This is an example of our emails....

From: Stacy Beard
Sent: Monday, January 27, 2014 10:30 AM
To: Ann Game
Subject: FW: High Water Usage

Stacy Beard
Public Information Officer
Town of Clayton
919-358-0348 cell
919-359-9358 office
www.townofclaytonnc.org



From: Ann Game
Sent: Thursday, January 23, 2014 10:19 AM
To: Ann Game
Subject: High Water Usage



High Water Usage

When reading your water meter on _____, our meter reader noticed that

your water consumption is higher than normal!

There's a possibility that you have a leak that needs to be repaired!

Please contact Terry Johnson, Senior Billing Specialist, at 919-553-5002 ext. 5204 to discuss.

The Town of Clayton is always looking for ways to ensure that you're saving on your water bills. Give us a call to talk about what might be causing this increased water usage. Thanks for your prompt attention to this matter.

TOWN OF CLAYTON

Customer Service

919-553-5002

townofclaytonnc.org



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

Agenda Item: 5b

Meeting Date: 3/17/14

TITLE: PRESENTATION OF REZONING REQUEST RZ 2013-108, SHEETZ SITE LOCATED ON HWY 70 BUSINESS WEST AT ROSE STREET.

DESCRIPTION: RZ 2013-108 consists of seven parcels currently zoned R-8. The applicant, Sheetz Inc, respectfully requests to rezone all seven parcels from R-8, Residential to B-3-S, Highway Business-Special Use District.

This item was heard by the Planning Board at its February 24, 2014, Planning Board meeting. The Planning Board voted in favor of recommending RZ 2013-108 and RZ 2013-92.

This item is slated for public hearing at the April 7, 2014, Council meeting.

RELATED GOAL: Administration

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Presentation.	Staff Report, Planning Board Recommendation, Application, Neighborhood Meeting Info., Aerial Map, Current & Proposed Zoning Map, Proposed Land Use Map, & Excerpt of the 8/2/10 Council Minutes.



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

STAFF REPORT

Application Number: RZ 2013-108 (Rezoning)
Project Name: Sheetz Rezoning

NC PINs: 166811-56-5798, 166811-56-6744, 166811-56-6791, 166811-56-7656,
166811-56-5665, 166811-56-5506, 166811-56-6531

Town Limits/ETJ: Town Limits
Overlay: Thoroughfare Overlay District
Applicant: Sheetz, Inc.
Owners: Don. H Bunn Life Estate/Shirley Bunn Life Estate, Roxie Johnson Thomas,
Delores C. Tart, Myrtles Estes & Larry Isenhour, Ralph & Bertha Crabtree

Neighborhood Meeting: Held February 4, 2014
Public Noticing: Property posted February 12th
Planning Board: February 24, 2014

PROJECT LOCATION: The property is located at the intersection of Highway 70 Business Hwy W and Rose Street, across from Highway 42 East.

REQUEST: The applicant is requesting approval to rezone 2.46 acres at the intersection of Hwy 70 Business West and Rose Street from Residential-8 (R-8) to Highway Business (B-3).

SITE DATA:

Acreage: 2.46 acres
Present Zoning: Residential-8 (R-8)
Proposed Zoning: Highway Business (B-3)
Existing Use: Residential

ADJACENT ZONING AND LAND USES:

North: Zoning: Highway Business (B-3), Heavy Institutional (I-2)
Existing Use: Guy C. Lee Building Company, Vacant (property owned by NC Railroad and Norfolk-Southern)

South: Zoning: Residential-8 (R-8)
Existing Use: Residential

East: Zoning: Residential-8 (R-8)
Existing Use: Residential

West: Zoning: Residential-8 (R-8)
Existing Use: Residential

STAFF ANALYSIS AND COMMENTARY:

The subject property is located on the southeast corner of US 70 Business Hwy. W. and Rose Street and includes seven properties totaling approximately 2.46 acres of land. The applicant is requesting approval for rezoning of the subject property from Residential 8 (R-8) to Highway Business (B-3). Historically, the property has been occupied with single family dwellings that face towards US 70 Business Hwy. 70 or Tulip Street.



The subject site is located on what is envisioned as a future commercial node centered on the intersection of US 70 Business Hwy. W and NC 42 Hwy. E. This rezoning is limited to the southeast quadrant of the future commercial node and is configured to utilize existing roadways as a separation from residential uses on two sides.

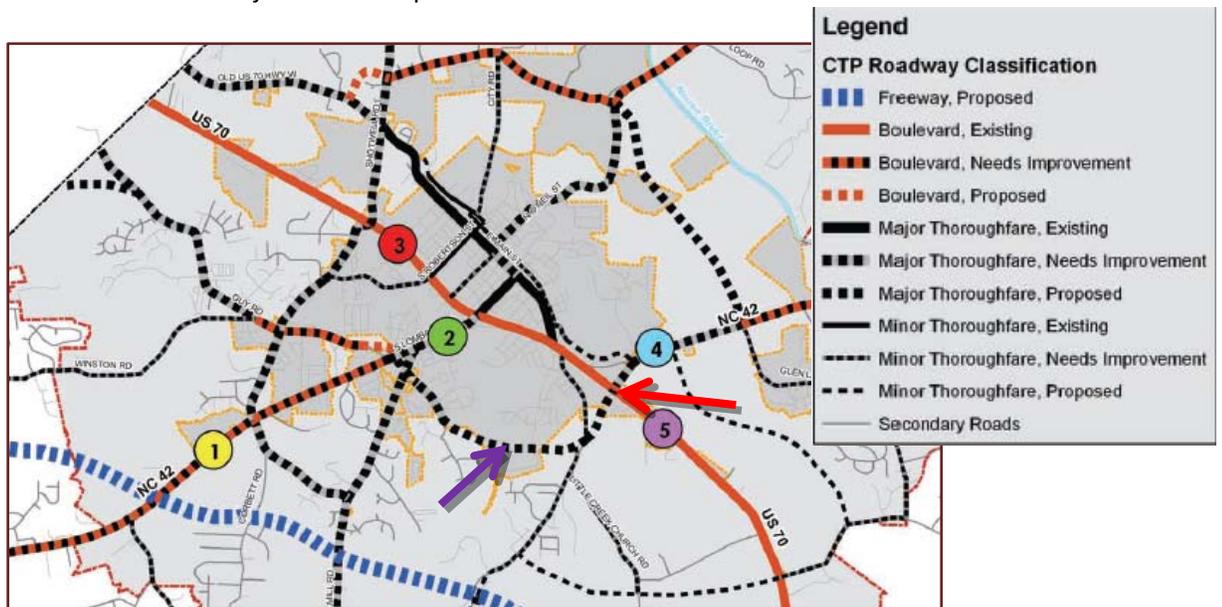


View of the site from US 70 Business Highway West

Access/Streets:

The property fronts on three roads: US 70 Business Hwy W, Rose Street, and Tulip Street. The intersection of US 70 Business Highway W and Rose Street is a signalized intersection. Access to the seven properties occurs on all three roadways, including multiple residential driveway connections to US 70 Business Hwy W. Both Rose Street and Tulip Street are Town-owned streets, and US 70 Business Hwy W is owned by NCDOT. A Traffic Impact Analysis is required to develop the site and NCDOT-required improvements to Rose Street, the signal timing, and US 70 Business Hwy W are expected as part of the site development.

Rose Street represents one end of the “Southern Connector,” which is a proposed roadway indicated on the Town’s “Existing and Proposed Land Use Map” within the 2008 Strategic Growth Plan. This roadway is also identified in the Comprehensive Transportation Plan (CTP), prepared by the Capital Area Metropolitan Organization (CAMPO). The Southern Connector is planned to provide a connection between Highway 42 East and Highway 42 West. While this roadway is currently unfunded, right-of-way is being acquired and portions of the road have been constructed as adjacent development occurs.



Existing and Proposed Transportation Network, 2008 Strategic Growth Plan
-The red arrow points to site of proposed rezoning
-The purple arrow points to the proposed Southern Connector

Consistency with the Strategic Growth Plan

The proposed rezoning is consistent with the following Objectives of the Strategic Growth Plan:

Objective 2.1: Balanced Infill/Development: Old and New. *Encourage development in satellite areas and along corridors as well as infill and reuse of existing commercial buildings.*

Proposed Land Use Map: The Strategic Growth Plan Proposed Land Use Map designates this property as a combination of “commercial” (the two parcels fronting on US 70) and “residential-medium.” (See the attached map). Generally, most parcels fronting on US 70 Bus Hwy W are designated as commercial. Though just two of the parcels are shown on the map as commercial, staff believes that were this one large parcel at the time the Proposed Land Use Map was created, the entire property would be considered “commercial” on the map, since the designation was based on property lines, not on a set distance from the road right-of-way. In addition, The

limited depth indicated on the Land Use Map would lead to undesirable “strip commercial” land use pattern in lieu of a more appropriate commercial node. Thus, staff believes the request is consistent with the intent of the Proposed Land Use Map.

Consistency with the Unified Development Code

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

Compatibility with Surrounding Land Uses

This property is currently a residential use with several homes, and surrounded on three sides by existing right-of-way. The north side of the property fronts US 70 Business Hwy West, a major thoroughfare. The other three sides of the property are developed with single-family uses. The existing single family is zoned Residential-8 (R-8), while the properties across US 70 Business Hwy W are zoned Highway Business (B-3) and Heavy Industrial (I-2).

Due to the proximity to existing residential uses, staff is recommending the site be rezoned instead to Highway Business Special Use District (B-3-S). If the Town Council approves the rezoning to a Special Use District, the associated Special Use Permit and site plan will include conditions of approval to improve compatibility with the surrounding land uses, such as limits on site use, enhanced buffers, and access restrictions. As noted above, the ability to impose conditions on use and other site details via a Special Use Permit provides a chance for the Council to determine appropriate uses, impacts (if any), and apply conditions to improve compatibility.

The Unified Development Code also addresses compatibility between commercial and residential uses by requiring a Class C type landscape buffer between commercial and residential uses, as well as increased building setback requirements.

Fire Protection

The Town of Clayton Fire Department will provide fire protection.

Summary

In summary, staff feels that because 1) the site sits on US 70 Business Highway West, a major thoroughfare largely lined by commercial uses, 2) the site is designated as “commercial” on the Proposed Land Use Map within the 2008 Strategic Growth Plan, and 3) the site sits at a proposed major intersection for the town as identified in the 2008 Strategic Growth Plan, that a rezoning to commercial use is appropriate.

Staff is recommending the site be rezoned to Highway Business Special Use District (B-3-S) to provide additional protections on use and minimize impacts on adjacent residential properties. Within the Special Use District, every use allowed by the standard zoning district is permitted, but is subject to Special Use Permit. No new uses or site development can occur without a Special Use Permit approved by the Town Council. This Permit provides staff and Town Council the opportunity to evaluate each use and to place special conditions on the site that will protect the interests of surrounding property owners and mitigate impacts of the site development. A separate site plan approval is also required with final action required by the Planning Board.

In this case, the applicant has indicated they are amenable to the Special Use District and has submitted a Special Use Permit application to allow a convenience store, restaurant, and gas sales. Review and approval of the Special Use Permit by the Town Council is contingent on approval of the rezoning to B-3-S.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-8 to B-3. However, staff has recommended that should the Council find a rezoning to a commercial property is appropriate, the property be rezoned to Highway Business Special Use District to allow conditions to be placed on the use and site development.
- The applicant has submitted a concurrent request for a Special Use Permit at this site. This Special Use Permit is contingent on approval of this rezoning to the Highway Business Special Use District.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with an adopted plans and policies of the town and explaining why the board considers the action taken to be reasonable and in the public interest.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning from Residential-8 (R-8) to Highway Business Special Use District (B-3-S).

CONDITIONS:

No conditions recommended. The UDC allows conditions to be imposed on Special Use Districts. However, no conditions are recommended for this rezoning; staff recommends that any conditions be instead associated with the associated Special Use Permit.

PLANNING BOARD RECOMMENDATION:

Approval. See the attached Planning Board Recommendation form.

ATTACHMENTS: 1) Planning Board, 2) Aerial Map, 3) Existing and Proposed Zoning Map, 4) Strategic Growth Plan Proposed Land Use Map, 5) Application, 6) Neighborhood Meeting Materials

TOWN OF CLAYTON, NC

PLANNING BOARD RECOMMENDATION FORM

Application Name & Number:

RZ 2013-108, Sheetz at Rose St & US 70 Business Hwy W Rezoning

On February 24, 2014 the Planning Board heard the above-referenced request and made the following vote:

Recommendation of approval of the request. *Unanimous*

Recommendation of approval of the request with the following amendments to the conditions presented by staff at the meeting:

Recommendation of denial of the request.

Recommendation made this 24th day of February, 2014 while in regular session.

Signed:



Frank Price, Planning Board Chair



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

REZONING APPLICATION

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

Rezoning applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fee is \$500.00 for a rezoning to a Standard District. A rezoning to a Planned Development District requires a fee of \$1,000.00 +\$5.00 per acre. All fees are due when the application is submitted.

If the rezoning request is to a Planned Development District, the application must be accompanied by a Major Site Plan application and associated fees.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Rezoning Petitions.

SITE INFORMATION:

Name of Project: Sheetz at Rose & Hwy 70 **Acreeage of Property:** 2.46
Parcel ID Number: See attached Site Information **Tax ID:** See attached Site Information
Deed Book: See attached Site Information **Deed Page(s):** See attached Site Information
Address: See attached Site Information
Location: The Property is located south of US HWY 70, east of Rose Street, and North of Tulip Street.

Existing Use: Residential **Proposed Use:** Convenience Store and Restaurant with Gas Sales
Existing Zoning District: Single-Family Residential-8 (R-8)
Requested Zoning District Highway-Business (B-3)
Is project within a Planned Development: Yes No
Planned Development District (if applicable): _____
Is project within an Overlay District: Yes No
Overlay District (if applicable): Thoroughfare Overlay District

FOR OFFICE USE ONLY

File Number:	<u>2013-108</u>	Date Received:	<u>12/31/2013</u>	Amount Paid:	<u>500.00</u>
--------------	-----------------	----------------	-------------------	--------------	---------------

OWNER INFORMATION:

Name: See attached Owner Information
Mailing Address: See attached Owner Information
Phone Number: See attached Owner Information Fax: See attached Owner Information
Email Address: See attached Owner Information

APPLICANT INFORMATION:

Applicant: Sheetz, Inc.
Mailing Address: c/o 1101 Haynes Street, Suite 101, Raleigh, NC 27604
Phone Number: 919-600-6270 Fax: 919-600-6290
Contact Person: M. Gray Styers, Jr.
Email Address: gstyers@styerskemera.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

- A signed and sealed boundary survey (**not more than a year old unless otherwise approved by the Planning Department**) with the azimuth or courses and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.
- Property legal description typed (10 pt. font or greater) on an 8.5 inch by 11 inch paper with one inch margins. The legal description must also be submitted electronically in Microsoft Word format.
- A copy of the last recorded deed for the subject property.

JUSTIFICATION STATEMENT

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

Sheetz, Inc. (the "Applicant") is seeking to rezone 2.46 acres of land identified as Johnston County PIN 166811-56-6531, Johnston County PIN 166811-56-6744, Johnston County PIN 166811-56-5798, Johnston County PIN 166811-56-6791, Johnston County PIN 166811-56-7656, Johnston County PIN 166811-56-5665, and Johnston County PIN 166811-56-5506 (the "Property"). The Property is located south of US HWY 70, east of Rose Street, and North of Tulip Street as shown in the plat of the Property that is attached as Exhibit 1.

The Property is currently zoned Single-Family Residential-8 ("R-8"), and the Applicant seeks to rezone it to Highway-Business ("B-3").

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

- 1. Consistency with the adopted plans of the Town.

See attached narrative.

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

See attached narrative.

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

See attached narrative.

- 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.

See attached narrative.

ADJACENT PROPERTY OWNERS LIST

Project Name: Sheetz at Rose & Hwy 70

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. 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
166811-56-1573	Clarence Michael and Brenda Benson	1233 Tulip St., Clayton, NC 27520
166811-56-2443	Nicholas and Kimberly Ferez	1235 Tulip St., Clayton, NC 27520
166811-56-3251	Myrtle A Isenhour Estes	1303 Tulip St., Clayton, NC 27520
166811-56-5242	Pryse Family Trust Robert Sr Trustee Pryse	1309 Tulip St., Clayton, NC 27520
166811-56-3724	Kumrob Maungyoo and Preawphan Bhitiyakul	19841 W US 70 HWY, Clayton, NC 27520
166811-56-8610	Nicholas and Kimberly Ferez	9743 US 70 BUS HWY W, Clayton, NC 27520
166811-56-9514	Terry Suvern Turner	9729 US 70 BUS HWY W, Clayton, NC 27520
166811-56-7472	Billy Dempsey Overbee	1310 Tulip St., Clayton, NC 27520
166811-56-8346	James Earl Hill	1312 Tulip St., Clayton, NC 27520
166808-78-6185	North Carolina Railroad Company	3200 Atlantic Avenue, Suite 110, Raleigh, NC 27604
166811-76-0449	Southern Regional Industrial	110 Franklin Road, Roanoke, VA 24042
166811-56-6497	Melvin and Shirley Pierce	1308 Tulip St., Clayton, NC 27520

A. Site Information and Owner Information

Parcel ID: 166811-56-5798

Tax ID: 05001047

Deed Book and Page: 2004/711

Owner Name: Don H. Bunn Life Estate and Shirley Bunn Life Estate

Address: 9777 US 70 Bus Hwy W, Clayton, NC 27520

Phone: 919-553-6410

Parcel ID: 166811-56-6744

Tax ID: 05001046

Deed Book and Page: 2004/711

Owner Name: Don H. Bunn Life Estate and Shirley Bunn Life Estate

Address: 9777 US 70 Bus Hwy W, Clayton, NC 27520

Phone: 919-553-6410

Parcel ID: 166811-56-6791

Tax ID: 05001045

Deed Book and Page: 2004/711

Owner Name: Don H. Bunn Life Estate and Shirley Bunn Life Estate

Address: 9767 US 70 Bus Hwy W, Clayton, NC 27520

Phone: 919-553-6410

Parcel ID: 166811-56-7656

Tax ID: 05001044

Deed Book and Page: 576/365

Owner Name: Roxie Johnson Thomas

Address: 9757 US 70 Bus Hwy W, Clayton, NC 27520

Phone: 919-553-7138

Parcel ID: 166811-56-5665

Tax ID: 05001025

Deed Book and Page: 3983/306

Owner Name: Delores C. Tart

Address: 707 Rose Street, Clayton, NC 27520

Phone: 919-553-7590

Parcel ID: 166811-56-5506

Tax ID: 05001026

Deed Book and Page: 557/483

Owner Name: Myrtle Estes and Larry Isenhour

Address: 1303 Tulip Street, Clayton, NC 27520

Phone: 919-585-6224

Parcel ID: 166811-56-6531

Tax ID: 05001027

Deed Book and Page: 636/153

Owner Name: Ralph and Bertha Crabtree

Address: 1306 Tulip Street, Clayton, NC 27520

Phone: 919-553-7381

B. Narrative in Support of Application for B-3 Conditional Zoning District

1. Consistency with the adopted plans of the Town.

The Applicant's request to rezone the Property to B-3 is in conformity with the Town of Clayton's Strategic Growth Plan. As shown on "Figure 6.4 Proposed Land Use," the Strategic Growth Plan (enclosed with this application) provides that the proposed land use for properties along U.S. Highway 70, such as this property, is Commercial. The future land use plan provides an overall vision of the desired development patterns for the community in the future, and the rezoning the subject Property to B-3 is consistent with that future land use plan.

Furthermore, "Figure 5.3 Existing and Proposed Transportation Network" of the Strategic Growth Plan (enclosed with this application) also projects that a proposed new major thoroughfare – re-routing Highway 42 around the central business district -- will be constructed directly adjacent to the Property. As stated in the Strategic Growth Plan, the proposed major thoroughfare is needed because of an increase in existing traffic and because of population growth and nonresidential growth in the area. Once the thoroughfare is constructed, the subject property will be at the intersection of two major thoroughfares – an appropriate location for B-3 zoned property.

Therefore, rezoning the Property to B-3 will bring it into conformity with the proposed land use plan and will allow for appropriate development along a major highway corridor.

In addition, the Property is located in the Thoroughfare Overlay District (TOD). The Thoroughfare Overlay District is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares, while maintaining an aesthetic streetscape environment. Rezoning the Property to B-3 will allow for enhanced redevelopment opportunities in this area of high visibility and will promote economic development, job creation, the provision of necessary goods and services, and stability in the entire community.

Specifically, and by way of example, rezoning the Property to B-3 would allow for the development of a well-designed convenience store and restaurant with gas sales in a manner fully consistent with the Town of Clayton Unified Development Ordinance.

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

See response in previous section.

The Property is currently zoned R-8, which only allows for single family residential development and does not allow development that would be appropriate for this location adjacent to Highway 70 and compatible with the Town's adopted plans and other parcels currently zoned highway business and industrial in the area, as discussed in the previous section of this application.

Rezoning the Property to B-3 district provides locations of offices, service uses, and businesses retailing durable and convenience goods and services for the community as a whole. The rezoning will allow development that is appropriate and well suited for an area adjacent to Highway 70 and near other highway business and industrial zoned parcels. Development of the subject project for B-3 uses will allow for enhanced redevelopment opportunities in this area of high visibility, will increase the tax base, and will promote economic development, job creation, the provision of necessary goods and services, and stability in the entire community. R-8 residential uses under the current district do not achieve these goals.

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

See responses to previous sections.

The proposed rezoning to B-3 does meet a specific demand in town. As the Strategic Growth Plan suggests, there is a proposed extension of Highway 42 as a major thoroughfare, which will be adjacent to the Property, because there has been an increase in traffic of Highway 70 and Highway 42. As the town continues to grow, the proposed rezoning could allow for services that will be beneficial to those living in and traveling through the area. Development of the subject project for B-3 uses will allow for enhanced redevelopment opportunities in this area of high visibility, will increase the tax base, and will promote economic development, job creation, the provision of necessary goods and services, and stability in the entire community.

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.

Yes. There is adequate capacity of public facilities for the proposed use of the Property. It will not increase the demand for schools or recreation facilities. Roads, water, and wastewater services at this location are adequate at their current capacity. Potential redevelopment of this site under the B-3 district classification can provide for adequate stormwater management and drainage on the Property in compliance with all ordinance requirements. The increase in tax base and revenues that we result from this rezoning will more than offset any de minimus incremental increase in demand for public services.

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

Rezoning the Property to B-3 will not violate zoning codes or the legal purposes for which zoning exists.

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

The adjoining property owners on the south side of Highway 70 have already been contacted individually and will be invited to a community meeting. There will be no adverse

impacts upon adjoining properties by rezoning of the Property to B-3. The Applicant will adhere to the buffering requirements as set forth in the Clayton Unified Development Ordinance. The Applicant proposes to construct a 6-foot high fence along the property line adjacent to Parcel 166811-56-6497 and Parcel 166811-56-8610.

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.

See responses to previous sections.

The rezoning of the property for its highest and best use will not be detrimental to the general public, and in fact the general public will benefit from the availability of additional services at an appropriate location.

Town of Clayton's Strategic Growth Plan
Figure 6.4 Proposed Land Use

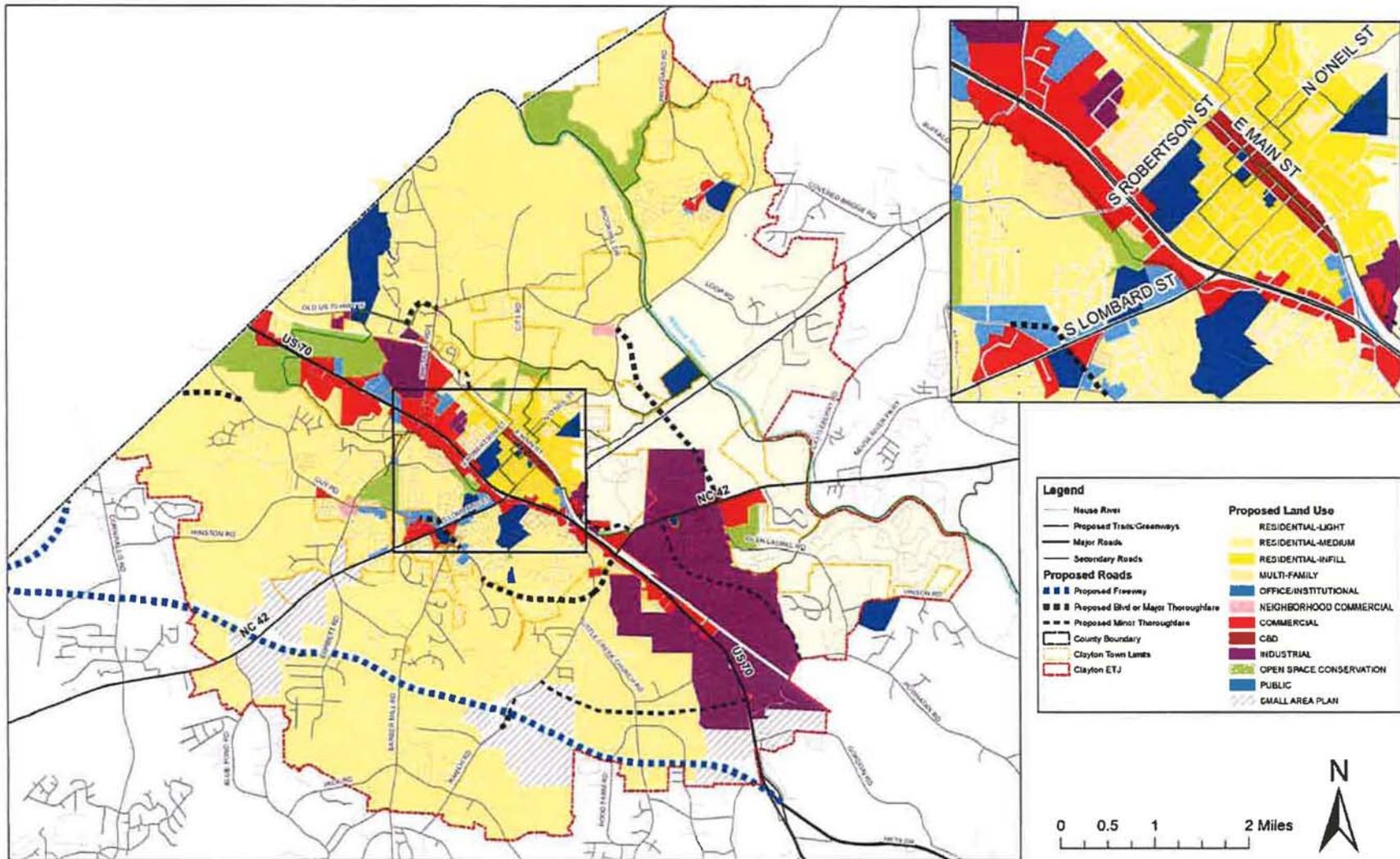


Figure 6.4 Proposed Land Use

Town of Clayton's Strategic Growth Plan
Figure 5.3 Existing and Proposed Transportation Network

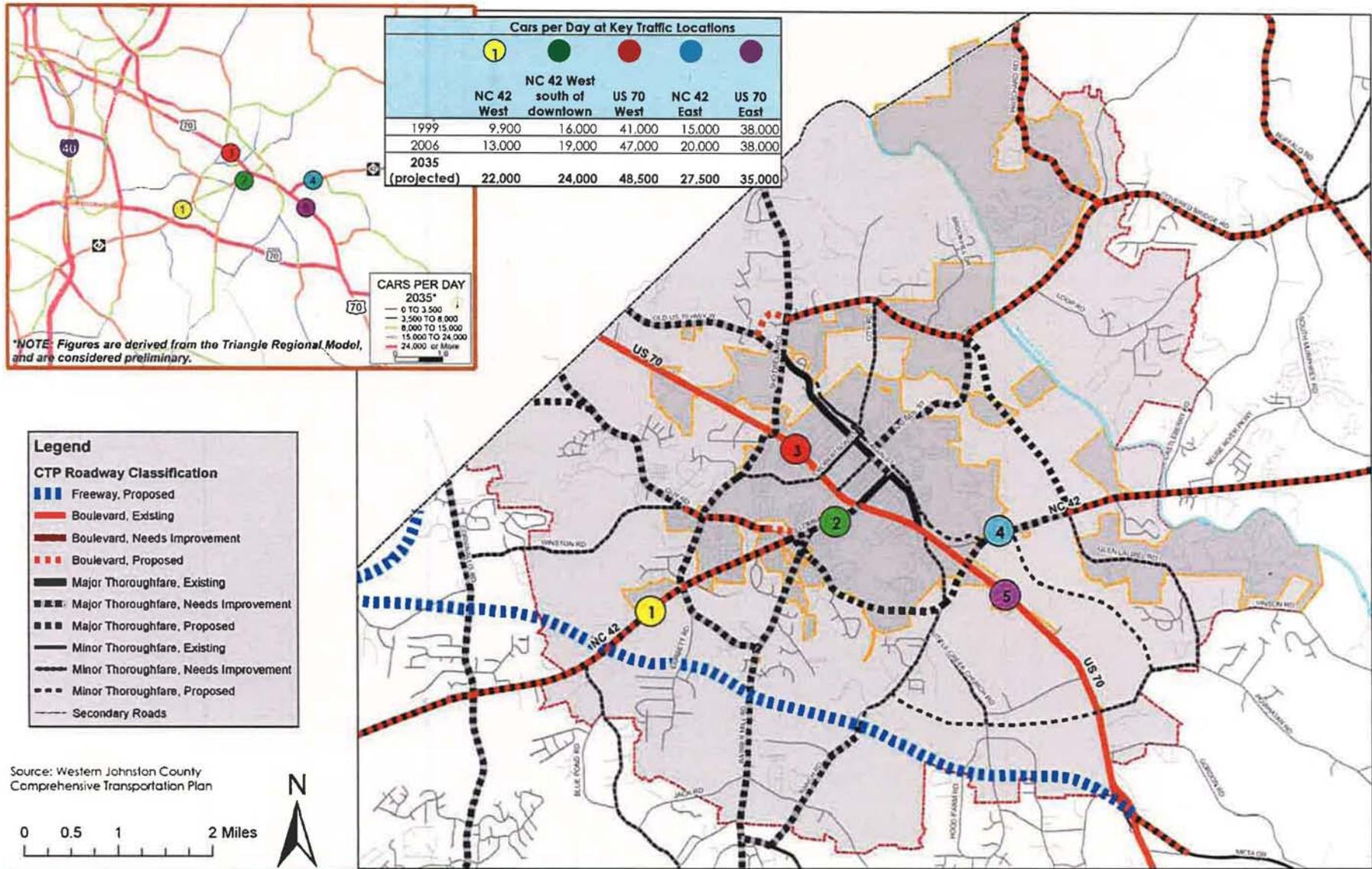
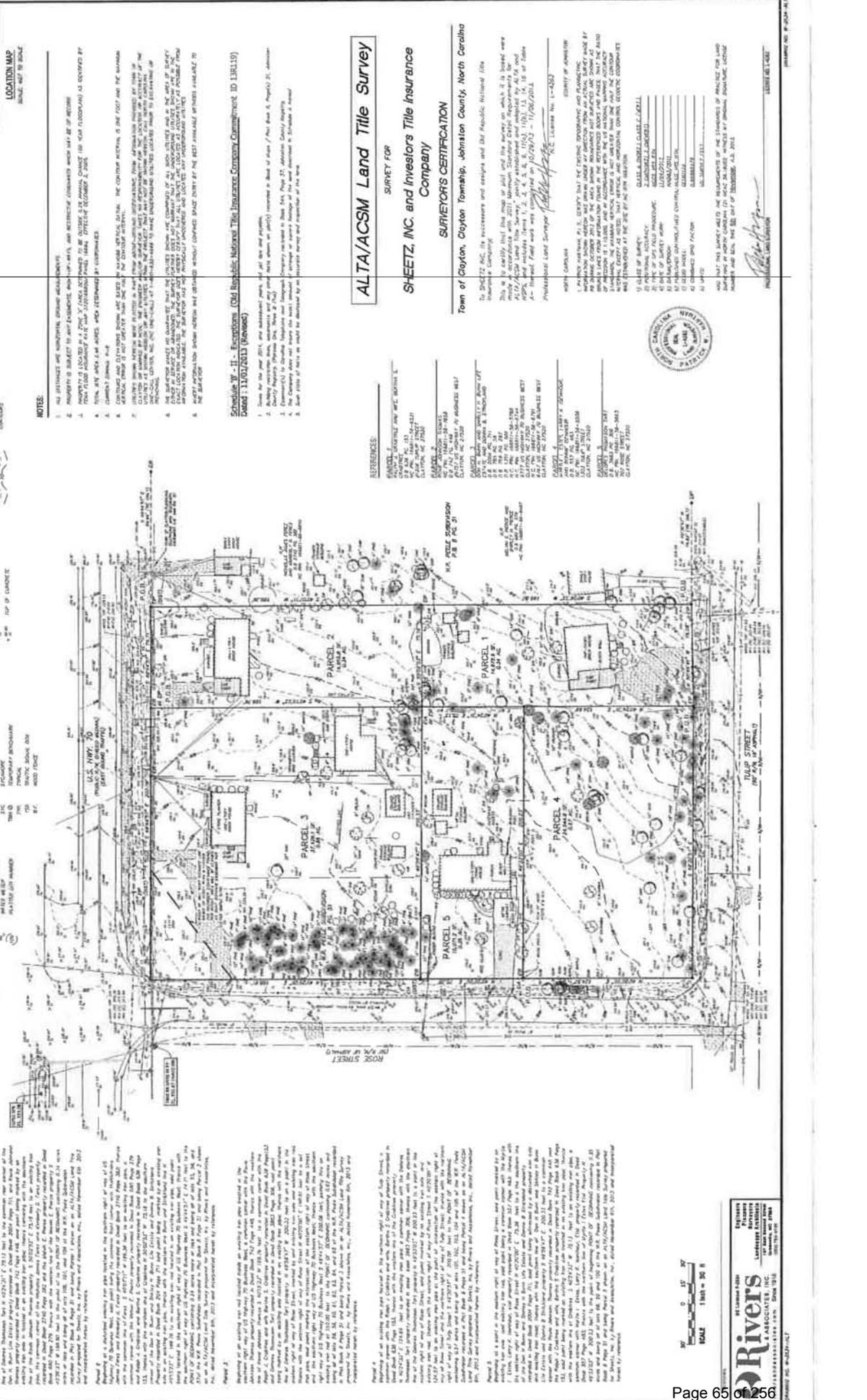
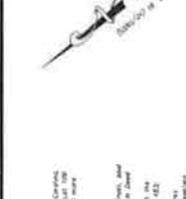
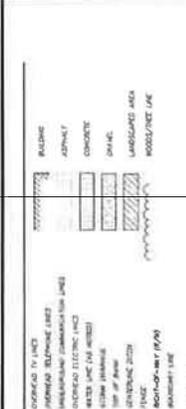


Figure 5.3 Existing and Proposed Transportation Network

Survey



SCALE 1"=40' 0" 15' 30'

Rivers ENGINEERING & SURVEYING, INC. 1000 N. 10TH ST. SUITE 100, DENVER, CO 80202

Legal Descriptions

PARCEL LEGAL DESCRIPTIONS

Being all those property located in the Clayton Township, Johnston County, North Carolina, bound on the north by US HIGHWAY 70 BUSINESS WEST, the east by Lot 54 and Lot 109 Peele Subdivision, on the south by TULIP STREET, and west by ROSE STREET and more particularly described as follows:

Parcel 1

Beginning at an existing iron pipe located in the northern right of way of Tulip Street, said point being the common front corner with the Melvin E. Pierce property recorded in Deed Book 680 Page 279; thence with the northern right of way of Tulip Street N 50°49'41" W 75.08 feet to an existing iron pipe, the common front corner with the Myrtle I. Estes, Larry K. Isenhour, etal. property recorded in Deed Book 557 Page 483; thence with the eastern line of the aforementioned Estes and Isenhour property N 40°24'31" E 124.69 feet to an existing iron pipe, common corner with the Delores Thomason Tart property recorded in Deed Book 3983 Page 306; thence with the eastern line of Delores Thomason Tart N 40°24'31" E 75.13 feet to the common rear corner of the Don H. Bunn Life Estate property recorded in Deed Book 2004 Page 711, and Roxie Johnson Thomas property recorded in Deed Book 742 Page 448, said point being marked by an existing iron axle in located in an existing iron pipe; thence cornering with the southern line of the Roxie Johnson Thomas property S 50°02'53" E 75.18 feet to an existing iron pipe, the common corner of the Nicholas James Ferez and Kimberly D. Ferez property recorded in Deed Book 2740 Page 382 and the Melvin E. Pierce property recorded in Deed Book 680 Page 279; thence with the western line of the Melvin E. Pierce property S 40°26'33" W 198.80 feet to the point of to the POINT OF BEGINNING containing 0.34 acres more or less and being all of lots 106, 107, and 108 of the W.R. Peele Subdivision recorded in Plat Book 8 Page 51 and being Parcel 1 shown on an ALTA/ACSM Land Title Survey prepared for Sheetz, Inc. by Rivers and Associates, Inc., dated November 6th, 2013 and incorporated herein by reference.

Parcel 2

Beginning at a disturbed existing iron pipe located in the southern right of way of US Highway 70 Business West, said point being the common front corner with the Nicholas James Ferez and Kimberly d. Ferez property recorded in Deed Book 2740 Page 382; thence with the common line of Ferez S 40°07'11" W 199.36 feet to an existing iron pipe, a common corner with the Melvin E. Pierce property recorded in Deed Book 680 Page 279 and Ralph J. Crabtree and Bertha S. Crabtree property recorded in Deed Book 636 Page 153; thence with the northern line of Crabtree N 50°02'53" W 75.18 to the southern corner of the Don H. Bunn and Shirley H. Bunn Life Estate and Donna B. Strickland Property recorded in Deed Book 204 Page 711 said point being marked by an existing iron axle in an existing iron pipe, thence with the eastern line Bunn and Strickland line N 40°15'23" E 199.76 to an existing iron rod located in an existing iron pipe, said point being located in the southern right of way of US Highway 70 Business West; thence with the southern right of way of US Highway 70 Business West S 49°44'57" E 74.71 feet to the POINT OF BEGINNING containing 0.34 acres more or less and being all of lots 55, 56, and 57 of the W.R. Peele Subdivision recorded in Plat Book 8 Page 51 and being Parcel 2 shown on an ALTA/ACSM Land Title Survey prepared for Sheetz, Inc. by Rivers and Associates, Inc., dated November 6th, 2013 and incorporated herein by reference.

Parcel 3

Beginning at an existing iron rod located inside an existing iron pipe located in the southern right way of US Highway 70 Business West, a common corner with the Roxie Johnson Thomas property recorded in Deed Book 742 Page 448; thence with the western line of Roxie Johnson Thomas S 40°15'23" W 199.76 feet to a common corner with the Ralph J. Crabtree and wife Bertha S. Crabtree property recorded in Deed Book 636 Page 153 and Delores Thomason Tart property recorded in Deed Book 3983 Page 306, said point being marked by an existing axle located in an existing iron pipe; thence with the northern line of Delores Thomason Tart property N 49°28'47" W 200.33 feet to a point in the eastern right of way of Rose Street, marked by an existing iron axle and existing iron rod; thence with the eastern right of way of Rose Street N 40°20'00" E 198.81 feet to a set iron pipe, said point marking the intersection of the eastern right of way of Rose Street and the southern right way of US Highway 70 Business West; thence with the southern right way of US Highway 70 Business West S 49°44'57" E 200.06 feet, passing thru an existing iron rod at 150.00 feet to the POINT OF BEGINNING containing 0.92 acres and being all of lots 58, 59, 60, 61, 62, 63, 64, and 65 of the W.R. Peele Subdivision recorded in Plat Book 8 Page 51 and being Parcel 3 shown on an ALTA/ACSM Land Title Survey prepared for Sheetz, Inc. by Rivers and Associates, Inc., dated November 6th, 2013 and incorporated herein by reference.

Parcel 4

Beginning at an existing iron pipe located in the northern right of way of Tulip Street, a common corner with the Ralph J Crabtree and wife, Bertha S Crabtree property recorded in Deed Book 636 Page 153; thence with the western line of the Crabtree property N 40°24'33" E 124.69 feet to an existing iron pipe; a common corner with the Delores Thomason Tart property recorded in deed book 3983 Page 306; thence with the southern line of the Delores Thomason Tart property N 49°33'03" W 200.23 feet to a point in the eastern right of way of Rose Street, said point marked by an existing iron axle and existing iron rod; thence with the eastern right of way of Rose Street S 40°20'00" W 124.57 feet to an existing iron pipe at the point of intersection of the eastern right of way of Rose Street and the northern right of way of Tulip Street; thence with the northern right of way of Tulip Street S 49°30'57" E 200.06 feet to the POINT OF BEGINNING containing 0.57 acres and being all of lots 101, 102, 103, 104 and 105 of the W.R. Peele Subdivision recorded in Plat Book 8 Page 51 and being Parcel 4 shown on an ALTA/ACSM Land Title Survey prepared for Sheetz, Inc. by Rivers and Associates, Inc., dated November 6th, 2013 and incorporated herein by reference.

Parcel 5

Beginning at a point in the eastern right of way of Rose Street, said point marked by an existing iron axle and existing iron rod, said point being a common corner with the Myrtle I Estes, Larry K. Isenhour, et al property recorded in Deed Book 557 Page 483; thence with the eastern right of way of Rose Street N 40°20'00" E 75.38 feet to a the southern line of the Don H Bunn and Shirley H Bunn Life Estate and Donna B Strickland property recorded in Deed Book 2004 Page 711, said point being witnessed by a disturbed iron axle and existing iron road; thence with the southern line of Don H Bunn and Shirley H Bunn Life Estate and Donna B Strickland property S 49°28'47" E 200.33 feet to a common corner with the Roxie Johnson Thomas property recorded in Deed Book 742 Page 448 and the Ralph J Crabtree and wife, Bertha S Crabtree property recorded in Deed Book 636 Page 153, said point being marked an existing iron axle located in an existing iron pipe; thence with the western line of Crabtree S 40°24'33"

W 75.13 feet to an existing iron pipe, a common corner with Myrtle I Estes, Larry K. Isenhour, Etal. property recorded in Deed Book 557 Page 483; thence with the northern line of Myrtle I Estes Etal. Property N 49°33'03" W 200.23 feet to the point of beginning POINT OF BEGINNING containing 0.35 acres and being all of lots 98, 99 and 100 of the W.R. Peele Subdivision recorded in Plat Book 8 Page 51 and being Parcel 5 shown on an ALTA/ACSM Land Title Survey prepared for Sheetz, Inc. by Rivers and Associates, Inc., dated November 6th, 2013 and incorporated herein by reference.

Deeds

State of North Carolina, Johnston Co.
Filed for Registration at 3:50 P.M.
June 5 20 01 in the
Register of Deeds Office
Recorded in Book 2004 Page 711
Cecil M. Massengill
Register of Deeds
By Sandra P. Sullivan
-Dep/Asst

Excise Tax gift deed

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 05001045; 05001046;
05001047
Verified by County on the day of
by

Mail after recording to Grantee

This instrument was prepared by Alan B. Hewett NO TITLE CERTIFICATION, TITLE EXAMINATION OR
Brief description for the Index 3 tracts Clayton township TAX ADVICE

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of June, 2000, by and between

GRANTOR

GRANTEE

Don H. Bunn and wife,
Shirley H. Bunn

Donna B. Strickland
4205 Barber Mill Road
Clayton, NC 27520

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Clayton, Johnston Township,

Johnston County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

The Grantors reserve a life estate in and to the property more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 785, page 59; Book 769, page 297, and Book 1351, page 681

A map showing the above described property is recorded in Plat Book 8 page 51
TO HAVE AND TO HOLD subject to the life estate of the Grantors herein which is reserved
the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to
the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey
the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and
defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:

General utility easements, restrictions and right-of-ways of record.

The Grantors herein reserve a life estate in and to the property set forth on
Exhibit "A" attached.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its
corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first
above written.

.....
(Corporate Name)
BY:
..... President
ATTEST:
.....
..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Don H. Bunn (SEAL)
Don H. Bunn
Shirley H. Bunn (SEAL)
Shirley H. Bunn
..... (SEAL)
..... (SEAL)



NORTH CAROLINA, Johnston County.
I, a Notary Public of the County and State aforesaid, certify that
Don H. Bunn and wife, Shirley H. Bunn Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 20th day of June 2000
My commission expires: 8-2-2000 *Tracy H. Perry* Notary Public

SEAL-STAMP
USE BLACK INK

NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of
My commission expires: Notary Public

The foregoing Certificate(s) of *Tracy H. Perry NP*

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the
first page hereof
Cecil M. Massengill REGISTER OF DEEDS FOR *Johnston* COUNTY
By *Sandra P. Sullivan* Deputy/Assistant - Register of Deeds

Pro \$ 2.00
Reg \$ 10.00
Stamp \$

Exhibit "A"

TRACT ONE:

BEGINNING at an iron stake, formerly James Pulley's corner, said stake is 102 feet from the center line of U.S. Highway No. 70 and South 49 deg. 40 min. East 75 feet from the street and runs as the highway right of way South 49 deg. 40 min. East 75 feet to a stake, J.B. Jones corner; thence as his line South 40 deg. 20 min. West 200 feet to a stake, W.R. Peele's corner; thence as Bradley Tart's line North 49 deg. 40 min. West 75 feet to a stake, James Pulley's former corner; thence as his former line North 40 deg. 20 min. East 200 feet to the BEGINNING. This being a portion of the W.R. Peele farm on the south west side of U.S. Highway No. 70.

See Deed Book 785, page 59, Johnston County Registry.

TRACT TWO:

BEGINNING at an iron stake, W.L. Williams corner, said stake is 102 feet from the center line of U.S. Highway 70 and South 49 degrees 40 minutes East 150 feet from a street and runs as the right of way of said highway South 49 degrees 40 minutes East 50 feet to a stake, David Satterfield's corner; thence as his line South 40 degrees 20 minutes West 200 feet to a stake, Satterfield's, W.R. Peele's and Bradley Tart's corner; thence as Tart's line North 49 degrees 40 minutes West 50 feet to a stake, W.L. Williams corner; thence as his line North 40 degrees 20 minutes East 200 feet to the BEGINNING. This being a portion of the W.R. Peele farm on the southwest side of U.S. Highway 70.
See Deed Book 769, page 297, Johnston County Registry.

TRACT THREE:

BEING Lots sixty-three (63), sixty-four (64), and sixty-five (65), of the W.R. Peele Subdivision, according to a plat recorded in Plat Book 8, page 51, of the Johnston County Registry. Being the same property conveyed to John Wesley Massey by deed recorded in Book 925, page 807, Johnston County Registry.

See Deed Book 1351, page 681, Johnston County Registry.

North Carolina—Johnston County

THIS DEED, made this ___ day of ___ A. D. 19 ___ by David G Satterfield and wife Dolores H Satterfield of Johnston County and state of North Carolina of the first part, to W B Earp and wife Lucille Earp of Johnston County and state of North Carolina of the second part: WITNESSETH, That said parties of the first part

in consideration of other valuable considerations and One Hundred Dollars to them paid by the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey to said W B Earp and wife Lucille Earp heirs and assigns, a certain tract or parcel of land in Johnston County, State of North Carolina, adjoining the lands of J B Jones, W R Peele and Carl Worley and others, and bounded as follows, viz:

Beginning at a stake J B Jones corner, said corner is 102 feet from the center line of U S Highway No 70 and South 49 deg 40 min East 200 feet from a Street and runs as the right of way of said highway South 49 deg 40 min East 75 feet to a stake W R Peele's corner; thence as his line South 40 deg 20 min West 200 feet to a stake Peele's corner; thence as his line North 49 deg 40 min West 75 feet to a stake Jones corner; thence as his line North 40 deg 20 min East 200 feet to the beginning. This being a portion of the W R Peele farm on the Southwest side of U S Highway No 70.

(\$1.10 Revenue Stamps)

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said parties of the second part their heirs and assigns, to their only use and behoof forever. And the said parties of the first part for them selves and their heirs, executors and administrators, covenant with said W B Earp and wife Lucille Earp, their heirs and assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTAMONY WHEREOF, the said parties of the first part have hereunto set their hand, s. and seal, s., the day and year first above written. David G Satterfield (Seal) Dolores H Satterfield (Seal)

Attest: STATE OF NORTH CAROLINA—Johnston County I, Clerk of Superior Court, hereby certify that and his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still assent thereto. Let the instrument, with this certificate, be registered. Witness my hand, this day of A. D. 19 Clerk Superior Court

STATE OF NORTH CAROLINA County I, Notary Public, do hereby certify that and his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto. Witness my hand and Notarial Seal, this day of A. D. 19 (N.P. Seal) My commission expires N. P.

STATE OF NORTH CAROLINA Johnston County I, James H Nappier Notary Public, do hereby certify that David G Satterfield and Dolores H Satterfield his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance. Witness my hand and Notarial Seal this the 12th day of October A. D. 19 59 My commission expires 10-31-59 James H Nappier N.P. (Seal)

STATE OF NORTH CAROLINA—Johnston County The foregoing certificate of James H Nappier a Notary Public of Johnston County, State of North Carolina, is adjudged to be correct. Let the instrument, with the certificate be registered. Witness my hand, this 22 day of October A. D. 19 59 J G Burgess, Deputy Clerk Superior Court

Filed for registration on the 22 day of October 19 59, at 4:45 o'clock P. M., and registered in the office of the Register of Deeds for Johnston County, North Carolina, this day of W G Massey 19, at o'clock M. Reg. Page 74 of 256

Excise Tax: 0 Parcel ID No: 05001025

Mail after recording to: Grantee

Prepared By: Grantee

NO TITLE SEARCH - NO TAX ADVICE

Brief Description: _____

North Carolina General Warranty Deed

This Deed made this 11th day of October, 2010, by and between

GRANTOR	GRANTEE
Bradley Tart Delores Thomason Tart, (wife)	Delores Thomason Tart 707 Rose St Clayton NC 27520

The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the city of N/A, Clayton Township, Johnston County, North Carolina and more particularly described as follows:

See Attached Exhibit A.

Grantor acquired property at Book 898 page 626

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of his interest in the premises, has the right to convey his interest in the property, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any and all easements, Restrictions, and Rights of Way of Record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Bradley D. Tart P. D. A.
by *Delores E. Tart* (SEAL)
Bradley Tart

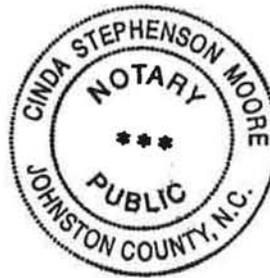
Attorney in fact for Bradley Tart Delores Thomason Tart

Delores Thomason Tart (SEAL)
Delores Thomason Tart

NORTH CAROLINA
JOHNSTON COUNTY

I, a Notary Public of the County and State aforesaid, certify that Delores Thomason Tart personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 17th day of May, 2016.

Cinda Stephenson Moore (SEAL)
NOTARY PUBLIC
My Commission Expires: May 3, 2016



STATE OF NORTH CAROLINA

COUNTY OF Johnston County

I Cinda Stephenson Moore a Notary Public of the County of Johnston, State of North Carolina aforesaid, hereby certify that **Delores Thomason Tart** individually and as Attorney in Fact for **Bradley Tart**, hereinafter referred to as Principal, personally appeared before me this day and being first duly sworn deposes and says that she executed the foregoing annexed instrument for and on behalf of said Principal and that her authority to execute and acknowledge the said instrument is contained in a duly executed and acknowledged Power of Attorney which is recorded in Johnston County Registry in Book 2472, Page 222, and the said instrument granting her Power of Attorney; and the said Attorney in Fact acknowledged the due execution of the foregoing instrument for the purposes expressed therein for herself individually and on behalf of the above named Principal

Witness my hand and official stamp or seal, this 17th day of May, 2011.

Cinda Stephenson Moore
Notary Public

My Commission Expires: May 3, 2016



EXHIBIT A

Beginning at an iron stake, James Pulleys corner on a Street said corner is South 40 deg. 20 min West 302 feet from the center line of U S Highway No 70 and runs as Pulleys, W L Williams and J B Jones line South 49 deg. 40 min East 200 feet to a stake Jones and W R Peeles corner; thence as Peeles line South 40 deg. 20 min West 75 feet to W R Peeles corner; thence as his line North 49 deg. 40 min West 200 feet to Peeles corner on the Street; thence as the Street North 40 deg. 20 min East 75 feet to the Beginning. This is a portion of the W R Peele farm on the Southwest side of U S Highway No 70.

ALSO being the same property referenced to as Lots #98, #99 and #100 on the W R Peele Sub-Division Map, recorded in Book 8, Page 51; and also being the same property deeded by W R Peele and wife, Madeline S Peele to Bradley Tart in Deed Book 527, Page 524, Johnston County Registry.

North Carolina—Johnston County
 THIS DEED, made this 14th day of October A. D. 19 58 by _____
W.R. Peele and wife, Madeline S. Peele
 of _____
Johnston County and state of N.C. of the first part, to
Ralph L. Isenhour
 of _____
Johnston County and state of N.C. of the second part:
 WITNESSETH, That said W.R. Peele & wife, Madeline S. Peele
 In consideration of _____ Dollars
 to _____ paid by _____
Ten Dollars and other valuable considerations
them paid by Ralph L Isenhour
 the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey
 to said Ralph L. Isenhour
 heirs and assigns, a certain tract or parcel of land in Johnston County, State of North Carolina, adjoining the lands of _____
 and others, and bounded as follows, viz.:

Five Lots #101, #102, #103, #104, and #105, each lot fronting 25 feet on First Street as shown on map of W R Peele Subdivision near Clayton, N.C. and running back 200 feet deep, making a total area of 125 feet by 200 feet on corner of First Street and South Street in said Subdivision.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said Ralph L Isenhour, his heirs and assigns, to their only use and behoof forever.
 And the said W R Peele and wife, Madeline S. Peele for them selves and their heirs, executors and administrators, covenant with said Ralph L Isenhour, his heirs and assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTAMONY WHEREOF, the said W R Peele and wife Madeline S. Peele have hereunto set their hands and seals, the day and year first above written.
 _____ (Seal)
W R Peele (Seal)
 _____ (Seal)
Madeline S Peele (Seal)
 _____ (Seal)
 _____ (Seal)
 _____ (Seal)

Attest: _____
 STATE OF NORTH CAROLINA—Johnston County
 I, _____, Clerk of Superior Court, hereby certify that _____ and _____, his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said _____ being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still assent thereto. Let the instrument, with this certificate, be registered.
 Witness my hand, this _____ day of _____, A. D. 19_____
 _____ Clerk Superior Court

STATE OF NORTH CAROLINA _____ County
 I, _____, Notary Public, do hereby certify that _____ and _____, his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said _____ being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.
 Witness my hand and Notarial Seal, this _____ day of _____, A. D. 19_____
 My commission expires _____ (N.P. Seal)
 _____ N. P.

STATE OF NORTH CAROLINA Johnston County
 I, John T. Talton Notary Public, do hereby certify that _____ W.R. Peele and Madeline S. Peele his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.
 Witness my hand and Notarial Seal this the 16th day of October A. D. 19 58
 My commission expires June 14, 1959 Jno T. Talton N.P. (Seal)

STATE OF NORTH CAROLINA—Johnston County
 The foregoing certificate of John T Talton, a N P of Johnston County, State of North Carolina, is adjudged to be correct. Let the instrument, with the certificate be registered.
 Witness my hand, this 22 day of October A. D. 19 58
 _____ Janie W Strickland, Dep Clerk Superior Court

Filed for registration on the 22 day of October, 19 58, at 10:30 o'clock A M., and registered in the office of the Register of Deeds for Johnston County, North Carolina, this _____ day of _____, 19_____, at _____ o'clock _____ M.
 _____ W G Massey Register

North Carolina—Johnston County
THIS DEED, made this 19th day of October A. D. 19 64 by
Devon C Herring and wife, Carol Ann H Herring
of Johnston County and state of North Carolina of the first part, to
Ralph J Crabtree and wife, Bertha S Crabtree
of Johnston County and state of North Carolina of the second part:
WITNESSETH, That said parties of the first part

In consideration of other valuable considerations and One Hundred (\$100) Dollars
to them paid by parties of the second part
the receipt of which is hereby acknowledged, ha ve bargained and sold, and by these presents do grant, bargain, sell and convey
to said parties of the second part, their heirs and assigns, a certain tract or parcel of land in Johnston County, State of North Carolina, adjoining the lands of
and others, and bounded as follows, viz.:

Lying and being in Clayton Township, Johnston County, North Carolina, and more
particularly described as follows:

BEGINNING at a stake, the common corner of Lots No. 57, 58 and runs thence in
a southeasterly direction for a distance of 75 feet to a stake, a corner of
Lot No. 109; thence as the line of Lot No. 109 in a southwesterly direction
for a distance of 200 feet to a point on South Street; thence as said street
in a northwesterly direction for a distance of 75 feet, a corner with Lot No.
105; thence in a northeasterly direction for a distance of 200 feet to the
point and piece of the BEGINNING, and being all and every part of Lots No.
106, 107, and 108, as shown on a map of the W. R. Peele Subdivision in or near
Clayton, North Carolina, said map being duly recorded in Plat Book-8, page 51,
Registry of Johnston County.

Said property being three of the lots conveyed by W. R. Peele and wife, Madeline
S. Peele to Guy M. White, Jr. and wife, Betsy J. White, by deed, dated January
3, 1961, and recorded in Book 580, page 537, Registry of Johnston County.

As a further consideration for this conveyance the grantees herein named do
hereby assume all liability for the payment of any balance now due or any
balance which may hereafter become due under and by virtue of the terms and
conditions of that deed of trust duly recorded in Book 588, page 49, Registry
of Johnston County, heretofore executed by the grantors to Raleigh Savings &
Loan Association.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said
parties of the second part, their heirs and assigns, to their only use and behoof forever.

And the said parties of the first part
for them selves and their heirs, executors and administrators, covenant with said
parties of the second part, their heirs and assigns, that they seized of said premises in fee and
have a right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby
forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTAMONY WHEREOF, the said Devon C Herring and wife, Carol Ann H Herring
have hereunto set their hands and seals, the day and year first above written.

Devon C Herring (Seal)
Carol Ann H Herring (Seal)
(S Seal)
(S Seal)
(S Seal)
(S Seal)

Attest:

STATE OF NORTH CAROLINA—Johnston County
I, Clerk of Superior Court, hereby certify that
and his wife, personally appeared before me this day and acknowledged the due execution
of the annexed Deed of Conveyance; and the said being by me privately examined, separate and apart
from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, with-
out fear or compulsion of her said husband or any other person, and that she doth still assent thereto. Let the instrument, with this
certificate, be registered.
Witness my hand, this day of A. D. 19 Clerk Superior Court

STATE OF NORTH CAROLINA County
I, Notary Public, do hereby certify that
and his wife, personally appeared before me this day and acknowledged the due execution
of the annexed Deed of Conveyance; and the said being by me privately examined, separate and apart
from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, with-
out fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto.
Witness my hand and Notarial Seal, this day of A. D. 19 (N.P. Seal)
My commission expires N. P.

STATE OF NORTH CAROLINA Johnston County
I, S. W. Cauley, Jr., Notary Public, do hereby certify that
Devon C Herring and Carol Ann H Herring
his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.
Witness my hand and Notarial Seal this the 26 day of October A. D. 19 64
My commission expires 3-13-65 S. W. Cauley, Jr. N.P. (Seal)

STATE OF NORTH CAROLINA—Johnston County
The foregoing certificate of S. W. Cauley, Jr., a N. P. of
Johnston County, State of North Carolina, is adjudged to be correct. Let the Instrument, with the certificate be registered.
A. D. 19 64
Witness my hand, this 26 day of October Sylvis M Parker, Dep. Clerk Superior Court

Filed for registration on the 26 day of October, 19 64, at 2:15 o'clock P. M., and registered in the office
of the Register of Deeds for Johnston County, North Carolina, this day of 19 at o'clock M.
W. G. Messey Register of Deeds

Owner's Consent Form



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

OWNER'S CONSENT FORM

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

Project Name: SHEETZ AT ROSE & Hwy 70 Address or PIN #: 166811-56-6531

AGENT/APPLICANT INFORMATION:

SHEETZ, INC
(Name - type, print clearly)

46 1101 HAYNES ST. SE 101
(Address)
RALEIGH NC 27604
(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

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: BERTHA CRADTREE

RALPH J CRADTREE
(Name - type, print clearly)

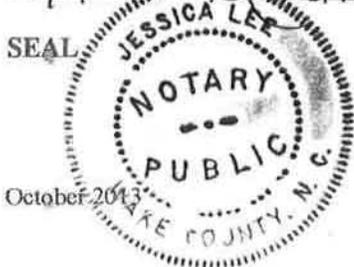
1306 TULIP ST
(Address)

Ralph J Cradtree
(Owner's Signature)

CLAYTON NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Jessica Lee a Notary Public for the above State and County, this the 19th day of December, 2013.



Jessica Lee
Notary Public

My Commission Expires: 7-29-18



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

OWNER'S CONSENT FORM

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

Project Name: SHEETZ AT ROSE & HWY 70 **Address or PIN #:** 166.811-56-5506

AGENT/APPLICANT INFORMATION:

SHEETZ INC
 (Name - type, print clearly)

40 1101 HAYNES ST, STE 101
 (Address)
RALEIGH NC 27604
 (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

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:

Myrtle I. Estes
Bonnie L. Isenhour
 (Name - type, print clearly)

Larry K. Isenhour

1303 Tulip Street
 (Address)

x Myrtle I. Estes
 (Owner's Signature)

x Bonnie L. Isenhour
 x Larry K. Isenhour

Clayton, NC 27520
 (City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

104 E. Holding Street
Smithfield, NC 27577

Sworn and subscribed before me Myrtle I. Estes, Bonnie L. Isenhour and Larry K. Isenhour Notary Public for the above State and County, this the 19th day of December, 2013

SEAL

Michelle Ball
 Notary Public

My Commission Expires: 11.11.2017

October 2





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

OWNER'S CONSENT FORM

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

Project Name: SHEETZ AT ROSE & HWY 70 Address or PIN #: 166811-50-5665

AGENT/APPLICANT INFORMATION:

SHEETZ, INC
 (Name - type, print clearly)

40 1101 HAYNES ST, STE 101
 (Address)
RALEIGH NC 27604
 (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

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:

Deborah C. Tarr
 (Name - type, print clearly)

707 Rose St Clayton N.C
 (Address)

Deborah C. Tarr
 (Owner's Signature)

Clayton NC 27520
 (City, State, Zip)

STATE OF North Carolina
 COUNTY OF Wake

Sworn and subscribed before me the 13 day of December, 2013.

Jessica Lee a Notary Public for the above State and County, this



Jessica Lee
 Notary Public

My Commission Expires: 7-29-18



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

OWNER'S CONSENT FORM

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

Project Name: SHEETZ AT ROSE & HWY 70 Address or PIN #: 166811-56-7656

AGENT/APPLICANT INFORMATION:

SHEETZ, INC (Name - type, print clearly) _____ (Address) _____
 _____ (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

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.

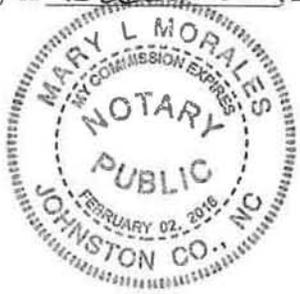
OWNER AUTHORIZATION:

✓ Roxie Johnson Thomas (Name - type, print clearly) ✓ 9757 U.S. 70 Business W. (Address)
 ✓ Roxie Johnson Thomas (Owner's Signature) ✓ Clayton N.C. 27520 (City, State, Zip)

STATE OF Johnston
 COUNTY OF North Carolina

Sworn and subscribed before me, MARY L. MORALES, a Notary Public for the above State and County, this the 19th day of December, 2013.

SEAL



Mary L. Morales
 Notary Public
 My Commission Expires: 2-2-16

October 2013



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

OWNER'S CONSENT FORM

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

Project Name: SHEETZ AT ROSE & HWY 70 **Address or PIN #:** 166811-56-5798
166811-56-6744
166811-56-6791

AGENT/APPLICANT INFORMATION:

SHEETZ, INC
(Name - type, print clearly)

40 1101 HAYNES ST. STE 101
(Address) RALEIGH NC 27604
(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

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:

Don H Bunn Shirley H. Bunn
(Name - type, print clearly)

9777 US 70 Bus. Hwy. W.
(Address)

Don H Bunn Shirley H. Bunn
(Owner's Signature)

Clayton, N.C. 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Jessica Lee, a Notary Public for the above State and County, this the 20th day of December, 2013.



Jessica Lee
Notary Public
My Commission Expires: 7-29-18

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the neighborhood meeting shall be to inform the neighborhood of the nature of the proposed land use and development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the public hearing (Planning Board or Board of Adjustment, as applicable).

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.

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. Please contact the Planning Department with questions.
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 provided to Planning Department:

Alert the Planning Department when the date, location, and time are determined. Planning staff may attend the neighborhood meeting to answer process/code questions.

Return the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board or Board of Adjustment meeting* (as applicable) in electronic or hard copy format:

- Neighborhood Meeting Summary Form, signed
- Copy of the letter mailed
- Mailing list
- Meeting Attendance roster

For Rezoning, Planned Developments, Special Use Permits, Variances, and Conditional Use Permits, also submit:

- Stamped, addressed, empty envelopes using the same addresses as used for the neighborhood meeting notification (for a public notice of the hearing date, not related to the neighborhood meeting)

- ***NOTE** this item must be submitted 25 days prior to the Board of Adjustment Hearing for Conditional Use Permits and Variances

ADJACENT PROPERTY OWNERS LIST

Project Name: Sheetz at Rose & Hwy 70

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
166811-56-1573	Clarence and Brenda Benson	1233 Tulip St. Clayton, NC 27520
166811-56-2443	Nicholas and Kimberly Ferez	204 Cherry Laurel Drive Clayton, NC 27527
166811-56-325	Myrtle A Isenhour Estes	1303 Tulip St. Clayton, NC 27520
166811-56-5242	Pryse Family Trust Robert G Sr Trustee Pryse	1309 Tulip St Clayton, NC 27520
16681-56-3724	Kumrob Maungyoo and Preawphan Bhitiyakul	19841 W US 70 HWY Clayton, NC 27520
166811-56-9514	Terry Suvern Turner	9729 US 70 BUS HWY W Clayton, NC 27520
166811-56-7472	Billy Dempsey Overbee	1024 Ridge Drive Clayton, NC 27520
166811-56-8346	James Earl Hill	1312 Tulip St. Clayton, NC 27520
166808-78-6185	North Carolina Railroad Company	3200 Atlantic Avenue, Suite 110 Raleigh, NC 27604
166811-56-6531	Ralph and Bertha Crabtree	1306 Tulip Street Clayton, NC 27520
166811-56-7656	Roxie Johnson Thomas	9757 W US 70 BUS Clayton, NC 27520
166811-56-5964	Linda Pounds Mccullough	960 Swan Point Reef Rd Washington, NC 27889-7578
166811-56-8610	Nicholas and Kimberly Ferez	204 Cherry Laurel Drive Clayton, NC 27527
166811-76-0449	Southern Regional Industrial	110 Franklin Road Roanoke, VA 24042
166811-56-6497	Melvin and Shirley Pierce	1308 Tulip Street Clayton, NC 27520
166811-56-5665	Delores C. Tart	707 Rose St Clayton, NC 27520-0000

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Sheetz, Inc. (Sheetz at Rose + Hwy 70)

Location/Date: Clayton Town Hall February 4, 2014

	NAME	ADDRESS
1	Tom Anastasi	99 Meadavmist DR Garner, NC 27529
2	Jamie Gerhart	4605 Sycamore Shoals Rd Durham NC 27705
3	James Stlooda	5700 Sixth Ave Milton, PA 16607
4	Gray Styers	1101 Haynes Street, Ste. 101 Raleigh, NC 27604
5	James (Bill) + Joyce Hill	1312 Tulip Street Clayton NC 27520
6	Laurie Overholser	1024 Ridge Dr. Clayton, NC 27520
7	Rolphi + Bartla Carter	1306 Sloop St Clayton NC 27520
8	SHIRLEY pierce	1308 tulip st clayton NC 27520
9	Jcel + Jennifer Mercer	1229 TULIP ST
10	WAYNE STRICKLAND	5160 HWY 70 WEST KEMAY - GARNER, N.C. 27529
11	DAYLON Lynch	9203 US 70 BUSINESS WEST
12	Roxie Thomas	9757 US 70 Bus. West
13	Kunrob MAUNGYOON	9841 US 70 Bus West
14	CHERYL DAUGHTRY	9825 HWY 70 B WEST
15	Emily Beddingfield	Town of Clayton
16		
17		
18		
19		
20		

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

Representatives of the Applicant, Sheetz, Inc, Jamie Gerhart and Tom Anastasi led the meeting. The list of all attendees is attached to this summary. Mr. Gerhart and Mr. Anastasi introduced themselves and Sheetz as a family-owned business started by five brothers. Mr. Gerhart then provided an overview of the rezoning and site plan approval processes. He explained that this neighborhood meeting was an early step in the rezoning process. He summarized the pending rezoning application to rezone seven contiguous parcels along NC Highway 70 Business parcels to B-3, which would allow a 24 hour convenience restaurant with gas sales. The requested commercial zoning district is consistent with Proposed Land Use Map of the Clayton Comprehensive Plan and Thoroughfare Plan Map.

After this overview, Mr. Gerhart and Mr. Anastasi responded to numerous questions and comments by the attendees. Many of those questions asked about traffic that would be generated by a store at this location. Mr. Anastasi stated that Sheetz had a Traffic Impact Study conducted by an independent, third-party traffic engineering firm. He noted that the Thoroughfare Plan Map showed Rose Street becoming a major thoroughfare for the re-routing of Highway 42, and that right-of-way dedication, turn-lanes, and other improvements to Rose Street would be constructed consistent with the future plans for the street, which would be more than adequate to handle traffic into and out of the store. Another issue was raised about traffic from the store on Tulip Street and the fact that many children play on and along Tulip Street. Mr. Anastasi committed (1) to have the traffic engineer re-model the likely number of trips to and from the store that would likely travel on Tulip Street, and (2) to consider, in the site plan process, modifications to the driveway onto Tulip to ensure that traffic from the store did not turn left onto Tulip and to discourage traffic to the store from utilizing Tulip Street.

Another issue raised was the lighting of the store. Mr. Gerhart responded that Sheetz will comply with the Town of Clayton's requirement that the canopy above the fuel pumps would not be back-lit, as is typical at many Sheetz stores. This modification to the gas canopy would be in compliance with the Town of Clayton lighting ordinance. He showed pictures of a store with, and of a store without, a back-lit canopy. Sheetz will also minimize the brightness and visibility of the lights above the fuel pumps by using only LED light fixtures (1) that are mounted flush with the ceiling of the canopy, and (2) that are narrowly focused in a limited, downward direction. The pictures showed the neighbors attending the meeting that, with these measures, the lighting design will comply with the Town ordinance and limit the amount of light shining onto adjacent properties.

A third issue raise was the buffering between the store and the immediately adjacent residential properties along the eastern boundary. Drawings were shown indicating the type of wall that would be constructed along that property line and the landscaping that would be planted. The six-foot opaque wall is the tallest allowed by Town ordinance, and the Class "C" buffer is the densest type specified in the Town ordinance. Sheetz will, however, consider additional plantings that would provide even greater buffering, so long as their size and density

would not make survival unlikely. It was also noted that the stormwater retention area on the back (south) side of the property would also provide additional buffering from neighbors across Tulip Road.

A question was asked about access to city water. Mr. Anastasi confirmed that city water was available and that it would be the obligation of Sheetz to construct the necessary lines to the town system – wherever the interconnection needed to occur -- to ensure that adequate water flow and pressure were maintained.

There were also questions and comments about the general compatibility of a commercial use at this location in light of the residences around it. Mr. Gerhart and Mr. Anastasi noted that the Town's own comprehensive land use plan recommended commercial uses of all properties in this area that fronted Highway 70 and that there were commercial uses along Highway 70 both east and west of this area. They also explained the reduced lighting (discussed above), widening and road improvement to Rose Street (discussed above), the wall and landscaping and stormwater detention area (discussed above) would, working together, buffer the impacts of a commercial use from the adjacent resident uses, so that the uses in the area would be compatible. It was also noted that residents living in the area would have access to goods and services (e.g. prepared food service, snacks, beverages, etc.) that were not currently available within the immediate area, and that this would be a benefit to the area. We feel the commercial designation and use was also consistent with the existing 35,000 cars per day at this intersection. Although there was not agreement on this issue, there were honest and candid expressions of differing opinions.

Mr. Gerhart concluded the meeting by reiterating that this meeting was an early step in the process, reminding everyone of the other dates and times of the next steps, observing that most of the comments pertained to site plan issues, which would be addressed following the rezoning process, promising that Sheetz would give consideration to all of the comments provided at the meeting, and thanking everyone for coming.

January 17, 2014

**Re: Town of Clayton Rezoning Application and Future Site Plan Approval Request;
Sheetz convenience store and restaurant at the corner of Highway 70 and Rose Street;
Neighborhood Meeting: February 4, 6:00, at the Clayton Center (Town Hall)
111 E. Second Street, Clayton, NC 27520**

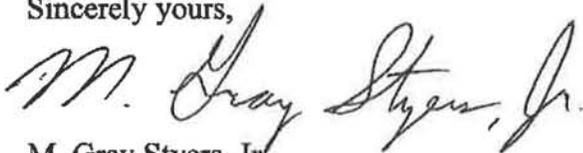
Dear Clayton Area Property Owner:

We are sending this letter to notify you of both (1) a rezoning application filed with the Town of Clayton for a land use proposal and (2) a future site plan approval request that will be filed, consistent with that rezoning if approved, to allow a Sheetz convenience store and restaurant with gas sales.

Sheetz is seeking to rezone 2.46 acres of land identified as Johnston County Parcel ID 166811-56-6531; Parcel ID 166811-56-5798; Parcel ID 166811-56-6744; Parcel ID 166811-56-6791; Parcel ID 166811-56-7656; Parcel ID 166811-56-5665; Parcel ID 166811-56-5506; Parcel ID 166811-56-6531. This Property is located along and on the south side of US Highway 70, at the corner with and east of Rose Street, and north of Tulip Street. Enclosed is a map showing this property. The Property is currently zoned Single-Family Residential-8 ("R-8) and the Applicant seeks to rezone it to Highway-Business (B-3) to allow for the convenience store and restaurant with gas sales to be built there. If the rezoning is approved, then Sheetz will then submit its site plan for the development of the property for approval by the Town.

Pursuant to the Town of Clayton regulations, a meeting with the neighbors in the area of the property is to be held to provide information about the nature of both the rezoning and the proposed site plan. We will be hosting the neighborhood meeting on the evening of **Tuesday, February 4, 2014, at 6:00 p.m. at the Clayton Center (Town Hall), located at 111 E. Second Street, Clayton NC 27520**, in order to provide you with additional information and receive your feedback about this rezoning and the proposed site plan. If you have any questions or would like to learn more about the rezoning and site plan, we welcome and encourage you to attend the February 4, 2014 meeting. If you are unable to attend, but have questions or would like more information, please contact my legal assistant, Kristen Casper, at 919-600-6280.

Sincerely yours,



M. Gray Styers, Jr.
Regional Zoning Counsel for Sheetz

w/Enclosures

cc: Clayton Planning Department

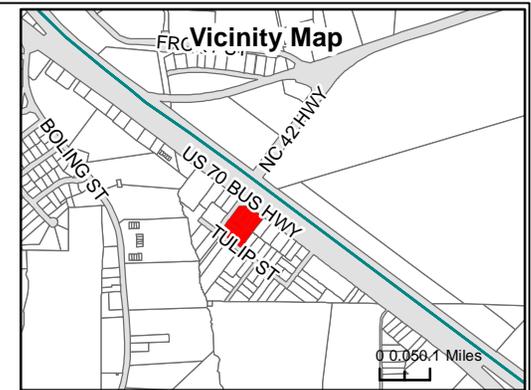


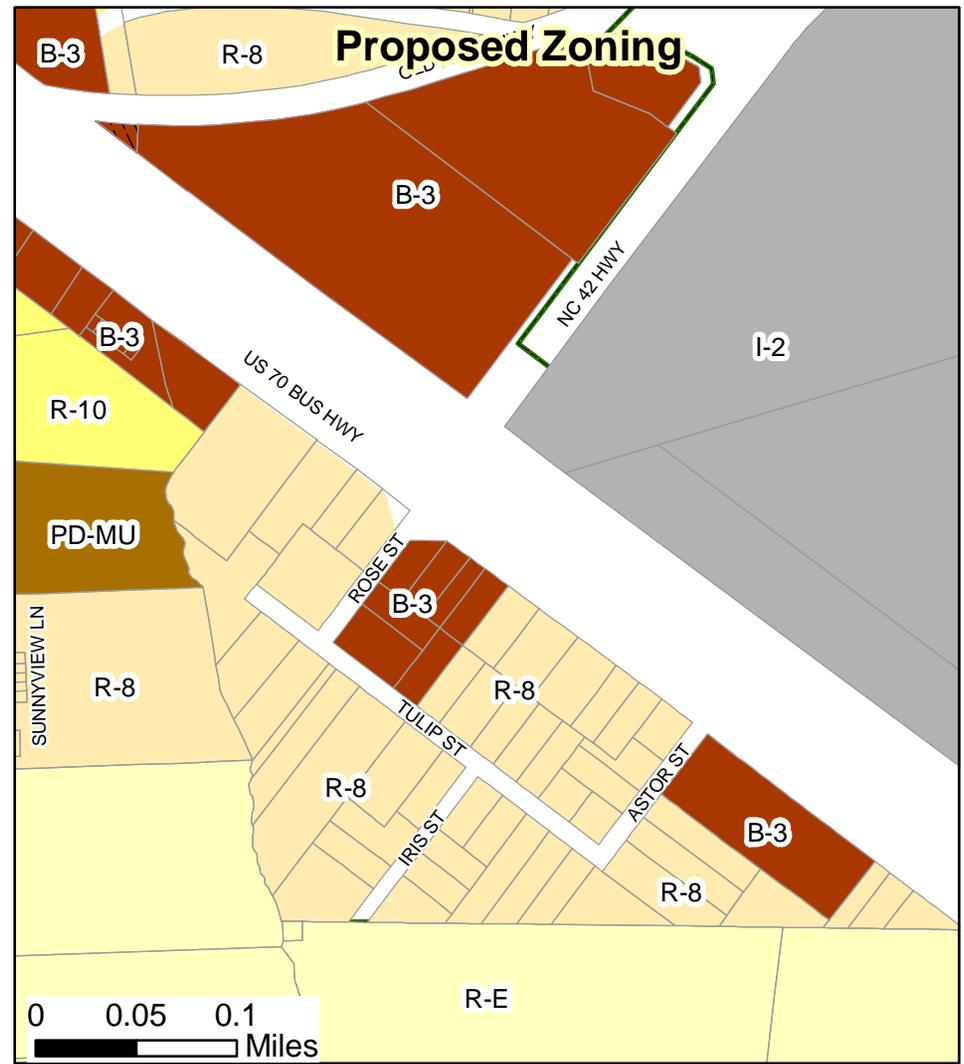
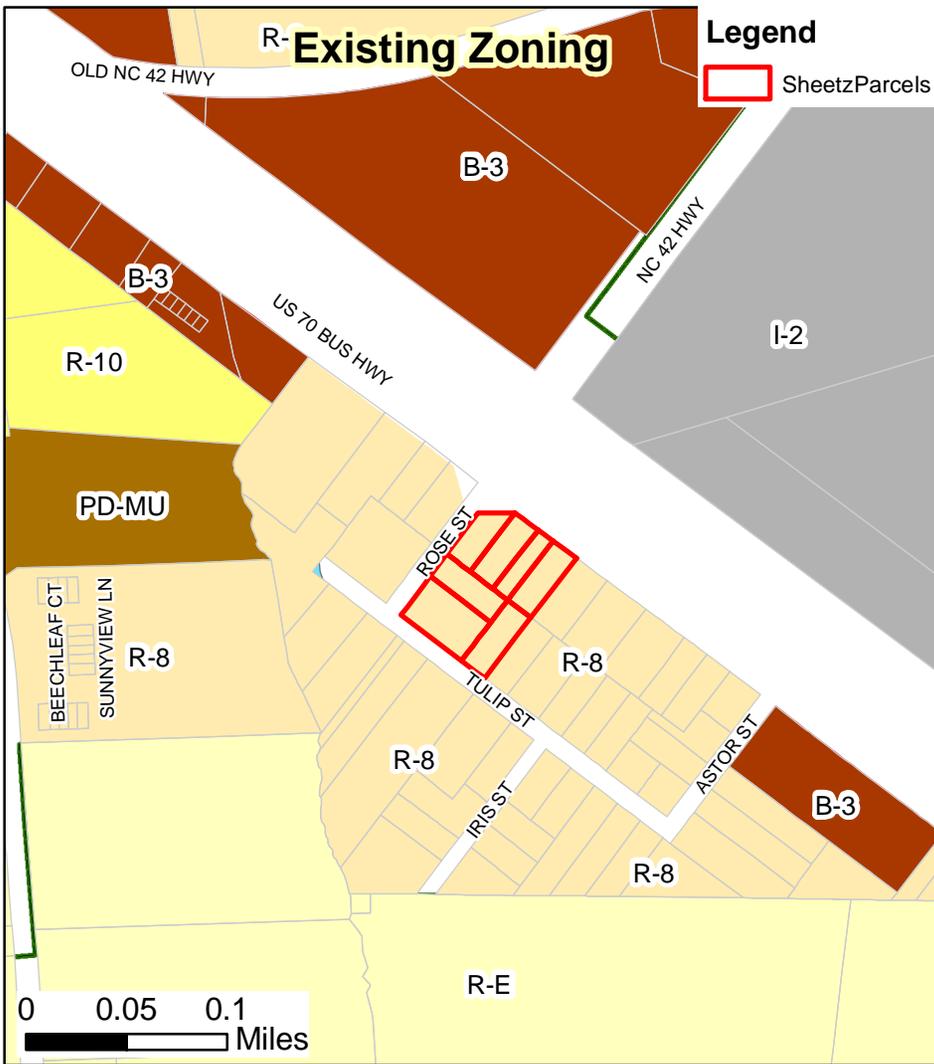
Sheetz Rezoning & Special Use Permit Request

Applicant: Sheetz, Inc.
 Property Owners: Don. H Bunn Life Estate/Shirley Bunn Life Estate, Roxie Johnson Thomas, Delores C. Tart, Myrtles Estes & Larry Isenhours, Ralph & Bertha Crabtree
 Parcel ID Number: 166811-56-5798, 166811-56-6744, 166811-56-6791, 166811-56-7656, 166811-56-5665, 166811-56-5506, 166811-56-6531
 File Number: RZ 2013-108

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

2/13/14



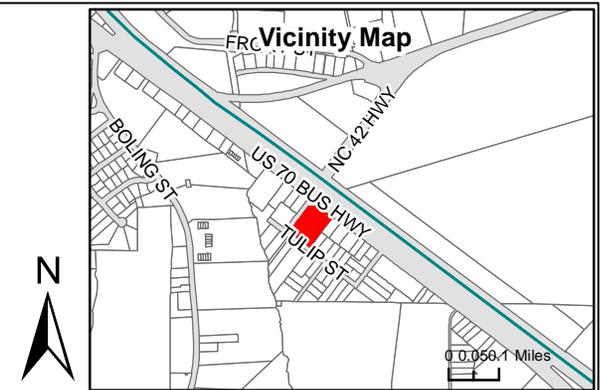


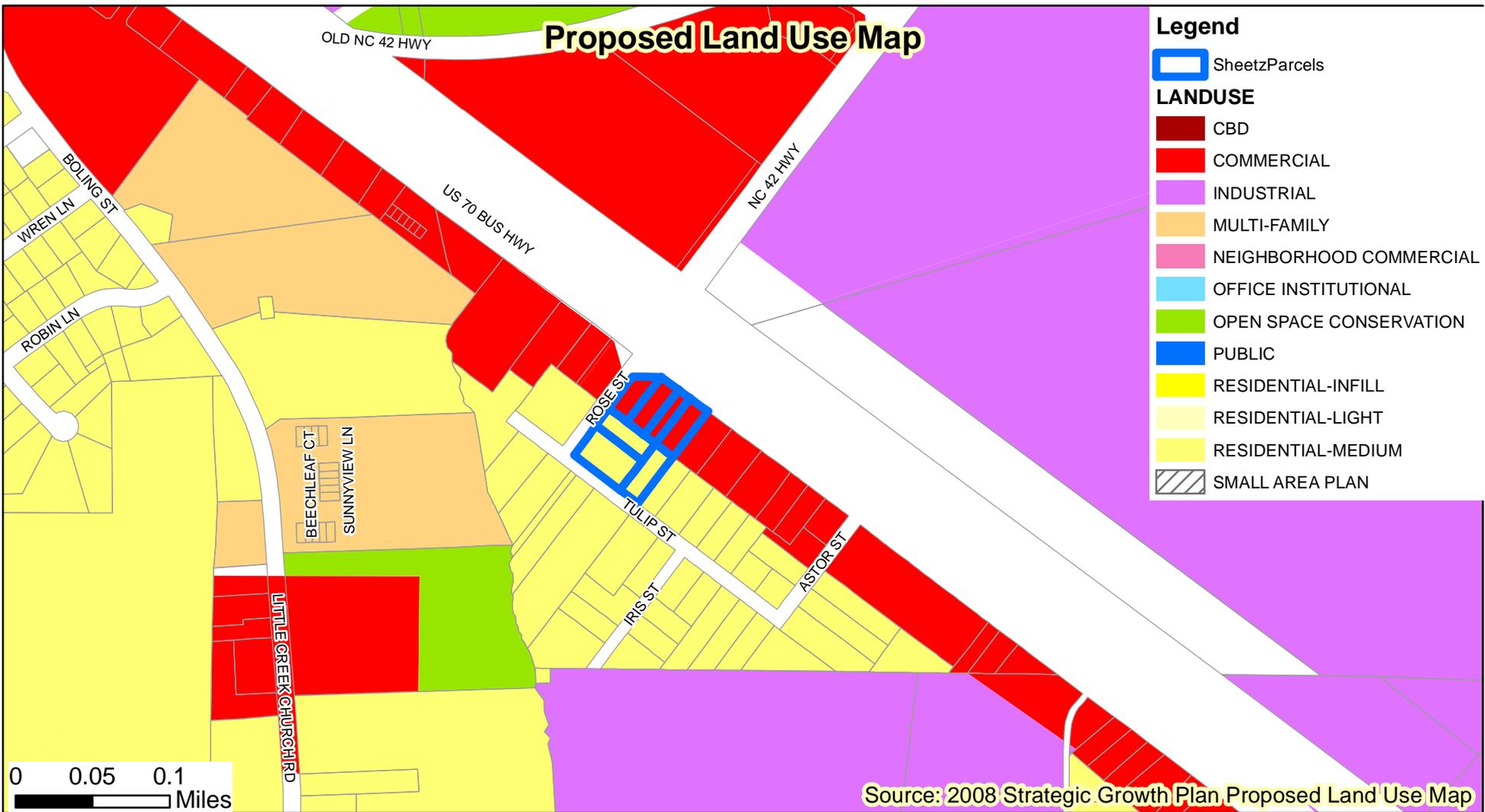
Sheetz Rezoning & Special Use Permit Request

Applicant: Sheetz, Inc.
 Property Owners: Don. H Bunn Life Estate/Shirley Bunn Life Estate, Roxie Johnson Thomas, Delores C. Tart, Myrtles Estes & Larry Isenhours, Ralph & Bertha Crabtree
 Parcel ID Number: 166811-56-5798, 166811-56-6744, 166811-56-6791, 166811-56-7656, 166811-56-5665, 166811-56-5506, 166811-56-6531
 File Number: RZ 2013-108

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

2/13/14



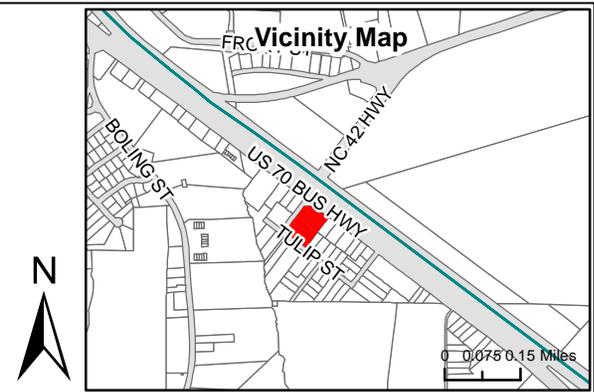


Sheetz Rezoning & Special Use Permit Request

Applicant: Sheetz, Inc.
 Property Owners: Don. H Bunn Life Estate/Shirley Bunn Life Estate, Roxie Johnson Thomas, Delores C. Tart, Myrtles Estes & Larry Isenhours, Ralph & Bertha Crabtree
 Parcel ID Number: 166811-56-5798, 166811-56-6744, 166811-56-6791, 166811-56-7656, 166811-56-5665, 166811-56-5506, 166811-56-6531
 File Number: RZ 2013-108

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

2/13/14



**MINUTES
CLAYTON TOWN COUNCIL
AUGUST 2, 2010**

The first regular meeting of the Clayton Town Council for the month of August was held on Monday, August 2, 2010, 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; Brenton McConkey, Town Attorney; Sherry Scoggins, Town Clerk; Skip Browder, Planning Director; Nancy Medlin, Deputy Town Manager; Robert McKie, Finance Director; 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 7c Special Project Budget Ordinances for:
 - Building Blocks Daycare / Woods at Glen Laurel
 - One MGD Elevated Water Storage Tank
- ~~Add Item 4a, Presentation by Jim Godfrey of the Chamber on the status of the Harvest Festival.~~ Slated for the August 16, 2010, Council work session meeting.

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

ITEM 3. ACTION AGENDA

Councilman Harding motioned to approve the action agenda as presented; Councilman Lawter seconded the motion. The motion carried unanimously at 7:32 PM with the following action agenda items being approved:

- Item 3a. Draft minutes from the July 19, 2010, Council work session.
- Item 3b. Request for 2010 Oktoberfest.
- Item 3c. Request for 2010 Clayton Harvest Festival.
- Item 3d. Special project budget ordinances for:
 - Clayton Law Enforcement Center
 - Parks and Recreation Bond Related Projects
 - Streets and Infrastructure Bond Related Projects

- Item 3e. Quitclaim deed for property at corner of Wilson Street and Mial Street; parcel number 05034068C.
- Item 3f. Warranty acceptances for public water, sewer, and associated storm drainage utilities for:
 - Cobblestone Subdivision, Ph 7B,
 - Lion’s Gate SD, Ph 4
- Item 3g. Appointment of the Town Manager as representation on the Johnston County SPCA Board of Directors.
- Item 3h. Public notice to schedule a public hearing on the Clayton Law Enforcement Center (CLEC) financing for Monday, August 16, 2010.

ITEM 4. INTRODUCTIONS AND SPECIAL PRESENTATIONS

No introductions and special presentations were made.

ITEM 5. PUBLIC HEARINGS

- Item 5a. Public hearing for rezoning request RZ 10-02 for property on the south side of US 70 HWY Business and Rose Street across from the intersection with NC 42 HWY East presently zoned R-8, Residential and requesting B-3, HWY Business with TOD-1 Thoroughfare Overlay.

Town Attorney Brenton McConkey stated a valid protest petition was filed for RZ 10-02 and action on this item requires a three-quarter majority vote of the Council.

Planning Director Browder provided an overview of rezoning request RZ 10-02:
Applicant & Owner: Kumrob Maungyoo
Location: On the south side of US 70 Business and Rose Street across from the intersection with NC 42 East; formerly known as the Peele Subdivision.
Parcel Identification: NCPIN 166811-56-3905 and NCPIN 166811-56-3724
Acreage: 1.7 acres
Present Zoning: R-8 Residential
Proposed Zoning: B-3 Highway Business with TOD-1 Thoroughfare Overlay
Strategic Growth Plan: This area is indicated as future commercial development due to its location on two major thoroughfares, one existing (US 70) and one proposed (South Connector/ extension of NC 42 East).
Overlay District: Thoroughfare Overlay District - 1
INFRASTRUCTURE: All utilities - water/sewer, gas, electric are available in this area but upgrades as commercial development occurs will likely be necessary. The future South Connector will be formed by expanding the right of way to Rose St and construction of a four-lane section with turn lanes where required.
ACCESS: The parcels proposed for rezoning have frontage on both US 70 and Rose Street. It is highly unlikely that NCDOT will allow the US 70 access to

continue in its present condition, in view of the existing access on Rose Street. An updated NCDOT driveway permit will be necessary due to the change in use, if rezoning is approved.

ENVIRONMENTAL IMPLICATIONS: There are no apparent environmental limitations to commercial redevelopment of these lots.

ADJACENT ZONING AND LAND USES:

North: B-3 Business and I-1 Industrial/US 70 and NCRR rights of way

South: R-8 Residential/ Single-family residences

East: R-8 Residential/single-family residence

West: R-8 Residential/ single-family residence

STAFF ANALYSIS AND COMMENTARY: As noted earlier, the Strategic Growth Plan indicates the future land use in this area as commercial. The ideal scenario would be for all the parcels around this intersection to be rezoned and commercially developed in a uniform planned manner. This would minimize the disruption of the current residential character and lifestyle in the area. That is not the proposal, however, and the issue becomes more one of timing than future land use. It would be the Staff's suggestion that if approval of the request is recommended, it be to a Planned Development District (PDD) which could require site plan standards and limitations to be placed on commercial usage that would minimize negative impacts to surrounding residential uses.

PLANNING BOARD RECOMMENDATION: On June 28, 2010, the Planning Board voted unanimously to recommend denial of this request.

Mayor McLeod opened the floor for public comment at 7:36 PM.

Ms. Jennifer Mercer, 12299 Tulip Street of Clayton, stated she is adjacent to the property requesting rezoning in the triangular lot. She stated the concern is that the rezoning request would be a negative impact on the residents.

Mr. Ronald Pounds stated his family owns the lot at the corner of HWY 70 and HWY 42 and he is in favor of the rezoning request.

Mr. Mark Daughtry stated his lot fronts HWY 70 and he is in favor of the rezoning request.

As no one else came forward, Mayor McLeod closed the public hearing at 7:38 PM.

Councilman Satterfield requested the owner to come before the Council.

Mr. Christopher Maungyoo stated he is here on behalf of the owner.

Councilman Satterfield expressed appreciation for removal of debris along the road.

Based upon question by Council, Town Attorney McConkey stated the in a rezoning hearing the Council considers the impact on the community at large and all potential uses within the rezoning request.

Councilman Satterfield stated the long range plan is to have this rezoned as commercial. He stated the concern expressed by the Planning Board is not all the properties are being rezoned.

Mayor Pro Tem Grannis stated he concurs with Councilman Satterfield. He added his preference is to see the entire area rezoned versus lot by lot.

Councilman Harding stated this goes back to the orderly development of the Town. He questioned when and if the group gets together, how much area is needed for development.

Planning Director Browder stated he has seen good commercial planned developments as small as two acres. He added when considering a rezoning request, all permitted uses within a rezoning district must be considered.

Councilman Holder stated he sees commercial in the middle of residential. He requested if it is appropriate to ask the Planning Board to enlarge the request.

Councilman Lawter stated the rezoning request meets the long range plan. He stated he has a hard time refuting that as that is what is wanted, not at this time. He stated Councilman Harding brought up orderly development and this in front of residential is not orderly. He questioned if this request is denied, when this request could come back with the additional parcels.

Town Attorney McConkey stated if denied, the ordinance is a one-year waiting period is requesting the same rezoning district. He added this can be waived by a three-fourths vote of the Council.

Councilman Satterfield motioned to deny rezoning application RZ 10-02 as presented; Councilman Lawter seconded the motion. Motion carried unanimously at 7:45 PM.

Mayor McLeod stated this is an old neighborhood in Clayton with many families residing in the area for a long time. He stated this is putting off the inevitable of commercialization is that is a busy intersection with HWY 70 and HWY 42.

Item 5b. Public hearing for rezoning request RZ 10-03 for property at the corner of Second and Barbour Streets presently zoned O&I, Office and Institutional and requesting B-1, Central Business District.

**Planning Director Browder provided an overview of rezoning request RZ 10-03:
Owner & Applicant: Town of Clayton**

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

Agenda Item: 5c

Meeting Date: 3/17/14

TITLE: PRESENTATION OF SPECIAL USE PERMIT REQUEST SUP 2014-14 REQUESTED BY SHEETZ INC FOR CONSIDERATION OF A RESTAURANT, CONVENIENCE STORE AND GAS SALES IN THE B-3-S ZONING DISTRICT LOCATED AT THE INTERSECTION OF HWY 70 BUSINESS WEST AND ROSE STREET.

DESCRIPTION: If rezoning request RZ 2013-108 is approved, the Town Council will consider the special use request submitted by the applicant, Sheetz Inc.

This item was heard by the Planning Board at its February 24, 2014, Planning Board meeting. The Planning Board voted in favor of recommending the special use permit with the seven conditions.

This item is slated for evidentiary hearing at the April 7, 2014, Council meeting.

RELATED GOAL: Administration

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Presentation.	Staff Report, Planning Board Recommendation, Application, Neighborhood Meeting Info., Aerial Map, Zoning Map, & Conceptual Drawing.



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

STAFF REPORT

Application Number: SUP 2014-14 (Special Use Permit)
Project Name: Sheetz Special Use Permit

NC PINs: 166811-56-5798, 166811-56-6744, 166811-56-6791, 166811-56-7656,
166811-56-5665, 166811-56-5506, 166811-56-6531

Town Limits/ETJ: Town Limits
Overlay: Thoroughfare Overlay District
Applicant: Sheetz, Inc.
Owners: Don. H Bunn Life Estate/Shirley Bunn Life Estate, Roxie Johnson Thomas,
Delores C. Tart, Myrtles Estes & Larry Isenhour, Ralph & Bertha Crabtree

Neighborhood Meeting: Held February 4, 2014. See attached meeting materials.
Public Noticing: Property posted February 12th
Planning Board: February 24, 2014

PROJECT LOCATION: The property is located at the intersection of Highway 70 Business Hwy W and Rose Street, across from Highway 42 East.

REQUEST: The applicant is requesting approval to of a Special Use Permit in the B-3-S zoning district to allow a restaurant, convenience store, and gas sales.

SITE DATA:

Acreage: 2.46 acres
Present Zoning: Residential-8 (R-8)
Proposed Zoning: Highway Business (B-3) (subject to RZ 2013-108)
Existing Use: Residential

ADJACENT ZONING AND LAND USES:

North: Zoning: Highway Business (B-3), Heavy Institutional (I-2)
Existing Use: Guy C. Lee Building Company, Vacant (property owned by NC Railroad and Norfolk-Southern)

South: Zoning: Residential-8 (R-8)
Existing Use: Residential

East: Zoning: Residential-8 (R-8)
Existing Use: Residential

West: Zoning: Residential-8 (R-8)
Existing Use: Residential

DEVELOPMENT DATA:

Proposed Uses: Convenience Store, Restaurant, Gas Sales, Outdoor dining

Impervious Surface: Maximum 75% impervious

Building Setbacks: 25 feet front setback, 30 feet side interior setback (abutting residential), 30 feet side street setback, 30 feet rear setback

Required Parking: Convenience Store (with or without gas pumps): 1 space per 200 square feet
Restaurant: 1 space per 3 seats
Bicycle parking: 1 to 2 racks (2 bicycle parking spaces per rack) will be required, depending on the total parking spaces required

Water/Sewer Provider: Town of Clayton

Electric Provider: Town of Clayton

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting approval of a Special Use Permit in the Highway Business Special Use District at the intersection of US 70 Business Highway W and Rose Street, within Town Limits. Consideration of this request is subject to approval of a concurrent rezoning request (case # RZ 2013-108). The site is currently occupied by residential uses and includes seven properties totaling approximately 2.46 acres.

The applicant has indicated that if approved, the site will be developed as a convenience store and restaurant with gas sales (specifically, a Sheetz). The site is also subject to a rezoning from Residential-8 (R-8) Highway-Business Special Use District (B-3-S). This special district requires that proposed uses receive a Special Use Permit, hence this request.

Note: applicant has submitted a conceptual site plan with this Special Use Permit. While this site plan is useful to the Board and Council when considering the impacts of the proposed use(s) and site design, please note that the site plan has not been reviewed by staff for consistency with the UDC, and approval is a separate process. Major site plans are reviewed and approved by the Planning Board and are required to be consistent with the applicable Special Use Permit.

This request does not include a site plan at this time. If the use is approved, the site plan would be submitted for review and approval by the Planning Board, and must be consistent with any conditions associated with the Special Use Permit.

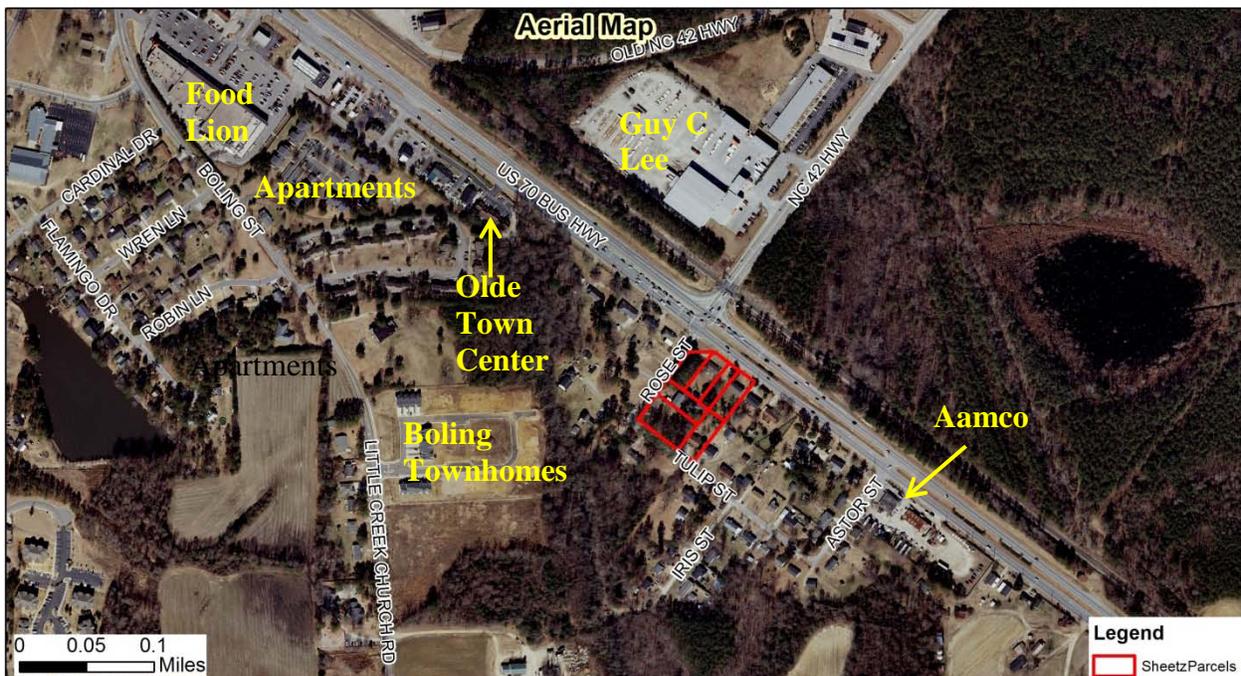
Per case # RZ 2013-108, staff recommended the rezoning to a special use district (B-3-S) rather than a standard district (B-3). The reason for this recommendation is to provide protections for adjacent uses and allow conditions to be placed on the development of the site. With a standard district, all uses permitted in the B-3 district would be permitted, and staff felt there were likely some uses permitted in the B-3 district that would be incompatible with the adjacent residential uses at this particular site.

The rezoning request addresses the appropriateness of a commercial use at that corner. This special use permit request narrows that down to the question of whether the requested use of a convenience store, gas sales, and restaurant (uses included within a Sheetz development) are appropriate at this site. Staff is recommending several conditions to both limit the use of the site and to provide additional protection to surrounding properties from potential impacts.

Compatibility with Surrounding Land Uses

This property is currently a residential use with several homes, surrounded on three sides by residential uses. The fourth side of the property fronts US 70 Business Hwy West.

Although the property is nearly surrounded by residential uses, commercial uses exist nearby, including kitty-corner across US 70 Business Hwy W (Guy C Lee Building Materials), just over a tenth of a mile to the west (Olde Town Square commercial shopping center) and just over a tenth of a mile to the east of the property (Aamco vehicle repair, vehicle towing) on US 70 Business Hwy W. Please see the attached zoning map and the map below, showing nearby commercial uses.



Negative impacts are a consideration with any new use. In this case, the site is surrounded on three sides by residential uses. Potential impacts may include lighting, increased traffic, visual impacts, and noise. While the Proposed Land Use Map shows that the Town envisions a commercial corridor, the current conditions are predominantly residential.

Staff has recommended several conditions to address these impacts, which are listed at the end of this report. Several protections are inherent within the Unified Development Code (UDC), such as buffer requirements between commercial and residential uses (see below).

Landscaping and Buffering

The UDC requires a Class “C” type landscape buffer between commercial and residential uses; thus a Class C buffer would be required on the eastern property line.

Staff is recommending a minimum percentage of evergreen trees as a condition of approval in order to maximize the screening potential of the buffer (see conditions at the end of this report). Staff will also require that existing trees within the buffer be preserved to the greatest extent feasible (as is required by the UDC) in order to soften the visual transition from the commercial to the residential lots and preserve the existing vegetative screen.

Fire Protection

The Town of Clayton Fire Department will provide fire protection.

Access/Streets:

The property fronts on three roads: US 70 Business Hwy W, Rose Street, and Tulip Street. The intersection of US 70 Business Highway W and Rose Street is a signalized intersection. Access could potentially be provided from all three roadways. However, staff is recommending that an access point to the site on Tulip Street be prohibited in order to minimize the amount of additional traffic on this residential street.

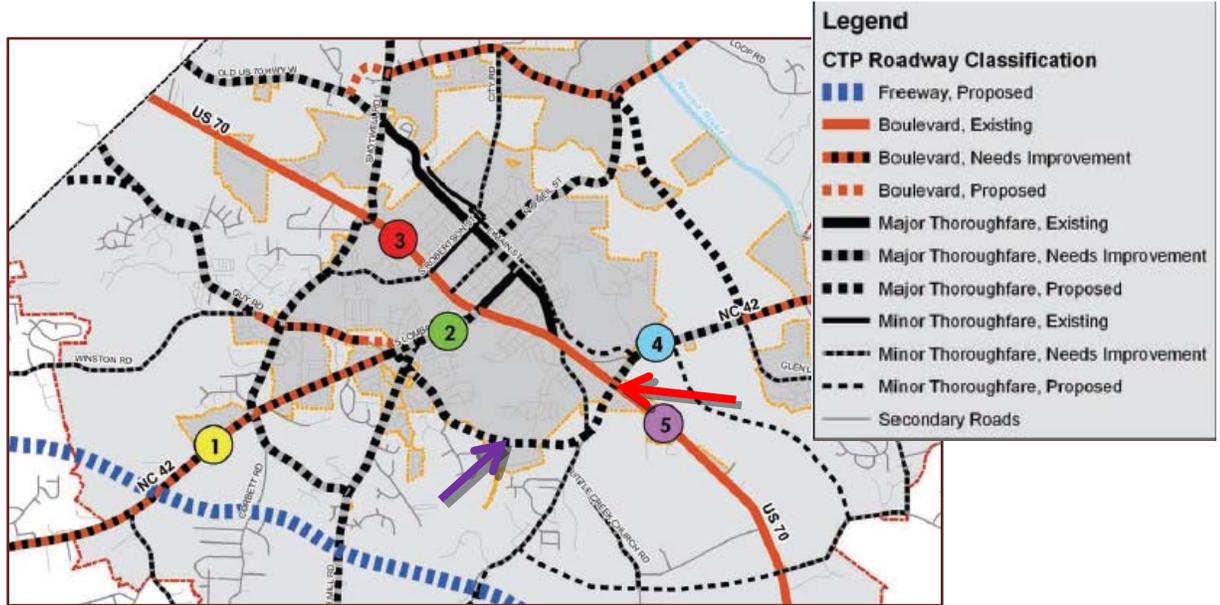
Rose Street and Tulip Street are Town-owned streets, and US 70 Business Hwy W is owned by NCDOT. A Traffic Impact Analysis (TIA) has been prepared and has been submitted by the applicant to provide information on roadway impacts associated with the proposed use. Improvements recommended by TIA include:

- A minimum 150 foot exclusive deceleration/right turn lane on the eastbound approach of US 70 Business for vehicles turning onto Rose Street
- Construct an exclusive left turn lane on the northbound approach of Rose Street (150 feet minimum)
- Construct an exclusive right turn lane on the northbound approach of Rose Street (150 feet minimum)
- An exclusive right turn lane on the eastbound approach of US 70 Business into a potential site driveway (see conceptual site plan for reference to this potential driveway location). This may extend back as far as Rose Street.

The TIA is provided as a supporting document to demonstrate the type of improvements that will be required if the site is developed to the proposed use. The TIA will be reviewed as part of the site plan review process by both staff and NCDOT.

Rose Street represents one end of the proposed “Southern Connector,” which is a proposed roadway indicated on the Town’s “Existing and Proposed Land Use Map” within the 2008 Strategic Growth Plan. This roadway is also identified in the Comprehensive Transportation Plan (CTP), prepared by the Capital Area Metropolitan Organization (CAMPO). The Southern Connector would provide a connection between Highway 42 East and Highway 42 West, passing through developments including Cobblestone Subdivision, where right-of-way has

already been acquired and the road partially constructed. This roadway is currently unfunded and an estimated date of construction is unknown.



Existing and Proposed Transportation Network, 2008 Strategic Growth Plan.

The red arrow points to site of proposed rezoning; the purple arrow points to the proposed Southern Connector.

Environmental

No environmental impacts are expected from this use. The site is not within the Watershed Protection Overlay, and there are no floodplains or wetlands on the site. The development will be required to receive stormwater permits to manage runoff.

Signs

Signage is required to be meet the standards of the UDC. Because the site is within the Thoroughfare Overlay District, monument signs are limited to six feet in height and 24 square feet of sign face area.

Site Lighting

Site lighting is required to be consistent with the requirements of the UDC, which prohibits light spillover onto adjacent properties. Based on UDC standards, the gas canopy would not be permitted to be internally lit.

Waivers/Deviations/Variations from Code Requirements

None.

Consistency with the Strategic Growth Plan

The proposed use is consistent with the following Objectives of the Strategic Growth Plan:

Objective 2.1: Balanced Infill/Development: Old and New. *Encourage development in satellite areas and along corridors as well as infill and reuse of existing commercial buildings.*

Proposed Land Use Map: The Strategic Growth Plan Proposed Land Use Map designates this property as a combination of “commercial” (the two parcels fronting on US 70) and “residential-medium.” (See the attached map). Generally, most parcels fronting on US 70 Bus Hwy W are designated as commercial. Though just two of

the parcels are shown on the map as commercial, staff believes that were this one large parcel at the time the Proposed Land Use Map was created, the entire property would be considered “commercial” on the map, since the designation was based on property lines, not on a set distance from the road right-of-way. Thus, staff believes the requested use is consistent with the intent of the Proposed Land Use Map.

Consistency with the Unified Development Code (UDC)

The proposed Special Use Permit is consistent with and meets the applicable requirements of the UDC, if the rezoning request (case # RZ 2013-108) is approved.

CONSIDERATIONS:

- The Highway Business Special Use District to allow conditions to be placed on the use and site development.
 - This Special Use Permit is contingent on approval of the rezoning of the site to the Highway Business Special Use District (case # RZ 2013-108).
-

FINDINGS:

When considering a Special Use Permit application, the Town Council shall consider specific Findings of Fact. A Special Use which fails to meet any of these Findings shall be deemed adverse to the public interest and shall not be approved. The applicant has addressed the Findings expressly established by Chapter 155.711(I) of the UDC. Please refer to Exhibit “A” for the applicant’s response.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning from Residential 8 to Highway Business Special Use District.

CONDITIONS:

Staff recommends that if the Town Council reaches positive conclusions on the required findings of fact, the approval of the petition be subject to the following conditions:

- 1) This Special Use Permit is limited to the following uses:
 - Convenience store, along with customary accessory uses
 - Gas sales
 - Restaurant
 - Outdoor seating/dining

- 2) Prior to site development, the landscape plan, site plan, and architectural elevations shall be approved by the Planning Board, consistent with the Town’s General Design Guidelines and the Unified Development Code.

3) ~~There shall be no access from the site onto Tulip Street.~~

Modified by staff to read:

There shall be no vehicular access from the site onto Tulip Street.

4) *Modified by Planning Board:*

The perimeter buffer along the east side of the property shall be a minimum ten foot wide Class "C" buffer, which may be removed if adjacent property is zoned commercial. In addition to the required quantities of plant materials, at least 75 percent of the plantings shall be evergreen.

5) The eastern property line shall include a six foot high decorative fence/wall to provide additional visual screening.

6) Existing trees shall be preserved to the greatest extent feasible to allow the property to blend in visually with the adjacent properties, in accordance with Section 155.204(A)(6) and 155402(H)(3) of the Unified Development Code.

New Condition Added by Planning Board:

7) Provisions for future cross-access shall be provided to adjacent properties.

PLANNING BOARD RECOMMENDATION:

Approval with the conditions presented by staff and modified at the Planning Board meeting. See the attached Planning Board Recommendation Form.

ATTACHMENTS: 1) Findings of Fact, 2) Planning Board Recommendation Form, 3) Aerial Map, 4) Existing and Proposed Zoning Map, 5) Application, 6) Conceptual Site Plan, 6) Neighborhood Meeting Materials

TOWN OF CLAYTON, NC

PLANNING BOARD RECOMMENDATION FORM

Application Name & Number:

SUP 2014-14, Sheetz at Rose St & US 70 Business Hwy W Special Use Permit

On February 24, 2014 the Planning Board heard the above-referenced request and made the following vote:

Recommendation of approval of the request.

Recommendation of approval of the request with the following amendments to the conditions -Unanimous presented by staff at the meeting:

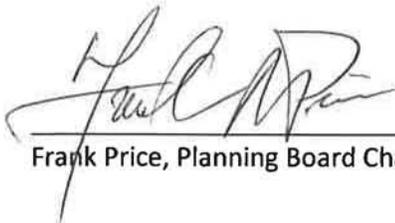
#4. amend to note "Class "C" buffer may be removed when adjacent property is zoned commercial

new condition # 7: Provisions for future cross-access shall be provided to adjacent properties.

Recommendation of denial of the request.

Recommendation made this 24th day of February, 2014 while in regular session.

Signed:


Frank Price, Planning Board Chair



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

SPECIAL USE PERMIT APPLICATION

Pursuant to Article 7, Section 155.711 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town Council to allow a Special Use. Special Uses are uses that may be appropriate in a particular district, but has the potential to create incompatibilities with adjacent uses.

Special Use Permit applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fee is \$400.00. All fees are due when the application is submitted.

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

SITE INFORMATION:

Name of Project: Sheetz at Rose & Hwy 70 **Acreeage of Property:** 2.46

Parcel ID Number: See attached Site Information **Tax ID:** See attached Site Information

Deed Book: See attached Site Information **Deed Page(s):** See attached Site Information

Address: See attached Site Information

Location: The Property is located south of US Hwy 70, east of Rose Street, and North of Tulip Street.

Existing Use: Residential **Proposed Use:** Convenience Store and Restaurant with Gas Sales

Existing Zoning District: Single-Family Residential-8 (R-8)

Requested Zoning District B-3-S (B-3 Special Use District)

Is project within a Planned Development: Yes No

Planned Development District (if applicable): _____

Is project within an Overlay District: Yes No

Overlay District (if applicable): Thoroughfare Overlay District

FOR OFFICE USE ONLY

File Number: 2014-14 Date Received: 2/14/14 Amount Paid: 400⁰⁰

OWNER INFORMATION:

Name: See attached Owner Information

Mailing Address: See attached Owner Information

Phone Number: See attached Owner Information **Fax:** See attached Owner Information

Email Address: See attached Owner Information

APPLICANT INFORMATION:

Applicant: Sheetz, Inc.

Mailing Address: c/o 1101 Haynes Street, Suite 101, Raleigh, NC 27604

Phone Number: 919-600-6270 **Fax:** 919-600-6290

Contact Person: M. Gray Styers, Jr.

Email Address: gstyers@styerskemera.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a Special Use Permit application. This information is required to be present on all plans, except where otherwise noted:

- All required plans *(please see the plan requirements checklist).*
- A signed and sealed traffic impact analysis.
- Verification of wastewater allocation *(granted or requested).*
- Driveway permits *(Town of Clayton or NCDOT encroachment with associated documentation).*
- Other applicable documentation: _____

JUSTIFICATION STATEMENT

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

Sheetz, Inc. (the "Applicant") is seeking to rezone 2.46 acres of land identified as Johnston County PIN 166811-56-6531, Johnston County PIN 166811-56-6744, Johnston County PIN 166811-56-5798, Johnston County PIN 166811-56-6791, Johnston County PIN 166811-56-7656, Johnston County PIN 166811-56-5665, and Johnston County PIN 166811-56-5506 (the "Property"). The Property is located south of US HWY 70, east of Rose Street, and North of Tulip Street as shown in the plat of the Property that is attached as Exhibit 1.

The Property is currently zoned Single-Family Residential-8 ("R-8"), and the Applicant seeks to rezone it to B-3-S ("B-3 Special Use District").

REQUIRED FINDINGS OF FACT

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

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

See attached narrative.

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

See attached narrative.

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

See attached narrative.

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

See attached narrative.

APPLICANT AFFIDAVIT

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

Tom Anastasi

Print Name

Tom A.

Signature of Applicant

2-14-14

Date

A. Site Information and Owner Information

Parcel ID: 166811-56-5798

Tax ID: 05001047

Deed Book and Page: 2004/711

Owner Name: Don H. Bunn Life Estate and Shirley Bunn Life Estate

Address: 9777 US 70 Bus Hwy W, Clayton, NC 27520

Phone: 919-553-6410

Parcel ID: 166811-56-6744

Tax ID: 05001046

Deed Book and Page: 2004/711

Owner Name: Don H. Bunn Life Estate and Shirley Bunn Life Estate

Address: 9777 US 70 Bus Hwy W, Clayton, NC 27520

Phone: 919-553-6410

Parcel ID: 166811-56-6791

Tax ID: 05001045

Deed Book and Page: 2004/711

Owner Name: Don H. Bunn Life Estate and Shirley Bunn Life Estate

Address: 9767 US 70 Bus Hwy W, Clayton, NC 27520

Phone: 919-553-6410

Parcel ID: 166811-56-7656

Tax ID: 05001044

Deed Book and Page: 576/365

Owner Name: Roxie Johnson Thomas

Address: 9757 US 70 Bus Hwy W, Clayton, NC 27520

Phone: 919-553-7138

Parcel ID: 166811-56-5665

Tax ID: 05001025

Deed Book and Page: 3983/306

Owner Name: Delores C. Tart

Address: 707 Rose Street, Clayton, NC 27520

Phone: 919-553-7590

Parcel ID: 166811-56-5506

Tax ID: 05001026

Deed Book and Page: 557/483

Owner Name: Myrtle Estes and Larry Isenhour

Address: 1303 Tulip Street, Clayton, NC 27520

Phone: 919-585-6224

Parcel ID: 166811-56-6531

Tax ID: 05001027

Deed Book and Page: 636/153

Owner Name: Ralph and Bertha Crabtree

Address: 1306 Tulip Street, Clayton, NC 27520

Phone: 919-553-7381

B. Required Findings of Fact for Granting Application for Special Use Permit for Proposed Use in B-3-S (“B-3 Special Use District”)

The Applicant proffers the following information in support of each of the necessary Findings of Fact. Its witnesses at the public hearing on this application will provide sworn testimony and documentary evidence to confirm this information and to address and support each of these Findings in satisfaction of the requirements of Section 155.711(I) of the Unified Land Development Code.

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

The rezoning of the property for this proposed use will not be detrimental to the general public, and in fact the general public will benefit from the availability of additional services at an appropriate location. All required off-site road improvements will be constructed to ensure safe travel to and from the property, and the site plan will accommodate safe traffic circulation and pedestrian movement on the property. There will be no hazardous activities on the property that create a risk of materially endangering the public health or safety.

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

The Strategic Growth Plan for the Town of Clayton sets forth the desired development patterns in the Town, consistent with standards and practices of sound land use planning. It specifically indicates that the development of property fronting U.S. Highway 70 should be for commercial uses, such as for a convenience store and restaurant with gas sales. Moreover, the Property is located in the Thoroughfare Overlay District (TOD). The Thoroughfare Overlay District is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares, while maintaining an aesthetic streetscape environment. Rezoning the Property to B-3-S will allow for enhanced redevelopment opportunities in this area of high visibility and will promote economic development, job creation, the provision of necessary goods and services, and stability in the entire community. By zoning the property to a special use district, the town can impose reasonable conditions and requirements to ensure that the development conforms to the standards and practices of sound land use planning.

Specifically, and by way of example, rezoning the Property to B-3-S would allow for the development of a well-designed convenience store and restaurant with gas sales in a manner fully consistent with the Town of Clayton Unified Development Ordinance and all other applicable regulations.

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

The application will not substantially injure abutting properties or be detrimental to the adjacent neighborhood. The property is surrounded on three sides by public roads and thus its rezoning will have minimal effect on adjoining, abutting or adjacent properties. Neither of the owners of the two parcels that abut the subject property voiced objection to the project at the neighborhood meeting (or any other time). The Applicant has specifically designed the layout of the project to minimize any potential negative effects on the surrounding neighborhood uses and has not proposed uses (such as a drive -thru or car wash) that might be detrimental to other neighborhood uses. The Applicant has considerable experience in the development of similar properties in similar areas in towns throughout the eastern United States and has seen no evidence of injury to surrounding neighborhoods or properties. The Applicant has also examined traffic counts of the number of vehicles using the roads along the property (both currently and if the project were to go forward). Local real estate professionals with knowledge of the local market have also evaluated this issue. This study, experience, examination, and evaluation all support the conclusion that the proposed development will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

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

The application will not adversely affect the adopted plans and policies of the Town. The Applicant's request to rezone the Property to B-3-S is in conformity with the Town of Clayton's Strategic Growth Plan. As shown on "Figure 6.4 Proposed Land Use," the Strategic Growth Plan (enclosed with this application) provides that the proposed land use for properties along U.S. Highway 70, such as this property, is Commercial. The future land use plan provides an overall vision of the desired development patterns for the community in the future, and the rezoning the subject Property to B-3-S is consistent with that future land use plan. The Thoroughfare Overlay District is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares, while maintaining an aesthetic streetscape environment.

Furthermore, rezoning the Property to B-3-S will not deter, but will, in fact, encourage redevelopment opportunities of adjacent properties in this area of high visibility and will promote economic development, job creation, the provision of necessary goods and services, and stability in the entire community.

ADJACENT PROPERTY OWNERS LIST

Project Name: Sheetz at Rose & Hwy 70

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. 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
166811-56-1573	Clarence and Brenda Benson	1233 Tulip St., Clayton, NC 27520
166811-56-2443	Nicholas and Kimberly Ferez	204 Cherry Laurel Drive, Clayton, NC 27527
166811-56-325	Myrtle A Isenhour Estes	1303 Tulip St., Clayton, NC 27520
166811-56-5242	Pryse Family Trust Robert G Sr Trustee Pryse	1309 Tulip St, Clayton, NC 27520
16681-56-3724	Kumrob Maungyoo and Preawphan Bhitiyakul	19841 W US 70 HWY, Clayton, NC 27520
166811-56-9514	Terry Suvern Turner	9729 US 70 BUS HWY W, Clayton, NC 27520
166811-56-7472	Billy Dempsey Overbee	1024 Ridge Drive, Clayton, NC 27520
166811-56-8346	James Earl Hill	1312 Tulip St., Clayton, NC 27520
166808-78-6185	North Carolina Railroad Company	3200 Atlantic Avenue, Suite 110, Raleigh, NC 27604
166811-56-6531	Ralph and Bertha Crabtree	1306 Tulip Street, Clayton, NC 27520
166811-56-7656	Roxie Johnson Thomas	9757 W US 70 BUS, Clayton, NC 27520
166811-56-5964	Linda Pounds Mccullough	960 Swan Point Reef Rdm Washington, NC 27889
166811-56-8610	Nicholas and Kimberly Ferez	204 Cherry Laurel Drive, Clayton, NC 27527
166811-76-0449	Southern Regional Industrial	110 Franklin Road, Roanoke, VA 24042
166811-56-6497	Melvin and Shirley Pierce	1308 Tulip Street, Clayton, NC 27520
166811-56-5665	Delores C. Tart	707 Rose St., Clayton, NC 27520-0000

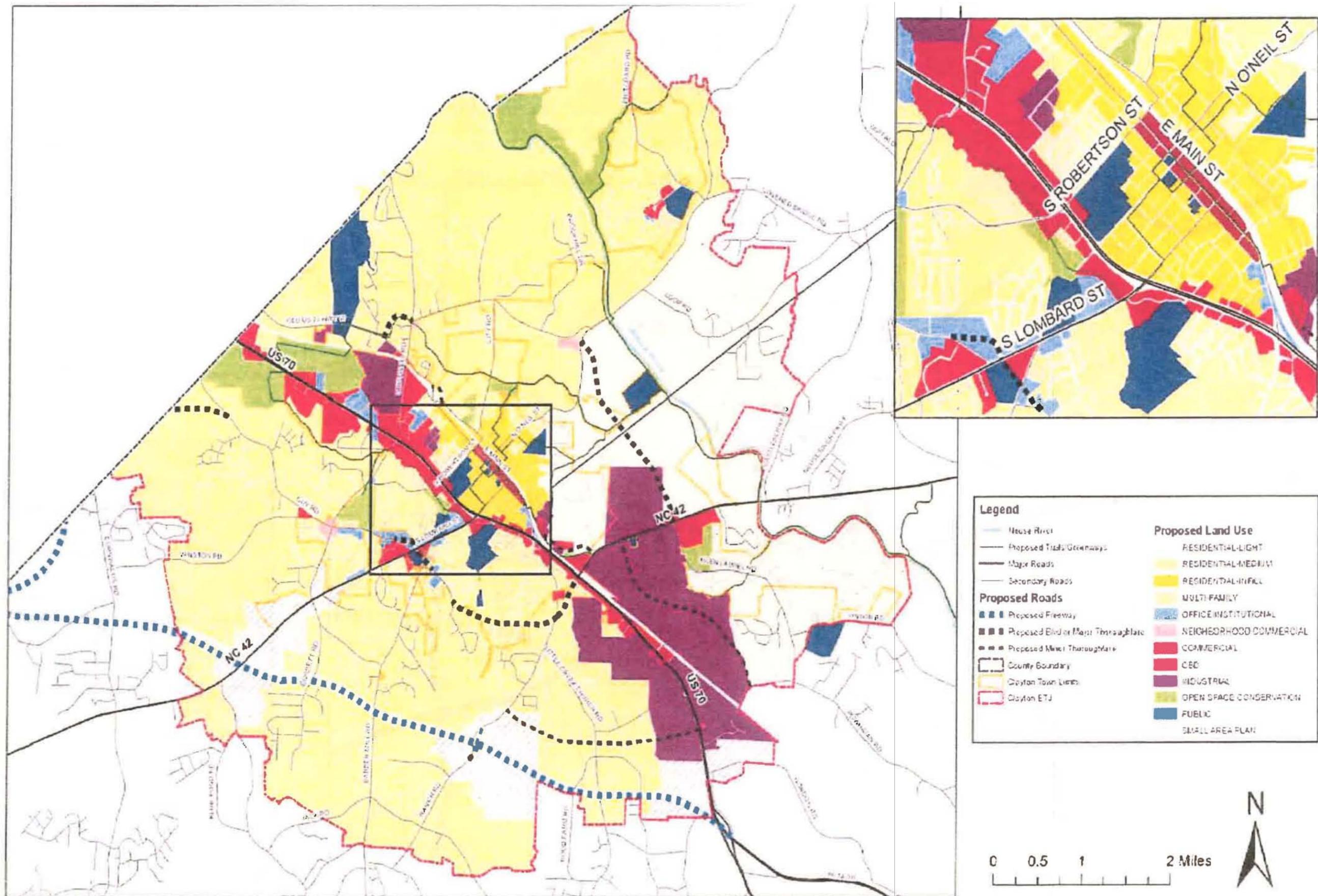
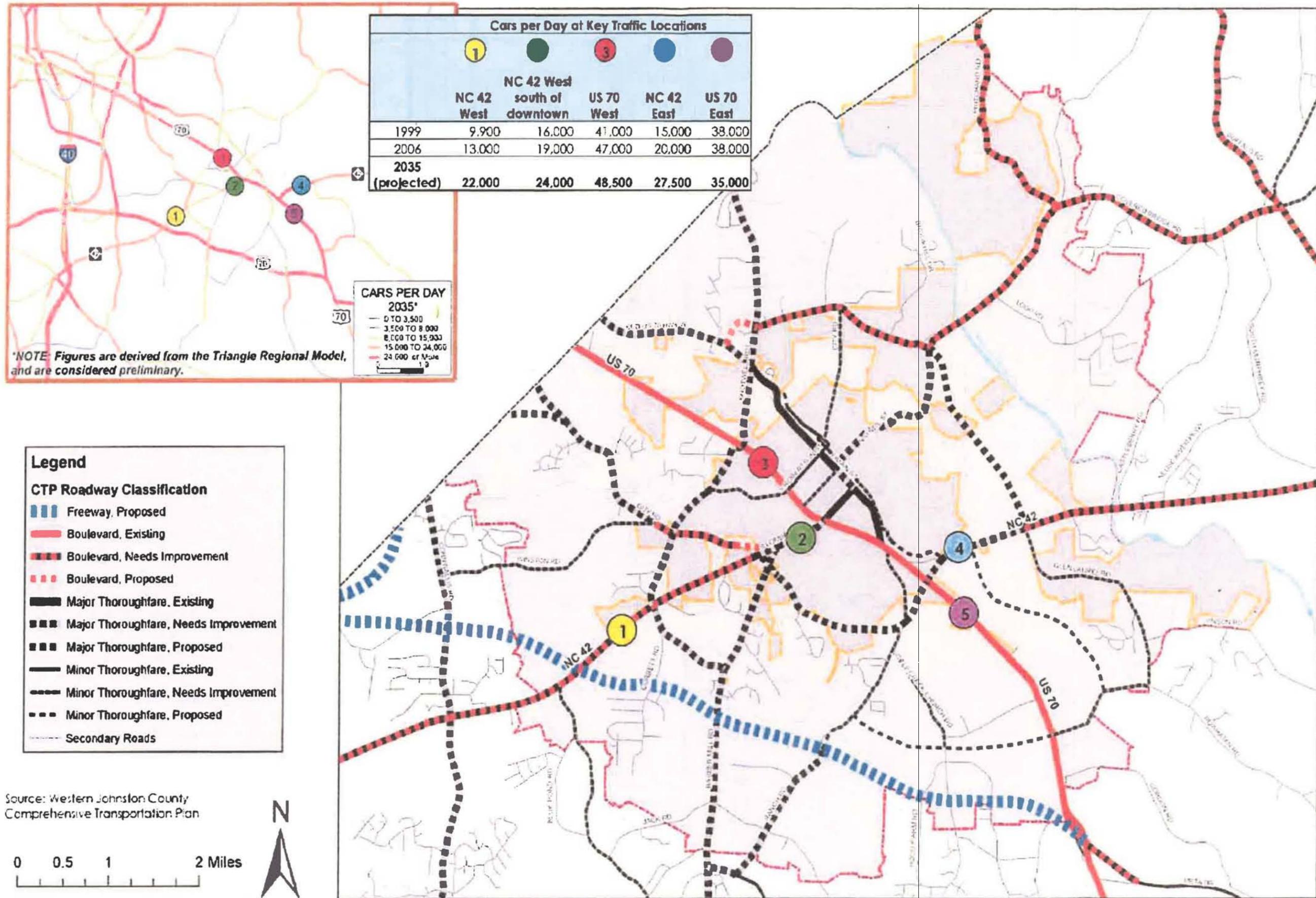


Figure 6.4 Proposed Land Use



Source: Western Johnston County Comprehensive Transportation Plan

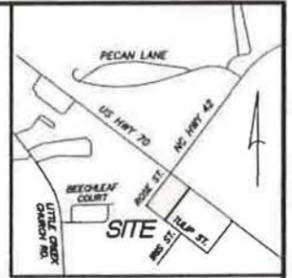
0 0.5 1 2 Miles



Figure 5.3 Existing and Proposed Transportation Network

SITE PLAN

U.S. HWY. 70 BUSINESS
(DIVIDED MEDIAN)



LOCATION MAP
NTS



"A" VIEW FROM HWY 70 ENTRANCE
Plants shown near full maturity



"B" TYPICAL VIEW FROM RESIDENTIAL AREA TOWARD SITE
Plants shown near full maturity

CONCEPTUAL		 Rivers & Associates, Inc. 107 East Second Street Greenville, NC 27658 (252) 752-4120		NC License: F-0234 Engineers Planners Surveyors Landscape Architects
DATE: 1-13-14		SKETCH PLAN SHEETZ SOUTHEAST CORNER OF ROSE STREET AND US HWY. 70 BUSINESS TOWN OF CLAYTON, JOHNSTON COUNTY, NC		
SURVEY: RB	DRAFT: AR	SCALE: 1" = 30'	DRAWING NO.: W-3547-SK	Page 121 of 256 2013127 1 of 1
DESIGN: JGV	CHECK: JGV			

B. Required Findings of Fact for Granting Application for Special Use Permit for Proposed Use in B-3-S (“B-3 Special Use District”)

The Applicant proffers the following information in support of each of the necessary Findings of Fact. Its witnesses at the public hearing on this application will provide sworn testimony and documentary evidence to confirm this information and to address and support each of these Findings in satisfaction of the requirements of Section 155.711(I) of the Unified Land Development Code.

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

The rezoning of the property for this proposed use will not be detrimental to the general public, and in fact the general public will benefit from the availability of additional services at an appropriate location. All required off-site road improvements will be constructed to ensure safe travel to and from the property, and the site plan will accommodate safe traffic circulation and pedestrian movement on the property. There will be no hazardous activities on the property that create a risk of materially endangering the public health or safety.

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

The Strategic Growth Plan for the Town of Clayton sets forth the desired development patterns in the Town, consistent with standards and practices of sound land use planning. It specifically indicates that the development of property fronting U.S. Highway 70 should be for commercial uses, such as for a convenience store and restaurant with gas sales. Moreover, the Property is located in the Thoroughfare Overlay District (TOD). The Thoroughfare Overlay District is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares, while maintaining an aesthetic streetscape environment. Rezoning the Property to B-3-S will allow for enhanced redevelopment opportunities in this area of high visibility and will promote economic development, job creation, the provision of necessary goods and services, and stability in the entire community. By zoning the property to a special use district, the town can impose reasonable conditions and requirements to ensure that the development conforms to the standards and practices of sound land use planning.

Specifically, and by way of example, rezoning the Property to B-3-S would allow for the development of a well-designed convenience store and restaurant with gas sales in a manner fully consistent with the Town of Clayton Unified Development Ordinance and all other applicable regulations.

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

The application will not substantially injure abutting properties or be detrimental to the adjacent neighborhood. The property is surrounded on three sides by public roads and thus its rezoning will have minimal effect on adjoining, abutting or adjacent properties. Neither of the owners of the two parcels that abut the subject property voiced objection to the project at the neighborhood meeting (or any other time). The Applicant has specifically designed the layout of the project to minimize any potential negative effects on the surrounding neighborhood uses and has not proposed uses (such as a drive -thru or car wash) that might be detrimental to other neighborhood uses. The Applicant has considerable experience in the development of similar properties in similar areas in towns throughout the eastern United States and has seen no evidence of injury to surrounding neighborhoods or properties. The Applicant has also examined traffic counts of the number of vehicles using the roads along the property (both currently and if the project were to go forward). Local real estate professionals with knowledge of the local market have also evaluated this issue. This study, experience, examination, and evaluation all support the conclusion that the proposed development will not substantially injure the value of adjoining or abutting property, and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

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

The application will not adversely affect the adopted plans and policies of the Town. The Applicant's request to rezone the Property to B-3-S is in conformity with the Town of Clayton's Strategic Growth Plan. As shown on "Figure 6.4 Proposed Land Use," the Strategic Growth Plan (enclosed with this application) provides that the proposed land use for properties along U.S. Highway 70, such as this property, is Commercial. The future land use plan provides an overall vision of the desired development patterns for the community in the future, and the rezoning the subject Property to B-3-S is consistent with that future land use plan. The Thoroughfare Overlay District is established for the purpose of maintaining a safe, efficient, and functional development pattern adjacent to major thoroughfares, while maintaining an aesthetic streetscape environment.

Furthermore, rezoning the Property to B-3-S will not deter, but will, in fact, encourage redevelopment opportunities of adjacent properties in this area of high visibility and will promote economic development, job creation, the provision of necessary goods and services, and stability in the entire community.

NEIGHBORHOOD MEETING INFORMATION

Purpose:

The purpose of the neighborhood meeting shall be to inform the neighborhood of the nature of the proposed land use and development features, answer questions, respond to concerns, and solicit comments.

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the public hearing (Planning Board or Board of Adjustment, as applicable).

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.

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. Please contact the Planning Department with questions.
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 provided to Planning Department:

Alert the Planning Department when the date, location, and time are determined. Planning staff may attend the neighborhood meeting to answer process/code questions.

Return the following items to the Planning Department at least ten (10) calendar days prior to the Planning Board or Board of Adjustment meeting* (as applicable) in electronic or hard copy format:

- Neighborhood Meeting Summary Form, signed
- Copy of the letter mailed
- Mailing list
- Meeting Attendance roster

For Rezoning, Planned Developments, Special Use Permits, Variances, and Conditional Use Permits, also submit:

- Stamped, addressed, empty envelopes using the same addresses as used for the neighborhood meeting notification (for a public notice of the hearing date, not related to the neighborhood meeting)

- ***NOTE** this item must be submitted 25 days prior to the Board of Adjustment Hearing for Conditional Use Permits and Variances

ADJACENT PROPERTY OWNERS LIST

Project Name: Sheetz at Rose & Hwy 70

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
166811-56-1573	Clarence and Brenda Benson	1233 Tulip St. Clayton, NC 27520
166811-56-2443	Nicholas and Kimberly Ferez	204 Cherry Laurel Drive Clayton, NC 27527
166811-56-325	Myrtle A Isenhour Estes	1303 Tulip St. Clayton, NC 27520
166811-56-5242	Pryse Family Trust Robert G Sr Trustee Pryse	1309 Tulip St Clayton, NC 27520
16681-56-3724	Kumrob Maungyoo and Preawphan Bhitiyakul	19841 W US 70 HWY Clayton, NC 27520
166811-56-9514	Terry Suvern Turner	9729 US 70 BUS HWY W Clayton, NC 27520
166811-56-7472	Billy Dempsey Overbee	1024 Ridge Drive Clayton, NC 27520
166811-56-8346	James Earl Hill	1312 Tulip St. Clayton, NC 27520
166808-78-6185	North Carolina Railroad Company	3200 Atlantic Avenue, Suite 110 Raleigh, NC 27604
166811-56-6531	Ralph and Bertha Crabtree	1306 Tulip Street Clayton, NC 27520
166811-56-7656	Roxie Johnson Thomas	9757 W US 70 BUS Clayton, NC 27520
166811-56-5964	Linda Pounds Mccullough	960 Swan Point Reef Rd Washington, NC 27889-7578
166811-56-8610	Nicholas and Kimberly Ferez	204 Cherry Laurel Drive Clayton, NC 27527
166811-76-0449	Southern Regional Industrial	110 Franklin Road Roanoke, VA 24042
166811-56-6497	Melvin and Shirley Pierce	1308 Tulip Street Clayton, NC 27520
166811-56-5665	Delores C. Tart	707 Rose St Clayton, NC 27520-0000

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Sheetz, Inc. (Sheetz at Rose + Hwy 70)

Location/Date: Clayton Town Hall February 4, 2014

	NAME	ADDRESS
1	Tom Anastasi	99 Meadavmist DR Garner, NC 27529
2	Jamie Gerhart	4605 Sycamore Shoals Rd Durham NC 27705
3	James Stlooda	5700 Sixth Ave Milton, PA 16607
4	Gray Styers	1101 Haynes Street, Ste. 101 Raleigh, NC 27604
5	James (Bill) + Joyce Hill	1312 Tulip Street Clayton, NC 27520
6	Laurie Overholser	1024 Ridge Dr. Clayton, NC 27520
7	Rolphi + Bartla Carter	1306 Sloop St Clayton NC 27520
8	SHIRLEY PIERCE	1308 TULIP ST CLAYTON, NC 27520
9	Jcel + Jennifer Mercer	1229 TULIP ST
10	WAYNE STRICKLAND	5160 HWY 70 WEST KEMAY - GARNER, N.C. 27529
11	DAYLON LYNCH	9203 US 70 BUSINESS WEST
12	Roxie Thomas	9757 US 70 Bus. West
13	Kunrob MAUNGYOON	9841 US 70 Bus West
14	CHERYL DAUGHTRY	9825 HWY 70 B WEST
15	Emily Beddingfield	Town of Clayton
16		
17		
18		
19		
20		

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

Representatives of the Applicant, Sheetz, Inc, Jamie Gerhart and Tom Anastasi led the meeting. The list of all attendees is attached to this summary. Mr. Gerhart and Mr. Anastasi introduced themselves and Sheetz as a family-owned business started by five brothers. Mr. Gerhart then provided an overview of the rezoning and site plan approval processes. He explained that this neighborhood meeting was an early step in the rezoning process. He summarized the pending rezoning application to rezone seven contiguous parcels along NC Highway 70 Business parcels to B-3, which would allow a 24 hour convenience restaurant with gas sales. The requested commercial zoning district is consistent with Proposed Land Use Map of the Clayton Comprehensive Plan and Thoroughfare Plan Map.

After this overview, Mr. Gerhart and Mr. Anastasi responded to numerous questions and comments by the attendees. Many of those questions asked about traffic that would be generated by a store at this location. Mr. Anastasi stated that Sheetz had a Traffic Impact Study conducted by an independent, third-party traffic engineering firm. He noted that the Thoroughfare Plan Map showed Rose Street becoming a major thoroughfare for the re-routing of Highway 42, and that right-of-way dedication, turn-lanes, and other improvements to Rose Street would be constructed consistent with the future plans for the street, which would be more than adequate to handle traffic into and out of the store. Another issue was raised about traffic from the store on Tulip Street and the fact that many children play on and along Tulip Street. Mr. Anastasi committed (1) to have the traffic engineer re-model the likely number of trips to and from the store that would likely travel on Tulip Street, and (2) to consider, in the site plan process, modifications to the driveway onto Tulip to ensure that traffic from the store did not turn left onto Tulip and to discourage traffic to the store from utilizing Tulip Street.

Another issue raised was the lighting of the store. Mr. Gerhart responded that Sheetz will comply with the Town of Clayton's requirement that the canopy above the fuel pumps would not be back-lit, as is typical at many Sheetz stores. This modification to the gas canopy would be in compliance with the Town of Clayton lighting ordinance. He showed pictures of a store with, and of a store without, a back-lit canopy. Sheetz will also minimize the brightness and visibility of the lights above the fuel pumps by using only LED light fixtures (1) that are mounted flush with the ceiling of the canopy, and (2) that are narrowly focused in a limited, downward direction. The pictures showed the neighbors attending the meeting that, with these measures, the lighting design will comply with the Town ordinance and limit the amount of light shining onto adjacent properties.

A third issue raise was the buffering between the store and the immediately adjacent residential properties along the eastern boundary. Drawings were shown indicating the type of wall that would be constructed along that property line and the landscaping that would be planted. The six-foot opaque wall is the tallest allowed by Town ordinance, and the Class "C" buffer is the densest type specified in the Town ordinance. Sheetz will, however, consider additional plantings that would provide even greater buffering, so long as their size and density

would not make survival unlikely. It was also noted that the stormwater retention area on the back (south) side of the property would also provide additional buffering from neighbors across Tulip Road.

A question was asked about access to city water. Mr. Anastasi confirmed that city water was available and that it would be the obligation of Sheetz to construct the necessary lines to the town system – wherever the interconnection needed to occur -- to ensure that adequate water flow and pressure were maintained.

There were also questions and comments about the general compatibility of a commercial use at this location in light of the residences around it. Mr. Gerhart and Mr. Anastasi noted that the Town's own comprehensive land use plan recommended commercial uses of all properties in this area that fronted Highway 70 and that there were commercial uses along Highway 70 both east and west of this area. They also explained the reduced lighting (discussed above), widening and road improvement to Rose Street (discussed above), the wall and landscaping and stormwater detention area (discussed above) would, working together, buffer the impacts of a commercial use from the adjacent resident uses, so that the uses in the area would be compatible. It was also noted that residents living in the area would have access to goods and services (e.g. prepared food service, snacks, beverages, etc.) that were not currently available within the immediate area, and that this would be a benefit to the area. We feel the commercial designation and use was also consistent with the existing 35,000 cars per day at this intersection. Although there was not agreement on this issue, there were honest and candid expressions of differing opinions.

Mr. Gerhart concluded the meeting by reiterating that this meeting was an early step in the process, reminding everyone of the other dates and times of the next steps, observing that most of the comments pertained to site plan issues, which would be addressed following the rezoning process, promising that Sheetz would give consideration to all of the comments provided at the meeting, and thanking everyone for coming.

January 17, 2014

**Re: Town of Clayton Rezoning Application and Future Site Plan Approval Request;
Sheetz convenience store and restaurant at the corner of Highway 70 and Rose Street;
Neighborhood Meeting: February 4, 6:00, at the Clayton Center (Town Hall)
111 E. Second Street, Clayton, NC 27520**

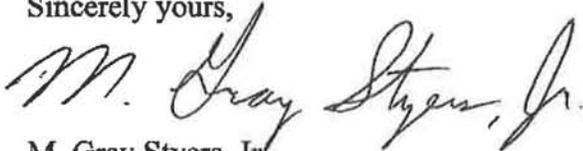
Dear Clayton Area Property Owner:

We are sending this letter to notify you of both (1) a rezoning application filed with the Town of Clayton for a land use proposal and (2) a future site plan approval request that will be filed, consistent with that rezoning if approved, to allow a Sheetz convenience store and restaurant with gas sales.

Sheetz is seeking to rezone 2.46 acres of land identified as Johnston County Parcel ID 166811-56-6531; Parcel ID 166811-56-5798; Parcel ID 166811-56-6744; Parcel ID 166811-56-6791; Parcel ID 166811-56-7656; Parcel ID 166811-56-5665; Parcel ID 166811-56-5506; Parcel ID 166811-56-6531. This Property is located along and on the south side of US Highway 70, at the corner with and east of Rose Street, and north of Tulip Street. Enclosed is a map showing this property. The Property is currently zoned Single-Family Residential-8 ("R-8) and the Applicant seeks to rezone it to Highway-Business (B-3) to allow for the convenience store and restaurant with gas sales to be built there. If the rezoning is approved, then Sheetz will then submit its site plan for the development of the property for approval by the Town.

Pursuant to the Town of Clayton regulations, a meeting with the neighbors in the area of the property is to be held to provide information about the nature of both the rezoning and the proposed site plan. We will be hosting the neighborhood meeting on the evening of **Tuesday, February 4, 2014, at 6:00 p.m. at the Clayton Center (Town Hall), located at 111 E. Second Street, Clayton NC 27520**, in order to provide you with additional information and receive your feedback about this rezoning and the proposed site plan. If you have any questions or would like to learn more about the rezoning and site plan, we welcome and encourage you to attend the February 4, 2014 meeting. If you are unable to attend, but have questions or would like more information, please contact my legal assistant, Kristen Casper, at 919-600-6280.

Sincerely yours,



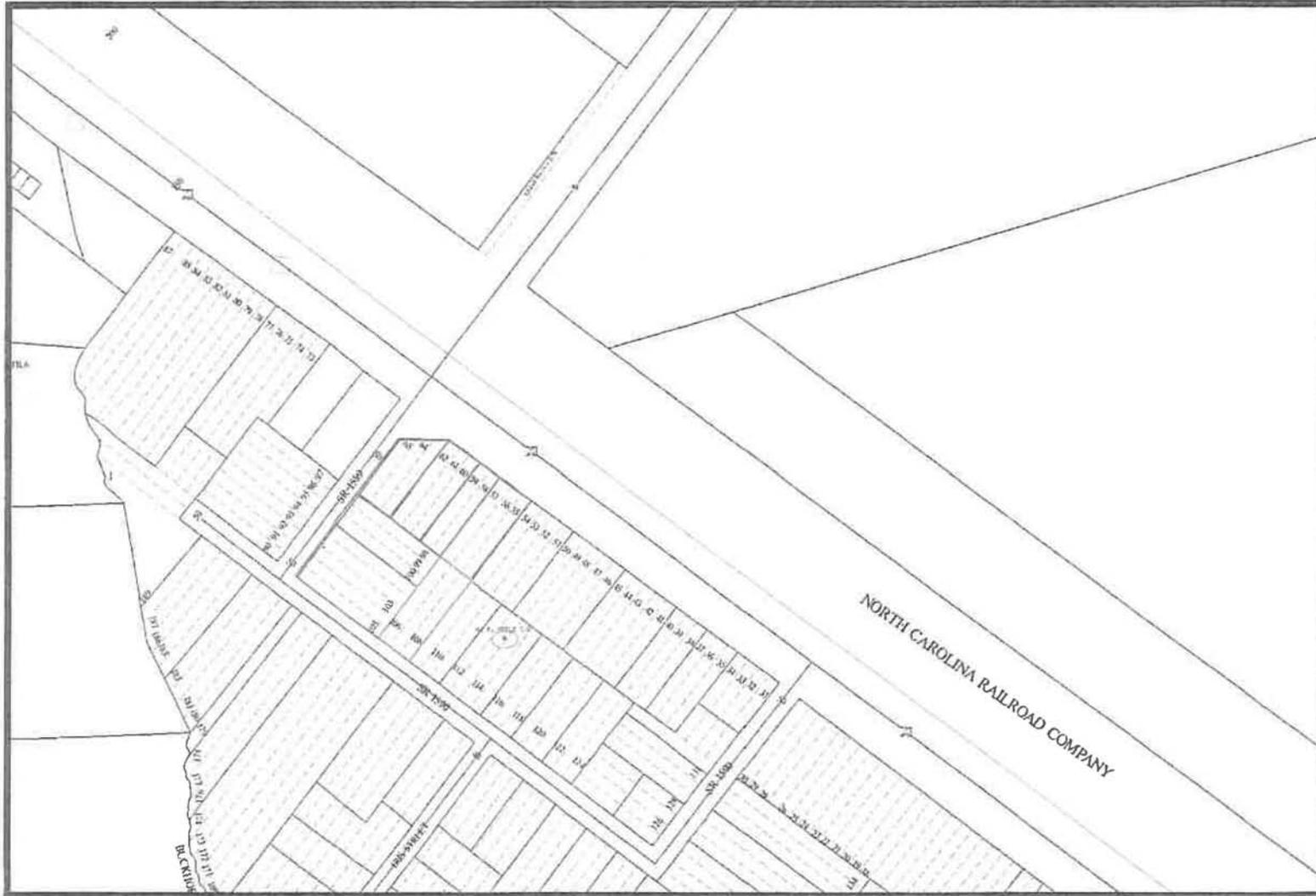
M. Gray Styers, Jr.
Regional Zoning Counsel for Sheetz

w/Enclosures

cc: Clayton Planning Department

*** DISCLAIMER ***

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



Scale 1 inch = 301 feet

(The scale is only accurate when printed landscape on a 8.5x11in size sheet with no page scaling.)

Date January 17, 2014



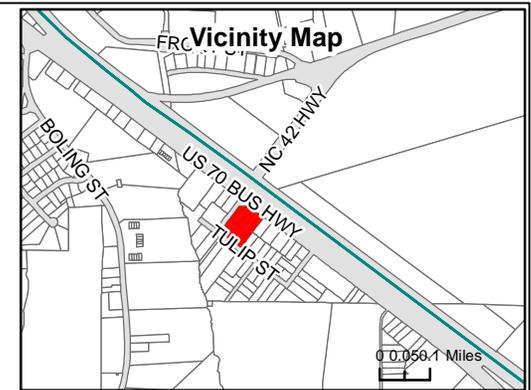
Sheetz Rezoning & Special Use Permit Request

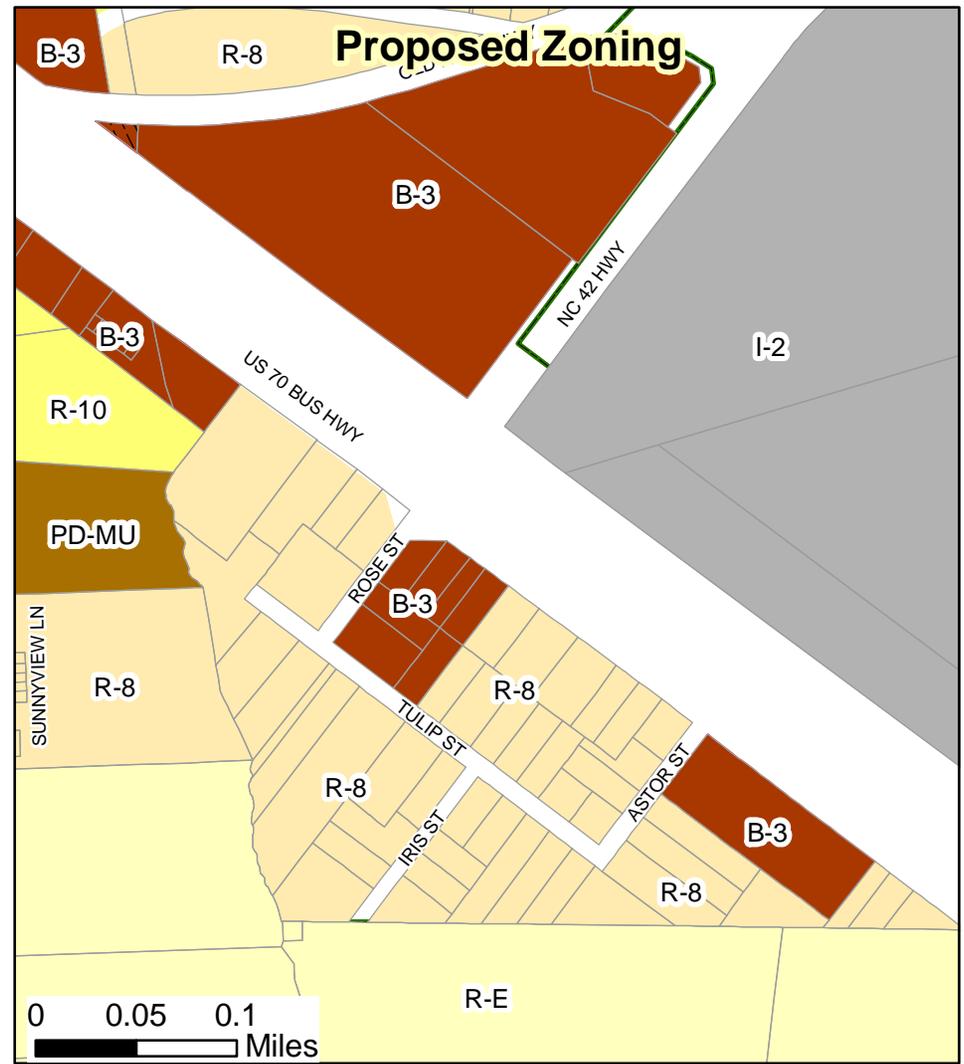
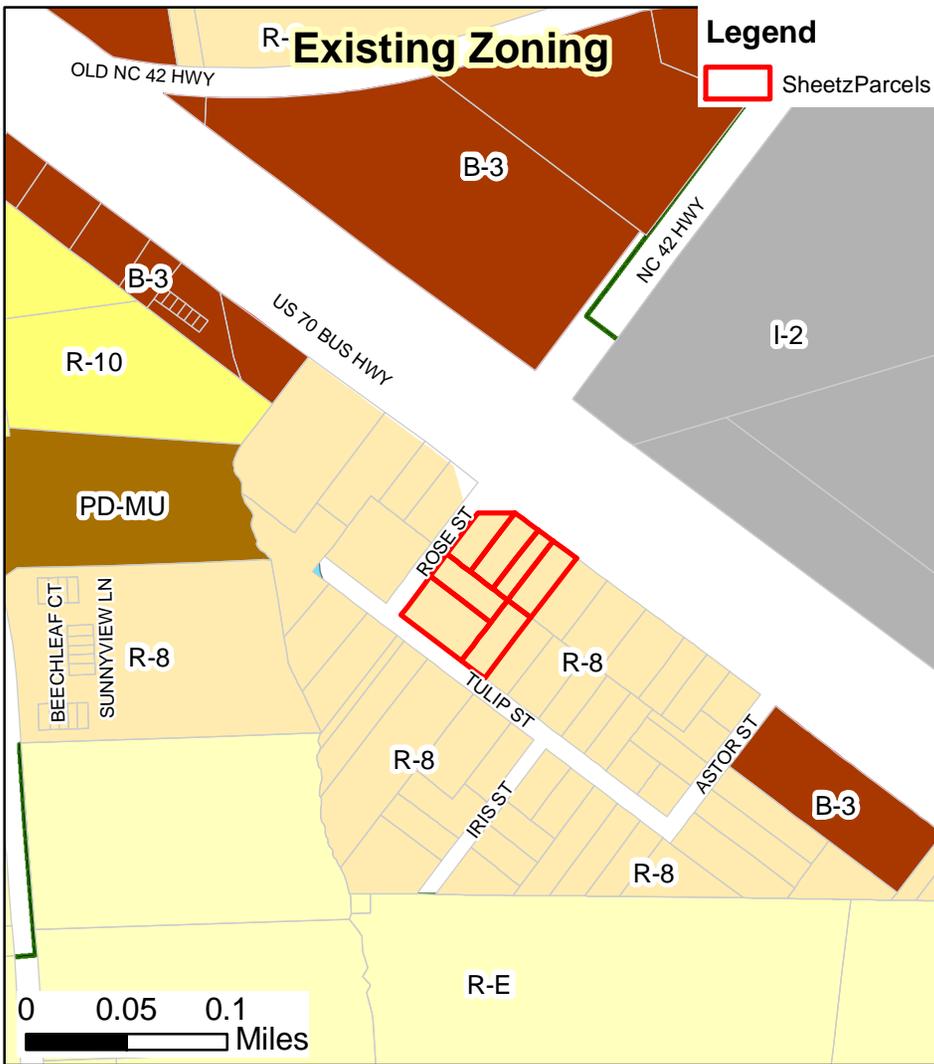
Applicant: Sheetz, Inc.
 Property Owners: Don. H Bunn Life Estate/Shirley Bunn Life Estate, Roxie Johnson Thomas, Delores C. Tart, Myrtles Estes & Larry Isenhours, Ralph & Bertha Crabtree
 Parcel ID Number: 166811-56-5798, 166811-56-6744, 166811-56-6791, 166811-56-7656, 166811-56-5665, 166811-56-5506, 166811-56-6531
 File Number: RZ 2013-108

Produced by: TOC Planning

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

2/13/14



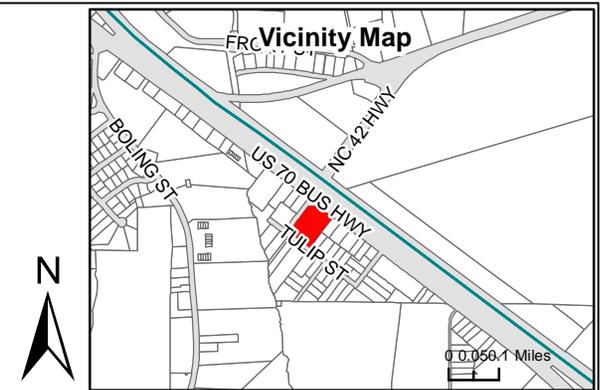


Sheetz Rezoning & Special Use Permit Request

Applicant: Sheetz, Inc.
 Property Owners: Don. H Bunn Life Estate/Shirley Bunn Life Estate, Roxie Johnson Thomas, Delores C. Tart, Myrtles Estes & Larry Isenhours, Ralph & Bertha Crabtree
 Parcel ID Number: 166811-56-5798, 166811-56-6744, 166811-56-6791, 166811-56-7656, 166811-56-5665, 166811-56-5506, 166811-56-6531
 File Number: RZ 2013-108

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

2/13/14

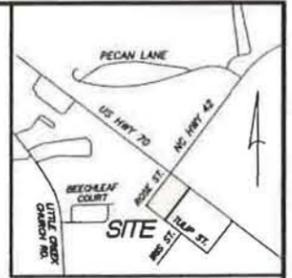
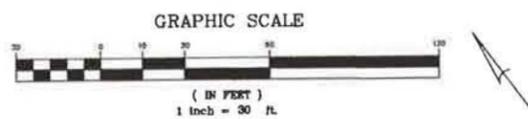


SITE PLAN

U.S. HWY. 70 BUSINESS
(DIVIDED MEDIAN)



TULIP STREET
(50' R/W, 18' ASPHALT)



"A" VIEW FROM HWY 70 ENTRANCE
Plants shown near full maturity



"B" TYPICAL VIEW FROM RESIDENTIAL AREA TOWARD SITE
Plants shown near full maturity

CONCEPTUAL		 Rivers & Associates, Inc. 107 East Second Street Greenville, NC 27658 (252) 752-4120		NC License: F-0234 Engineers Planners Surveyors Landscape Architects
DATE: 1-13-14		SKETCH PLAN SHEETZ SOUTHEAST CORNER OF ROSE STREET AND US HWY. 70 BUSINESS TOWN OF CLAYTON, JOHNSTON COUNTY, NC		
SURVEY: RB	DRAFT: AR	SCALE: 1" = 30'	DRAWING NO.: W-3547-SK	Page 134 of 256 2013127 1 of 1
DESIGN: JGV	CHECK: JGV			

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

Agenda Item: 5d

Meeting Date: 3/17/14

TITLE: PRESENTATION OF REZONING REQUEST RZ 2013-92, DUPREE PROPERTY LOCATED OFF OF COVERED BRIDGE ROAD AND ADJACENT TO THE RIVERWOOD ATHLETIC CLUB

DESCRIPTION: RZ 2013-92 consists of one parcel currently zoned R-E. The applicant, DC Adams Engineering, is requesting that a portion of the parcel [46.19 acres out of the 93.23 acre tract] be rezoned from R-E, Residential to R-8, Residential.

This item was heard by the Planning Board at its February 24, 2014, Planning Board meeting. The Planning Board voted in favor of recommending RZ 2013-108 and RZ 2013-92.

This item is slated for public hearing at the April 7, 2014, Council meeting.

RELATED GOAL: Administration

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Presentation.	Staff Report, Planning Board Recommendation, Application, Neighborhood Meeting Info., Aerial Map, Current & Proposed Zoning Map, Proposed Land Use Map, & Site Info Map.



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

STAFF REPORT

Application Number: RZ 2013-92 (Rezoning)
Project Name: Dupree Property Rezoning

NC PIN: A portion of 176000-83-9975
Town Limits/ETJ: ETJ
Overlay: None
Applicant: DC Adams Engineering
Owners: FSC IV, LLC

Neighborhood Meeting: 2/13/14; second meeting held 2/20/14 to accommodate people who could not attend the February 13th meeting due to inclement weather
Public Noticing: Property posted February 12th

PROJECT LOCATION: The property is located to the south of the existing Riverwood Athletic Club subdivision.

REQUEST: The applicant is requesting approval to rezone 46.19 acres located south of and adjacent to the Riverwood Athletic Club subdivision, located off of Pritchard Road. The proposed rezoning is from Residential Esatate (R-E) to Residential-8 (R-8).

SITE DATA:

Acreage: 46.19 acres
Present Zoning: Residential-Estate (R-E)
Proposed Zoning: Residential-8 (R-8)
Existing Use: Agriculture

ADJACENT ZONING AND LAND USES:

North: Zoning: Residential-10 (R-10)
Existing Use: Single Family Residential (Riverwood Athletic Club)

South: Zoning: Residential-Estate (R-E)
Existing Use: Agriculture

East: Zoning: Residential-Estate (R-E), Residential-8 (R-8)
Existing Use: Vacant/Agriculture

West: Zoning: Residential-Estate (R-E)
Existing Use: Single Family Residential, Neuse River

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting approval for rezoning of the subject property from Residential Estate (R-E) to Residential-8 (R-8).

The intent is to utilize this property to expand the existing Riverwood Athletic Club subdivision located to the north, which is nearly built out. The application was submitted concurrently with a request to modify the Riverwood Athletic Club subdivision (case # 2013-93) to include this 46.19 acres. That application also includes preliminary subdivision plans for the new area, and is subject to approval of this rezoning request. In order to develop the site, annexation into the town would be required.

Compatibility with Surrounding Land Uses

The request to rezone to R-8 is consistent with the adjacent zoning dimensions of the Riverwood Athletic Club and would permit lot sizes and dimensional standards similar with the existing housing in that area of Riverwood directly to the north of this property.

Fire Protection

The Town of Clayton Fire Department will provide fire protection.

Access/Streets:

The property is accessed from the existing Riverwood Athletic Club subdivision.

Consistency with the Strategic Growth Plan

The proposed rezoning is consistent with the following Objectives of the Strategic Growth Plan:

Goal 2: Manage Growth Producing Quality Development

The Strategic Growth Plan Proposed Land Use Map designates this property as “Residential - Medium.” Thus, this requested rezoning is consistent with the Proposed Land Use Map.

Consistency with the Unified Development Code

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

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-E to R-8.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with an adopted plans and policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
-

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning.

PLANNING BOARD RECOMMENDATION:

Approval of the request. See attached Planning Board Recommendation Form.

ATTACHMENTS: 1) Planning Board Recommendation Form, **2)** Aerial Map, **3)** Zoning Map, **4)** Proposed Land Use Map, **5)** Application, **6)** Neighborhood Meeting Materials, **7)** Deed, **8)** Legal Description of property, **9)** Map with specific rezoning boundaries

TOWN OF CLAYTON, NC

PLANNING BOARD RECOMMENDATION FORM

Application Name & Number:
RZ 2013-92, Dupree Property Rezoning R-E to R-8

On February 24, 2014 the Planning Board heard the above-referenced request and made the following vote:

Recommendation of approval of the request. *Unanimous*

Denial of the request.

Recommendation made this 24th day of February, 2014 while in regular session.

Signed:



Frank Price, Planning Board Chair

DC Adams Engineering, Inc.

404 Swann Trail
Clayton, NC 27527

Office: 919-763-7278
donnie@dcadamspe.com
Firm # C-3894

November 4, 2013

Emily Beddingfield
Planner
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: Master Plan Revision
Riverwood Athletic Club

Dear Mrs. Beddingfield,

Please find attached a Major Subdivision Plan Application for Riverwood Athletic Club, a Rezoning Application, a \$1425.00 check (\$700 + 45 acres @ \$5/ac and \$500 rezoning) and 9 copies of the revised master plan, subdivision plan, utility plan and rezoning map. Here are some details to help better understand this modification:

Master Plan Revision:

1. The Master Plan has been revised as follows:
 - a. Phase 6A2, 6A3, 6D1, 6D2, 6D3, 7A & 7B have been revised due to topo and rock issues.
 - b. Overall lot count has been reduced by 4 lots.
 - i. Phase 6A2 lot total increased by 11 lots.
 - ii. Phase 6A3 lot total decreased by 18 lots.
 - iii. Phase 6D1 lot total decreased by 17 lots.
 - iv. Phase 6D2 lot total increased by 16 lots.
 - v. Phase 6D3 lot total increased by 3 lots.
 - vi. Phase 7A lot total increased by 2 lots.
 - vii. Phase 7B lot total decrease by 1 lot.
2. Additional property has been added to the Riverwood Athletic Subdivision.
 - a. Attached are a rezoning map, subdivision plan and preliminary utility plan for this property.
 - b. The proposed zoning district is R-8.
 - c. There are 158 lots proposed on the additional property.
 - d. The open space requirements have been met by previous dedication; however, 5.80 acres (approx. 3.2 acres within RCA).

I hope that this synopsis assists you in the review of the attached plan. Please feel free to give me a call with any questions that may arise – 919-763-7278.

Sincerely,



Donald C. Adams, Jr., PE



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

REZONING APPLICATION

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

Rezoning applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fee is \$500.00 for a rezoning to a Standard District. A rezoning to a Planned Development District requires a fee of \$1,000.00 +\$5.00 per acre. All fees are due when the application is submitted.

If the rezoning request is to a Planned Development District, the application must be accompanied by a Major Site Plan application and associated fees.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Rezoning Petitions.

SITE INFORMATION:

Name of Project: RIVERWOOD ATHLETIC CLUB - DUPREE PROPERTY Acreage of Property: 46.19 ACS
 Parcel ID Number: 176000-83-9975 Tax ID: 16203027
 Deed Book: 03710 Deed Page(s): 551
 Address: 3131 COVERED BRIDGE RD
 Location: WEST SIDE OF COVERED BRIDGE RD AT INTERSECTION WITH LOOP RD
 Existing Use: AGRICULTURE Proposed Use: RESIDENTIAL (R-8)
 Existing Zoning District: R-12
 Requested Zoning District R-8
 Is project within a Planned Development: Yes No
 Planned Development District (if applicable): WILL BECOME PART OF RIVERWOOD ATHLETIC CLUB
 Is project within an Overlay District: Yes No
 Overlay District (if applicable): _____

FOR OFFICE USE ONLY

<u>\$1500.00</u>	<u>11/4/13</u>	<u>2013-92</u>
OWNER INFORMATION:		

Name: DANNY DURRRE & JUDITH NAPIER
Mailing Address: 1144 RICHARDSON RD, ZEBULON, NC 27597
Phone Number: _____ Fax: _____
Email Address: _____

APPLICANT INFORMATION:

Applicant: DC ADAMS ENGINEERING, Inc
Mailing Address: 404 SWANN TRAIL, CLAYTON NC 27527
Phone Number: 919-763-7278 Fax: N/A
Contact Person: DONNIE ADAMS
Email Address: donnie@dcadams.pe.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a rezoning application. This information is required to be present on all plans, except where otherwise noted:

- A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the azimuth or courses and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.
- Property legal description typed (10 pt. font or greater) on an 8.5 inch by 11 inch paper with one inch margins. The legal description must also be submitted electronically in Microsoft Word format.
- A copy of the last recorded deed for the subject property.

JUSTIFICATION STATEMENT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.
THIS PROPERTY IS UNDER CONTRACT BY THE DEVELOPER
OF RIVERWOOD ATHLETIC CLUB. THIS PROPERTY WILL BE
AN EXTENSION OF RIVERWOOD ATHLETIC CLUB (SUBDIVISION PLAN
ATTACHED)

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

THE PROPOSED ZONING IS CONSISTENT WITH USES
IN ADJACENT PHASES OF RIVERWOOD ATHLETIC CLUB.

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

THE PROPERTY IS SUITABLE FOR DEVELOPMENT OF
SINGLE FAMILY LOTS IN THE R-8 ZONING DISTRICT.

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

THE PROPOSED CHANGE MEETS MARKET NEED IN
RIVERWOOD ATHLETIC CLUB AREA.

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.

ADEQUATE PUBLIC FACILITIES EXIST WITH NO
ANTICIPATED IMPROVEMENTS BEYOND WATER, SEWER, STREETS
AND STORM DRAINAGE ASSOCIATED WITH TYPICAL STREET
CONSTRUCTION.

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

THIS ZONING REQUEST COMPLIES WITH ALL ASSOCIATED REGULATIONS.

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

THIS PROJECT WILL BE A BENEFIT TO NEIGHBORHOOD.
THERE ARE NO ANTICIPATED ADVERSE IMPACTS IMPOSED BY
THIS PROJECT.

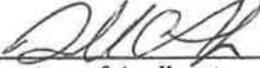
7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

THE PROPOSED CHANGE IS CONSISTENT WITH ZONING IN
ADJACENT PHASES OF RIVERWOOD ATHLETIC CLUB.

APPLICANT AFFIDAVIT

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

Donnie Adams, DC Adams Eng. Inc
Print Name


Signature of Applicant

11/1/2013
Date



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

OWNER'S CONSENT FORM

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

Project Name: RIVERWOOD ATHLETIC CLUB Address or PIN #: 176000 83-9975
CURRENT RIVERWOOD ATHLETIC CLUB

AGENT/APPLICANT INFORMATION:

DC ADAMS ENGINEERING, INC
 (Name - type, print clearly)

404 SWANN TRAIL
 (Address)
CLAYTON NC 27527
 (City, State, Zip)

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

REZONING PLANS
MASTER PLANS

SUBDIVISION PLANS
FINAL PLATS

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:

FSC IV, LLC
 (Name - type, print clearly)

400 RIVERWOOD DR
 (Address)

[Signature]
 (Owner's Signature)

CLAYTON, NC 27527
 (City, State, Zip)

STATE OF NORTH CAROLINA
 COUNTY OF JOHNSTON

Sworn and subscribed before me SUSAN V. JONES, a Notary Public for the above State and County, this the 27 day of JANUARY, 2014.

SEAL



[Signature]
 Notary Public

My Commission Expires: 03/14/15

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: Jason W. Wenzel, P.O. Box 1567, Smithfield, NC 27577
AFTER RECORDING, RETURN TO: Jason W. Wenzel, P.O. Box 1567, Smithfield, NC 27577

Exise Tax: \$6,000.00
Parcel Number: portion of 16I03027

KNOW ALL MEN BY THESE PRESENTS:

THAT the **Danny L. Dupree, and wife, Valerie W. Dupree**, of 3199 F Barbour Mill Road, Clayton, North Carolina 27520; **Judith D. Nappier, and husband, James H. Nappier, Jr.**, of Eight J's Lane, Clayton, North Carolina 27520; **James Larry Dupree, and wife, Elmerine R. Dupree**, of 1144 Richardson Road, Zebulon, North Carolina 27597; and **Alex W. Dupree, Jr., and wife, Ruth D. Dupree**, of 703 Vandora Avenue, Garner, North Carolina 27529, hereinafter collectively referred to as **Grantor**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by FSC IV, LLC, a North Carolina limited liability company, having a principal address of 400 Riverwood Drive, Clayton, North Carolina 27520, hereinafter referred to as **Grantee**, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land, situated in Johnston County, North Carolina, more particularly described on **Exhibit "A"** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on **Exhibit "B"** attached hereto and made a part hereof by this reference for all purposes.

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on Exhibit "B" hereto.

This is not Grantor's primary residence.

EXECUTED this 17th day of January 2014.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Danny L. Dupree (seal)
Danny L. Dupree

Valerie W. Dupree (seal)
Valerie W. Dupree

NORTH CAROLINA
JOHNSTON COUNTY

I, Sherri Matthews, a Notary Public, in and for said County and State do certify that Danny L. Dupree, a person known to me or whose identity was proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this 17th day of January 2014.

Sherri Matthews
Signature of Notary Public



My Commission expires: 9/23/2016

NORTH CAROLINA
JOHNSTON COUNTY

I, Sherri Matthews, a Notary Public, in and for said County and State do certify that Valerie W. Dupree, a person known to me or whose identity was proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this 17th day of January 2014.

Sherri Matthews
Signature of Notary Public



My Commission expires: 9/23/2016

Signature Page to Deed

Grantors: Danny L. Dupree, and wife, Valerie W. Dupree; Judith D. Nappier, and husband, James H. Nappier, Jr.; James Larry Dupree, and wife, Elmerine R. Dupree; and Alex W. Dupree, Jr., and wife, Ruth D. Dupree

Grantee: FSC IV, LLC

Judith D. Nappier (seal)
Judith D. Nappier

James H. Nappier, Jr. (seal)
James H. Nappier, Jr.

NORTH CAROLINA
JOHNSTON COUNTY

I, Sherri Matthews, a Notary Public, in and for said County and State do certify that Judith D. Nappier, a person known to me or whose identity was proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this 17th day of January 2014.

Sherri Matthews
Signature of Notary Public



My Commission expires: 9/23/2016

NORTH CAROLINA
JOHNSTON COUNTY

I, Marian Young, a Notary Public, in and for said County and State do certify that James H. Nappier, Jr., a person known to me or whose identity was proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this 16 day of January 2014.

Marian Young
Signature of Notary Public



My Commission expires: 9-6-14

Signature Page to Deed

Grantors: Danny L. Dupree, and wife, Valerie W. Dupree; Judith D. Nappier, and husband, James H. Nappier, Jr.; James Larry Dupree, and wife, Elmerine R. Dupree; and Alex W. Dupree, Jr., and wife, Ruth D. Dupree

Grantee: FSC IV, LLC

James Larry Dupree (seal)

Elmerine R. Dupree (seal)

NORTH CAROLINA
JOHNSTON COUNTY

I, Sherri Matthews, a Notary Public, in and for said County and State do certify that James Larry Dupree, a person known to me or whose identity was proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this 17th day of January 2014.

Sherri Matthews
Signature of Notary Public



My Commission expires: 9/23/2016

NORTH CAROLINA
JOHNSTON COUNTY

I, Sherri Matthews, a Notary Public, in and for said County and State do certify that Elmerine R. Dupree, a person known to me or whose identity was proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this 17th day of January 2014.

Sherri Matthews
Signature of Notary Public



My Commission expires: 9/23/2016

Signature Page to Deed

Grantors: Danny L. Dupree, and wife, Valerie W. Dupree; Judith D. Nappier, and husband, James H. Nappier, Jr.; James Larry Dupree, and wife, Elmerine R. Dupree; and Alex W. Dupree, Jr., and wife, Ruth D. Dupree

Grantee: FSC IV, LLC

Alex W. Dupree, Jr. (seal)
Alex W. Dupree, Jr.

Ruth D. Dupree (seal)
Ruth D. Dupree

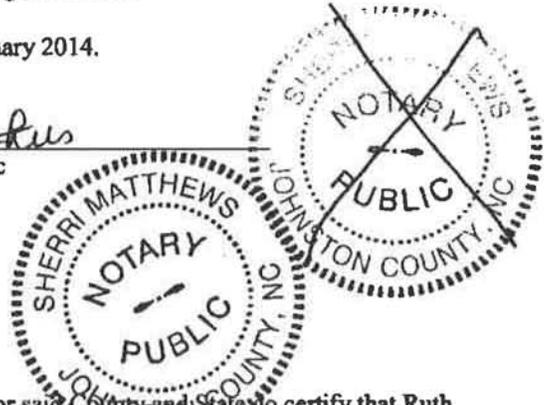
NORTH CAROLINA
JOHNSTON COUNTY

I, Sheri Matthews, a Notary Public, in and for said County and State do certify that Alex W. Dupree, Jr., a person known to me or whose identity was proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this 17th day of January 2014.

Sheri Matthews
Signature of Notary Public

My Commission expires: 9/23/2016



NORTH CAROLINA
JOHNSTON COUNTY

I, Sheri Matthews, a Notary Public, in and for said County and State do certify that Ruth D. Dupree, a person known to me or whose identity was proven by satisfactory evidence, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal/stamp, this 1st day of January 2014.

Sheri Matthews
Signature of Notary Public

My Commission expires: 9/23/2016



Signature Page to Deed

Grantors: Danny L. Dupree, and wife, Valerie W. Dupree; Judith D. Nappier, and husband, James H. Nappier, Jr.; James Larry Dupree, and wife, Elmerine R. Dupree; and Alex W. Dupree, Jr., and wife, Ruth D. Dupree

Grantee: FSC IV, LLC

EXHIBIT A
PROPERTY DESCRIPTION

All that certain lot or parcel of land situate in the County of Johnston, State of North Carolina and being more particularly described as follows:

BEING all of that 94.37 acre tract, more or less, including the right of way [93.23 acres, more or less, excluding the right of way] as shown in that Recombination Plat for: Danny L. Dupree et al. and Larry Sheldon Mills, as drawn by Thomas M. Hall, PLS, of Hall Land Surveying, Inc., dated December 12, 2013, and recorded on January 14, 2014 in Plat Book 79, page 276, Johnston County Registry.

For chain of title information, see Book 1891, page 71; Book 2285, page 518; Book 2285, page 521; Book 3710, page 547; and Book 3710, page 551, all of the Johnston County Registry. See also the Estate of Alex Walton Dupree, file number 01 E 424, and the Estate of Mallie P. Dupree, file number 08 E 378, both of the Office of the Clerk of Superior Court of Johnston County.

EXHIBIT B
CONVEYANCE IS MADE SUBJECT TO:

1. Taxes assessed for 2014 and for subsequent years which are not yet due and payable.
2. Variable Width Town of Clayton Greenway Easement, as the same is recorded in Book 3983, page 937, Johnston County Registry, as shown in Plat Book 79, page 276, Johnston County Registry.
3. Ten foot (10') appurtenant drainage easement from N.C.S.R. 1700 (Covered Bridge Road) along the southeastern property line as the same borders the property now or formerly owned by Larry Sheldon Mills and Connie T. Mills, as shown in Plat Book 79, page 276, Johnston County Registry.
4. Building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown in Plat Book 79, page 276, Johnston County Registry.
5. Easement as recorded in Book 2177, page 359, Johnston County Registry.
6. Easements in favor of Carolina Telephone and Telegraph Company, as recorded in Book 531, page 32, Johnston County Registry.
7. Easement in favor of Carolina Power and Light Company, as recorded in Book 516, page 184, Johnston County Registry.
8. Right of way of NCSR 1700 to its full and legal width.
9. Continuing rights of Grantor under the current lease ("Lease") associated with the residence located at 3131 Covered Bridge Road, Clayton, North Carolina. The residence is managed by FOX property management. Such Lease expires April 30, 2014, and Grantor may not renew or otherwise re-lease the residence located on the Property. Grantor shall be entitled to receive any rents associated with their rental of the residence through April 30, 2014; Grantee agrees to honor the current terms and conditions of the Lease and not interfere with the tenant's rights thereunder. Grantor shall be responsible for all maintenance on the residence during the remaining term of the Lease.
10. Until January 17, 2015, Grantor shall have the right but not an obligation to remove, at Grantor's cost, any building structures (to include but not be limited to the residence, barns, and fences) from the Property. Should any building structures remain on the Property after January 17, 2015, the same shall be deemed abandoned and Grantee may remove, demolish, or otherwise use such building structures after such time. Grantee permits Grantor a limited access easement to the applicable portions of the Property where the residence and any building structures may be located through January 17, 2015 for such purposes.

Lying and being in Wilders Township, Johnston County, North Carolina and being more particularly described as follows:

Beginning at an iron pipe set on the bank of the Neuse River, said iron pipe being the place and point of beginning;

Thence leaving the Neuse River N86-00-59E 2610.63 feet to an existing iron pipe;

Thence S36-57-56E 97.19 feet to an iron pipe set;

Thence S54-36-38E 307.00 feet to an existing re-bar;

Thence S34-35-52E 291.39 feet to a point;

Thence S71-10-26W 125.21 feet to a point;

Thence S70-07-04W 52.60 feet to a point;

Thence S56-40-15W 45.60 feet to a point;

Thence S40-19-21W 54.96 feet to a point;

Thence S36-57-45W 72.45 feet to a point;

Thence S40-05-37W 69.88 feet to a point;

Thence S48-53-22W 72.83 feet to a point;

Thence S57-12-19W 67.05 feet to a point;

Thence S59-11-28W 171.00 feet to a point;

Thence S62-27-16W 70.18 feet to a point;

Thence S71-17-18W 72.83 feet to a point;

Thence S81-13-16W 86.45 feet to a point;

Thence S89-43-43W 50.00 feet to a point;

Thence N81-03-54W 97.62 feet to a point;

Thence N70-36-31W 70.59 feet to a point;

Thence N66-57-41W 128.62 feet to a point;

Thence S44-52-53W 69.04 feet to a point;

Thence N79-58-49W 44.28 feet to a point;

Thence N46-36-00W 56.60 feet to a point;

Thence N74-19-47W 26.18 feet to a point;

Thence S86-15-02W 27.03 feet to a point;

Thence S59-45-32W 61.42 feet to a point;

Thence S75-13-12W 57.17 feet to a point;

Thence N86-14-32W 89.70 feet to a point;

Thence N74-03-50W 32.19 feet to a point;

Thence N65-15-41W 27.71 feet to a point;

Thence N59-23-35W 82.25 feet to a point;

Thence N73-58-10W 36.81 feet to a point;

Thence N59-43-07W 39.45 feet to a point;

Thence N87-24-05W 109.21 feet to a point;

Thence S04-14-21W 46.23 feet to a point;

Thence S36-43-14W 23.11 feet to a point;

Thence S67-46-52W 14.49 feet to a point;

Thence S73-12-41W 31.13 feet to a point;

Thence N70-57-12W 32.72 feet to a point;

Thence N52-13-23W 34.86 feet to a point;

Thence N45-31-37W 32.85 feet to a point;
Thence N70-51-33W 25.77 feet to a point;
Thence N89-10-13W 48.94 feet to a point;
Thence S31-52-54W 37.23 feet to a point;
Thence S52-26-54W 27.66 feet to a point;
Thence S80-17-46W 14.18 feet to a point;
Thence N34-02-08W 351.86 feet to an existing iron pipe in concrete;
Thence N85-02-08W 762.40 feet to an iron pipe set on the bank of the Neuse River;
Thence with the bank of the Neuse River N05-54-12W 106.66 feet to an iron pipe set;
Thence N03-24-36W 244.51 feet to the place and point of beginning and containing
46.17 acres more or less.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 1/31 + 2/14/2014

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

Printed Name: DC Adams Fenwick, Inc
DONNA ADAMS Signature: [Handwritten Signature]

Date of Meeting: 2/13 + 2/20/2014 Time of Meeting: 7 PM

Location of Meeting: _____

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

SEE ATTACHED

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

February 20, 2014 Neighborhood Meeting Minutes for:

PSD 2013-91 Riverwood Athletic Club Master Plan Revision, PSD 2013-92 Dupree Property Rezoning

- The meeting was opened at 7:00PM by Fred Smith (developer) who gave an overall summary of the proposed changes to the master plan as well as the rezoning.
- Resident- When did the Dupree land become Town of Clayton?
- Applicant – Annexation will be contingent upon approval of the rezoning.
- Resident – Where will these kids go to high school?
- Applicant – That is a decision that the school board will make.
- Resident – Expressed concerns about stormwater runoff.
- Applicant – Asked to speak with the design engineer (who made himself available after the meeting)
- Resident – Asked if the greenway area next to the river would be clear cut.
- Applicant – Stated that this greenway area would remain undisturbed except minimal clearing necessary to connect to public sewer.
- Resident – several residents requested that existing trees along the walking trail/property line be protected for screening.
- Applicant – Stated that he would take a look at the specific area to determine what could be preserved.
- Residents- What size/type of homes, size lots and development standards will make up this new property?
- Applicant – Stated that the size/type of homes, size lots and development standards will be consistent with the existing adjacent section (Ravens Ridge) of Riverwood Athletic Club.
- Resident – Will there be a separate entrance for construction traffic? He further suggested a temporary construction entrance from Covered Bridge Rd?
- Applicant – Stated that this was a great idea and he would look into it.
- Resident – What will the street construction be?
- Applicant – We are requesting approval to follow the same construction standards used in the existing/adjacent portions of Riverwood Athletic Club.
- Resident – Expressed concerns about motor vehicle traffic, ATV, motorcycles on the trail as well as their speed.
- Applicant – Stated that he had no authority over traffic on the trails.
- After a final call for questions or comments and hearing none, the meeting was closed at 7:30PM.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: DC Adams Engineering, Inc

Location/Date: Riverwood Golf Club, 2/13/2014

	NAME	ADDRESS
1	J.H. Monk III	3183 COVERED BRIDGE RD
2	Richard Simpson	441 Hardaway Pt.
3	John Mack	421 Hardaway Pt.
4	James Werve	244 Haywood Ln
5	BILLY O'NEIL	322 MEDLIN ROAD CLAYTON, NC 27527
6	John R House	2975 COVERED BRIDGE RD. CLAYTON
7	LARRY MILLS	3329 COVERED BRIDGE RD.
8	Connie Mills	3329 Covered Bridge Rd
9	Mamie House	2873 cov. Bridge Rd. Clayton
10	Del Peepers	3991 Covered Bridge Rd.
11	Jennifer McNichol	72 Josiah Dr. Clayton
12	Duke McNichol	72 Josiah Dr. Clayton
13	John C Hofmann	204 Haywood Dr.
14	PAT Hofmann	204 Haywood Dr.
15	Kim Breed	417 McCarthy Dr.
16	Jackie Crooke	148 Haywood LANE
17	Charles Dameron	124 Haywood Lane
18	Steve Vales	61 Plaza de Luke Sq.
19	Jeff Howe	2706 Covered Bridge Rd
20		



January 31, 2014

Re: Riverwood Athletic Club Master Plan
Clayton, NC

Dear Madame/Sir:

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

Meeting Date: February 13, 2014
Location: Riverwood Golf Club
Time: 7:00 PM
Type of Application: **PSD 2013-91 RIVERWOOD ATHLETIC CLUB MASTER PLAN REVISION
and PSD 2013-92 DUPREE PROPERTY REZONING**
General Description: Riverwood Athletic Club master plan revisions as well as rezoning and addition of adjacent property.

If you have any questions prior to or after this meeting, please contact us at (919) 550-8086, ext 249.

Sincerely,

Brian Strickland

cc: Clayton Planning Dept.



February 14, 2014

Re: Riverwood Athletic Club Master Plan – Rescheduled Meeting Due to Weather
Clayton, NC

Dear Madame/Sir:

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

Meeting Date: February 20, 2014
Location: Riverwood Golf Club
Time: 7:00 PM
Type of Application: **PSD 2013-91 RIVERWOOD ATHLETIC CLUB MASTER PLAN REVISION
and PSD 2013-92 DUPREE PROPERTY REZONING**
General Description: Riverwood Athletic Club master plan revisions as well as rezoning and addition of adjacent property.

If you have any questions prior to or after this meeting, please contact us at (919) 550-8086, ext 249.

Sincerely,

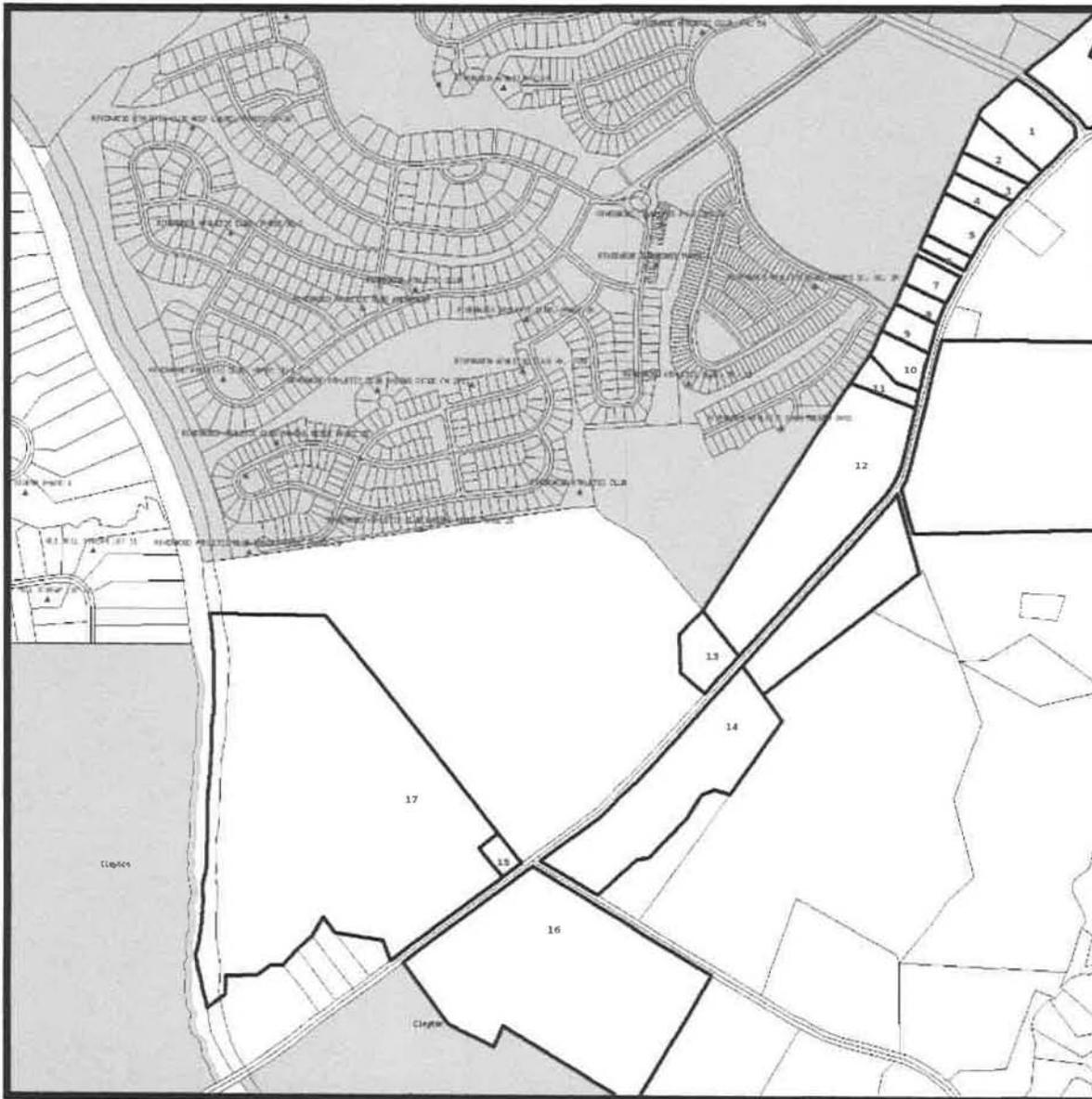


Brian Strickland

cc: Clayton Planning Dept.

Adjacent Property Owners within 100 feet of request
as provided by applicant.

Includes property owners from both Rezoning and
Master Plan modification request.



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information.

Query Parcel 1

Tag: 16I01014C

NCPin: 177000-37-9772

Mapsheet No: 1770

Owner Name1: ONEIL, SUSAN GAIL S

Owner Name2:

Mail Address1: 322 MEDLIN ROAD

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 4080 COVERED BRIDGE RD

Site Address2: CLAYTON NC 27527-

Book: 03973

Page: 0997

Market Value: 313370

Assessed Acreage: 69.44

Calc Acreage: 69.44

Sale Price:

Sale Date: 2011-04-19

1 inch = 1151 feet

(The scale is only accurate when printed landscape on a 8.5x11in size sheet with page scaling set to none.)

Date January 31, 2014



Query Parcel 2

Tag: 16I02008B
 NCPin: 177000-27-6207

Mapsheet No: 1770

Owner Name1: WEAVER, GARY DANIEL

Owner Name2: WEAVER, KAY GORDON

Mail Address1: 2907 SCHOONER LN

Mail Address2:

Mail Address3: GRIMESLAND NC
27837-0000

Site Address1: 4083 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 02849

Page: 0883

Market Value: 82710

Assessed Acreage: 2.35

Calc Acreage: 2.25

Sale Price:

Sale Date: 2005-02-25

Query Parcel 3

Tag: 16I02008X
 NCPin: 177000-27-5130

Mapsheet No: 1770

Owner Name1: WEAVER, BARRY T

Owner Name2:

Mail Address1: 1464 LOOP RD

Mail Address2:

Mail Address3: CLAYTON NC
27520-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 03212

Page: 0517

Market Value: 25900

Assessed Acreage: 1.4

Calc Acreage: 1.60

Sale Price: 25000

Sale Date: 2006-10-05

Query Parcel 4

Tag: 16I02008I
 NCPin: 177000-26-4958

Mapsheet No: 1770

Owner Name1: WEAVER, SHIRLEY G LIFE
ESTATE

Owner Name2: WEAVER, BARRY THURMAN
REMDRM

Mail Address1: 4025 COVERED BRIDGE
ROAD

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: 4025 COVERED BRIDGE RD

Site Address2: CLAYTON NC 27527-

Book: 02854

Page: 0568

Market Value: 120540

Assessed Acreage: 1.42

Calc Acreage: 1.43

Sale Price:

Sale Date: 2005-03-04

Query Parcel 5

Tag: 16I02008C
 NCPin: 177000-26-3738

Mapsheet No: 1770

Owner Name1: PEEPERS, DEL

Owner Name2:

Mail Address1: 3991 COVERED
BRIDGE RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 3991 COVERED
BRIDGE RD

Site Address2: CLAYTON NC
27527-

Book: 00835

Page: 0330

Market Value: 114940

Assessed Acreage: 2.48

Calc Acreage: 2.49

Sale Price:

Sale Date: 1978-01-01

Query Parcel 6

Tag: 16I02008D

NCPin: 177000-26-2631

Mapsheet No: 1770

Owner Name1: GAZAWAY, DOROTHY

Owner Name2:

Mail Address1: 3941 COVERED BRIDGE
ROAD

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000Site Address1: 3941 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 00671

Page: 0213

Market Value: 94000

Assessed Acreage: 0.78

Calc Acreage: 0.78

Sale Price:

Sale Date: 1967-01-01

Query Parcel 7

Tag: 16I02008E

NCPin: 177000-26-1443

Mapsheet No: 1770

Owner Name1: PRUITT, ELSIE C

Owner Name2:

Mail Address1: 3903 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC 27520

Site Address1: Not Available

Site Address2: Not Available

Book: 04072

Page: 0497

Market Value: 115750

Assessed Acreage: 1.49

Calc Acreage: 1.45

Sale Price: 148000

Sale Date: 2012-01-25

Query Parcel 8

Tag: 16I02008F

NCPin: 177000-26-0267

Mapsheet No: 1770

Owner Name1: MOSS, BRETT N

Owner Name2: MOSS, SARAH C

Mail Address1: 3887 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-9653Site Address1: 3887 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 04314

Page: 0813

Market Value: 145300

Assessed Acreage: 1.07

Calc Acreage: 1.05

Sale Price: 192000

Sale Date: 2013-06-26

Query Parcel 9

Tag: 16I02026C

NCPin: 177000-16-9192

Mapsheet No: 1770

Owner Name1: RIVERWOOD ON THE NEUSE
LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 02017

Page: 0123

Market Value: 32890

Assessed Acreage: 1.43

Calc Acreage: 1.50

Sale Price: 20000

Sale Date: 2001-02-12

Query Parcel 10

Tag: 16I02008G

NCPin: 177000-15-9829

Mapsheet No: 1770

Owner Name1: MONK, JOSEPH HAMTON
III

Owner Name2:

Mail Address1: 3783 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-9643Site Address1: 3783 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 00705

Page: 0434

Market Value: 116590

Assessed Acreage: 2.01

Calc Acreage: 2.07

Sale Price:

Sale Date: 1970-01-01

Query Parcel 11

Tag: 16I03025A

NCPin: 177000-15-8734

Mapsheet No: 1770

Owner Name1: MONK, JOSEPH HAMTON
III

Owner Name2:

Mail Address1: 3783 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-9643

Site Address1: Not Available

Site Address2: Not Available

Book: 00919

Page: 0385

Market Value: 31490

Assessed Acreage: 1.34

Calc Acreage: 1.45

Sale Price:

Sale Date: 1982-01-01

Query Parcel 12

Tag: 16I03025

NCPin: 177000-25-7359

Mapsheet No: 1770

Owner Name1: LANGDON, HAMPTON S

Owner Name2: MURDOCH, LEANNE L

Mail Address1: 1185 MARIETTA DR

Mail Address2:

Mail Address3: KERNERSVILLE NC
27284-0000Site Address1: 3699 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 01737

Page: 0816

Market Value: 354950

Assessed Acreage: 76.14

Calc Acreage: 76.14

Sale Price:

Sale Date: 1998-08-21

Query Parcel 13

Tag: 16I13027

NCPin: 177000-03-6964

Mapsheet No: 1770

Owner Name1: MILLS, LARRY
SHELDON

Owner Name2: MILLS, CONNIE T

Mail Address1: 3329 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000Site Address1: 3329 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 01173

Page: 0006

Market Value: 200050

Assessed Acreage: 2.67

Calc Acreage: 2.95

Sale Price: 125000

Sale Date: 1990-06-27

Query Parcel 14

Tag: 16I03027B
 NCPin: 177000-02-3947
 Mapsheet No: 1770
 Owner Name1:
 Owner Name2:
 Mail Address1:
 Mail Address2:
 Mail Address3:
 Site Address1: Not Available
 Site Address2: Not Available
 Book:
 Page:
 Market Value: 0
 Assessed Acreage: 0
 Calc Acreage: 17.53
 Sale Price:
 Sale Date:

Query Parcel 15

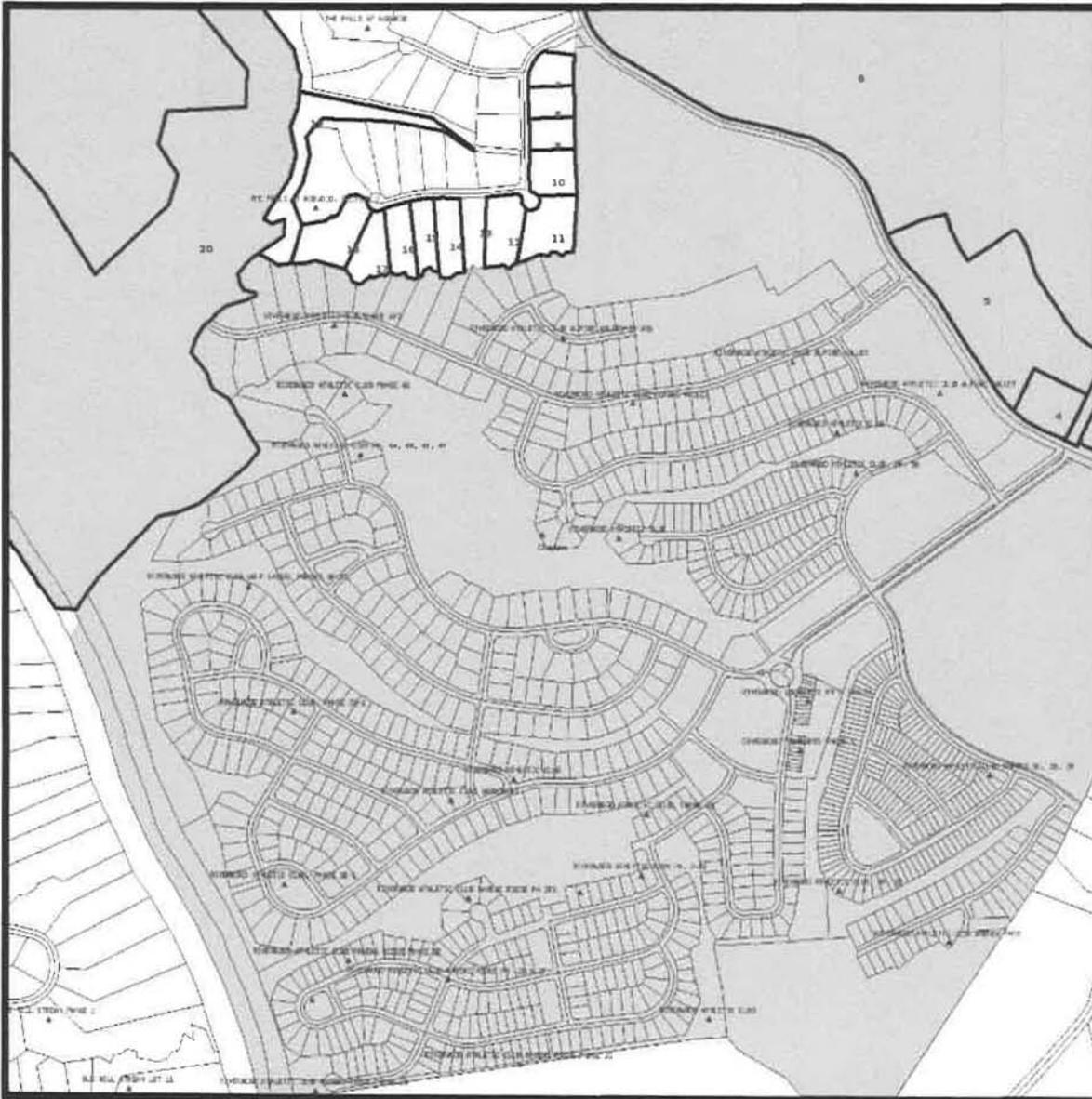
Tag: 16I03028D
 NCPin: 176000-92-1593
 Mapsheet No: 1760
 Owner Name1: HOUSE, JOHNNY R
 Owner Name2: HOUSE, SHERRY E
 Mail Address1: 2975 COVERED BRIDGE RD
 Mail Address2:
 Mail Address3: CLAYTON NC 27527-0000
 Site Address1: 2975 COVERED BRIDGE RD
 Site Address2: CLAYTON NC 27527-
 Book:
 Page:
 Market Value: 153860
 Assessed Acreage: 0.9
 Calc Acreage: 0.91
 Sale Price:
 Sale Date:

Query Parcel 16

Tag: 16I03029A
 NCPin: 176000-91-4881
 Mapsheet No: 1760
 Owner Name1: DUPONT, E I
 Owner Name2:
 Mail Address1: C/O E I EU PONT DE NEMOURS CO
 Mail Address2: PO BOX 1039
 Mail Address3: WILMINGTON DE 19899-9703
 Site Address1: 1833 LOOP RD
 Site Address2: CLAYTON NC 27527-
 Book: 00791
 Page: 0411
 Market Value: 255280
 Assessed Acreage: 39.27
 Calc Acreage: 39.27
 Sale Price:
 Sale Date: 1975-01-01

Query Parcel 17

Tag: 16I03028
 NCPin: 176000-72-9862
 Mapsheet No: 1760
 Owner Name1: HOUSE, MAVIS C
 Owner Name2:
 Mail Address1: 2873 COVERED BRIDGE RD
 Mail Address2:
 Mail Address3: CLAYTON NC 27527-0000
 Site Address1: 2873 COVERED BRIDGE RD
 Site Address2: CLAYTON NC 27527-
 Book: 00705
 Page: 0629
 Market Value: 444620
 Assessed Acreage: 77.14
 Calc Acreage: 77.13
 Sale Price:
 Sale Date: 1970-01-01



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information.

Query Parcel 1

Tag: 16I02047W

NCPin: 177000-27-8907

Mapsheet No: 1770

Owner Name1: RIVERWOOD LAND COMPANY LLC

Owner Name2:

Mail Address1: PO BOX 31827

Mail Address2:

Mail Address3: RALEIGH NC 27622-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 03984

Page: 0379

Market Value: 105600

Assessed Acreage: 1.6

Calc Acreage: 1.61

Sale Price:

Sale Date: 2011-05-20



1 inch = 968 feet

(The scale is only accurate when printed landscape on a 8.5x11 in size sheet with page scaling set to none.)

Date January 31, 2014

Query Parcel 2

Tag: 16I02008H

NCPin: 177000-28-3331

Mapsheet No: 1770

Owner Name1: RIVERWOOD COMPANY
LLC

Owner Name2:

Mail Address1: PO BOX 31827

Mail Address2:

Mail Address3: RALEIGH NC
27622-0000

Site Address1: 272 PRITCHARD RD

Site Address2: CLAYTON NC 27527-

Book: 03741

Page: 0997

Market Value: 4520330

Assessed Acreage: 6.52

Calc Acreage: 6.52

Sale Price:

Sale Date: 2009-08-05

Query Parcel 3

Tag: 16I02047V

NCPin: 177000-28-0238

Mapsheet No: 1770

Owner Name1: SBOC RIVERWOOD CENTER
STE 400

Owner Name2:

Mail Address1: 1 COLUMBUS CENTER STE
400

Mail Address2:

Mail Address3: VIRGINIA BEACH VA
23462-6722

Site Address1: Not Available

Site Address2: Not Available

Book: 04032

Page: 0959

Market Value: 1125080

Assessed Acreage: 1.3

Calc Acreage: 1.30

Sale Price: 475000

Sale Date: 2011-10-11

Query Parcel 4

Tag: 16I02008A

NCPin: 177000-18-7405

Mapsheet No: 1770

Owner Name1: ZOGREGO, LLC

Owner Name2: WILDER INVESTORS
LLS

Mail Address1: PO BOX 10810

Mail Address2:

Mail Address3: RALEIGH NC
27605-0810

Site Address1: 2165 PRITCHARD RD

Site Address2: CLAYTON NC 27520-

Book: 03988

Page: 0133

Market Value: 322500

Assessed Acreage: 2.15

Calc Acreage: 2.12

Sale Price:

Sale Date: 2011-06-01

Query Parcel 5

Tag: 16I02049D

NCPin: 177000-18-3995

Mapsheet No: 1770

Owner Name1: RIVERWOOD ON THE
NEUSE LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 03658

Page: 0966

Market Value: 1351500

Assessed Acreage: 13.04

Calc Acreage: 13.12

Sale Price:

Sale Date: 2009-02-24

Query Parcel 6

Tag: 16I02026B

NCPin: 177100-11-0255

Mapsheet No: 1771

Owner Name1: RIVERWOOD ON THE NEUSE
LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 03658

Page: 0966

Market Value: 4984130

Assessed Acreage: 243.82

Calc Acreage: 243.67

Sale Price:

Sale Date: 2009-02-24

Query Parcel 7

Tag: 16I02029X

NCPin: 176100-80-9321

Mapsheet No: 1761

Owner Name1: NORWOOD, MARY N

Owner Name2: HEINSOHN, RONALD H

Mail Address1: 400 PERRY STREET

Mail Address2:

Mail Address3: RALEIGH NC
27608-0000

Site Address1: 75 GRANDE OVERLOOK
DR

Site Address2: CLAYTON NC 27527-

Book: 03813

Page: 0017

Market Value: 86500

Assessed Acreage: 1.02

Calc Acreage: 1.02

Sale Price:

Sale Date: 2010-02-15

Query Parcel 8

Tag: 16I02029W

NCPin: 176100-80-9113

Mapsheet No: 1761

Owner Name1: MATTRESS, ALBERT III

Owner Name2: MATTRESS, SOPHIA
ELIZABETH

Mail Address1: 115 GRANDE OVERLOOK
DRIVE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 115 GRANDE OVERLOOK DR

Site Address2: CLAYTON NC 27527-

Book: 03769

Page: 0046

Market Value: 524740

Assessed Acreage: 1.01

Calc Acreage: 1.01

Sale Price: 410000

Sale Date: 2009-10-16

Query Parcel 9

Tag: 16I02029V

NCPin: 176000-89-9916

Mapsheet No: 1760

Owner Name1: FREEMAN, WADE
JR

Owner Name2: FREEMAN, CAROL
L

Mail Address1: 149 GRANDE
OVERLOOK DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-3927

Site Address1: 149 GRANDE
OVERLOOK DR

Site Address2: CLAYTON NC
27527-

Book: 02917

Page: 0212

Market Value: 472210

Assessed Acreage: 1.01

Calc Acreage: 1.01

Sale Price: 65000

Sale Date: 2005-06-15

Query Parcel 10

Tag: 16I02040A

NCPin: 176000-89-9733

Mapsheet No: 1760

Owner Name1: YORK, JOHN H

Owner Name2: YORK, AMY R

Mail Address1: 193 GRANDE OVERLOOK
DR

Mail Address2:

Mail Address3: CLAYTON NC 27527-3927

Site Address1: 193 GRANDE OVERLOOK
DR

Site Address2: CLAYTON NC 27527-

Book: 03170

Page: 0816

Market Value: 583320

Assessed Acreage: 1.48

Calc Acreage: 1.48

Sale Price: 85000

Sale Date: 2006-08-01

Query Parcel 11

Tag: 16I02040B

NCPin: 176000-89-9414

Mapsheet No: 1760

Owner Name1: WHITMAN, BRIAN

Owner Name2: WHITMAN, GINA

Mail Address1: 105 KATIE DRIVE

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: 227 GRANDE OVERLOOK
DR

Site Address2: CLAYTON NC 27527-

Book: 03543

Page: 0939

Market Value: 95150

Assessed Acreage: 2.13

Calc Acreage: 2.13

Sale Price: 106000

Sale Date: 2008-05-12

Query Parcel 12

Tag: 16I02040C

NCPin: 176000-89-6461

Mapsheet No: 1760

Owner Name1: CHO, JANG HO

Owner Name2: KIM, SOOK RYUN

Mail Address1: 33 PLAZA DELUKE SQ

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 33 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03558

Page: 0681

Market Value: 760720

Assessed Acreage: 1.82

Calc Acreage: 1.82

Sale Price: 100000

Sale Date: 2008-06-09

Query Parcel 13

Tag: 16I02040C

NCPin: 176000-89-6461

Mapsheet No: 1760

Owner Name1: CHO, JANG HO

Owner Name2: KIM, SOOK RYUN

Mail Address1: 33 PLAZA DELUKE SQ

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 33 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03558

Page: 0681

Market Value: 760720

Assessed Acreage: 1.82

Calc Acreage: 1.82

Sale Price: 100000

Sale Date: 2008-06-09

Query Parcel 14

Tag: 16I02040E

NCPin: 176000-89-3460

Mapsheet No: 1760

Owner Name1: BALCOMBE, ROY L

Owner Name2: BALCOMBE, GEORGINA M

Mail Address1: 89 PLAZA DE LUKE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 89 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03485

Page: 0776

Market Value: 576950

Assessed Acreage: 1.46

Calc Acreage: 1.46

Sale Price: 775000

Sale Date: 2008-01-25

Query Parcel 15

Tag: 16I02040F

NCPin: 176000-89-2329

Mapsheet No: 1760

Owner Name1: DOREMUS, STANLEY III

Owner Name2: DOREMUS, LORI

Mail Address1: 119 PLAZA DE LUKE SQ

Mail Address2:

Mail Address3: CLAYTON NC
27527-3989

Site Address1: 119 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03465

Page: 0393

Market Value: 586510

Assessed Acreage: 1.18

Calc Acreage: 1.18

Sale Price: 101000

Sale Date: 2007-12-11

Query Parcel 16

Tag: 16I02040G

NCPin: 176000-89-0397

Mapsheet No: 1760

Owner Name1: KEEN, S MICHAEL

Owner Name2: KEEN, TAMARA R

Mail Address1: 145 PLAZA DE LUKE
SQUARE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 145 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03992

Page: 0021

Market Value: 663980

Assessed Acreage: 1.36

Calc Acreage: 1.36

Sale Price: 575000

Sale Date: 2011-06-15

Query Parcel 17

Tag: 16I02040H

NCPin: 176000-79-9331

Mapsheet No: 1760

Owner Name1: IGBA, CHUCK G

Owner Name2: IGBA, EBI P

Mail Address1: 167 PLAZA DE LUKE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 167 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03810

Page: 0218

Market Value: 531910

Assessed Acreage: 1.5

Calc Acreage: 1.50

Sale Price: 510000

Sale Date: 2010-02-04

Query Parcel 18	Query Parcel 19	Query Parcel 20	Query Parcel 21
Tag: 16I02040I	Tag: 16I02027D	Tag: 16I02027	Tag: -----
NCPin: 176000-79-7306	NCPin: 176100-70-8098	NCPin: 176100-40-7112	NCPin: -----
Mapsheet No: 1760	Mapsheet No: 1761	Mapsheet No: 1761	Mapsheet No: -----
Owner Name1: HUMBLE, JIMMY TODD	Owner Name1: THE FALLS AT NORWOOD COMMUNITY	Owner Name1: STATE OF NORTH CAROLINA	Owner Name1: -----
Owner Name2: HUMBLE, LISA M	Owner Name2: ASSOCIATION INC	Owner Name2:	Owner Name2: -----
Mail Address1: 175 PLAZA DE LUKE SQ	Mail Address1: C/O DEBORAH NELSON	Mail Address1:	Mail Address1: -----
Mail Address2:	Mail Address2: 61 PARQUE DE SARAH PL	Mail Address2:	Mail Address2: -----
Mail Address3: CLAYTON NC 27527-3989	Mail Address3: CLAYTON NC 27227-3928	Mail Address3:	Mail Address3: -----
Site Address1: 175 PLAZA DE LUKE SQ	Site Address1: Not Available	Site Address1: Not Available	Site Address1: -----
Site Address2: CLAYTON NC 27527-	Site Address2: Not Available	Site Address2: Not Available	Site Address2: -----
Book: 03125	Book: 03475	Book: 03634	Book: -----
Page: 0459	Page: 0641	Page: 0278	Page: -----
Market Value: 823420	Market Value: 150	Market Value: 1796860	Market Value: -----
Assessed Acreage: 2.34	Assessed Acreage: 3.72	Assessed Acreage: 325.71	Assessed Acreage: -----
Calc Acreage: 2.34	Calc Acreage: 3.77	Calc Acreage: 343.87	Calc Acreage: -----
Sale Price: 105000	Sale Price:	Sale Price: 4941000	Sale Price: -----
Sale Date: 2006-05-22	Sale Date: 2007-12-31	Sale Date: 2008-12-18	Sale Date: -----



93 23A
9975
PLAT 79-276

*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information.

Query Parcel 1

Tag: 16I02008R

NCPin: 176000-95-5856

Mapsheet No: 1760

Owner Name1: RIVERWOOD ATHLETIC CLUB

Owner Name2:

Mail Address1: 400 RIVERWOOD DRIVE

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 02581

Page: 0094

Market Value: 150

Assessed Acreage: 3.8

Calc Acreage: 3.92

Sale Price:

Sale Date: 2003-11-04



1 inch = 358 feet

(The scale is only accurate when printed landscape on a 8.5x11 in size sheet with page scaling set to none.)

Date January 31, 2014

Query Parcel 2

Tag: 16I02017L

NCPin: 176000-94-5943

Mapsheet No: 1760

Owner Name1: DAMRON, CHARLES

Owner Name2: DAMRON, CLAUDIA

Mail Address1: 124 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 124 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03114

Page: 0619

Market Value: 147430

Assessed Acreage: 0.28

Calc Acreage: 0.28

Sale Price: 153000

Sale Date: 2006-05-03

Query Parcel 3

Tag: 16I02017M

NCPin: 176000-94-4889

Mapsheet No: 1760

Owner Name1: BARRETT, SARA RITCHIE

Owner Name2:

Mail Address1: 128 HAYWOOD LN

Mail Address2:

Mail Address3: CLAYTON NC 27527-5770

Site Address1: 128 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04261

Page: 0408

Market Value: 151370

Assessed Acreage: 0.22

Calc Acreage: 0.22

Sale Price:

Sale Date: 2013-03-14

Query Parcel 4

Tag: 16I02017N

NCPin: 176000-94-4808

Mapsheet No: 1760

Owner Name1: SMITH, GREGORY D

Owner Name2: WOODARD SMITH, MELANIE
L

Mail Address1: 132 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 132 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 02665

Page: 0622

Market Value: 178600

Assessed Acreage: 0.18

Calc Acreage: 0.17

Sale Price: 164000

Sale Date: 2004-04-05

Query Parcel 5

Tag: 16I02017O

NCPin: 176000-94-3846

Mapsheet No: 1760

Owner Name1: KNUDSEN,
KRISTIN A

Owner Name2:

Mail Address1: 136 HAYWOOD
LANE

Mail Address2:

Mail Address3: CLAYTON NC
27528

Site Address1: 136 HAYWOOD LN

Site Address2: CLAYTON NC
27527-

Book: 04011

Page: 0660

Market Value: 144110

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price:

Sale Date: 2011-08-15

Query Parcel 6

Tag: 16I02017P

NCPin: 176000-94-2886

Mapsheet No: 1760

Owner Name1: GOODEN, LANCELOT A

Owner Name2: GOODEN, KUTINA L

Mail Address1: 140 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 140 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 02823

Page: 0134

Market Value: 158500

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 160000

Sale Date: 2005-01-03

Query Parcel 7

Tag: 16I02017Q

NCPin: 176000-94-2825

Mapsheet No: 1760

Owner Name1: WEST, RODERICK SCOTT

Owner Name2:

Mail Address1: 144 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 144 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04077

Page: 0924

Market Value: 142010

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price: 142000

Sale Date: 2012-02-07

Query Parcel 8

Tag: 16I02017R

NCPin: 176000-94-1864

Mapsheet No: 1760

Owner Name1: CROOKE, JACALYN W

Owner Name2:

Mail Address1: 148 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 148 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 02891

Page: 0209

Market Value: 145000

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price: 145000

Sale Date: 2005-05-03

Query Parcel 9

Tag: 16I02017S

NCPin: 176000-94-1803

Mapsheet No: 1760

Owner Name1: FOREMAN, MARVIN

Owner Name2: FOREMAN, DANA

Mail Address1: 152 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 152 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03739

Page: 0409

Market Value: 168370

Assessed Acreage: 0.17

Calc Acreage: 0.17

Sale Price: 187500

Sale Date: 2009-07-31

Query Parcel 10

Tag: 16I02017T

NCPin: 176000-94-0842

Mapsheet No: 1760

Owner Name1: FORREST, MARK E

Owner Name2:

Mail Address1: 156 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27520-0000

Site Address1: 156 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04012

Page: 0029

Market Value: 146360

Assessed Acreage: 0.17

Calc Acreage: 0.17

Sale Price: 140000

Sale Date: 2011-08-15

Query Parcel 11

Tag: 16I02017U

NCPin: 176000-84-9882

Mapsheet No: 1760

Owner Name1: BRITT, ANDREA A

Owner Name2:

Mail Address1: 160 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 160 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03988

Page: 0984

Market Value: 142790

Assessed Acreage: 0.17

Calc Acreage: 0.17

Sale Price: 146000

Sale Date: 2011-06-03

Query Parcel 12

Tag: 16I02043X

NCPin: 176000-94-0809

Mapsheet No: 1760

Owner Name1: CHARLEBOIS, KATHLEEN

Owner Name2: CLARKE, CLAUDEINE RC

Mail Address1: 137 CLAIRE DR

Mail Address2:

Mail Address3: CLAYTON NC
27520-5539

Site Address1: 200 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03489

Page: 0684

Market Value: 176200

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price:

Sale Date: 2008-02-01

Query Parcel 13

Tag: 16I02043W

NCPin: 176000-84-9858

Mapsheet No: 1760

Owner Name1: HOFMANN, JOHN C

Owner Name2: HOFMANN, PATRICIA A

Mail Address1: 204 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 204 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03442

Page: 0824

Market Value: 177390

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 195000

Sale Date: 2007-10-26

Query Parcel 14

Tag: 16I02043V

NCPin: 176000-84-8886

Mapsheet No: 1760

Owner Name1: LAWLOR, JAY R

Owner Name2: LAWLOR, ANGELA KAY

Mail Address1: 208 HAYWOOD LN

Mail Address2:

Mail Address3: CLAYTON NC
27527-5565

Site Address1: 208 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03467

Page: 0370

Market Value: 170280

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 191000

Sale Date: 2007-12-14

Query Parcel 15

Tag: 16I02043U

NCPin: 176000-84-8835

Mapsheet No: 1760

Owner Name1: REYNOLDS, SANDY K

Owner Name2:

Mail Address1: 212 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 212 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03523

Page: 0792

Market Value: 189000

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 197000

Sale Date: 2008-04-04

Query Parcel 16

Tag: 16I02043T

NCPin: 176000-84-7884

Mapsheet No: 1760

Owner Name1: AMERICAN RESIDENTIAL
LEASING

Owner Name2: COMPANY LLC

Mail Address1: 7047 E GREENWAY PARKWAY

Mail Address2: SUITE 350

Mail Address3: SCOTTSDALE AZ 85254

Site Address1: 216 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04358

Page: 0774

Market Value: 163970

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price:

Sale Date: 2013-09-23

Query Parcel 17

Tag: 16I02043S

NCPin: 176000-84-7834

Mapsheet No: 1760

Owner Name1: NELSON, LAURA L

Owner Name2:

Mail Address1: 220 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 220 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04020

Page: 0667

Market Value: 176200

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 164500

Sale Date: 2011-09-08

Query Parcel 18

Tag: 16I02043R

NCPin: 176000-84-6883

Mapsheet No: 1760

Owner Name1: AMERICAN RESIDENTIAL
LEASING

Owner Name2: COMPANY LLC

Mail Address1: 7047 E GREENWAY
PARKWAY

Mail Address2: SUITE 350

Mail Address3: SCOTTSDALE AZ 85254

Site Address1: 224 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04358

Page: 0774

Market Value: 172300

Assessed Acreage: 0.14

Calc Acreage: 0.14

Sale Price:

Sale Date: 2013-09-23

Query Parcel 19

Tag: 16I02043Q

NCPin: 176000-84-6882

Mapsheet No: 1760

Owner Name1: AMERICAN RESIDENTIAL
LEASING

Owner Name2: COMPANY LLC

Mail Address1: 7047 E GREENWAY
PARKWAY

Mail Address2: SUITE 350

Mail Address3: SCOTTSDALE AZ 85254

Site Address1: 228 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04358

Page: 0774

Market Value: 159790

Assessed Acreage: 0.14

Calc Acreage: 0.14

Sale Price:

Sale Date: 2013-09-23

Query Parcel 20

Tag: 16I02043P

NCPin: 176000-84-5881

Mapsheet No: 1760

Owner Name1: LIGGINS, JAN
MELISSA

Owner Name2:

Mail Address1: 232 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 232 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03845

Page: 0942

Market Value: 164160

Assessed Acreage: 0.14

Calc Acreage: 0.14

Sale Price: 178500

Sale Date: 2010-05-14

Query Parcel 21

Tag: 16I02043O

NCPin: 176000-84-5830

Mapsheet No: 1760

Owner Name1: BETANCOURT, MARK A

Owner Name2:

Mail Address1: 5614 W VON AVE

Mail Address2: UNIT B

Mail Address3: MONEE IL
60449-7914

Site Address1: 236 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03880

Page: 0584

Market Value: 157490

Assessed Acreage: 0.17

Calc Acreage: 0.18

Sale Price: 166000

Sale Date: 2010-08-16

Query Parcel 22

Tag: 16I02043N

NCPin: 176000-84-4769

Mapsheet No: 1760

Owner Name1: SARGENT, JARED EDWIN

Owner Name2: MARSHALL, JULIANA
HOWELL

Mail Address1: 240 HAYWOOD LN

Mail Address2:

Mail Address3: CLAYTON NC 27527-5565

Site Address1: 240 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04154

Page: 0297

Market Value: 175120

Assessed Acreage: 0.18

Calc Acreage: 0.18

Sale Price: 160000

Sale Date: 2012-08-01

Query Parcel 23

Tag: 16I02043M

NCPin: 176000-84-4709

Mapsheet No: 1760

Owner Name1: WEAVER, JAMES E

Owner Name2: WEAVER, CATHLEEN M

Mail Address1: 244 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 244 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03423

Page: 0709

Market Value: 171030

Assessed Acreage: 0.18

Calc Acreage: 0.18

Sale Price: 184000

Sale Date: 2007-09-21

Query Parcel 24

Tag: 16I02043L

NCPin: 176000-84-3749

Mapsheet No: 1760

Owner Name1: MCNAMARA, EDWARD J

Owner Name2: MCNAMARA, MARY F

Mail Address1: 137 MARINO PLACE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 248 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03900

Page: 0171

Market Value: 170720

Assessed Acreage: 0.21

Calc Acreage: 0.21

Sale Price: 192500

Sale Date: 2010-10-01

Query Parcel 25

Tag: 16I02042Y

NCPin: 176000-84-2862

Mapsheet No: 1760

Owner Name1: MCCULLEY, JASON
NOwner Name2: MCCULLEY,
LINDSAY RMail Address1: 404 HARDAWAY
POINT DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 404 HARDAWAY PT

Site Address2: CLAYTON NC
27527-

Book: 03977

Page: 0166

Market Value: 174560

Assessed Acreage: 0.14

Calc Acreage: 0.14

Sale Price: 160000

Sale Date: 2011-04-28

Query Parcel 26

Tag: 16I02042X

NCPin: 176000-84-2757

Mapsheet No: 1760

Owner Name1: LANE, KAITLIN A

Owner Name2: LANE, ALEXANDER D

Mail Address1: 408 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC 27527

Site Address1: 408 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04271

Page: 0951

Market Value: 166950

Assessed Acreage: 0.14

Calc Acreage: 0.15

Sale Price: 167000

Sale Date: 2013-04-02

Query Parcel 27

Tag: 16I02042W

NCPin: 176000-84-1784

Mapsheet No: 1760

Owner Name1: CLAY, HEIDI

Owner Name2:

Mail Address1: 412 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC 27527-5572

Site Address1: 412 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04352

Page: 0546

Market Value: 151610

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price: 155500

Sale Date: 2013-09-10

Query Parcel 28

Tag: 16I02040S

NCPin: 176000-84-0747

Mapsheet No: 1760

Owner Name1: SESSOMS, ANGELA

Owner Name2: SESSOMS, TIMOTHY LUKE

Mail Address1: 413 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC 27527-5572

Site Address1: 413 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04303

Page: 0531

Market Value: 174610

Assessed Acreage: 0.19

Calc Acreage: 0.19

Sale Price: 162500

Sale Date: 2013-06-04

Query Parcel 29

Tag: 16I02040T

NCPin: 176000-74-9789

Mapsheet No: 1760

Owner Name1: BRINKLEY,
CHRISTOPHEROwner Name2: BRINKLEY,
SHELLEY

Mail Address1: 417 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC
27527-5572

Site Address1: 417 HARDAWAY PT

Site Address2: CLAYTON NC
27527-

Book: 04333

Page: 0497

Market Value: 171820

Assessed Acreage: 0.19

Calc Acreage: 0.19

Sale Price: 161000

Sale Date: 2013-07-31

Query Parcel 30

Tag: 16I02040U

NCPin: 176000-74-9728

Mapsheet No: 1760

Owner Name1: MACK, JOHN P

Owner Name2: MACK, NICOLE M

Mail Address1: 421 HARDAWAY POINT

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 421 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 03594

Page: 0970

Market Value: 179340

Assessed Acreage: 0.25

Calc Acreage: 0.25

Sale Price: 177000

Sale Date: 2008-08-29

Query Parcel 31

Tag: 16I02040V

NCPin: 176000-74-8767

Mapsheet No: 1760

Owner Name1: FSC III LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 425 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04312

Page: 0786

Market Value: 83000

Assessed Acreage: 0.17

Calc Acreage: 0.17

Sale Price:

Sale Date: 2013-06-21

Query Parcel 32

Tag: 16I02040W

NCPin: 176000-74-8726

Mapsheet No: 1760

Owner Name1: FSC III LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 429 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04312

Page: 0786

Market Value: 82000

Assessed Acreage: 0.18

Calc Acreage: 0.18

Sale Price:

Sale Date: 2013-06-21

Query Parcel 33

Tag: 16I02040X

NCPin: 176000-74-7755

Mapsheet No: 1760

Owner Name1: FSC III LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 433 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04312

Page: 0786

Market Value: 79500

Assessed Acreage: 0.26

Calc Acreage: 0.26

Sale Price:

Sale Date: 2013-06-21

Query Parcel 34

Tag: 16I02040Y

NCPin: 176000-74-5794

Mapsheet No: 1760

Owner Name1: DANCER, JOHN R

Owner Name2: DANCER, LAURA

Mail Address1: 437 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC
27527-5572

Site Address1: 437 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04186

Page: 0772

Market Value: 158400

Assessed Acreage: 0.66

Calc Acreage: 0.67

Sale Price: 160000

Sale Date: 2012-10-08

Query Parcel 35

Tag: 16I02040Z

NCPin: 176000-74-6602

Mapsheet No: 1760

Owner Name1: SIMPSON, RICHARD

Owner Name2:

Mail Address1: 441 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC
27527-5572

Site Address1: 441 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04153

Page: 0375

Market Value: 177340

Assessed Acreage: 0.4

Calc Acreage: 0.40

Sale Price: 170000

Sale Date: 2012-07-31

Query Parcel 36

Tag: -----

NCPin: -----

Mapsheet No: -----

Owner Name1: -----

Owner Name2: -----

Mail Address1: -----

Mail Address2: -----

Mail Address3: -----

Site Address1: -----

Site Address2: -----

Book: -----

Page: -----

Market Value: -----

Assessed Acreage: -----

Calc Acreage: -----

Sale Price: -----

Sale Date: -----

Query Parcel 37

Tag: -----

NCPin: -----

Mapsheet No: -----

Owner Name1: -----

Owner Name2: -----

Mail Address1: -----

Mail Address2: -----

Mail Address3: -----

Site Address1: -----

Site Address2: -----

Book: -----

Page: -----

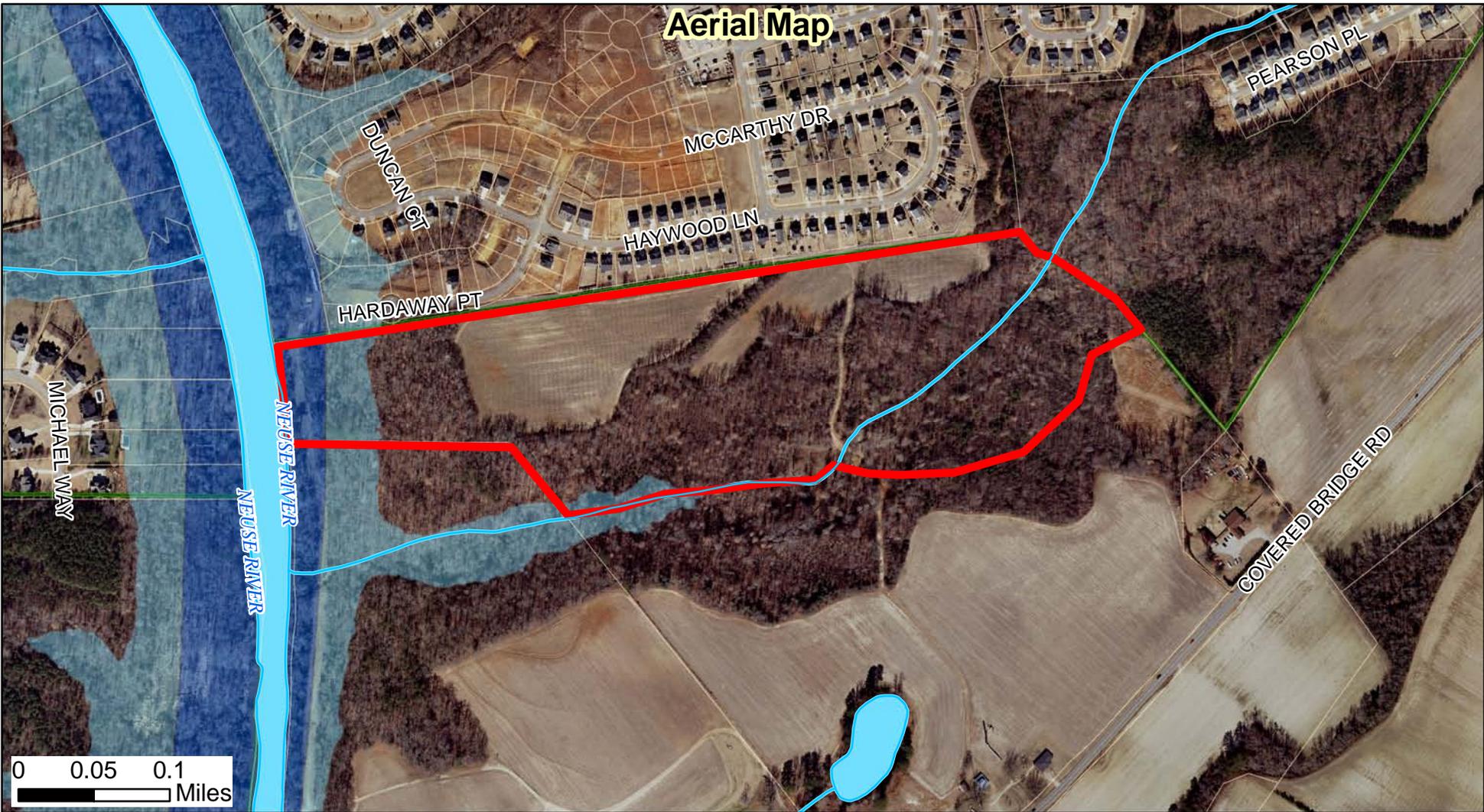
Market Value: -----

Assessed Acreage: -----

Calc Acreage: -----

Sale Price: -----

Sale Date: -----

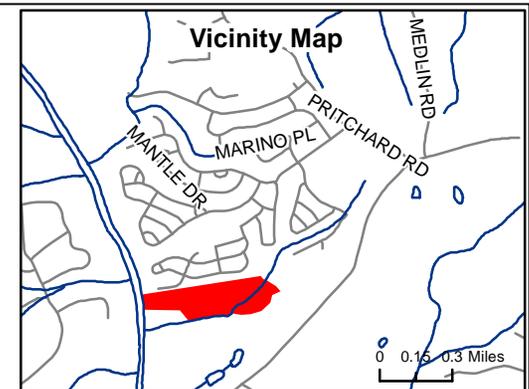


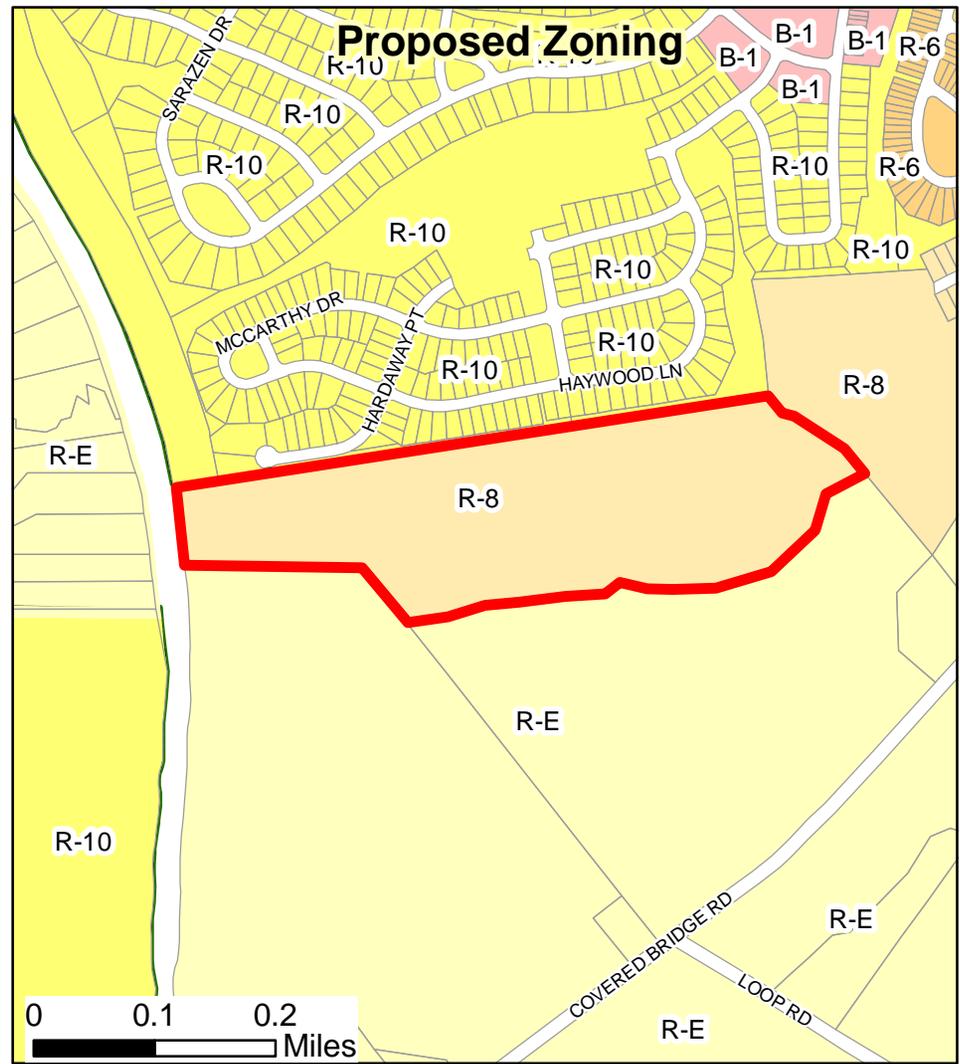
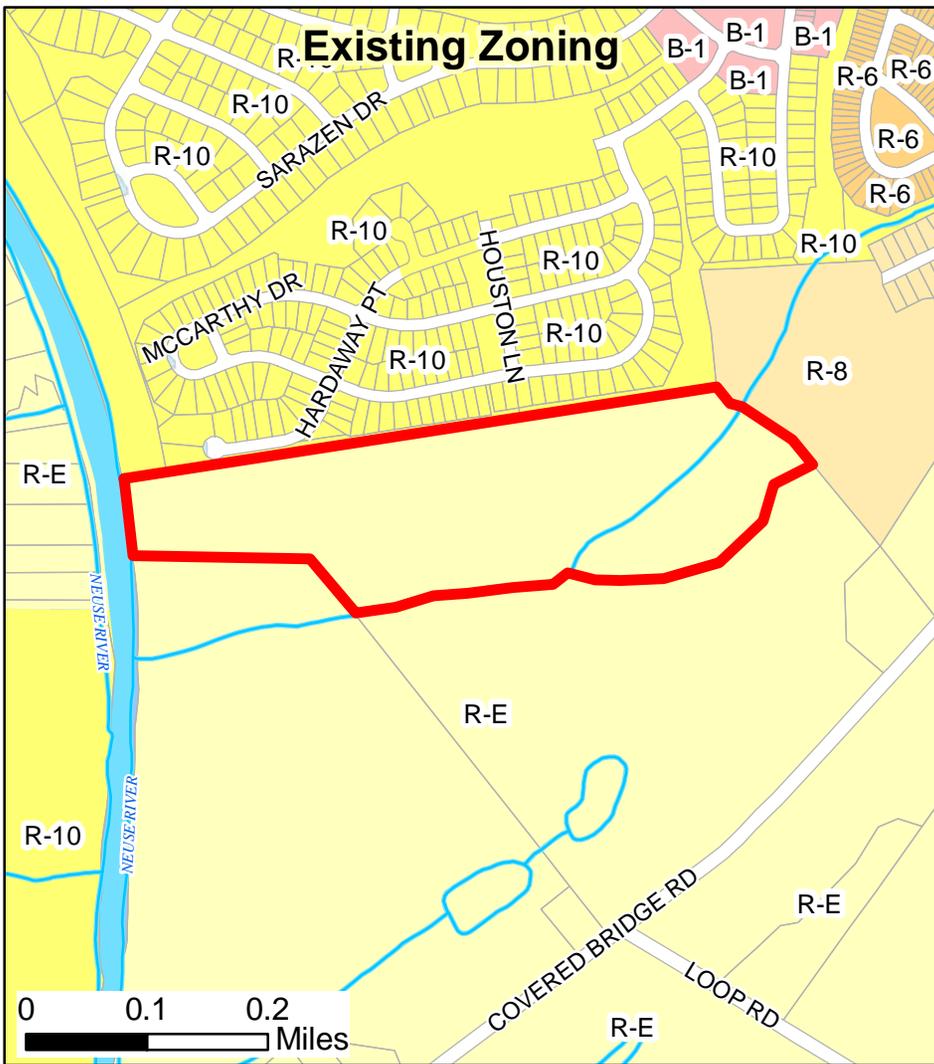
Dupree Property Rezoning

Applicant: Donnie Adams
 Property Owner: FSC IV, LLC
 Parcel ID Number: A portion of 176000-83-9975
 File Number: RZ 2013-92

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

2/13/14





Dupree Property Rezoning

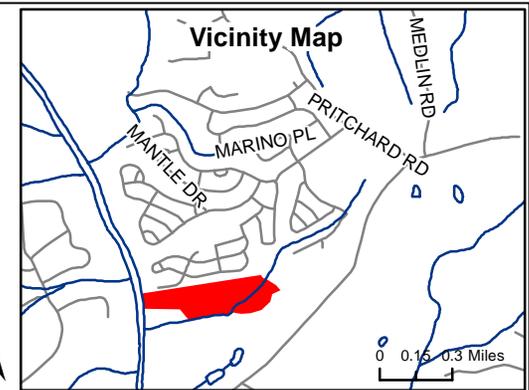
*Approximate boundaries depicted.

Applicant: Donnie Adams
 Property Owner: FSC IV, LLC
 Parcel ID Number: A portion of 176000-83-9975
 File Number: RZ 2013-92

Produced by: TOC Planning

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

2/13/14



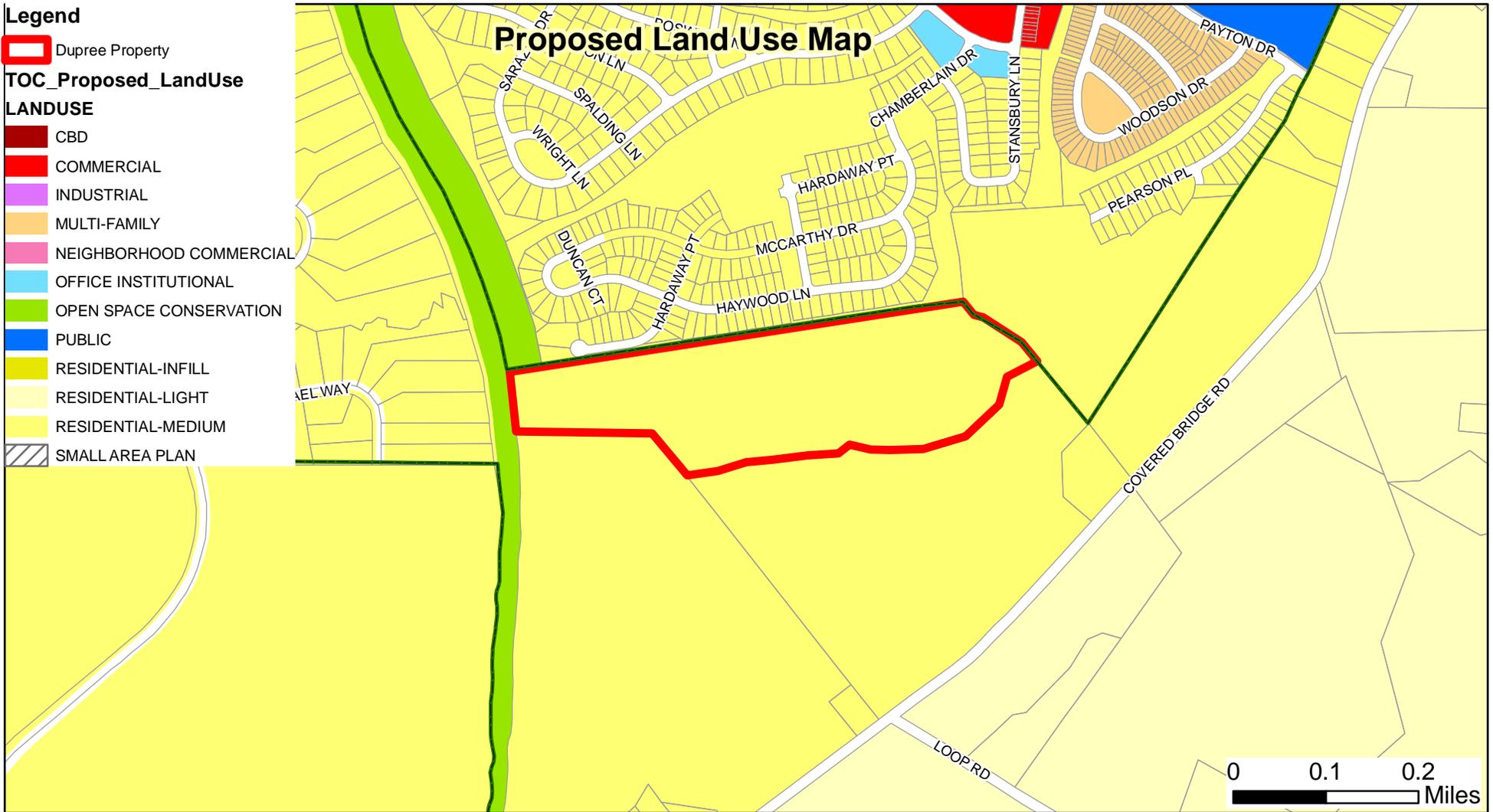
Legend

 Dupree Property

TOC_Proposed_LandUse

LANDUSE

-  CBD
-  COMMERCIAL
-  INDUSTRIAL
-  MULTI-FAMILY
-  NEIGHBORHOOD COMMERCIAL
-  OFFICE INSTITUTIONAL
-  OPEN SPACE CONSERVATION
-  PUBLIC
-  RESIDENTIAL-INFILL
-  RESIDENTIAL-LIGHT
-  RESIDENTIAL-MEDIUM
-  SMALL AREA PLAN



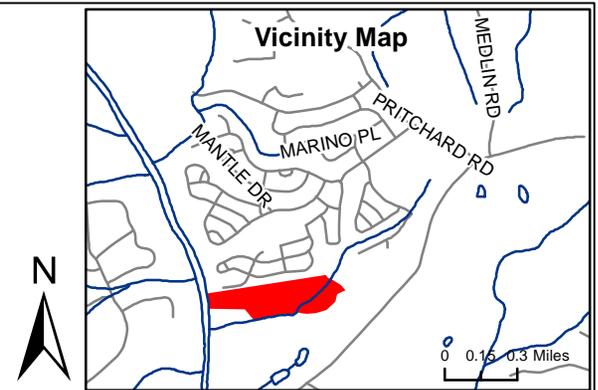
Dupree Property Rezoning

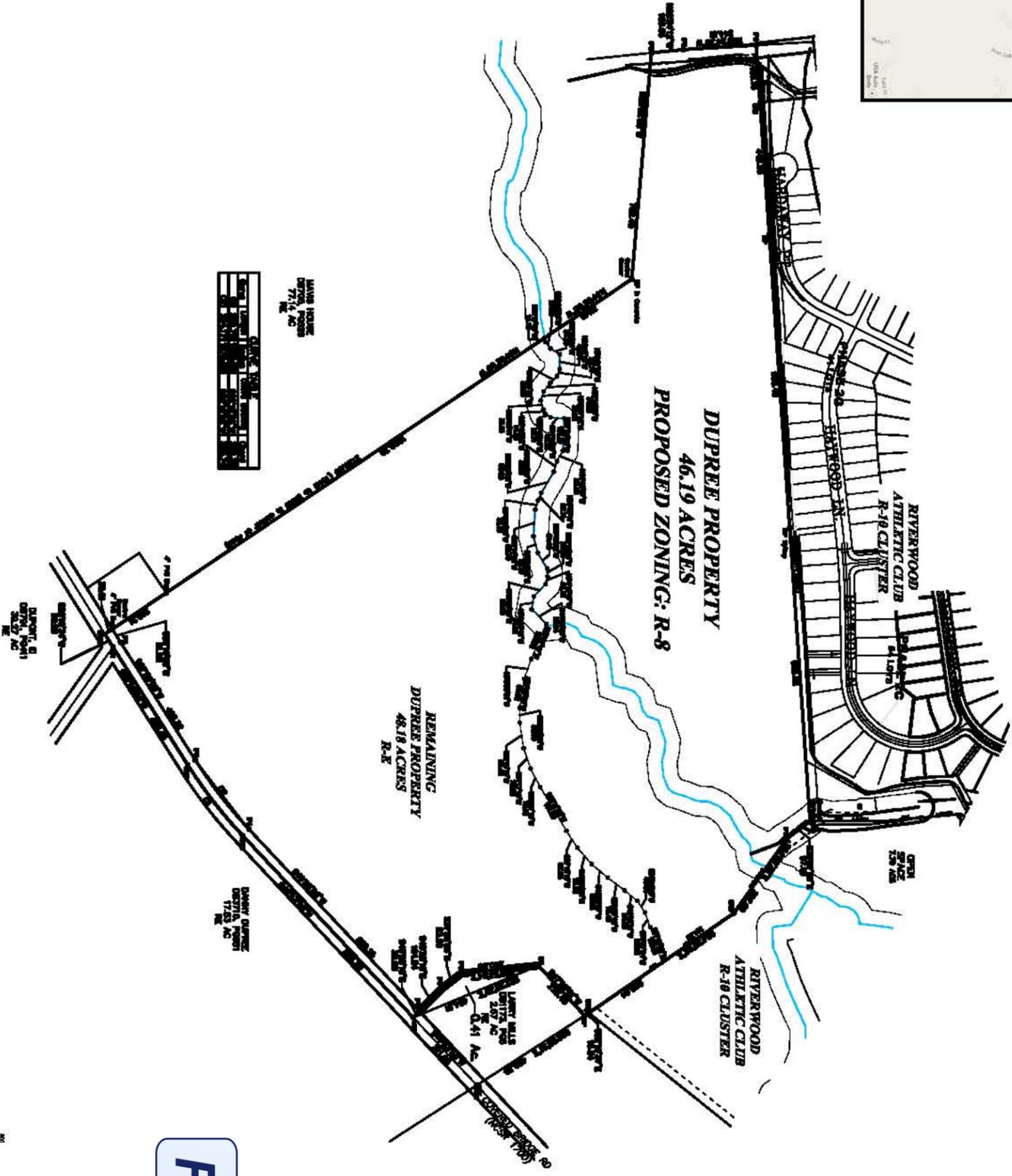
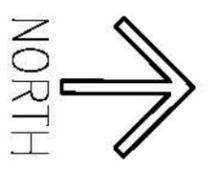
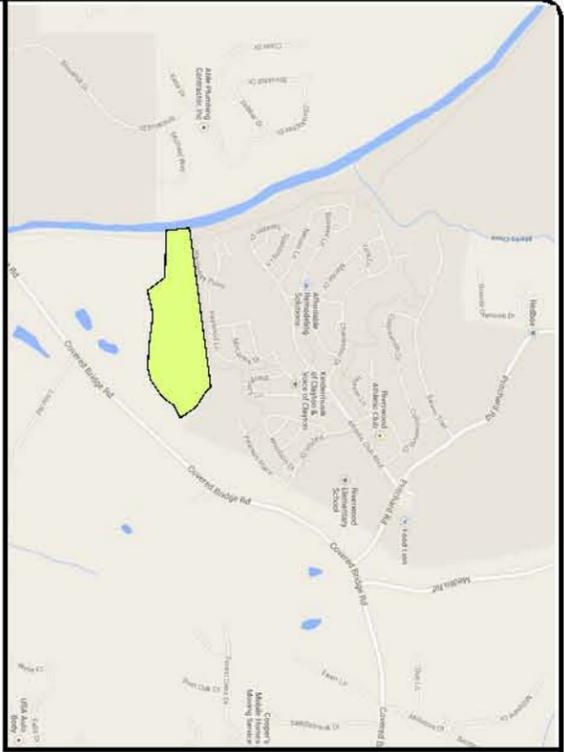
*Approximate boundaries depicted.

Applicant: Donnie Adams
 Property Owner: FSC IV, LLC
 Parcel ID Number: A portion of 176000-83-9975
 File Number: RZ 2013-92

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

2/13/14





- SITE INFORMATION**
- 1. OWNER: RNC/JV, LLC
 - 2. 400 RIVERWOOD DR CLAYTON, NC 27827
 - 3. PLAN SET # 175808-02-0075
 - 4. DATE: 11/11/2013
 - 5. TOTAL SITE ACRES: 46.19 ACS
 - 6. CURRENT ZONING: R-8

FOR COMMENT



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

Agenda Item: 5e

Meeting Date: 3/17/14

TITLE: PRESENTATION OF PRELIMINARY SUBDIVISION REQUEST SUB 2013-93 FOR A PORTION OF A PARCEL LOCATED AT 3131 COVERED BRIDGE ROAD AND ADJACENT TO RIVERWOOD ATHLETIC CLUB.

DESCRIPTION: If rezoning request RZ 2013-93 is approved, the Town Council will consider the preliminary subdivision request SUB 2013-93.

This item was heard by the Planning Board at its February 24, 2014, Planning Board meeting. The Planning Board voted in favor of recommending the subdivision modification request along with the conditions and typical street section waiver request.

This item is slated for evidentiary hearing at the April 7, 2014, Council meeting.

RELATED GOAL: Administration

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Presentation.	Staff Report, Planning Board Recommendation, Application, Letter requesting Typical street section waiver, Neighborhood Meeting Info., Aerial Map, Zoning Map, Proposed Master Plan-5 pgs.



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

STAFF REPORT

Application Number: PSD 2013-93 (Major Subdivision Master Plan Modification)
Project Name: Riverwood Athletic Club (RWAC) Master Plan Revision and Preliminary Subdivision (Dupree Property Addition)

NC PIN: A portion of 176000-83-9975; Multiple properties within the Riverwood Athletic Club Master Subdivision Boundary

Town Limits/ETJ: Town Limits, ETJ
Overlay: None
Applicant: DC Adams Engineering
Owners: FSC IV, LLC

Neighborhood Meeting: 2/13/14; second meeting held 2/20/14 to accommodate people who could not attend the February 13th meeting due to inclement weather
Public Noticing: Property posted February 12th

PROJECT LOCATION: The property is located to the south of and adjacent to the existing Riverwood Athletic Club subdivision, which is accessed off of Pritchard Road.

REQUEST: The applicant is requesting approval for a major modification to the existing Riverwood Athletic Club (RWAC) Master Subdivision Plan to include an additional 46.19 acres located south of and adjacent to the existing subdivision. The request also modifies several previously approved phases and includes a preliminary subdivision plan for the proposed new area to include 156 single family lots. Overall the request increases the size of the subdivision to 583.19 acres and a total of 1,416 residential units.

SITE DATA:

Acreeage: 537 acres, with proposed addition of 46.19 acres for a total of 583.19 acres

Present Zoning: Residential-10(R-10) Cluster, Residential-6 (R-6) Cluster, Residential-8 (R-8), Highway Business (B-3), Central Business (B-1), Office Institutional (O-I), Residential-Estate (R-E)

Proposed Zoning: No change, except the R-E zoning is currently under review for a rezoning to R-8 (case # RZ 2013-92)

Existing Use: Agriculture/Vacant, Residential, Commercial, Institutional (schools), Recreation

Electric Service: Duke Energy

DEVELOPMENT DATA:

Impervious Surface: Impervious surface limits are set for each phase, and are designed so as to not exceed the impervious surface allowed by the UDC.

Development within the current RWAC Boundary:

Proposed Use: Same as existing

Number of proposed residential units, including existing, un-platted, and proposed with this revision:

TOTAL: 1,416 units (1,260 in existing boundary, 156 in expansion area)

➔ Includes 1,297 single family lots, 21 townhomes, 98 apartments

Existing or Platted Units/Lots: 1,020 units

➔ Includes 974 single family lots, 21 townhomes, 25 apartments

Max Allowed Density: 4.7 units/acre

Current/Proposed density: 2.8 units/acre

Lot sizes and impervious surface vary by Phase.

Development within the 46.19 expansion area:

Proposed Use: Proposed use within the 46.19 acre expansion area is proposed as single family residential. No other uses within the existing boundary are being modified.

Number of lots: 156

Proposed Density: 3.42 units/acre

Proposed Average Lot size: 6,500 SF

Proposed Minimum Lot Size: 6,000 SF

Requested Wastewater Allocation: 250 GPD/single family residence, for a total of 39,000 GPD

ADJACENT ZONING AND LAND USES:

North: Zoning: Planned Development Mixed Use (PD-MU), Residential Estate (R-E)
Existing Use: Single Family Residential, Vacant/Preservation

South: Zoning: Residential-Estate (R-E)
Existing Use: Vacant/Agriculture

East: Zoning: Residential-Estate (R-E), Planned Development Mixed Use (PD-MU)
Existing Use: Single Family Residential, Riverwood Ranch Planned Development (Commercial, vacant)

West: Zoning: Residential-Estate (R-E)
Existing Use: Single Family Residential, Neuse River

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting approval for a major modification to the existing RWAC Master Subdivision Plan to include an additional 46.19 acres located south of and adjacent to the existing subdivision. The request also modifies several previously approved phases and includes a preliminary subdivision plan for the proposed new area. The revisions include:

1. Expansion of the RWAC Master Subdivision Plan (currently 537 acres) by 46.19 acres for a total acreage of 583.19 acres.
2. Preliminary subdivision plan approval for the “expansion” area to include 156 lots for single family homes. Subdivision submitted as an Open Space Subdivision.
3. Minor road, lot, and phase line modifications of several existing approved phases within the current subdivision master plan boundary, reducing the total single family lot count by 4 lots. With this four lot reduction, there would be 1,141 single family lots, 21 townhomes, and 98 apartments (1,260 units) in the existing boundary of the Riverwood Athletic Club subdivision at total build-out.
4. With the new “expansion” property, this represents a total lot increase of 152 lots (four lots removed from the existing boundary, 156 lots added in the expansion area). If the proposed revisions are approved by Town Council, this would increase the number of lots within the Riverwood Athletic Club subdivision to 1,416 units.

The greenway network is expanded with this expansion, adding 10 foot wide paved greenway throughout the proposed expansion and connecting into the existing greenways within Riverwood Athletic Club.

The RWAC Master Subdivision Plan was originally submitted on 1998, and approved in April of 1999 (case # 99-05). The development has been incrementally built since that time, and now is nearing build-out (though vacant land is available to the east as part of Riverwood Ranch). In April of 2010, an Agreement between the Town and the developer was established for the completion of street paving within the development. The project is associated with the Riverwood Ranch Planned Development to the east, across Pritchard Road, an additional 267 acres of vacant land was annexed into the town at the same time RWAC was annexed. Riverwood Ranch is a separate Planned Development, but is associated with RWAC.

Expansion Area/Modification of Subdivision Boundary Line

This request adds 46.19 acres to the south of the existing RWAC Master Subdivision Plan boundary. The property addition is currently zoned R-E, and is concurrently under review as case # RZ 2013-92 to be rezoned to R-8. A preliminary subdivision layout for the 46.19 acres is included with this request as Phases 8A, 8D, 8C, 8D, 8E, and Phase 9. A breakdown of each phase is as follows:

Phase 8A-8E, 9 (Riverwood proposed expansion area)			
Phase	Unit Type	Area (acres)	# of Lots
8A	Single Family	9.82	30
8B	Single Family	3.96	19
8C	Single Family	4.21	13
8D	Single Family	9.23	31
8E	Single Family	9.07	30
9	Single Family	9.9	33
TOTAL		46.19 acres	156 lots

The subdivision of this area is classified as an “open space” subdivision, and shall meet the associated standards shown on the preliminary subdivision plan and described in Section 155.203(H) of the UDC. Generally, open space subdivisions require greater amounts of open space in return for smaller lots and reduced building setbacks. This clustering reduces the amount of infrastructure required, minimizes impervious surfaces and vegetation disturbance, and provides greater opportunities for greenways and trails.

Annexation:

The 46.19 acre expanded property will be annexed into the town, with the annexation application to be submitted if this Master Plan modification is approved by Town Council. This annexation is recommended as a condition of approval (see the list of recommended conditions at the end of this report).

Modifications to Property Within the Existing Boundary

Other modifications to the RWAC Master Subdivision Plan include changes to lot, phase line, and road configurations. These modifications were based primarily on site topography issues. Please see the attached 11”x17” Master Plan color printout which shows the revised phases in a different color. Overall, the lot count has decreased by four lots:

- Phase 6A2 lot total increased by 11 lots
- Phase 6A3 lot total decreased by 18 lots
- Phase 6D1 lot total decreased by 17 lots
- Phase 6D2 lot total increased by 16 lots
- Phase 6D3 lot total increased by 3 lots
- Phase 7A lot total increased by 2 lots
- Phase 7B lot total decreased by 1 lot.
- TOTAL DIFFERENCE: decrease of 4 lots

Compatibility with Surrounding Land Uses

The modification to add 46.19 acres is associated with a concurrent request to rezone the property to R-8, which would permit lot sizes and dimensional standards consistent with the existing residential lots in that area of Riverwood (Raven’s Ridge) directly to the north of this property. The land to the south that is currently zoned R-E is under the same ownership (FSC IV, LLC) and is currently vacant/agriculture. It is staff’s opinion that given this consistency, the proposed modifications are consistent with surrounding land uses.

Landscaping and Buffering

Phases 8A-E, Phase 9:

According to the UDC, a Class B landscape buffer is required between the R-8 and R-E zoning districts. An unnamed blue line stream runs along the entire southern border of these phases, with a 50 foot undisturbed stream buffer on either side. The landscaping requirements are met by this riparian buffer’s natural vegetation and width, so no additional landscaping is required.

To the north, the UDC states a Class A buffer is required between R-8 and R-10 zoning districts. However, the UDC also states that within open space subdivisions, “no buffer is required where the width of the project’s perimeter lots is equal to or greater than the minimum lot width of the adjoining development or the minimum lot width required by the zoning district applied to any adjoining undeveloped parcel.” (Section 155.203(H)(8)) Because the lots of the proposed phases are consistent in width with the adjacent development, no buffer is required. Further supporting this determination, while the property is zoned R-10 to the north, the UDC has been modified since that rezoning and the “old” R-10 has consistent dimensional standards with the current R-8 zoning district. Were these properties in Phase 2C, 2G, and the “expansion” area to all be developed under today’s code, they would all have the same zoning designation and no buffer would be required.

Street trees will be required at a rate of one tree per lot or one canopy tree for every 40 linear feet (maximum 50 feet apart), as required by the UDC.

Modified phases within existing boundary:

All phases will be held to any landscaping standards approved as part of the original Master Plan approval.

Recreation and Open Space

Adequate recreation and open space is provided. Recreation and open space requirements were reviewed taking the existing subdivision and Riverwood Ranch into account, as they all share recreation and open space amenities. The calculations are as follows, as provided by the applicant.

Required Open Space: 12.5 percent

Open space was calculated at 12.5% of the site, consistent with the requirements for an open space residential subdivision. All residential zoning districts within Riverwood are open space subdivisions.

Project	Total Area	Open Space Required	Open Space Provided
Riverwood Athletic Club (current boundary)	541.53 acres	67.79 acres	127.85 acres
Riverwood Ranch	266.94 acres	33.37 acres	55.46 acres
Riverwood Athletic Club (expansion)	46.19 acres	5.77 acres	3.7 acres*
Total	854.66 acres	106.83 acres	187.01 acres

*The 3.7 acres noted within the Riverwood Athletic Club expansion site does not include resource conservation areas.

The proposed addition would include additional greenways, connecting into the existing network and to the approximately 30 mile Neuse River Greenway Trail.

The applicant has indicated the intent to dedicate the 2.01 acres of open space along the Neuse River to the Town as public open space, consistent with the dedicated open space to the north.

Recreation Fees: Recreation fees will be required for the 156 lots included within the expansion property. When Riverwood Athletic Club subdivision was approved, it was determined that based on public land donations and other factors, recreation fees would not be required for a total of 1,085 lots.

Environmental

Resource conservation areas (stream buffers, 100-year flood zones) shall be preserved by a binding legal instrument recorded with the deed as each phase is platted. Stream buffers as defined by the UDC will maintain a 50 foot undisturbed buffer, except for permitted activities defined by the UDC. Riparian buffers not considered "stream buffers" by the UDC will meet all state preservation requirements.

Signs

No signs are included within this request.

Access/Streets:

The expansion area of the site will be accessed via the existing internal road network, with road extensions off of Hardaway Point and Kramer Path (currently undeveloped). The UDC requires at least three separate access points from a subdivision the size of Riverwood Athletic Club (see 155.403(E)(2)(d)), and three are provided (Athletic Club Blvd, Swann Trail, and the unnamed driveway off of the school property, all off of Pritchard Road).

The applicant has submitted a waiver request (see section below) for an alternate street cross-section with 18 feet of pavement and a swale section in lieu of curb and gutter. The alternate street section does not include sidewalks, which per the UDC are required on both sides of the road. See the Waiver section below for more details.

Multi-Modal Access

The applicant has requested a waiver from the requirement for sidewalks (see the waiver section, below). In lieu of sidewalks, a six foot pedestrian easement is provided on the lot-side of the swale within the alternate cross-section, and a network of 10-foot asphalt paved greenways is provided throughout the development to provide access both within the subdivision and to the Neuse River Greenway.

Where this greenway crosses Kramer Path, a marked crosswalk and crossing signage will be provided to alert drivers that pedestrians and bicyclists may be crossing at this location.

Waivers/Deviations from Code Requirements

For Phases 8A-E and 9, the applicant has requested an alternate cross-section. This request is in the form of a waiver from Section 155.602(F)(1) which notes that street cross-sections must be from the Town’s approved cross-sections. Pursuant to Section 155.702(F)(1), “[a]lternative cross-sections may be approved by the Town Council as a waiver,” and 155.706(I)(7), “[t]he Town Council may authorize, in specific situations, waivers to certain requirements of Sections 155.600 through 155.607.” Four criteria for the granting of the waiver are outlined in the UDC Section 155.706(I)(7), and these have been addressed by the applicant for review by the Town Council.

This waiver request is included as an attachment to this packet.

This alternate cross-section is consistent with the existing Riverwood Athletic Club roadway cross-section.

The applicant is also requesting fee-in-lieu for the construction of sidewalks on both sides of the streets. The request to omit sidewalks is consistent with other streets in Riverwood, which do not have sidewalks. This fee will be calculated based on the cost per linear foot of greenways, and the dedication of land for public open space along the Neuse River. Staff is supportive of this request given the consistency with the rest of the subdivision, narrow street widths which can slow traffic, and the extensive greenway network provided.

Consistency with the Strategic Growth Plan

The proposed rezoning is consistent with the following Objectives of the Strategic Growth Plan:

Goal 2: Manage Growth Producing Quality Development

Consistency with the Unified Development Code

The proposed RWAC Master Subdivision Plan modification is consistent with and meets the applicable requirements of the Unified Development Code (UDC), if the waiver request is granted.

CONSIDERATIONS:

- The applicant is requesting a modification to the RWAC Master Subdivision Plan, which modifies the boundary, and because the master plan also acts as the preliminary subdivision plan, includes revisions to several previously approved phases and the initial approval for the expansion area of Phases 8A-E and 9.
 - This approval is subject to the approval of RZ 2013-92.
 - The applicant is requesting a waiver from Section 155.602. Four criteria shall be reviewed by Town Council when considering the waiver request.
 - The applicant is requesting the Town allow fee-in-lieu for the construction of sidewalks on both sides of the roads.
 - The Planning Board will make a recommendation to the Town Council on the RWAC Master Subdivision Plan revision as well as on the waiver request.
 - The Town Council approves wastewater allocation requests above 10,000 GPD.
-

FINDINGS:

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

CONDITIONS:

If the Council determines the request reaches positive conclusions on the required findings of fact, the approval of the petition be subject to the following conditions:

Existing Conditions associated with the original approval (case # 99-05):

- ~~1. No final plats may be recorded unless the Town Council approves the requested variance to the standard street design.
Condition deleted because it has been fulfilled.~~
- ~~2. No final plat for the section indicated on the plan as Phase 2H may be recorded unless the Town Council approves the requested variance for the length of the cul de sac (1100 feet proposed — 700 feet permitted).
Condition deleted because it has been fulfilled.~~
- ~~3. Utility extension plans and agreement for funding of same shall be approved by all involved parties prior to recording any lots for development.
Condition deleted because it has been fulfilled.~~
4. Prior the recording of any final plat, the Town Attorney shall review and make a report to Town Council concerning the means of ensuring and enforcing the developer's and homeowner's compliance with their respective responsibilities for maintaining all of the common open spaces, swale sections within street right-of-way, pedestrian trails and any other common facilities within the subdivision.

5. All street names shall be approved by the Planning Department prior to recording plats.
- ~~6. Final plats shall reflect a 20 foot right of way dedication on each side of Pritchard Road.
Condition deleted because it has been fulfilled.~~
7. All wetlands and riparian buffers shall be identified in the field prior to initiating grading activity and shown on all recorded plats.
8. The number of recorded single-family lots must equal or exceed the number of attached residential units at all time during construction of the project. Also, recorded open space (public or private) shall equal at least 12.5 percent of the total acreage recorded at all times.
- ~~9. The greenway dedication adjacent to the Neuse River shall be recorded at the same time or prior to the recording of the first phase of development.
Condition deleted because it has been fulfilled.~~
10. Acreage fees (~~\$1000 per acre~~) shall be paid to the Town of Clayton prior to recording final plats.
Condition revised to remove fee amount to allow for fees to increase if the Town's fees increase over time.
11. All public improvements shall be installed in accordance with the standards of the Town of Clayton and/or State of North Carolina, whichever applies, or financially secured prior to recording final plats.

New Conditions:

12. Development shall occur in accordance with the design specifications as indicated on the approved subdivision master plan. Modifications shall require review and approval in accordance with Section 155.706 of the UDC.
13. Greenway sections shall be constructed prior to the issuance of a Certificate of Occupancy within each phase they are located in.
14. Fee-in-lieu for sidewalks associated with the alternative cross-section shall be paid prior to plat recordation for each phase.
15. Resource conservation areas shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument for permanent protection shall include clear restrictions on the use of the resource conservation area as described in Section 155.500(F) of the UDC.

STAFF RECOMMENDATION:

Staff is recommending:

1. Approval of the master plan modification (which acts as a preliminary subdivision plan for the site) with the conditions recommended by staff and listed in this report, and;
2. Approval of the waiver request for the proposed alternate street section.

PLANNING BOARD RECOMMENDATION:

Approval of the request with the conditions recommended by staff. Please see the attached Recommendation Form.

ATTACHMENTS: 1) Exhibit A – Findings of Fact, 2) Planning Board Recommendation Form, 3) Waiver Request, 4) Wastewater allocation request, 5) Aerial Map, 6) Zoning Map, 7) Application, 8) Neighborhood Meeting Information, 9) Master Plan and Preliminary Subdivision Plans for revised phases.

*Note – Due to the inclement weather, the neighborhood meeting was postponed until February 20th and so neighborhood meeting materials are not available at this time.

TOWN OF CLAYTON, NC

PLANNING BOARD RECOMMENDATION FORM

Application Name & Number:

~~RZ 2013-108, Sheetz at Rose St & US 70 Business Hwy W Rezoning~~
PSD 2013-93 RWAC Subdivision Master Plan Modification

On February 24, 2014 the Planning Board heard the above-referenced request and made the following vote:

- Recommendation of approval of the request. (master plan mod and waiver request)
Unanimous
- Recommendation of approval of the request with the following amendments to the conditions presented by staff at the meeting:

- Recommendation of denial of the request.

Recommendation made this 24th day of February, 2014 while in regular session.

Signed:



Frank Price, Planning Board Chair

DC Adams Engineering, Inc.

404 Swann Trail
Clayton, NC 27527

Office: 919-763-7278
donnie@dcadamspe.com
Firm # C-3894

November 4, 2013

Emily Beddingfield
Planner
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: Master Plan Revision
Riverwood Athletic Club

Dear Mrs. Beddingfield,

Please find attached a Major Subdivision Plan Application for Riverwood Athletic Club, a Rezoning Application, a \$1425.00 check (\$700 + 45 acres @ \$5/ac and \$500 rezoning) and 9 copies of the revised master plan, subdivision plan, utility plan and rezoning map. Here are some details to help better understand this modification:

Master Plan Revision:

1. The Master Plan has been revised as follows:
 - a. Phase 6A2, 6A3, 6D1, 6D2, 6D3, 7A & 7B have been revised due to topo and rock issues.
 - b. Overall lot count has been reduced by 4 lots.
 - i. Phase 6A2 lot total increased by 11 lots.
 - ii. Phase 6A3 lot total decreased by 18 lots.
 - iii. Phase 6D1 lot total decreased by 17 lots.
 - iv. Phase 6D2 lot total increased by 16 lots.
 - v. Phase 6D3 lot total increased by 3 lots.
 - vi. Phase 7A lot total increased by 2 lots.
 - vii. Phase 7B lot total decrease by 1 lot.
2. Additional property has been added to the Riverwood Athletic Subdivision.
 - a. Attached are a rezoning map, subdivision plan and preliminary utility plan for this property.
 - b. The proposed zoning district is R-8.
 - c. There are 158 lots proposed on the additional property.
 - d. The open space requirements have been met by previous dedication; however, 5.80 acres (approx. 3.2 acres within RCA).

I hope that this synopsis assists you in the review of the attached plan. Please feel free to give me a call with any questions that may arise – 919-763-7278.

Sincerely,



Donald C. Adams, Jr., PE



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

SUBDIVISION APPLICATION

Pursuant to Article 7, Section 155.706 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a Subdivision (major, minor, final plat, or exempt) application. Applicants seeking subdivision approval shall schedule a pre-application conference with the Planning Director in accordance with Section 155.702(A).

Subdivision applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fees are as follows:

- *Minor Subdivision: \$200.00 + \$5.00/lot.*
- *Major Subdivision: \$400.00 + \$5.00/lot.*
- *Open Space Subdivision = \$700.00 + \$5.00/acre.*
- *Final Plat: \$250.00 + \$5.00/lot.*
- *Exempt Map/Recombination: \$100.00.*

All fees are due when the application is submitted. Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Major Subdivision applications.

SUBDIVISION TYPE:

Application Type:

- Minor Subdivision
 Major Subdivision
 Final Plat
 Exempt Map
 Recombination

SITE INFORMATION:

Name of Project: RIVERWOOD ATHLETIC CLUB MASTER PLAN REVISION
 Acreage of Property: EXISTING = 53.7 ACS NEW PROPERTY = 46.19 ACS
 Preliminary Plat Approval Date (if applicable): _____
 Parcel ID Number: SHOWN ON PLAN Tax ID: SHOWN ON PLAN
 Location: PRITCHARD RD
 Section(s): _____ Phase(s): _____
 Number of Lots (Existing): 1141 (Proposed): 158 Min. Lot Size: EX = VARIES PROPOSED = 6000 SF MIN
 Zoning District: R-8 Planned Development? (Y/N): _____ Electric Provider: DEP
 Specific Use: SINGLE FAMILY RESIDENTIAL
 Recreation/Open Space Requirement:
 Fee in lieu
 Land Dedication (acreage) _____

FOR OFFICE USE ONLY

File Number: 2013-93
 Date Received: 11/4/2013
 Amount Paid: 925.00

OWNER INFORMATION:

Name: RIVERWOOD ON THE NEWSA, LLC
Mailing Address: 400 RIVERWOOD DR, CLAYTON, NC 27527
Phone Number: 919-550-8086 Fax: _____
Email Address: Brian.Strickland@fredsmithcompany.com

APPLICANT INFORMATION:

Applicant: DC ADAMS ENGINEERING, INC
Mailing Address: 404 SWANN TRAIL, CLAYTON, NC 27527
Phone Number: 919-763-7278 Fax: _____
Contact Person: DANNIE ADAMS
Email Address: dannie@dcadamspe.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a Subdivision Plan application. This information is required, except where otherwise noted:

- Required plans (please see the plan requirements checklist below).
- Road Name Approval Application (if applicable).
- A signed and sealed traffic impact analysis (if required).
- Verification of wastewater allocation (granted or requested).
- Verification of approval for the potable water and waste water system improvements from North Carolina Department of Environment and Natural Resources (NCDENR).
- Verification of approval for individual well and septic systems from Johnston County Department of Environmental Health Services (if applicable).
- Driveway permits (Town of Clayton or NCDOT encroachment with associated documentation).
- A copy of proposed deed restrictions and/or covenants (if applicable).

APPLICANT AFFIDAVIT

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

DANNIE ADAMS, DC ADAMS
Print Name ENGINEERING, INC Signature of Applicant

11/1/2012
Date

APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY

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

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

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS
CONFORMS TO THE UDC.

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

THIS IS AN EXISTING SUBDIVISION. THE PROPOSED
CHANGES AND ADDITIONS ARE CONSISTENT IN DESIGN
OF THE EXISTING SECTIONS.

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

THE REVISIONS TO THE EXISTING PLAN HAVE NO EFFECT ON
TRAFFIC FLOW. THE ADDITIONAL PROPERTY IS DESIGNED
SUCH THAT IT WILL PROVIDE A DISPENSED TRAFFIC
PATTERN WITHIN RIVERWOOD ATHLETIC CLUB.

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

THIS PROJECT IS CONSISTENT WITH THE
ORDERLY GROWTH AND DEVELOPMENT PATTERN
IN THE TOWN.



*** DISCLAIMER ***

Johnson County assumes no legal responsibility for the information.

Query Parcel 1

Tag: 16102017K

NCPin: 176000-94-5989

Mapsheet No: 1760

Owner Name1: MCLAMB, RUSSELL E

Owner Name2: MCLAMB, KELLY B

Mail Address1: 120 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: 120 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 02286

Page: 0860

Market Value: 142230

Assessed Acreage: 0.25

Calc Acreage: 0.24

Sale Price: 128000

Sale Date: 2002-09-06



1 inch = 391 feet

(The scale is only accurate when printed landscape on a 8.5x11 inch sheet with page scaling set to none.)

July November 4, 2013

Query Parcel 2

Tag: 16I02017L

NCPin: 176000-94-5943

Mapsheet No: 1760

Owner Name1: CAMRON, CHARLES

Owner Name2: CAMRON, CLAUDIA

Mail Address1: 124 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 124 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03114

Page: 0619

Market Value: 147430

Assessed Acreage: 0.28

Calc Acreage: 0.28

Sale Price: 153000

Sale Date: 2006-05-03

Query Parcel 3

Tag: 16I02017M

NCPin: 176000-94-4889

Mapsheet No: 1760

Owner Name1: BARRETT, SARA RITCHIE

Owner Name2:

Mail Address1: 128 HAYWOOD LN

Mail Address2:

Mail Address3: CLAYTON NC 27527-5770

Site Address1: 128 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04261

Page: 0408

Market Value: 151370

Assessed Acreage: 0.22

Calc Acreage: 0.22

Sale Price:

Sale Date: 2013-03-14

Query Parcel 4

Tag: 16I02017N

NCPin: 176000-94-4808

Mapsheet No: 1760

Owner Name1: SMITH, GREGORY D

Owner Name2: WOODARD SMITH, MELANIE
L

Mail Address1: 132 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 132 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 02665

Page: 0622

Market Value: 178600

Assessed Acreage: 0.18

Calc Acreage: 0.17

Sale Price: 164000

Sale Date: 2004-04-05

Query Parcel 5

Tag: 16I02017O

NCPin: 176000-94-3846

Mapsheet No: 1760

Owner Name1: KNUDSEN,
KRISTIN A

Owner Name2:

Mail Address1: 136 HAYWOOD
LANE

Mail Address2:

Mail Address3: CLAYTON NC
27528

Site Address1: 136 HAYWOOD LN

Site Address2: CLAYTON NC
27527-

Book: 04011

Page: 0660

Market Value: 144110

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price:

Sale Date: 2011-08-15

Query Parcel 6
Tag: 16I02017P
NCPin: 176000-94-2886
Mapsheet No: 1760
Owner Name1: GOODEN, LANCELOT A
Owner Name2: GOODEN, KUTINA L
Mail Address1: 140 HAYWOOD LANE
Mail Address2:
Mail Address3: CLAYTON NC
27527-0000
Site Address1: 140 HAYWOOD LN
Site Address2: CLAYTON NC 27527-
Book: 02823
Page: 0134
Market Value: 158500
Assessed Acreage: 0.15
Calc Acreage: 0.15
Sale Price: 160000
Sale Date: 2005-01-03

Query Parcel 7
Tag: 16I02017Q
NCPin: 176000-94-2825
Mapsheet No: 1760
Owner Name1: WEST, RODERICK SCOTT
Owner Name2:
Mail Address1: 144 HAYWOOD LANE
Mail Address2:
Mail Address3: CLAYTON NC
27527-0000
Site Address1: 144 HAYWOOD LN
Site Address2: CLAYTON NC 27527-
Book: 04077
Page: 0924
Market Value: 142010
Assessed Acreage: 0.16
Calc Acreage: 0.16
Sale Price: 142000
Sale Date: 2012-02-07

Query Parcel 8
Tag: 16I02017R
NCPin: 176000-94-1864
Mapsheet No: 1760
Owner Name1: CROOKE, JACALYN W
Owner Name2:
Mail Address1: 148 HAYWOOD LANE
Mail Address2:
Mail Address3: CLAYTON NC
27527-0000
Site Address1: 148 HAYWOOD LN
Site Address2: CLAYTON NC 27527-
Book: 02891
Page: 0209
Market Value: 145000
Assessed Acreage: 0.16
Calc Acreage: 0.16
Sale Price: 145000
Sale Date: 2005-05-03

Query Parcel 9
Tag: 16I02017S
NCPin: 176000-94-1803
Mapsheet No: 1760
Owner Name1: FOREMAN, MARVIN
Owner Name2: FOREMAN, DANA
Mail Address1: 152 HAYWOOD LANE
Mail Address2:
Mail Address3: CLAYTON NC
27527-0000
Site Address1: 152 HAYWOOD LN
Site Address2: CLAYTON NC 27527-
Book: 03739
Page: 0409
Market Value: 168370
Assessed Acreage: 0.17
Calc Acreage: 0.17
Sale Price: 187500
Sale Date: 2009-07-31

Query Parcel 10	Query Parcel 11	Query Parcel 12	Query Parcel 13
Tag: 16I02017T	Tag: 16I02017U	Tag: 16I02043X	Tag: 16I02043W
NCPin: 176000-94-0842	NCPin: 176000-84-9882	NCPin: 176000-94-0809	NCPin: 176000-84-9858
Mapsheet No: 1760	Mapsheet No: 1760	Mapsheet No: 1760	Mapsheet No: 1760
Owner Name1: FORREST, MARK E	Owner Name1: BRITT, ANDREA A	Owner Name1: CHARLEBOIS, KATHLEEN	Owner Name1: HOFMANN, JOHN C
Owner Name2:	Owner Name2:	Owner Name2: CLARKE, CLAUDINE RC	Owner Name2: HOFMANN, PATRICIA A
Mail Address1: 156 HAYWOOD LANE	Mail Address1: 160 HAYWOOD LANE	Mail Address1: 137 CLAIRE DR	Mail Address1: 204 HAYWOOD LANE
Mail Address2:	Mail Address2:	Mail Address2:	Mail Address2:
Mail Address3: CLAYTON NC 27520-0000	Mail Address3: CLAYTON NC 27527-0000	Mail Address3: CLAYTON NC 27520-5539	Mail Address3: CLAYTON NC 27527-0000
Site Address1: 156 HAYWOOD LN	Site Address1: 160 HAYWOOD LN	Site Address1: 200 HAYWOOD LN	Site Address1: 204 HAYWOOD LN
Site Address2: CLAYTON NC 27527-			
Book: 04012	Book: 03988	Book: 03489	Book: 03442
Page: 0029	Page: 0984	Page: 0684	Page: 0824
Market Value: 146360	Market Value: 142790	Market Value: 176200	Market Value: 177390
Assessed Acreage: 0.17	Assessed Acreage: 0.17	Assessed Acreage: 0.16	Assessed Acreage: 0.15
Calc Acreage: 0.17	Calc Acreage: 0.17	Calc Acreage: 0.16	Calc Acreage: 0.15
Sale Price: 140000	Sale Price: 146000	Sale Price:	Sale Price: 195000
Sale Date: 2011-08-15	Sale Date: 2011-06-03	Sale Date: 2008-02-01	Sale Date: 2007-10-26

Query Parcel 14

Tag: 16102043V

NCPin: 176000-84-8886

Mapsheet No: 1760

Owner Name1: LAKLOR, JAY R

Owner Name2: LAKLOR, ANGELA KAY

Mail Address1: 208 HAYWOOD LN

Mail Address2:

Mail Address3: CLAYTON NC
27527-5565

Site Address1: 208 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03167

Page: 0370

Market Value: 170280

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 191000

Sale Date: 2007-12-14

Query Parcel 15

Tag: 16102043U

NCPin: 176000-84-8835

Mapsheet No: 1760

Owner Name1: REYNOLDS, SANDY K

Owner Name2:

Mail Address1: 212 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 212 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03523

Page: 0792

Market Value: 183410

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 197000

Sale Date: 2008-04-04

Query Parcel 16

Tag: 16102043T

NCPin: 176000-84-7884

Mapsheet No: 1760

Owner Name1: AMERICAN RESIDENTIAL
LEASING

Owner Name2: COMPANY LLC

Mail Address1: 7047 E GREENWAY PARKWAY

Mail Address2: SUITE 350

Mail Address3: SCOTISDALE AZ 85254

Site Address1: 216 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04358

Page: 0774

Market Value: 163970

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price:

Sale Date: 2013-09-23

Query Parcel 17

Tag: 16102043S

NCPin: 176000-84-7834

Mapsheet No: 1760

Owner Name1: NELSON, LAURA L

Owner Name2:

Mail Address1: 220 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 220 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04020

Page: 0667

Market Value: 176200

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 164500

Sale Date: 2011-09-08

Query Parcel 18

Tag: 16102043R
 NCPin: 176000-84-6883
 Mapsheet No: 1760
 Owner Name1: AMERICAN RESIDENTIAL LEASING
 Owner Name2: COMPANY LLC
 Mail Address1: 7047 E GREENWAY PARKWAY
 Mail Address2: SUITE 350
 Mail Address3: SCOTTSDALE AZ 85254
 Site Address1: 224 HAYWOOD LN
 Site Address2: CLAYTON NC 27527-
 Book: 04358
 Page: 0774
 Market Value: 172300
 Assessed Acreage: 0.14
 Calc Acreage: 0.14
 Sale Price:
 Sale Date: 2013-09-25

Query Parcel 19

Tag: 16102043Q
 NCPin: 176000-84-6832
 Mapsheet No: 1760
 Owner Name1: AMERICAN RESIDENTIAL LEASING
 Owner Name2: COMPANY LLC
 Mail Address1: 7047 E GREENWAY PARKWAY
 Mail Address2: SUITE 350
 Mail Address3: SCOTTSDALE AZ 85254
 Site Address1: 228 HAYWOOD LN
 Site Address2: CLAYTON NC 27527-
 Book: 04358
 Page: 0774
 Market Value: 159790
 Assessed Acreage: 0.14
 Calc Acreage: 0.14
 Sale Price:
 Sale Date: 2013-09-23

Query Parcel 20

Tag: 16102043P
 NCPin: 176000-84-5881
 Mapsheet No: 1760
 Owner Name1: LIGGINS, JAN MELISSA
 Owner Name2:
 Mail Address1: 232 RAYWOOD LANE
 Mail Address2:
 Mail Address3: CLAYTON NC 27527-0000
 Site Address1: 232 HAYWOOD LN
 Site Address2: CLAYTON NC 27527-
 Book: 03845
 Page: 0942
 Market Value: 164160
 Assessed Acreage: 0.14
 Calc Acreage: 0.14
 Sale Price: 178500
 Sale Date: 2010-05-14

Query Parcel 21

Tag: 16102043O
 NCPin: 176000-84-5830
 Mapsheet No: 1760
 Owner Name1: BETANCOURT, MARK A
 Owner Name2:
 Mail Address1: 5614 N VON AVE
 Mail Address2: UNIT B
 Mail Address3: MCNEE IL 60449-7914
 Site Address1: 236 HAYWOOD LN
 Site Address2: CLAYTON NC 27527-
 Book: 03880
 Page: 0584
 Market Value: 157190
 Assessed Acreage: 0.17
 Calc Acreage: 0.18
 Sale Price: 166000
 Sale Date: 2010-08-16

Query Parcel 22

Tag: 16102043N

NCPin: 176000-84-4769

Mapsheet No: 1760

Owner Name1: SARGENT, JARED EDWIN

Owner Name2: MARSHALL, JULIANA
HOWELL

Mail Address1: 240 HAYWOOD LN

Mail Address2:

Mail Address3: CLAYTON NC 27527-5565

Site Address1: 240 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04154

Page: 0297

Market Value: 175120

Assessed Acreage: 0.18

Calc Acreage: 0.18

Sale Price: 160000

Sale Date: 2012-08-01

Query Parcel 23

Tag: 16102043M

NCPin: 176000-84-4709

Mapsheet No: 1760

Owner Name1: WEAVER, JAMES E

Owner Name2: WEAVER, CATHLEEN M

Mail Address1: 244 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 244 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03423

Page: 0709

Market Value: 171030

Assessed Acreage: 0.18

Calc Acreage: 0.18

Sale Price: 184000

Sale Date: 2007-09-21

Query Parcel 24

Tag: 16102043M

NCPin: 176000-84-4709

Mapsheet No: 1760

Owner Name1: WEAVER, JAMES E

Owner Name2: WEAVER, CATHLEEN M

Mail Address1: 244 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 244 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03423

Page: 0709

Market Value: 171030

Assessed Acreage: 0.18

Calc Acreage: 0.18

Sale Price: 184000

Sale Date: 2007-09-21

Query Parcel 25

Tag: 16102042Y

NCPin: 176000-84-2862

Mapsheet No: 1760

Owner Name1: MCCULLLEY, JASON
N

Owner Name2: MCCULLLEY,
LINDSAY R

Mail Address1: 404 HARCRAWAY
POINT DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 404 HARCRAWAY PT

Site Address2: CLAYTON NC
27527-

Book: 03977

Page: 0166

Market Value: 174560

Assessed Acreage: 0.14

Calc Acreage: 0.14

Sale Price: 160000

Sale Date: 2011-04-28



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

OWNER'S CONSENT FORM

Consent is required from the property owner(s) and if applicable, to an agent if the property owner(s) do not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded deed for subject property.

Project Name: RIVERWOOD ATHLETIC CLUB **Submittal Date:** 11/1/2013

I hereby give CONSENT to DC ADAMS ENGINEERING, Inc (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. 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 ownership interest in the subject of this application. 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 INFORMATION: (Corporations must submit verification that signatory has authorization to sign)

FRED SMITH
 (Name - type, print clearly)

[Signature]
 (Signature)

400 RIVERWOOD DR
 (Address)

CLAYTON, NC 27520
 (City, State, Zip)

AGENT INFORMATION:

DC ADAMS ENGINEERING, INC
 (Name - type, print clearly)

[Signature]
 (Signature)

404 SWANN TRAIL
 (Address)

CLAYTON, NC 27527
 (City, State, Zip)

STATE OF NORTH CAROLINA
 COUNTY OF JOHNSTON

Sworn and subscribed before me [Signature] SUSAN V. JONES, a Notary Public for the above State and County, this the 1ST day of NOVEMBER, 2013.

SEAL



[Signature]
 Notary Public

My Commission Expires: 03/14/15

APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY

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

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

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS CONFORMS TO THE UDC.

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

THIS IS AN EXISTING SUBDIVISION. THE PROPOSED CHANGES AND ADDITIONS ARE CONSISTENT IN DESIGN OF THE EXISTING SECTIONS.

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

THE REVISIONS TO THE EXISTING PLAN HAVE NO EFFECT ON TRAFFIC FLOW. THE ADDITIONAL PROPERTY IS DESIGNED SUCH THAT IT WILL PROVIDE A DISPENSED TRAFFIC PATTERN WITHIN RIVERWOOD ATHLETIC CLUB.

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

THIS PROJECT IS CONSISTENT WITH THE ORDERLY GROWTH AND DEVELOPMENT PATTERN IN THE TOWN.

DC Adams Engineering, Inc.

404 Swann Trail
Clayton, NC 27527

Office: 919-763-7278
dennie@dcadamspe.com
Firm # C-3894

February 18, 2014

David DeYoung
Planning Director
Town of Clayton
111 E. Second Street
Clayton, NC 27527

Subject: Typical Street Section Waiver
Phases 8A-8E and 9
Riverwood Athletic Club

Dear Mr. DeYoung,

As you know, the property that comprises Phases 8A-8E and 9 is a new addition to Riverwood Athletic Club. The purpose of this letter is to share the developer's request to develop this new property consistent with the standards and methods used in the existing portions of Riverwood Athletic Club. This includes the construction of streets with grass swales instead of curb and gutter as well as an interconnected greenway trail system instead of sidewalks. This custom street section was originally approved for the residential portions of Riverwood Athletic Club. Please accept this letter as a request for Town Council approval of this previously approved custom street section to be constructed in the new additions to Riverwood Athletic Club. The following statements address the requirements set out in the 155.70617 of the Town of Clayton UDO:

1. The granting of this waiver will allow for development of this new property in a manner consistent with the adjacent and existing portions of Riverwood Athletic Club and will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the Riverwood Athletic Club.
2. The proximity of this project to the Neuse River provides an opportunity to implement a custom street section design that allows for improved stormwater quality.
3. As noted above, this waiver will allow for development of this new property in a manner consistent with the adjacent and existing portions of Riverwood Athletic Club.
4. To quote a portion of the 1999 memorandum from the Town of Clayton Planning Staff to the Planning Board: "The applicant has offered improved water quality as a basis for these non-standard sections. This design allows for infiltration of stormwater into the ground under the swale sections and reduces or eliminates concentrated points of stormwater discharge. These benefits are a product of this street section and, in view of the proximity to the Neuse River, should be given favorable consideration." This statement is just as valid today as it was in 1999.

I believe that this request will allow for a more homogeneous neighborhood, protecting the established character of Riverwood Athletic Club. Please feel free to give me a call with any questions that may arise – 919-763-7278.

Sincerely,



Donald C. Adams, Jr., PE

DC Adams Engineering

404 Swann Trail
Clayton, NC 27527

Office: 919-763-7278
Fax: 919-662-8192
www.dcadamspe.com

January 24, 2014

Mr. Steven Biggs
Town Manager
Town of Clayton
PO Box 879
Clayton, NC 27520

Subject: Request for Sewer Allocation
Riverwood Athletic Club
Phases 8 & 9
Johnston County, NC

The proposed project, Phases 8 & 9 of Riverwood Athletic Club, will consist of 156 single family residences. Based on the average daily wastewater flow of 250 GPD/single family residence established for the Town of Clayton, this project will require 39,000 GPD of sewer allocation.

Please accept this letter as a request (on behalf of the Fred Smith Company) for the specific assignment of 39,000 GPD wastewater flow to the Riverwood Athletic Club – Phases 8 & 9.

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

Sincerely,



Donald C. Adams, Jr., PE

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 1/31 + 2/14/2014

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

Printed Name: DC Adams Fenwick, Inc
DONNA ADAMS Signature: [Handwritten Signature]

Date of Meeting: 2/13 + 2/20/2014 Time of Meeting: 7 PM

Location of Meeting: _____

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

SEE ATTACHED

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

February 20, 2014 Neighborhood Meeting Minutes for:

PSD 2013-91 Riverwood Athletic Club Master Plan Revision, PSD 2013-92 Dupree Property Rezoning

- The meeting was opened at 7:00PM by Fred Smith (developer) who gave an overall summary of the proposed changes to the master plan as well as the rezoning.
- Resident- When did the Dupree land become Town of Clayton?
- Applicant – Annexation will be contingent upon approval of the rezoning.
- Resident – Where will these kids go to high school?
- Applicant – That is a decision that the school board will make.
- Resident – Expressed concerns about stormwater runoff.
- Applicant – Asked to speak with the design engineer (who made himself available after the meeting)
- Resident – Asked if the greenway area next to the river would be clear cut.
- Applicant – Stated that this greenway area would remain undisturbed except minimal clearing necessary to connect to public sewer.
- Resident – several residents requested that existing trees along the walking trail/property line be protected for screening.
- Applicant – Stated that he would take a look at the specific area to determine what could be preserved.
- Residents- What size/type of homes, size lots and development standards will make up this new property?
- Applicant – Stated that the size/type of homes, size lots and development standards will be consistent with the existing adjacent section (Ravens Ridge) of Riverwood Athletic Club.
- Resident – Will there be a separate entrance for construction traffic? He further suggested a temporary construction entrance from Covered Bridge Rd?
- Applicant – Stated that this was a great idea and he would look into it.
- Resident – What will the street construction be?
- Applicant – We are requesting approval to follow the same construction standards used in the existing/adjacent portions of Riverwood Athletic Club.
- Resident – Expressed concerns about motor vehicle traffic, ATV, motorcycles on the trail as well as their speed.
- Applicant – Stated that he had no authority over traffic on the trails.
- After a final call for questions or comments and hearing none, the meeting was closed at 7:30PM.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: DC Adams Engineering, Inc

Location/Date: Riverwood Golf Club, 2/13/2014

	NAME	ADDRESS
1	J.H. Monk III	3183 COVERED BRIDGE RD
2	Richard Simpson	441 Hardaway Pt.
3	John Mack	421 Hardaway Pt.
4	James Werve	244 Haywood Ln
5	BILLY O'NEIL	322 MEDLIN ROAD CLAYTON, NC 27520
6	John R House	2975 COVERED BRIDGE RD. CLAYTON
7	LARRY MILLS	3329 COVERED BRIDGE RD.
8	Connie Mills	3329 Covered Bridge Rd
9	Mamie House	2873 cov. Bridge Rd. Clayton
10	Del Peepers	3991 Covered Bridge Rd.
11	Jennifer McNichol	72 Josiah Dr. Clayton
12	Duke McNichol	72 Josiah Dr. Clayton
13	John C Hofmann	204 Haywood Dr.
14	PAT Hofmann	204 Haywood Dr.
15	Kim Breed	417 McCarthy Dr.
16	Jackie Crooke	148 Haywood Lane
17	Charles Dameron	124 Haywood Lane
18	Steve Vales	61 Plaza de Luke Sq.
19	Jeff Howe	2706 Covered Bridge Rd
20		



January 31, 2014

Re: Riverwood Athletic Club Master Plan
Clayton, NC

Dear Madame/Sir:

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

Meeting Date: February 13, 2014
Location: Riverwood Golf Club
Time: 7:00 PM
Type of Application: **PSD 2013-91 RIVERWOOD ATHLETIC CLUB MASTER PLAN REVISION
and PSD 2013-92 DUPREE PROPERTY REZONING**
General Description: Riverwood Athletic Club master plan revisions as well as rezoning and addition of adjacent property.

If you have any questions prior to or after this meeting, please contact us at (919) 550-8086, ext 249.

Sincerely,

Brian Strickland

cc: Clayton Planning Dept.



February 14, 2014

Re: Riverwood Athletic Club Master Plan – Rescheduled Meeting Due to Weather
Clayton, NC

Dear Madame/Sir:

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

Meeting Date: February 20, 2014
Location: Riverwood Golf Club
Time: 7:00 PM
Type of Application: **PSD 2013-91 RIVERWOOD ATHLETIC CLUB MASTER PLAN REVISION
and PSD 2013-92 DUPREE PROPERTY REZONING**
General Description: Riverwood Athletic Club master plan revisions as well as rezoning and addition of adjacent property.

If you have any questions prior to or after this meeting, please contact us at (919) 550-8086, ext 249.

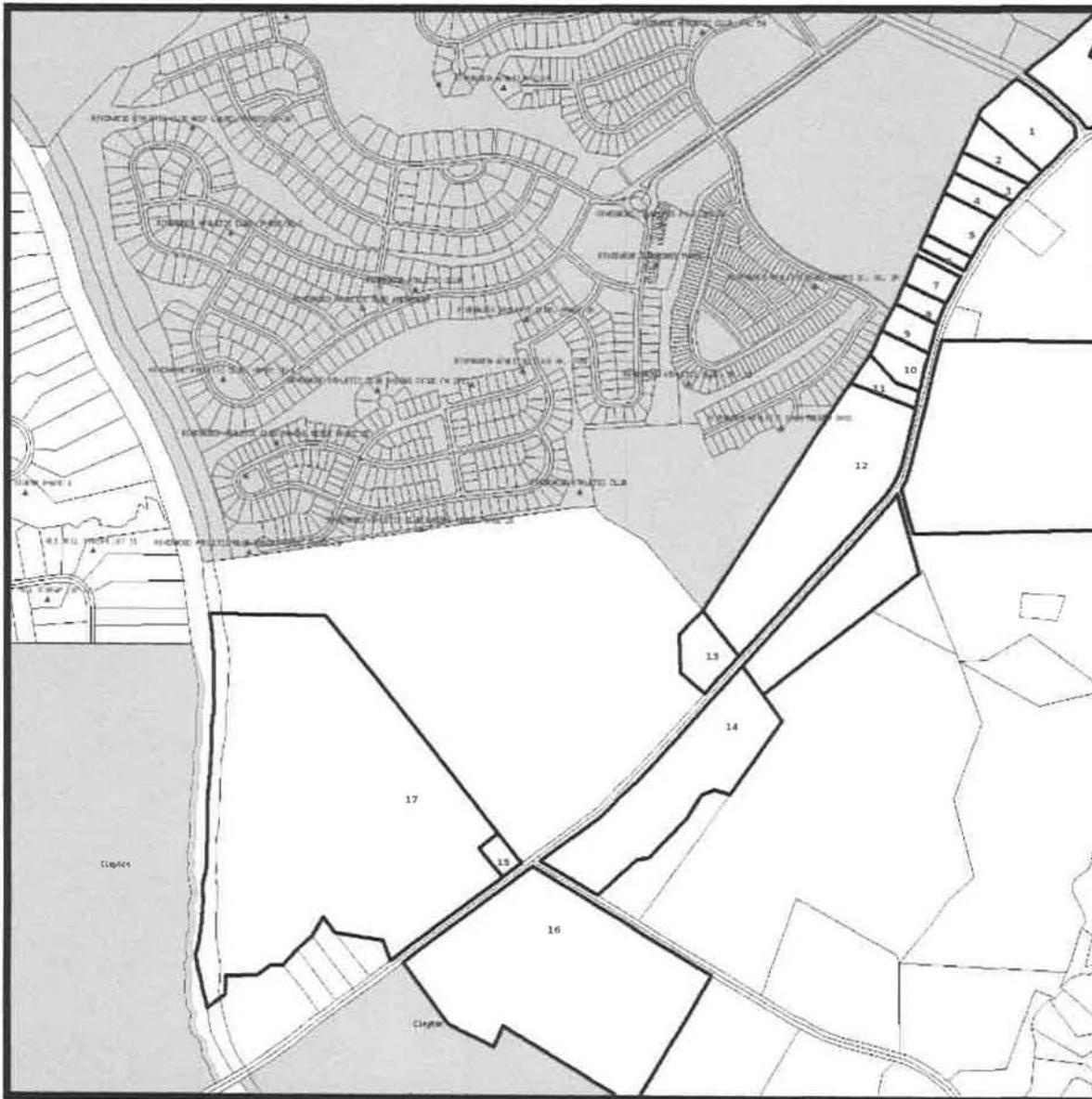
Sincerely,

Brian Strickland

cc: Clayton Planning Dept.

Adjacent Property Owners within 100 feet of request
as provided by applicant.

Includes property owners from both Rezoning and
Master Plan modification request.



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information.

Query Parcel 1

Tag: 16I01014C

NCPin: 177000-37-9772

Mapsheet No: 1770

Owner Name1: ONEIL, SUSAN GAIL S

Owner Name2:

Mail Address1: 322 MEDLIN ROAD

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 4080 COVERED BRIDGE RD

Site Address2: CLAYTON NC 27527-

Book: 03973

Page: 0997

Market Value: 313370

Assessed Acreage: 69.44

Calc Acreage: 69.44

Sale Price:

Sale Date: 2011-04-19

1 inch = 1151 feet

(The scale is only accurate when printed landscape on a 8.5x11in size sheet with page scaling set to none.)

Date January 31, 2014



Query Parcel 2

Tag: 16I02008B
 NCPin: 177000-27-6207

Mapsheet No: 1770

Owner Name1: WEAVER, GARY DANIEL

Owner Name2: WEAVER, KAY GORDON

Mail Address1: 2907 SCHOONER LN

Mail Address2:

Mail Address3: GRIMESLAND NC
27837-0000

Site Address1: 4083 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 02849

Page: 0883

Market Value: 82710

Assessed Acreage: 2.35

Calc Acreage: 2.25

Sale Price:

Sale Date: 2005-02-25

Query Parcel 3

Tag: 16I02008X
 NCPin: 177000-27-5130

Mapsheet No: 1770

Owner Name1: WEAVER, BARRY T

Owner Name2:

Mail Address1: 1464 LOOP RD

Mail Address2:

Mail Address3: CLAYTON NC
27520-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 03212

Page: 0517

Market Value: 25900

Assessed Acreage: 1.4

Calc Acreage: 1.60

Sale Price: 25000

Sale Date: 2006-10-05

Query Parcel 4

Tag: 16I02008I
 NCPin: 177000-26-4958

Mapsheet No: 1770

Owner Name1: WEAVER, SHIRLEY G LIFE
ESTATE

Owner Name2: WEAVER, BARRY THURMAN
REMDRM

Mail Address1: 4025 COVERED BRIDGE
ROAD

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: 4025 COVERED BRIDGE RD

Site Address2: CLAYTON NC 27527-

Book: 02854

Page: 0568

Market Value: 120540

Assessed Acreage: 1.42

Calc Acreage: 1.43

Sale Price:

Sale Date: 2005-03-04

Query Parcel 5

Tag: 16I02008C
 NCPin: 177000-26-3738

Mapsheet No: 1770

Owner Name1: PEEPERS, DEL

Owner Name2:

Mail Address1: 3991 COVERED
BRIDGE RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 3991 COVERED
BRIDGE RD

Site Address2: CLAYTON NC
27527-

Book: 00835

Page: 0330

Market Value: 114940

Assessed Acreage: 2.48

Calc Acreage: 2.49

Sale Price:

Sale Date: 1978-01-01

Query Parcel 6

Tag: 16I02008D

NCPin: 177000-26-2631

Mapsheet No: 1770

Owner Name1: GAZAWAY, DOROTHY

Owner Name2:

Mail Address1: 3941 COVERED BRIDGE
ROAD

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000Site Address1: 3941 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 00671

Page: 0213

Market Value: 94000

Assessed Acreage: 0.78

Calc Acreage: 0.78

Sale Price:

Sale Date: 1967-01-01

Query Parcel 7

Tag: 16I02008E

NCPin: 177000-26-1443

Mapsheet No: 1770

Owner Name1: PRUITT, ELSIE C

Owner Name2:

Mail Address1: 3903 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC 27520

Site Address1: Not Available

Site Address2: Not Available

Book: 04072

Page: 0497

Market Value: 115750

Assessed Acreage: 1.49

Calc Acreage: 1.45

Sale Price: 148000

Sale Date: 2012-01-25

Query Parcel 8

Tag: 16I02008F

NCPin: 177000-26-0267

Mapsheet No: 1770

Owner Name1: MOSS, BRETT N

Owner Name2: MOSS, SARAH C

Mail Address1: 3887 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-9653Site Address1: 3887 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 04314

Page: 0813

Market Value: 145300

Assessed Acreage: 1.07

Calc Acreage: 1.05

Sale Price: 192000

Sale Date: 2013-06-26

Query Parcel 9

Tag: 16I02026C

NCPin: 177000-16-9192

Mapsheet No: 1770

Owner Name1: RIVERWOOD ON THE NEUSE
LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 02017

Page: 0123

Market Value: 32890

Assessed Acreage: 1.43

Calc Acreage: 1.50

Sale Price: 20000

Sale Date: 2001-02-12

Query Parcel 10

Tag: 16I02008G

NCPin: 177000-15-9829

Mapsheet No: 1770

Owner Name1: MONK, JOSEPH HAMTON
III

Owner Name2:

Mail Address1: 3783 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-9643Site Address1: 3783 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 00705

Page: 0434

Market Value: 116590

Assessed Acreage: 2.01

Calc Acreage: 2.07

Sale Price:

Sale Date: 1970-01-01

Query Parcel 11

Tag: 16I03025A

NCPin: 177000-15-8734

Mapsheet No: 1770

Owner Name1: MONK, JOSEPH HAMTON
III

Owner Name2:

Mail Address1: 3783 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-9643

Site Address1: Not Available

Site Address2: Not Available

Book: 00919

Page: 0385

Market Value: 31490

Assessed Acreage: 1.34

Calc Acreage: 1.45

Sale Price:

Sale Date: 1982-01-01

Query Parcel 12

Tag: 16I03025

NCPin: 177000-25-7359

Mapsheet No: 1770

Owner Name1: LANGDON, HAMPTON S

Owner Name2: MURDOCH, LEANNE L

Mail Address1: 1185 MARIETTA DR

Mail Address2:

Mail Address3: KERNERSVILLE NC
27284-0000Site Address1: 3699 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 01737

Page: 0816

Market Value: 354950

Assessed Acreage: 76.14

Calc Acreage: 76.14

Sale Price:

Sale Date: 1998-08-21

Query Parcel 13

Tag: 16I13027

NCPin: 177000-03-6964

Mapsheet No: 1770

Owner Name1: MILLS, LARRY
SHELDON

Owner Name2: MILLS, CONNIE T

Mail Address1: 3329 COVERED BRIDGE
RD

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000Site Address1: 3329 COVERED BRIDGE
RD

Site Address2: CLAYTON NC 27527-

Book: 01173

Page: 0006

Market Value: 200050

Assessed Acreage: 2.67

Calc Acreage: 2.95

Sale Price: 125000

Sale Date: 1990-06-27

Query Parcel 14

Tag: 16I03027B
 NCPin: 177000-02-3947
 Mapsheet No: 1770
 Owner Name1:
 Owner Name2:
 Mail Address1:
 Mail Address2:
 Mail Address3:
 Site Address1: Not Available
 Site Address2: Not Available
 Book:
 Page:
 Market Value: 0
 Assessed Acreage: 0
 Calc Acreage: 17.53
 Sale Price:
 Sale Date:

Query Parcel 15

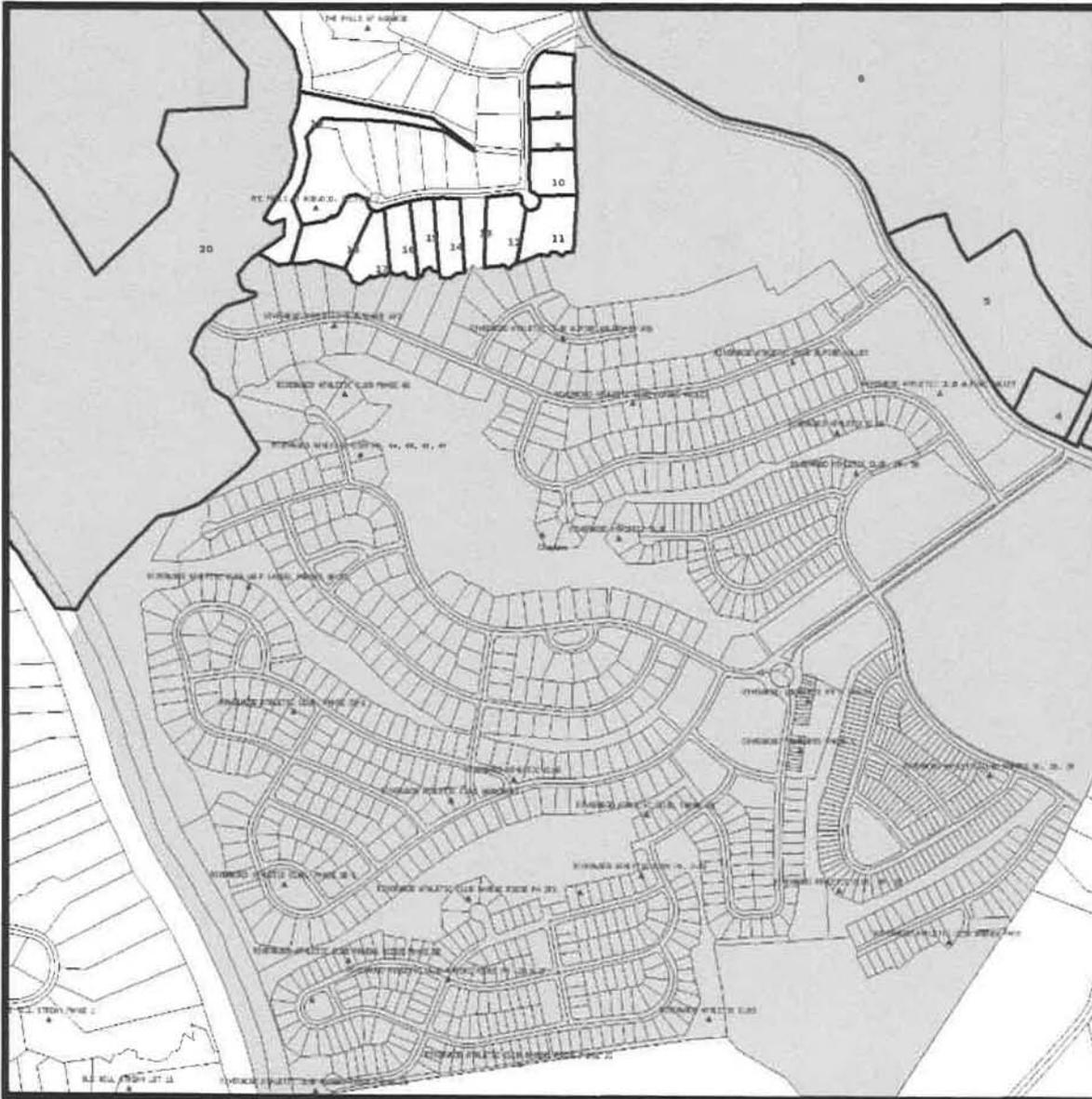
Tag: 16I03028D
 NCPin: 176000-92-1593
 Mapsheet No: 1760
 Owner Name1: HOUSE, JOHNNY R
 Owner Name2: HOUSE, SHERRY E
 Mail Address1: 2975 COVERED BRIDGE RD
 Mail Address2:
 Mail Address3: CLAYTON NC 27527-0000
 Site Address1: 2975 COVERED BRIDGE RD
 Site Address2: CLAYTON NC 27527-
 Book:
 Page:
 Market Value: 153860
 Assessed Acreage: 0.9
 Calc Acreage: 0.91
 Sale Price:
 Sale Date:

Query Parcel 16

Tag: 16I03029A
 NCPin: 176000-91-4881
 Mapsheet No: 1760
 Owner Name1: DUPONT, E I
 Owner Name2:
 Mail Address1: C/O E I EU PONT DE NEMOURS CO
 Mail Address2: PO BOX 1039
 Mail Address3: WILMINGTON DE 19899-9703
 Site Address1: 1833 LOOP RD
 Site Address2: CLAYTON NC 27527-
 Book: 00791
 Page: 0411
 Market Value: 255280
 Assessed Acreage: 39.27
 Calc Acreage: 39.27
 Sale Price:
 Sale Date: 1975-01-01

Query Parcel 17

Tag: 16I03028
 NCPin: 176000-72-9862
 Mapsheet No: 1760
 Owner Name1: HOUSE, MAVIS C
 Owner Name2:
 Mail Address1: 2873 COVERED BRIDGE RD
 Mail Address2:
 Mail Address3: CLAYTON NC 27527-0000
 Site Address1: 2873 COVERED BRIDGE RD
 Site Address2: CLAYTON NC 27527-
 Book: 00705
 Page: 0629
 Market Value: 444620
 Assessed Acreage: 77.14
 Calc Acreage: 77.13
 Sale Price:
 Sale Date: 1970-01-01



*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information.

Query Parcel 1

Tag: 16I02047W

NCPin: 177000-27-8907

Mapsheet No: 1770

Owner Name1: RIVERWOOD LAND COMPANY LLC

Owner Name2:

Mail Address1: PO BOX 31827

Mail Address2:

Mail Address3: RALEIGH NC 27622-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 03984

Page: 0379

Market Value: 105600

Assessed Acreage: 1.6

Calc Acreage: 1.61

Sale Price:

Sale Date: 2011-05-20



1 inch = 968 feet

(The scale is only accurate when printed landscape on a 8.5x11 in size sheet with page scaling set to none.)

Date January 31, 2014

Query Parcel 2

Tag: 16I02008H
 NCPin: 177000-28-3331
 Mapsheet No: 1770
 Owner Name1: RIVERWOOD COMPANY
 LLC
 Owner Name2:
 Mail Address1: PO BOX 31827
 Mail Address2:
 Mail Address3: RALEIGH NC
 27622-0000
 Site Address1: 272 PRITCHARD RD
 Site Address2: CLAYTON NC 27527-
 Book: 03741
 Page: 0997
 Market Value: 4520330
 Assessed Acreage: 6.52
 Calc Acreage: 6.52
 Sale Price:
 Sale Date: 2009-08-05

Query Parcel 3

Tag: 16I02047V
 NCPin: 177000-28-0238
 Mapsheet No: 1770
 Owner Name1: SBOC RIVERWOOD CENTER
 STE 400
 Owner Name2:
 Mail Address1: 1 COLUMBUS CENTER STE
 400
 Mail Address2:
 Mail Address3: VIRGINIA BEACH VA
 23462-6722
 Site Address1: Not Available
 Site Address2: Not Available
 Book: 04032
 Page: 0959
 Market Value: 1125080
 Assessed Acreage: 1.3
 Calc Acreage: 1.30
 Sale Price: 475000
 Sale Date: 2011-10-11

Query Parcel 4

Tag: 16I02008A
 NCPin: 177000-18-7405
 Mapsheet No: 1770
 Owner Name1: ZOGREGO, LLC
 Owner Name2: WILDER INVESTORS
 LLS
 Mail Address1: PO BOX 10810
 Mail Address2:
 Mail Address3: RALEIGH NC
 27605-0810
 Site Address1: 2165 PRITCHARD RD
 Site Address2: CLAYTON NC 27520-
 Book: 03988
 Page: 0133
 Market Value: 322500
 Assessed Acreage: 2.15
 Calc Acreage: 2.12
 Sale Price:
 Sale Date: 2011-06-01

Query Parcel 5

Tag: 16I02049D
 NCPin: 177000-18-3995
 Mapsheet No: 1770
 Owner Name1: RIVERWOOD ON THE
 NEUSE LLC
 Owner Name2:
 Mail Address1: 400 RIVERWOOD DR
 Mail Address2:
 Mail Address3: CLAYTON NC 27520-0000
 Site Address1: Not Available
 Site Address2: Not Available
 Book: 03658
 Page: 0966
 Market Value: 1351500
 Assessed Acreage: 13.04
 Calc Acreage: 13.12
 Sale Price:
 Sale Date: 2009-02-24

Query Parcel 6

Tag: 16I02026B

NCPin: 177100-11-0255

Mapsheet No: 1771

Owner Name1: RIVERWOOD ON THE NEUSE
LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 03658

Page: 0966

Market Value: 4984130

Assessed Acreage: 243.82

Calc Acreage: 243.67

Sale Price:

Sale Date: 2009-02-24

Query Parcel 7

Tag: 16I02029X

NCPin: 176100-80-9321

Mapsheet No: 1761

Owner Name1: NORWOOD, MARY N

Owner Name2: HEINSOHN, RONALD H

Mail Address1: 400 PERRY STREET

Mail Address2:

Mail Address3: RALEIGH NC
27608-0000

Site Address1: 75 GRANDE OVERLOOK
DR

Site Address2: CLAYTON NC 27527-

Book: 03813

Page: 0017

Market Value: 86500

Assessed Acreage: 1.02

Calc Acreage: 1.02

Sale Price:

Sale Date: 2010-02-15

Query Parcel 8

Tag: 16I02029W

NCPin: 176100-80-9113

Mapsheet No: 1761

Owner Name1: MATTRESS, ALBERT III

Owner Name2: MATTRESS, SOPHIA
ELIZABETH

Mail Address1: 115 GRANDE OVERLOOK
DRIVE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 115 GRANDE OVERLOOK DR

Site Address2: CLAYTON NC 27527-

Book: 03769

Page: 0046

Market Value: 524740

Assessed Acreage: 1.01

Calc Acreage: 1.01

Sale Price: 410000

Sale Date: 2009-10-16

Query Parcel 9

Tag: 16I02029V

NCPin: 176000-89-9916

Mapsheet No: 1760

Owner Name1: FREEMAN, WADE
JR

Owner Name2: FREEMAN, CAROL
L

Mail Address1: 149 GRANDE
OVERLOOK DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-3927

Site Address1: 149 GRANDE
OVERLOOK DR

Site Address2: CLAYTON NC
27527-

Book: 02917

Page: 0212

Market Value: 472210

Assessed Acreage: 1.01

Calc Acreage: 1.01

Sale Price: 65000

Sale Date: 2005-06-15

Query Parcel 10

Tag: 16I02040A

NCPin: 176000-89-9733

Mapsheet No: 1760

Owner Name1: YORK, JOHN H

Owner Name2: YORK, AMY R

Mail Address1: 193 GRANDE OVERLOOK
DR

Mail Address2:

Mail Address3: CLAYTON NC 27527-3927

Site Address1: 193 GRANDE OVERLOOK
DR

Site Address2: CLAYTON NC 27527-

Book: 03170

Page: 0816

Market Value: 583320

Assessed Acreage: 1.48

Calc Acreage: 1.48

Sale Price: 85000

Sale Date: 2006-08-01

Query Parcel 11

Tag: 16I02040B

NCPin: 176000-89-9414

Mapsheet No: 1760

Owner Name1: WHITMAN, BRIAN

Owner Name2: WHITMAN, GINA

Mail Address1: 105 KATIE DRIVE

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: 227 GRANDE OVERLOOK
DR

Site Address2: CLAYTON NC 27527-

Book: 03543

Page: 0939

Market Value: 95150

Assessed Acreage: 2.13

Calc Acreage: 2.13

Sale Price: 106000

Sale Date: 2008-05-12

Query Parcel 12

Tag: 16I02040C

NCPin: 176000-89-6461

Mapsheet No: 1760

Owner Name1: CHO, JANG HO

Owner Name2: KIM, SOOK RYUN

Mail Address1: 33 PLAZA DELUKE SQ

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 33 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03558

Page: 0681

Market Value: 760720

Assessed Acreage: 1.82

Calc Acreage: 1.82

Sale Price: 100000

Sale Date: 2008-06-09

Query Parcel 13

Tag: 16I02040C

NCPin: 176000-89-6461

Mapsheet No: 1760

Owner Name1: CHO, JANG HO

Owner Name2: KIM, SOOK RYUN

Mail Address1: 33 PLAZA DELUKE SQ

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 33 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03558

Page: 0681

Market Value: 760720

Assessed Acreage: 1.82

Calc Acreage: 1.82

Sale Price: 100000

Sale Date: 2008-06-09

Query Parcel 14

Tag: 16I02040E

NCPin: 176000-89-3460

Mapsheet No: 1760

Owner Name1: BALCOMBE, ROY L

Owner Name2: BALCOMBE, GEORGINA M

Mail Address1: 89 PLAZA DE LUKE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 89 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03485

Page: 0776

Market Value: 576950

Assessed Acreage: 1.46

Calc Acreage: 1.46

Sale Price: 775000

Sale Date: 2008-01-25

Query Parcel 15

Tag: 16I02040F

NCPin: 176000-89-2329

Mapsheet No: 1760

Owner Name1: DOREMUS, STANLEY III

Owner Name2: DOREMUS, LORI

Mail Address1: 119 PLAZA DE LUKE SQ

Mail Address2:

Mail Address3: CLAYTON NC
27527-3989

Site Address1: 119 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03465

Page: 0393

Market Value: 586510

Assessed Acreage: 1.18

Calc Acreage: 1.18

Sale Price: 101000

Sale Date: 2007-12-11

Query Parcel 16

Tag: 16I02040G

NCPin: 176000-89-0397

Mapsheet No: 1760

Owner Name1: KEEN, S MICHAEL

Owner Name2: KEEN, TAMARA R

Mail Address1: 145 PLAZA DE LUKE
SQUARE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 145 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03992

Page: 0021

Market Value: 663980

Assessed Acreage: 1.36

Calc Acreage: 1.36

Sale Price: 575000

Sale Date: 2011-06-15

Query Parcel 17

Tag: 16I02040H

NCPin: 176000-79-9331

Mapsheet No: 1760

Owner Name1: IGBA, CHUCK G

Owner Name2: IGBA, EBI P

Mail Address1: 167 PLAZA DE LUKE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 167 PLAZA DE LUKE SQ

Site Address2: CLAYTON NC 27527-

Book: 03810

Page: 0218

Market Value: 531910

Assessed Acreage: 1.5

Calc Acreage: 1.50

Sale Price: 510000

Sale Date: 2010-02-04

Query Parcel 18	Query Parcel 19	Query Parcel 20	Query Parcel 21
Tag: 16I02040I	Tag: 16I02027D	Tag: 16I02027	Tag: -----
NCPin: 176000-79-7306	NCPin: 176100-70-8098	NCPin: 176100-40-7112	NCPin: -----
Mapsheet No: 1760	Mapsheet No: 1761	Mapsheet No: 1761	Mapsheet No: -----
Owner Name1: HUMBLE, JIMMY TODD	Owner Name1: THE FALLS AT NORWOOD COMMUNITY	Owner Name1: STATE OF NORTH CAROLINA	Owner Name1: -----
Owner Name2: HUMBLE, LISA M	Owner Name2: ASSOCIATION INC	Owner Name2:	Owner Name2: -----
Mail Address1: 175 PLAZA DE LUKE SQ	Mail Address1: C/O DEBORAH NELSON	Mail Address1:	Mail Address1: -----
Mail Address2:	Mail Address2: 61 PARQUE DE SARAH PL	Mail Address2:	Mail Address2: -----
Mail Address3: CLAYTON NC 27527-3989	Mail Address3: CLAYTON NC 27227-3928	Mail Address3:	Mail Address3: -----
Site Address1: 175 PLAZA DE LUKE SQ	Site Address1: Not Available	Site Address1: Not Available	Site Address1: -----
Site Address2: CLAYTON NC 27527-	Site Address2: Not Available	Site Address2: Not Available	Site Address2: -----
Book: 03125	Book: 03475	Book: 03634	Book: -----
Page: 0459	Page: 0641	Page: 0278	Page: -----
Market Value: 823420	Market Value: 150	Market Value: 1796860	Market Value: -----
Assessed Acreage: 2.34	Assessed Acreage: 3.72	Assessed Acreage: 325.71	Assessed Acreage: -----
Calc Acreage: 2.34	Calc Acreage: 3.77	Calc Acreage: 343.87	Calc Acreage: -----
Sale Price: 105000	Sale Price:	Sale Price: 4941000	Sale Price: -----
Sale Date: 2006-05-22	Sale Date: 2007-12-31	Sale Date: 2008-12-18	Sale Date: -----



93 23A
9975
PLAT 79-276

*** DISCLAIMER ***

Johnston County assumes no legal responsibility for the information.

Query Parcel 1

Tag: 16I02008R

NCPin: 176000-95-5856

Mapsheet No: 1760

Owner Name1: RIVERWOOD ATHLETIC CLUB

Owner Name2:

Mail Address1: 400 RIVERWOOD DRIVE

Mail Address2:

Mail Address3: CLAYTON NC 27520-0000

Site Address1: Not Available

Site Address2: Not Available

Book: 02581

Page: 0094

Market Value: 150

Assessed Acreage: 3.8

Calc Acreage: 3.92

Sale Price:

Sale Date: 2003-11-04



1 inch = 358 feet

(The scale is only accurate when printed landscape on a 8.5x11 in size sheet with page scaling set to none.)

Date January 31, 2014

Query Parcel 2

Tag: 16I02017L

NCPin: 176000-94-5943

Mapsheet No: 1760

Owner Name1: DAMRON, CHARLES

Owner Name2: DAMRON, CLAUDIA

Mail Address1: 124 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 124 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03114

Page: 0619

Market Value: 147430

Assessed Acreage: 0.28

Calc Acreage: 0.28

Sale Price: 153000

Sale Date: 2006-05-03

Query Parcel 3

Tag: 16I02017M

NCPin: 176000-94-4889

Mapsheet No: 1760

Owner Name1: BARRETT, SARA RITCHIE

Owner Name2:

Mail Address1: 128 HAYWOOD LN

Mail Address2:

Mail Address3: CLAYTON NC 27527-5770

Site Address1: 128 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04261

Page: 0408

Market Value: 151370

Assessed Acreage: 0.22

Calc Acreage: 0.22

Sale Price:

Sale Date: 2013-03-14

Query Parcel 4

Tag: 16I02017N

NCPin: 176000-94-4808

Mapsheet No: 1760

Owner Name1: SMITH, GREGORY D

Owner Name2: WOODARD SMITH, MELANIE
L

Mail Address1: 132 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC 27527-0000

Site Address1: 132 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 02665

Page: 0622

Market Value: 178600

Assessed Acreage: 0.18

Calc Acreage: 0.17

Sale Price: 164000

Sale Date: 2004-04-05

Query Parcel 5

Tag: 16I02017O

NCPin: 176000-94-3846

Mapsheet No: 1760

Owner Name1: KNUDSEN,
KRISTIN A

Owner Name2:

Mail Address1: 136 HAYWOOD
LANE

Mail Address2:

Mail Address3: CLAYTON NC
27528

Site Address1: 136 HAYWOOD LN

Site Address2: CLAYTON NC
27527-

Book: 04011

Page: 0660

Market Value: 144110

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price:

Sale Date: 2011-08-15

Query Parcel 6

Tag: 16I02017P

NCPin: 176000-94-2886

Mapsheet No: 1760

Owner Name1: GOODEN, LANCELOT A

Owner Name2: GOODEN, KUTINA L

Mail Address1: 140 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 140 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 02823

Page: 0134

Market Value: 158500

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 160000

Sale Date: 2005-01-03

Query Parcel 7

Tag: 16I02017Q

NCPin: 176000-94-2825

Mapsheet No: 1760

Owner Name1: WEST, RODERICK SCOTT

Owner Name2:

Mail Address1: 144 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 144 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04077

Page: 0924

Market Value: 142010

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price: 142000

Sale Date: 2012-02-07

Query Parcel 8

Tag: 16I02017R

NCPin: 176000-94-1864

Mapsheet No: 1760

Owner Name1: CROOKE, JACALYN W

Owner Name2:

Mail Address1: 148 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 148 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 02891

Page: 0209

Market Value: 145000

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price: 145000

Sale Date: 2005-05-03

Query Parcel 9

Tag: 16I02017S

NCPin: 176000-94-1803

Mapsheet No: 1760

Owner Name1: FOREMAN, MARVIN

Owner Name2: FOREMAN, DANA

Mail Address1: 152 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 152 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03739

Page: 0409

Market Value: 168370

Assessed Acreage: 0.17

Calc Acreage: 0.17

Sale Price: 187500

Sale Date: 2009-07-31

Query Parcel 10

Tag: 16I02017T

NCPin: 176000-94-0842

Mapsheet No: 1760

Owner Name1: FORREST, MARK E

Owner Name2:

Mail Address1: 156 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27520-0000

Site Address1: 156 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04012

Page: 0029

Market Value: 146360

Assessed Acreage: 0.17

Calc Acreage: 0.17

Sale Price: 140000

Sale Date: 2011-08-15

Query Parcel 11

Tag: 16I02017U

NCPin: 176000-84-9882

Mapsheet No: 1760

Owner Name1: BRITT, ANDREA A

Owner Name2:

Mail Address1: 160 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 160 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03988

Page: 0984

Market Value: 142790

Assessed Acreage: 0.17

Calc Acreage: 0.17

Sale Price: 146000

Sale Date: 2011-06-03

Query Parcel 12

Tag: 16I02043X

NCPin: 176000-94-0809

Mapsheet No: 1760

Owner Name1: CHARLEBOIS, KATHLEEN

Owner Name2: CLARKE, CLAUDEINE RC

Mail Address1: 137 CLAIRE DR

Mail Address2:

Mail Address3: CLAYTON NC
27520-5539

Site Address1: 200 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03489

Page: 0684

Market Value: 176200

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price:

Sale Date: 2008-02-01

Query Parcel 13

Tag: 16I02043W

NCPin: 176000-84-9858

Mapsheet No: 1760

Owner Name1: HOFMANN, JOHN C

Owner Name2: HOFMANN, PATRICIA A

Mail Address1: 204 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 204 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03442

Page: 0824

Market Value: 177390

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 195000

Sale Date: 2007-10-26

Query Parcel 14

Tag: 16I02043V

NCPin: 176000-84-8886

Mapsheet No: 1760

Owner Name1: LAWLOR, JAY R

Owner Name2: LAWLOR, ANGELA KAY

Mail Address1: 208 HAYWOOD LN

Mail Address2:

Mail Address3: CLAYTON NC
27527-5565

Site Address1: 208 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03467

Page: 0370

Market Value: 170280

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 191000

Sale Date: 2007-12-14

Query Parcel 15

Tag: 16I02043U

NCPin: 176000-84-8835

Mapsheet No: 1760

Owner Name1: REYNOLDS, SANDY K

Owner Name2:

Mail Address1: 212 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 212 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03523

Page: 0792

Market Value: 189000

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 197000

Sale Date: 2008-04-04

Query Parcel 16

Tag: 16I02043T

NCPin: 176000-84-7884

Mapsheet No: 1760

Owner Name1: AMERICAN RESIDENTIAL
LEASING

Owner Name2: COMPANY LLC

Mail Address1: 7047 E GREENWAY PARKWAY

Mail Address2: SUITE 350

Mail Address3: SCOTTSDALE AZ 85254

Site Address1: 216 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04358

Page: 0774

Market Value: 163970

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price:

Sale Date: 2013-09-23

Query Parcel 17

Tag: 16I02043S

NCPin: 176000-84-7834

Mapsheet No: 1760

Owner Name1: NELSON, LAURA L

Owner Name2:

Mail Address1: 220 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 220 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04020

Page: 0667

Market Value: 176200

Assessed Acreage: 0.15

Calc Acreage: 0.15

Sale Price: 164500

Sale Date: 2011-09-08

Query Parcel 18

Tag: 16I02043R

NCPin: 176000-84-6883

Mapsheet No: 1760

Owner Name1: AMERICAN RESIDENTIAL
LEASING

Owner Name2: COMPANY LLC

Mail Address1: 7047 E GREENWAY
PARKWAY

Mail Address2: SUITE 350

Mail Address3: SCOTTSDALE AZ 85254

Site Address1: 224 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04358

Page: 0774

Market Value: 172300

Assessed Acreage: 0.14

Calc Acreage: 0.14

Sale Price:

Sale Date: 2013-09-23

Query Parcel 19

Tag: 16I02043Q

NCPin: 176000-84-6882

Mapsheet No: 1760

Owner Name1: AMERICAN RESIDENTIAL
LEASING

Owner Name2: COMPANY LLC

Mail Address1: 7047 E GREENWAY
PARKWAY

Mail Address2: SUITE 350

Mail Address3: SCOTTSDALE AZ 85254

Site Address1: 228 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04358

Page: 0774

Market Value: 159790

Assessed Acreage: 0.14

Calc Acreage: 0.14

Sale Price:

Sale Date: 2013-09-23

Query Parcel 20

Tag: 16I02043P

NCPin: 176000-84-5881

Mapsheet No: 1760

Owner Name1: LIGGINS, JAN
MELISSA

Owner Name2:

Mail Address1: 232 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 232 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03845

Page: 0942

Market Value: 164160

Assessed Acreage: 0.14

Calc Acreage: 0.14

Sale Price: 178500

Sale Date: 2010-05-14

Query Parcel 21

Tag: 16I02043O

NCPin: 176000-84-5830

Mapsheet No: 1760

Owner Name1: BETANCOURT, MARK A

Owner Name2:

Mail Address1: 5614 W VON AVE

Mail Address2: UNIT B

Mail Address3: MONEE IL
60449-7914

Site Address1: 236 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03880

Page: 0584

Market Value: 157490

Assessed Acreage: 0.17

Calc Acreage: 0.18

Sale Price: 166000

Sale Date: 2010-08-16

Query Parcel 22

Tag: 16I02043N

NCPin: 176000-84-4769

Mapsheet No: 1760

Owner Name1: SARGENT, JARED EDWIN

Owner Name2: MARSHALL, JULIANA
HOWELL

Mail Address1: 240 HAYWOOD LN

Mail Address2:

Mail Address3: CLAYTON NC 27527-5565

Site Address1: 240 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 04154

Page: 0297

Market Value: 175120

Assessed Acreage: 0.18

Calc Acreage: 0.18

Sale Price: 160000

Sale Date: 2012-08-01

Query Parcel 23

Tag: 16I02043M

NCPin: 176000-84-4709

Mapsheet No: 1760

Owner Name1: WEAVER, JAMES E

Owner Name2: WEAVER, CATHLEEN M

Mail Address1: 244 HAYWOOD LANE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 244 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03423

Page: 0709

Market Value: 171030

Assessed Acreage: 0.18

Calc Acreage: 0.18

Sale Price: 184000

Sale Date: 2007-09-21

Query Parcel 24

Tag: 16I02043L

NCPin: 176000-84-3749

Mapsheet No: 1760

Owner Name1: MCNAMARA, EDWARD J

Owner Name2: MCNAMARA, MARY F

Mail Address1: 137 MARINO PLACE

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 248 HAYWOOD LN

Site Address2: CLAYTON NC 27527-

Book: 03900

Page: 0171

Market Value: 170720

Assessed Acreage: 0.21

Calc Acreage: 0.21

Sale Price: 192500

Sale Date: 2010-10-01

Query Parcel 25

Tag: 16I02042Y

NCPin: 176000-84-2862

Mapsheet No: 1760

Owner Name1: MCCULLEY, JASON
NOwner Name2: MCCULLEY,
LINDSAY RMail Address1: 404 HARDAWAY
POINT DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 404 HARDAWAY PT

Site Address2: CLAYTON NC
27527-

Book: 03977

Page: 0166

Market Value: 174560

Assessed Acreage: 0.14

Calc Acreage: 0.14

Sale Price: 160000

Sale Date: 2011-04-28

Query Parcel 26

Tag: 16I02042X

NCPin: 176000-84-2757

Mapsheet No: 1760

Owner Name1: LANE, KAITLIN A

Owner Name2: LANE, ALEXANDER D

Mail Address1: 408 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC 27527

Site Address1: 408 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04271

Page: 0951

Market Value: 166950

Assessed Acreage: 0.14

Calc Acreage: 0.15

Sale Price: 167000

Sale Date: 2013-04-02

Query Parcel 27

Tag: 16I02042W

NCPin: 176000-84-1784

Mapsheet No: 1760

Owner Name1: CLAY, HEIDI

Owner Name2:

Mail Address1: 412 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC 27527-5572

Site Address1: 412 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04352

Page: 0546

Market Value: 151610

Assessed Acreage: 0.16

Calc Acreage: 0.16

Sale Price: 155500

Sale Date: 2013-09-10

Query Parcel 28

Tag: 16I02040S

NCPin: 176000-84-0747

Mapsheet No: 1760

Owner Name1: SESSOMS, ANGELA

Owner Name2: SESSOMS, TIMOTHY LUKE

Mail Address1: 413 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC 27527-5572

Site Address1: 413 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04303

Page: 0531

Market Value: 174610

Assessed Acreage: 0.19

Calc Acreage: 0.19

Sale Price: 162500

Sale Date: 2013-06-04

Query Parcel 29

Tag: 16I02040T

NCPin: 176000-74-9789

Mapsheet No: 1760

Owner Name1: BRINKLEY,
CHRISTOPHEROwner Name2: BRINKLEY,
SHELLEY

Mail Address1: 417 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC
27527-5572

Site Address1: 417 HARDAWAY PT

Site Address2: CLAYTON NC
27527-

Book: 04333

Page: 0497

Market Value: 171820

Assessed Acreage: 0.19

Calc Acreage: 0.19

Sale Price: 161000

Sale Date: 2013-07-31

Query Parcel 30

Tag: 16I02040U

NCPin: 176000-74-9728

Mapsheet No: 1760

Owner Name1: MACK, JOHN P

Owner Name2: MACK, NICOLE M

Mail Address1: 421 HARDAWAY POINT

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 421 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 03594

Page: 0970

Market Value: 179340

Assessed Acreage: 0.25

Calc Acreage: 0.25

Sale Price: 177000

Sale Date: 2008-08-29

Query Parcel 31

Tag: 16I02040V

NCPin: 176000-74-8767

Mapsheet No: 1760

Owner Name1: FSC III LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 425 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04312

Page: 0786

Market Value: 83000

Assessed Acreage: 0.17

Calc Acreage: 0.17

Sale Price:

Sale Date: 2013-06-21

Query Parcel 32

Tag: 16I02040W

NCPin: 176000-74-8726

Mapsheet No: 1760

Owner Name1: FSC III LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 429 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04312

Page: 0786

Market Value: 82000

Assessed Acreage: 0.18

Calc Acreage: 0.18

Sale Price:

Sale Date: 2013-06-21

Query Parcel 33

Tag: 16I02040X

NCPin: 176000-74-7755

Mapsheet No: 1760

Owner Name1: FSC III LLC

Owner Name2:

Mail Address1: 400 RIVERWOOD DR

Mail Address2:

Mail Address3: CLAYTON NC
27527-0000

Site Address1: 433 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04312

Page: 0786

Market Value: 79500

Assessed Acreage: 0.26

Calc Acreage: 0.26

Sale Price:

Sale Date: 2013-06-21

Query Parcel 34

Tag: 16I02040Y

NCPin: 176000-74-5794

Mapsheet No: 1760

Owner Name1: DANCER, JOHN R

Owner Name2: DANCER, LAURA

Mail Address1: 437 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC
27527-5572

Site Address1: 437 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04186

Page: 0772

Market Value: 158400

Assessed Acreage: 0.66

Calc Acreage: 0.67

Sale Price: 160000

Sale Date: 2012-10-08

Query Parcel 35

Tag: 16I02040Z

NCPin: 176000-74-6602

Mapsheet No: 1760

Owner Name1: SIMPSON, RICHARD

Owner Name2:

Mail Address1: 441 HARDAWAY PT

Mail Address2:

Mail Address3: CLAYTON NC
27527-5572

Site Address1: 441 HARDAWAY PT

Site Address2: CLAYTON NC 27527-

Book: 04153

Page: 0375

Market Value: 177340

Assessed Acreage: 0.4

Calc Acreage: 0.40

Sale Price: 170000

Sale Date: 2012-07-31

Query Parcel 36

Tag: -----

NCPin: -----

Mapsheet No: -----

Owner Name1: -----

Owner Name2: -----

Mail Address1: -----

Mail Address2: -----

Mail Address3: -----

Site Address1: -----

Site Address2: -----

Book: -----

Page: -----

Market Value: -----

Assessed Acreage: -----

Calc Acreage: -----

Sale Price: -----

Sale Date: -----

Query Parcel 37

Tag: -----

NCPin: -----

Mapsheet No: -----

Owner Name1: -----

Owner Name2: -----

Mail Address1: -----

Mail Address2: -----

Mail Address3: -----

Site Address1: -----

Site Address2: -----

Book: -----

Page: -----

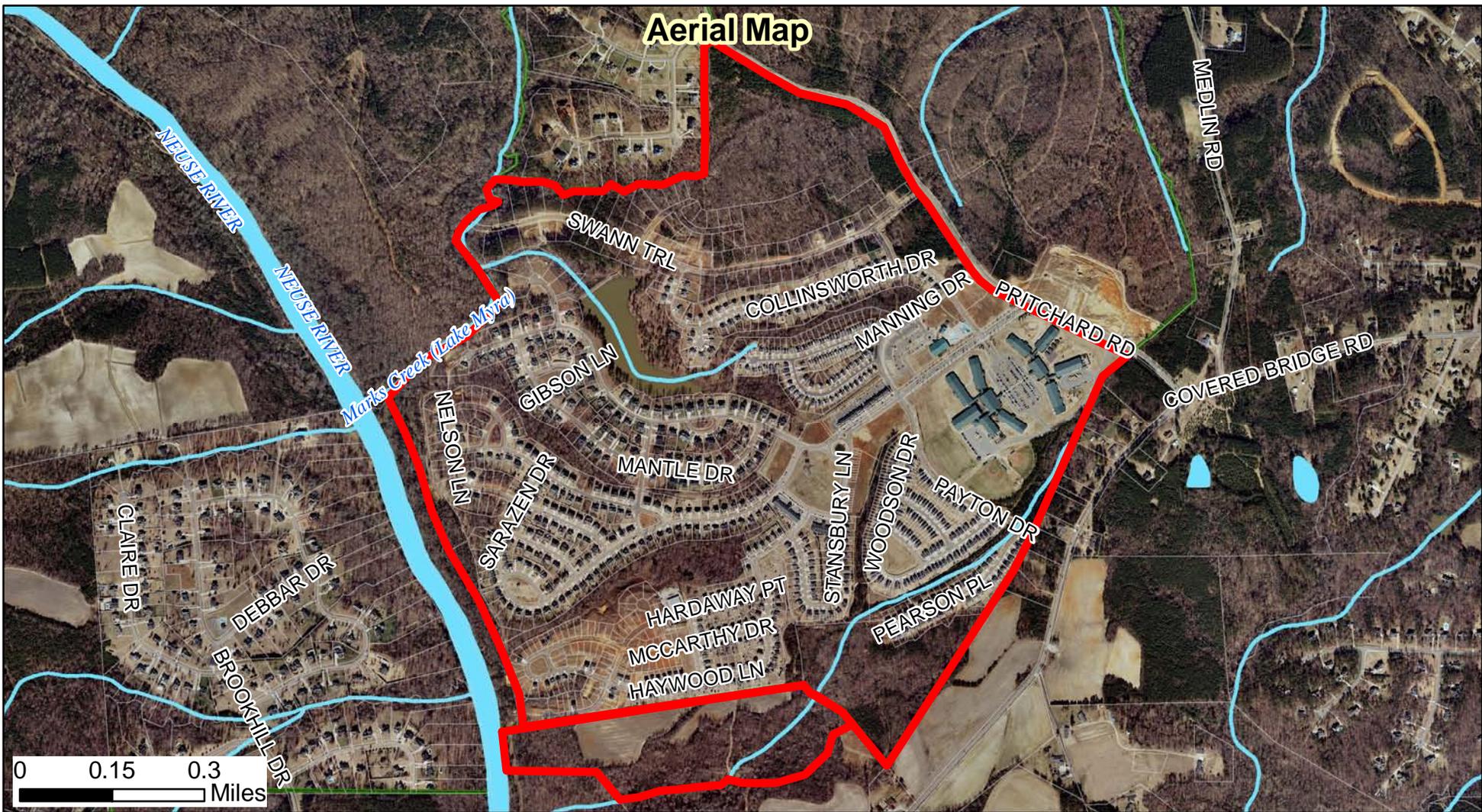
Market Value: -----

Assessed Acreage: -----

Calc Acreage: -----

Sale Price: -----

Sale Date: -----



Riverwood Athletic Club Subdivision - Master Plan Major Modification

Applicant: Donnie Adams

Property Owner: FSC IV, LLC

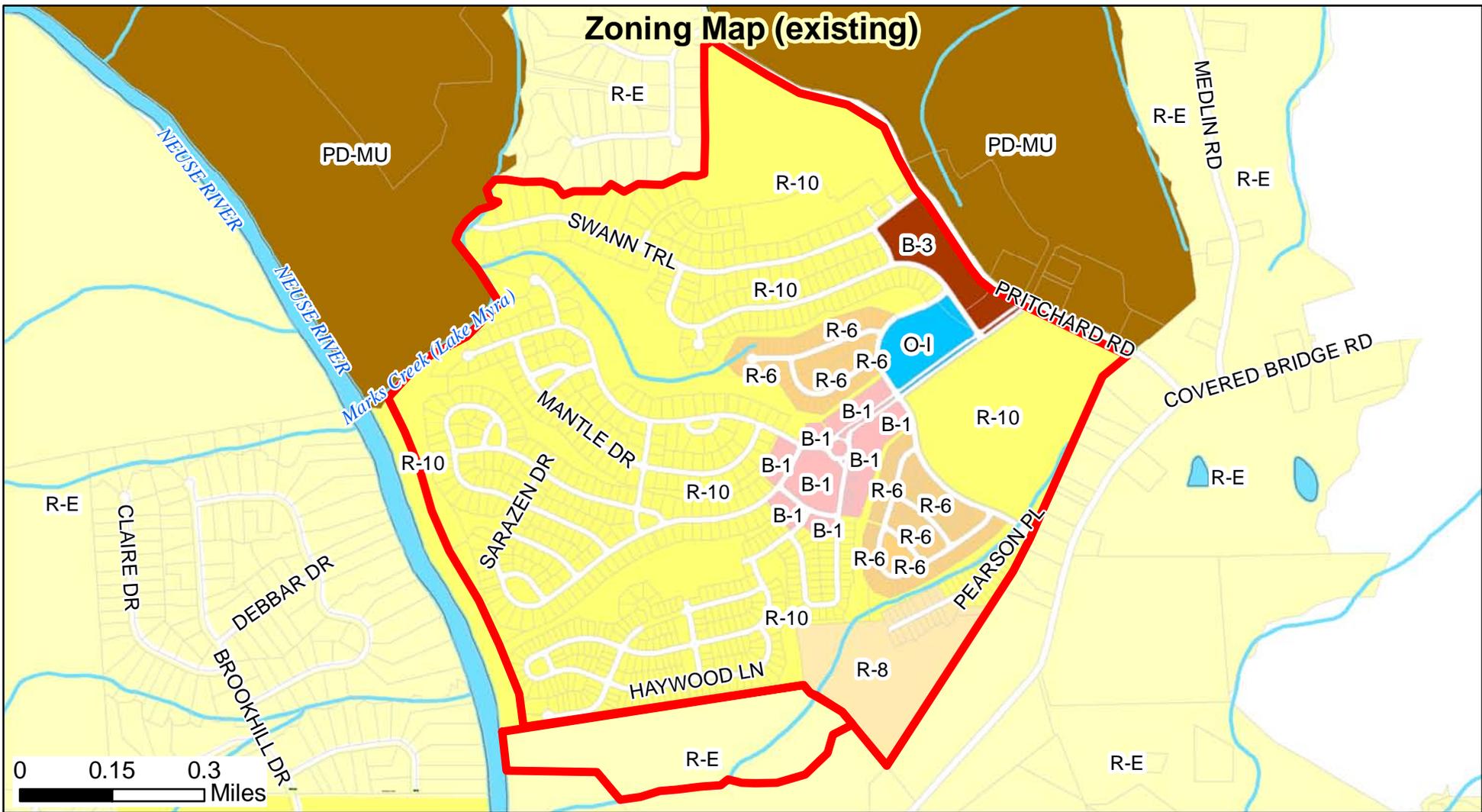
Parcel ID Number: Multiple properties. Expansion area includes a portion of 176000-83-9975

File Number: PSD 2013-93

Produced by: TOC Planning

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

2/17/14



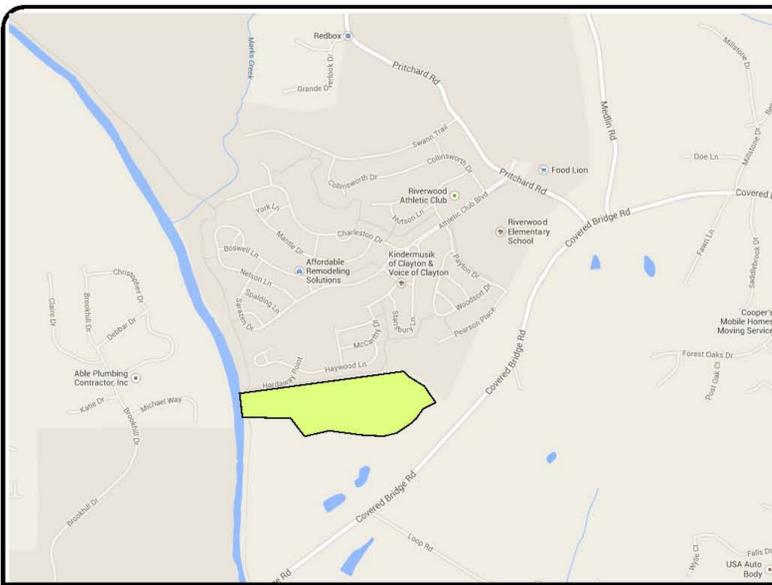
Riverwood Athletic Club Subdivision - Master Plan Major Modification

Applicant: Donnie Adams
 Property Owner: FSC IV, LLC
 Parcel ID Number: Multiple properties. Expansion area includes a portion of 176000-83-9975
 File Number: PSD 2013-93

Produced by: TOC Planning

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

2/17/14



PHASE	UNIT TYPE	AREA (ACS)	# OF UNITS	MIN. LOT WIDTH (FT)	MIN. LOT AREA (SF)	MAX. IMPERVIOUS AREA PER LOT	SETBACKS				MAX. BLDG. HEIGHT (FT)
							FRONT (FT)	SIDE (FT)	REAR (FT)	STREET SIDE (FT)	
8A	SINGLE FAMILY	9.82	30	42	6000	55%	20	6	15	10	35
8B	SINGLE FAMILY	3.96	19	42	6000	55%	20	6	15	10	35
8C	SINGLE FAMILY	4.21	13	42	6000	55%	20	6	15	10	35
8D	SINGLE FAMILY	9.23	31	42	6000	55%	20	6	15	10	35
8E	SINGLE FAMILY	9.07	30	42	6000	55%	20	6	15	10	35
9	SINGLE FAMILY	9.9	33	42	6000	55%	20	6	15	10	35
TOTALS		46.19	156								

SETBACKS ARE BASED ON "OPEN SPACE SUBDIVISION" REQUIREMENTS

LEGEND

----- PHASE LINE

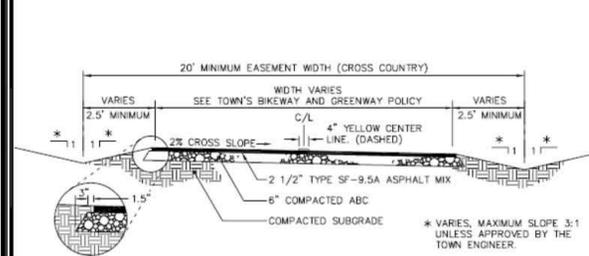
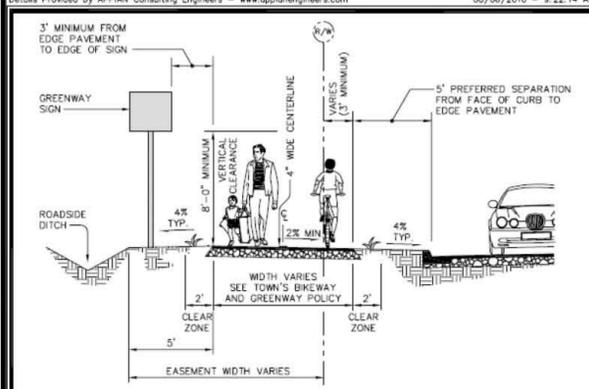
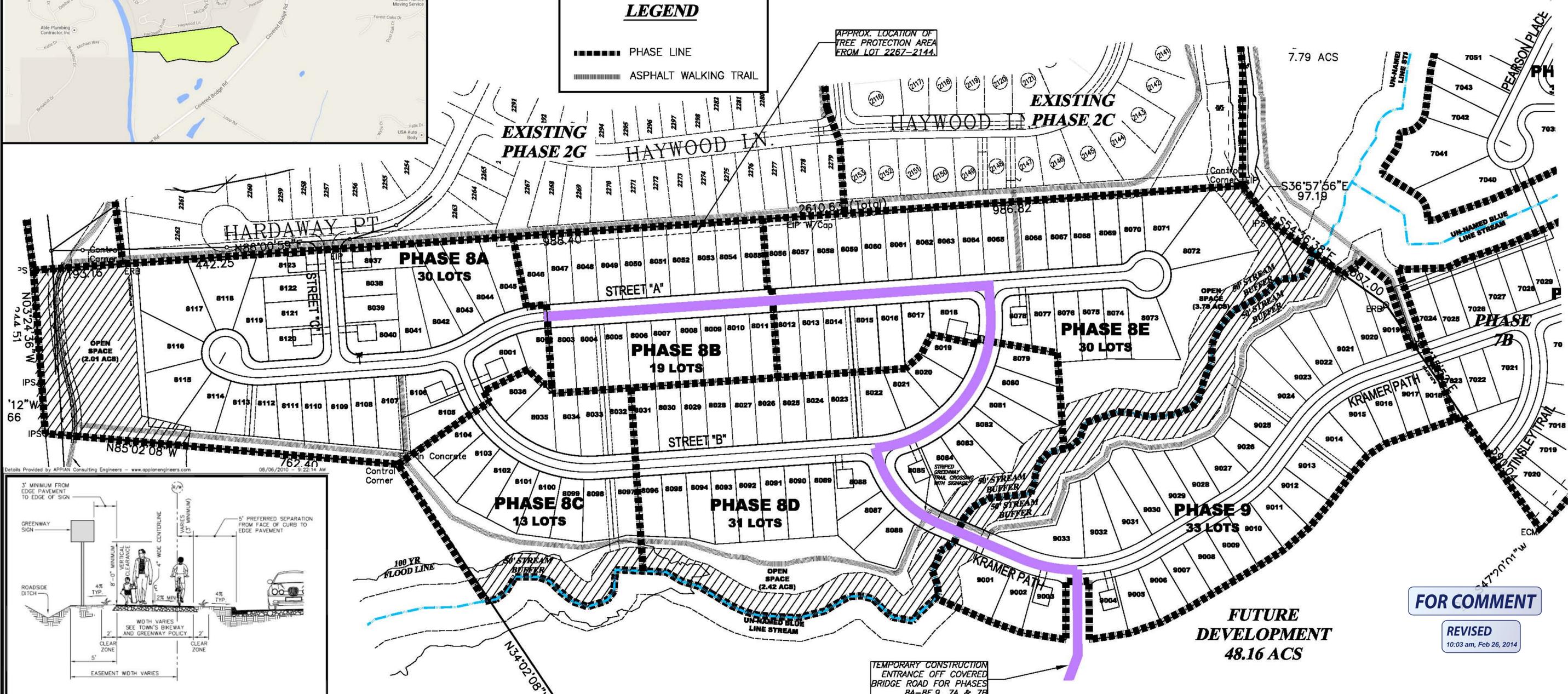
----- ASPHALT WALKING TRAIL

SITE INFORMATION

- OWNER: FSC IV, LLC
400 RIVERWOOD DR
CLAYTON, NC 27527
- PARCEL #: 176000-83-9975
- TAX #: 160302
- TOTAL SITE ACREAGE - 46.19 ACS
- CURRENT ZONING: R-E
- PROPOSED ZONING: R-8 OPEN SPACE SUBDIVISION
- PROPOSED LOTS = 156
- ALL OPEN SPACE TO BE MAINTAINED BY RIVERWOOD ATHLETIC CLUB HOA.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.
- PROPOSED IMPERVIOUS AREA = 651,475 SF (INCLUDING STREETS, WALKING TRAILS AND 300SF PER LOT).

STREET YARD TREES

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



NOTES:

- See detail 401.01 for road way construction / dimensions.
- Subgrade must be compacted enough to hold up the paving operation.

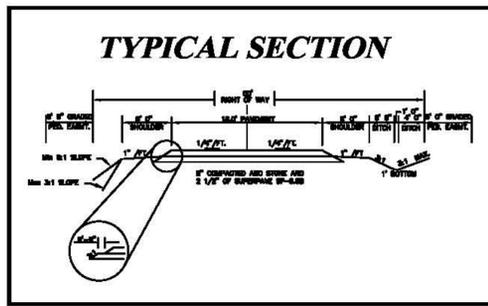
TOWN OF CLAYTON
CSD WITH THE TOWN OF CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL BIKEWAY / GREENWAY PAVEMENT SECTION

SCALE: Not To Scale
DETAIL: 401.03
REVISION DATE: Feb, 2013
SHEET: 1 OF 1

NOTE:
ALL STREAM BUFFERS SHOWN ON THIS PLAN ARE SUBJECT TO THE TOWN OF CLAYTON'S RESOURCE CONSERVATION REQUIREMENTS AND SHALL REMAIN UNDISTURBED EXCEPT FOR THE AREA WHERE KRAMER PATH CROSSES THE UN-NAMED STREAM.

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

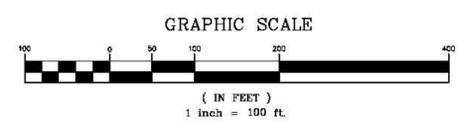


RESOURCE CONSERVATION AREA

RESOURCE CONSERVATION AREAS

- RESOURCE CONSERVATION AREAS AS DEFINED BY SECTION 155.500 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) SHALL BE IDENTIFIED ON PLATS AS BEING PERMANENTLY SET ASIDE. THESE AREAS SHALL INCLUDE JURISDICTIONAL WETLANDS, 100 YEAR FLOOD PLAINS AND STREAM BUFFERS (AS DEFINED IN SECTION 155.502(A)(1) OF THE UDO).
- RESOURCE CONSERVATION AREAS SHALL BE PROTECTED IN PERPETUITY BY A BINDING LEGAL INSTRUMENT THAT IS RECORDED WITH THE DEED. THE INSTRUMENT FOR PERMANENT PROTECTION SHALL INCLUDE CLEAR RESTRICTIONS ON THE USE OF THE OF RESOURCE CONSERVATION AREA AS DESCRIBED IN SECTION 155.500(F) OF THE UDO.

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



FOR COMMENT

REVISED
10:03 am, Feb 26, 2014

FUTURE DEVELOPMENT
48.16 ACS

DC ADAMS ENGINEERING, INC
404 SWANN TRAIL, CLAYTON, NC 27527
domie@dcadamspe.com (919) 763-7278 FIRM # C-3894

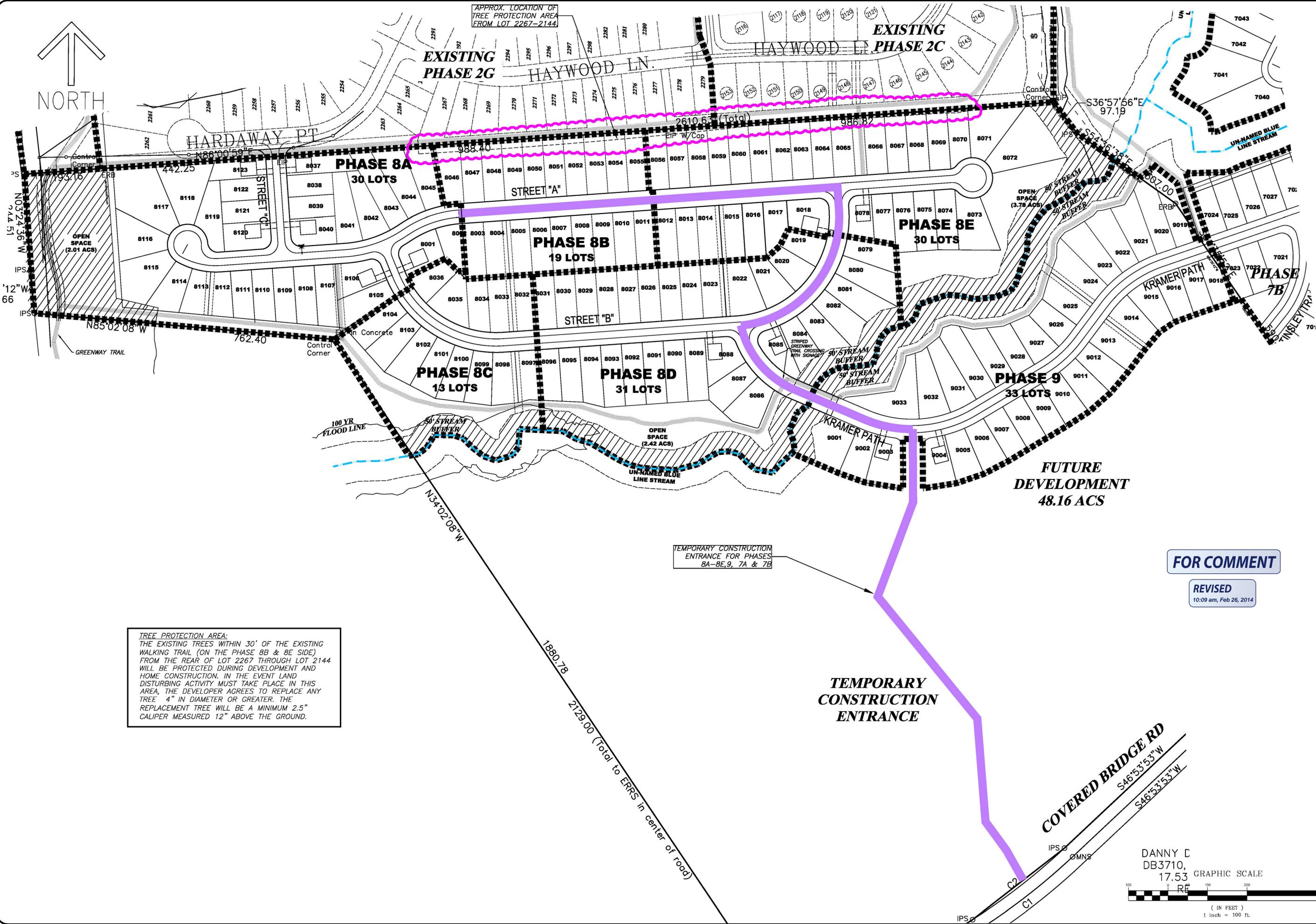
RIVERWOOD ATHLETIC CLUB
FRED SMITH COMPANY, CLAYTON, NC 27527

SUBDIVISION PLAN FOR PHASE 8A-8D & 9

FILE: 176000-83-9975-01
DESIGN: DCA
DRAWN: DCA
CHECKED: DCA
HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: N/A

DATE: 11/1/2013
JOB NO.:
SHEET: 1 OF 1

APPROX. LOCATION OF TREE PROTECTION AREA FROM LOT 2267-2144



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

TEMPORARY CONSTRUCTION ENTRANCE FOR PHASES 8A-8E, 9, 7A & 7B

FOR COMMENT

REVISED
 10:09 am, Feb 26, 2014

TEMPORARY CONSTRUCTION ENTRANCE

FUTURE DEVELOPMENT
 48.16 ACS

DANNY C
 DB3710,
 17.53 GRAPHIC SCALE

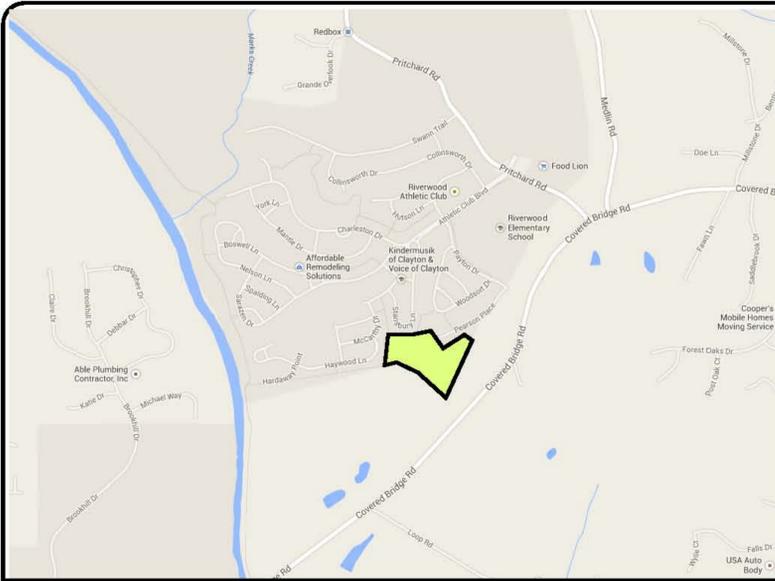
(IN FEET)
 1 inch = 100 feet.

DC ADAMS ENGINEERING, INC
 404 SWANN TRAIL, CLAYTON, NC 27527
 domie@dcaadamspe.com (919) 763-7278 FIRM # C-3894

RIVERWOOD ATHLETIC CLUB
 FRED SMITH COMPANY, CLAYTON, NC 27527

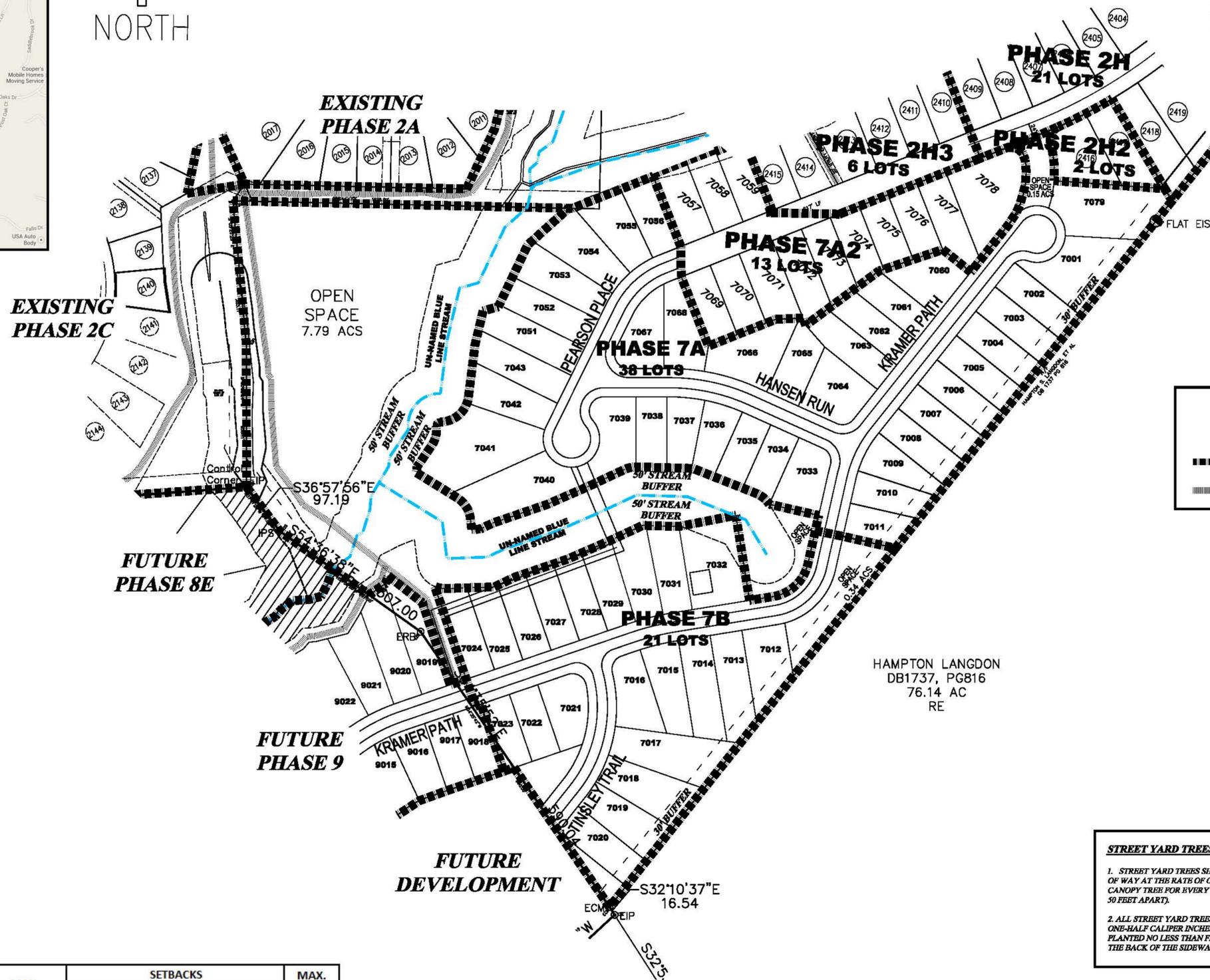
TREE PROTECTION AREA & CONSTRUCTION ENTRANCE
 PHASE 8A-8D & 9

FILE: PROJECT-01030713
 DESIGN: DCA
 DRAWN: DCA
 CHECKED: DCA
 HORIZONTAL SCALE: 1"=100'
 VERTICAL SCALE: N/A
 DATE: 11/1/2013
 JOB NO.:
 SHEET: 1 OF 1

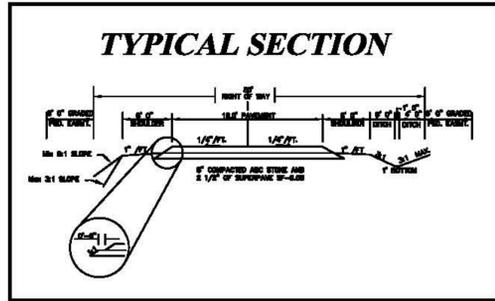


SITE INFORMATION

1. OWNERS: FSC III, LLC
400 RIVERWOOD DR
CLAYTON, NC 27527
2. PARCEL #: 177000-04-6840
3. TAX #: 1602025
4. TOTAL SITE ACREAGE = 24.49 ACS
5. CURRENT ZONING: R-8
6. PROPOSED LOTS = 59
7. OPEN SPACE = 8.28 ACRES
8. ALL OPEN SPACE TO BE MAINTAINED BY RIVERWOOD ATHLETIC CLUB HOA.



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



LEGEND

- ▬ PHASE LINE
- ▬ ASPHALT WALKING TRAIL

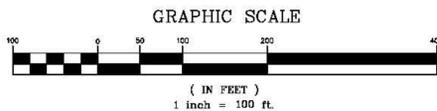
FOR COMMENT

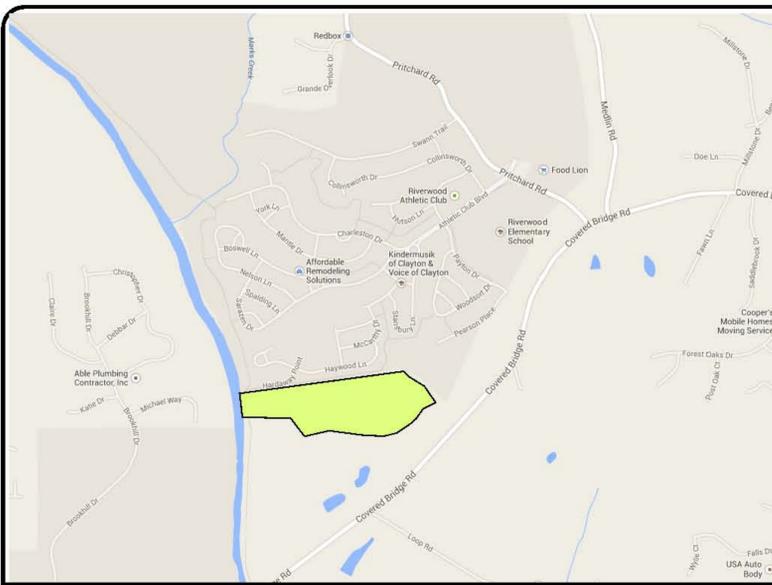
STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACE A MAXIMUM OF 50 FEET APART).
2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIBER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN FIVE FEET OR MORE THAN 15 FEET FROM THE BACK OF THE SIDEWALK.

PHASE	UNIT TYPE	AREA (ACS)	# OF UNITS	MIN. LOT WIDTH (FT)	MIN. LOT AREA (SF)	MAX. IMPERVIOUS AREA PER LOT	SETBACKS				MAX. BLDG. HEIGHT (FT)
							FRONT (FT)	SIDE (FT)	REAR (FT)	STREET SIDE (FT)	
7A	SINGLE FAMILY	18.04	38	42	6000	55%	20	6	15	10	35
7B	SINGLE FAMILY	6.45	21	42	6000	55%	20	6	15	10	35
TOTALS		24.49	59								

SETBACKS ARE BASED ON "OPEN SPACE SUBDIVISION" REQUIREMENTS





PHASE	UNIT TYPE	AREA (ACS)	# OF UNITS	MIN. LOT WIDTH (FT)	MIN. LOT AREA (SF)	MAX. IMPERVIOUS AREA PER LOT	SETBACKS				MAX. BLDG. HEIGHT (FT)
							FRONT (FT)	SIDE (FT)	REAR (FT)	STREET SIDE (FT)	
8A	SINGLE FAMILY	9.82	30	42	6000	55%	20	6	15	10	35
8B	SINGLE FAMILY	3.96	19	42	6000	55%	20	6	15	10	35
8C	SINGLE FAMILY	4.21	13	42	6000	55%	20	6	15	10	35
8D	SINGLE FAMILY	9.23	31	42	6000	55%	20	6	15	10	35
8E	SINGLE FAMILY	9.07	30	42	6000	55%	20	6	15	10	35
9	SINGLE FAMILY	9.9	33	42	6000	55%	20	6	15	10	35
TOTALS		46.19	156								

SETBACKS ARE BASED ON "OPEN SPACE SUBDIVISION" REQUIREMENTS

LEGEND

----- PHASE LINE

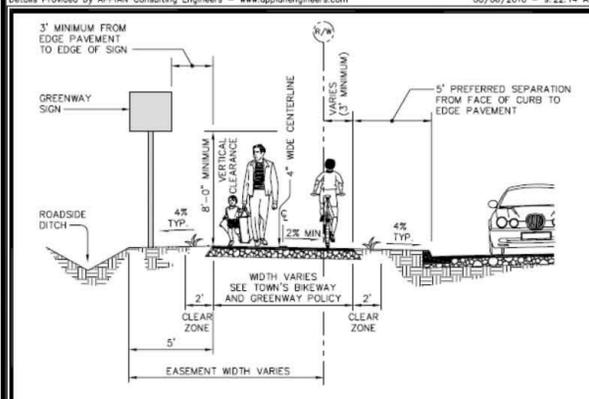
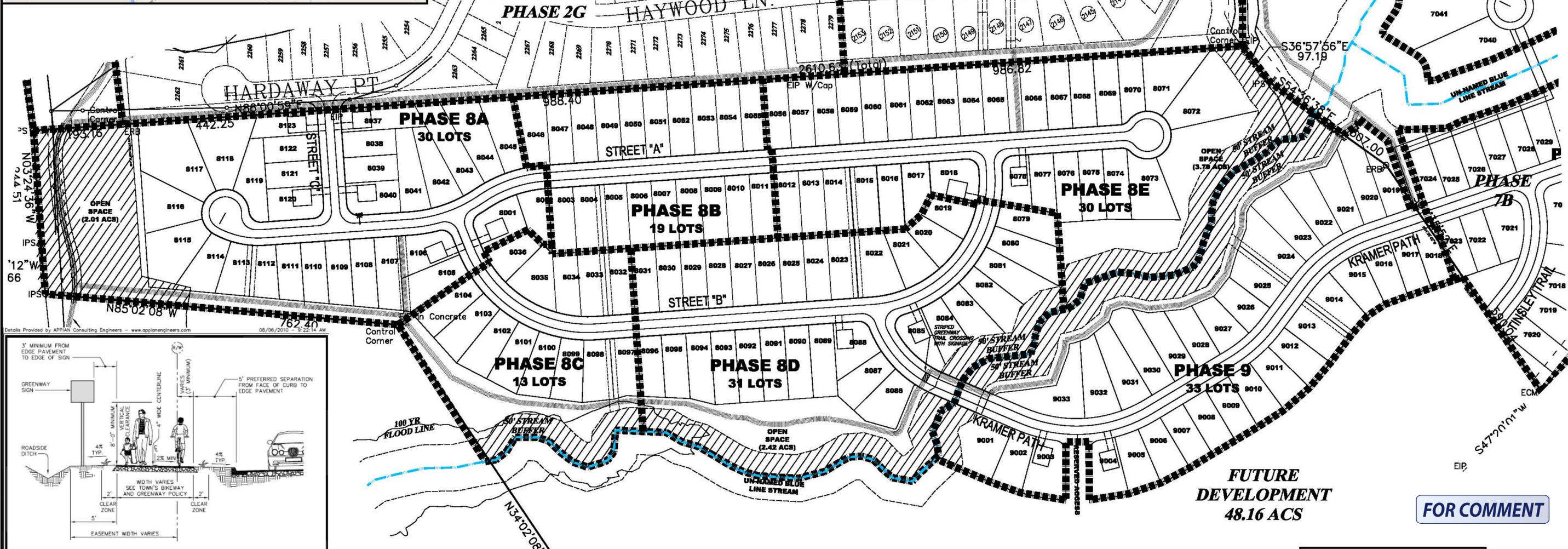
----- ASPHALT WALKING TRAIL

SITE INFORMATION

- OWNER: FSC IV, LLC
400 RIVERWOOD DR
CLAYTON, NC 27527
- PARCEL #: 176000-83-9975
- TAX #: 160302
- TOTAL SITE ACREAGE - 46.19 ACS
- CURRENT ZONING: R-E
- PROPOSED ZONING: R-8 OPEN SPACE SUBDIVISION
- PROPOSED LOTS = 156
- ALL OPEN SPACE TO BE MAINTAINED BY RIVERWOOD ATHLETIC CLUB HOA.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.
- PROPOSED IMPERVIOUS AREA = 651,475 SF (INCLUDING STREETS, WALKING TRAILS AND 3300SF PER LOT).

STREET YARD TREES

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



TOWN OF CLAYTON

USE WITH THE TOWN OF CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL BIKEWAY / GREENWAY PAVEMENT SECTION

SCALE: Not To Scale

DETAIL: 401.03

REVISION DATE: Feb. 2015

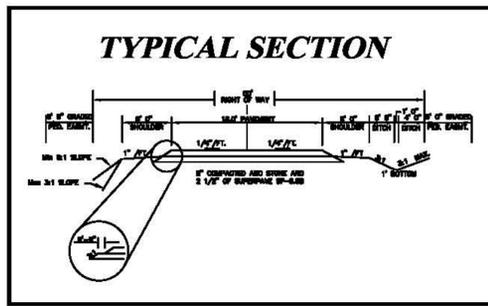
SHEET # 1 OF 1

DATE: 11/1/2013

JOB NO.:

SHEET 1 OF 1

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



RESOURCE CONSERVATION AREA

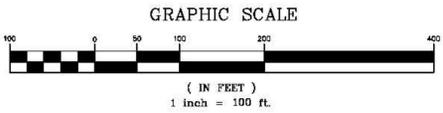
RESOURCE CONSERVATION AREAS

- RESOURCE CONSERVATION AREAS AS DEFINED BY SECTION 155.500 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) SHALL BE IDENTIFIED ON PLATS AS BEING PERMANENTLY SET ASIDE. THESE AREAS SHALL INCLUDE JURISDICTIONAL WETLANDS, 100 YEAR FLOOD PLAINS AND STREAM BUFFERS (AS DEFINED IN SECTION 155.502(A)(1) OF THE UDO).
- RESOURCE CONSERVATION AREAS SHALL BE PROTECTED IN PERPETUITY BY A BINDING LEGAL INSTRUMENT THAT IS RECORDED WITH THE DEED. THE INSTRUMENT FOR PERMANENT PROTECTION SHALL INCLUDE CLEAR RESTRICTIONS ON THE USE OF THE OF RESOURCE CONSERVATION AREA AS DESCRIBED IN SECTION 155.500(F) OF THE UDO.

NOTE:
ALL STREAM BUFFERS SHOWN ON THIS PLAN ARE SUBJECT TO THE TOWN OF CLAYTON'S RESOURCE CONSERVATION REQUIREMENTS AND SHALL REMAIN UNDISTURBED EXCEPT FOR THE AREA WHERE KRAMER PATH CROSSES THE UN-NAMED STREAM.

FUTURE DEVELOPMENT
48.16 ACS

FOR COMMENT



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

Agenda Item: 5f

Meeting Date: 3/17/14

TITLE: PRESENTATION OF APPLICATION FOR THE LIBRARY BOARD.

DESCRIPTION: Ms. Sybil Champion has resigned from the Clayton Library Board. Her resignation creates a vacancy with a term expiring December 31, 2015.

For Council consideration, attached is an application from Mrs. Elizabeth McLaurin.

RELATED GOAL: Cultural & Recreational

ITEM SUMMARY:

Date:

Action:

Info. Provided:

03-17-14

Presentation.

Application.



RECEIVED
8/26/13 AB

ADVISORY BOARD CANDIDATE APPLICATION

The Town of Clayton welcomes and appreciates your interest in serving the Town. This application is designed to gather information to evaluate your qualifications. Candidates may be interviewed prior to appointment.

If requesting consideration for more than one, please submit a separate application for each board.

CHOOSE ONE:

- Planning & Zoning Board
- Board of Adjustment
- Downtown Development Assoc.
- Clayton Library Board
- Recreation Advisory Committee
- Fire Dept. Advisory Board
- Public Arts Advisory Board

PLEASE NOTE: In accordance with North Carolina law, this application is a public record and will be disclosed upon request and without notice. If there is any information you do not want released to the public, please do not include it.

Please type or use dark ink.

Name: Elizabeth Cooper McLaurin

Mailing Address: 516 S. Lombard Street

Physical HOME Address: 516 S. Lombard Street

Phone Number (HOME): 919-553-6166 (WORK) _____

FAX Number: 919-553-9166 Mobile Number: 919-763-4106

Email Address: _____

*Female *Male

*Race white

Employer: _____

Occupation: retired teacher

*This information is voluntary and is requested for the sole purpose of assuring that a cross section of the community is appointed; NC GS 143-157.1.



Residency within the Town limits or ETJ (extra territorial jurisdiction) is required for membership on most Council advisory boards.

Length of residence in Clayton: born here - last 8 years here

Do you live in the Clayton? Corporate Limits: Yes No ETJ: Yes No

How did you find out about this board or committee? Facebook Website TV

Newspaper Email Twitter Mail Other _____

Outline your qualifications and why you wish to serve the board/committee you indicated.

Masters degree from Winthrop University
Taught school over 31 years
Have used Clayton library since 5 years old

State why you would be an asset to this board or committee. Avid reader - Knowledge of literature

Do you anticipate a conflict of interest if asked to serve as a member on the requested board or committee? No Yes If Yes, explain:

PLEASE LIST CURRENT AND PREVIOUS SERVICE TO THE COMMUNITY, CIVIC CLUBS, ETC., ACTIVITY AND ANY SPECIAL TALENTS.

Boards/Committees/Civic	From	To
<u>Haleyon Club</u>	_____	_____
<u>Woman's Club of Clayton</u>	_____	_____
_____	_____	_____
_____	_____	_____

Elizabeth C. McLaurin _____ 8-26-13
Signature Date

- Please do not submit resumes or attachments.
- This application is a **public record**.
- Information in the application will be considered in making appointments.
- Candidates may be interviewed prior to appointment.
- If not initially appointed to serve, this application will remain active until August 1 of the following year.

Applications are to be turned in to the Town Clerk in person (111 East Second Street), by mail (Town of Clayton, PO BOX 879, Clayton, NC 27528) or by email (sscoggins@townofclaytonnc.org)

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

Agenda Item: 5g

Meeting Date: 3/17/14

**TITLE: PRESENTATION OF PROCLAMATION FOR DAY OF CONGENITAL
DIAPHRAGMATIC HERNIA AWARENESS.**

DESCRIPTION: Proclamation.

RELATED GOAL: Administrative

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Presentation.	Proclamation.

**TOWN OF CLAYTON
PROCLAIMING APRIL 19, 2014 AS
DAY OF CONGENITAL DIAPHRAGMATIC HERNIA AWARENESS**

WHEREAS, one in every 2,500 pregnancies are diagnosed with a congenital diaphragmatic hernia (CDH); and

WHEREAS, since 2000, it is estimated that over 500,000 babies have been born with CDH; however, only 50 percent of those babies survived; and

WHEREAS, CDH is as common as spina bifida and cystic fibrosis; however, very few people know about it or are aware of it; and

WHEREAS, 1,600 babies are born with CDH every year in the United States each year; and

WHEREAS, there are many people living in the Town of Clayton who have been diagnosed with and have survived their CDH; although many families in the Town of Clayton have endured the horrible pain and grief associated with the loss of loved ones with CDH; and

WHEREAS, those with CDH often endure multiple surgeries and possible medical complication beyond their diagnosis that include heart defects, pulmonary complications, gastric and intestinal problems, developmental delays, and may require respiratory and medicinal support for years; and

WHEREAS, raising awareness of this congenital defect will help bring about acceptance and support for those suffering with it and will help advocate for urgently needed medical research and advances;

NOW, THEREFORE, the Honorable Mayor and Clayton Town Council wish to recognize April 19 as the day of **“Congenital Diaphragmatic hernia awareness.”**

Duly proclaimed by the Clayton Town Council this ____ day of ____ 2014, while in regular session.

Jody L. McLeod,
Mayor

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

Agenda Item: 5h

Meeting Date: 3/17/14

TITLE: PRESENTATION OF WARRANTY ACCEPTANCE FOR PUBLIC SEWER AND WATER UTILITIES TO SERVE THE SHEETZ STATION AT AMELIA CHURCH AND NC 42 WEST.

DESCRIPTION: Memorandum.

RELATED GOAL: Infrastructure

ITEM SUMMARY:

<u>Date:</u>	<u>Action:</u>	<u>Info. Provided:</u>
03-17-14	Presentation.	Memorandum.

TOWN OF CLAYTON OPERATIONS CENTER

"SERVICE"

ELECTRIC SERVICE
(919) 553-1530

VEHICLE MAINTENANCE
(919) 553-1530



"ENVIRONMENT"

PUBLIC WORKS
(919) 553-1530

WATER RECLAMATION
(919) 553-1535

MEMORANDUM

To: Sherry Scoggins, Town Clerk

From: Chris Rowland, Construction Inspector 

Copy: Adam Pike, Stewart Engineering
David DeYoung, Planning Director

Date: February 24, 2014

Subject: Amelia Station (Partial)

Please place a warranty acceptance request for the subject public sewer and water utilities on the next available agenda. Record drawings have been reviewed and accepted. Following acceptance, the utilities will be subject to a one-year warranty period. Following said warranty, a final inspection will be done and all deficient items corrected by the developer prior to final acceptance. This document is intended to warrant only the portion of the utility system required to serve the Sheetz Station at Amelia Church and NC 42-W, which includes the sanitary sewer out-fall and a portion of the water line interior to the site.

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

Agenda Item: 9c

Meeting Date: 03/17/14

TITLE: TOWN CLERK

DESCRIPTION: Calendar of Events

- The Clayton Center Palladian Series: The Celtic Tenors – Saturday, March 15, 2014 @ 8 PM
- Sunshine Week – March 16 -22, 2014
- Council Mtg – Monday, March 17, 2014 @ 6:30 PM
- ~~Board of Adjustment Mtg – Wednesday, March 19, 2014 @ 6 PM - Cancelled~~
- ~~Planning Board Mtg – Monday, March 24, 2014 @ 6 PM - Cancelled~~
- Fire Advisory Board Mtg – Thursday, March 27, 2014 @ 7 PM at Fire Station 1, 325 West Horne Street
- The Clayton Center Palladian Series: The Hot Club of San Francisco – Friday, April 4, 2014 @ 8 PM
- The Clayton Center presents: Schoolhouse Rock Live! – Saturday, April 5, 2013 @ 3 PM
- Council Mtg – Monday, April 7, 2014 @ 6:30 PM
- The Clayton Center Palladian Series: James Gregory (The Funniest Man in America!) – Friday, April 11, 2014 @ 8 PM
- Downtown Development Association Mtg – Monday, April 14, 2014 @ 6:30 PM in room GS 223
- Board of Adjustment Mtg – Wednesday, April 16, 2014 @ 6 PM
- Good Friday Holiday – Friday, April 18, 2014
- Council Mtg – Monday, April 21, 2014 @ 6:30 PM
- Planning Board Mtg – Monday, April 28, 2014 @ 6 PM
- Council Mtg – Monday, May 5, 2014 @ 6:30 PM
- Ethics Webinar 2014 – Wednesday, May 14, 2014, from 10 AM to 12 noon, Four Oaks Room
- 2014 Legislative Session [the Short Session] – Wednesday, May 14, 2014 at 12 noon
- Council Mtg – Monday, May 19, 2014 @ 6:30 PM
- Board of Adjustment Mtg – Wednesday, May 21, 2014 @ 6 PM
- Fire Advisory Board Mtg – Thursday, May 22, 2014 @ 7 PM at Fire Station 1, 325 West Horne Street
- Memorial Day Holiday – Monday, May 26, 2014
- Planning Board Mtg – **TUESDAY**, May 27, 2014 @ 6 PM
- Council Mtg – Monday, June 2, 2014 @ 6:30 PM
- NCLM Town Hall Day – Wednesday, June 4, 2014
- Downtown Development Association Mtg – Monday, June 9, 2014 @ 6:30 PM in room GS 223

- Council Mtg – Monday, June 16, 2014 @ 6:30 PM
- Board of Adjustment Mtg – Wednesday, June 18, 2014 @ 6 PM
- Planning Board Mtg – Monday, June 23, 2014 @ 6 PM
- Independence Day Holiday – Friday, July 4, 2014
- Council Mtg – Monday, July 7, 2014 @ 6:30 PM
- Board of Adjustment Mtg – Wednesday, July 16, 2014 @ 6 PM
- Council Mtg – Monday, July 21, 2014 @ 6:0 PM
- Fire Advisory Board Mtg – Thursday, July 24, 2014 @ 7 PM at Fire Station 1, 325 West Horne Street
- Planning Board Mtg – Monday, July 28, 2014 @ 6 PM
- Council Mtg – August 4, 2014 @ 6:30 PM
- Council Mtg – August 18, 2014 @ 6:30 PM
- Board of Adjustment Mtg – Wednesday, August 20, 2014 @ 6:00 PM
- Planning Board Mtg – Monday, August 25, 2014 @ 6:00 PM
- Labor Day Holiday – Monday, September 1, 2014
- Council Mtg – **TUESDAY**, September 2, 2014 @ 6:30 PM
- Council Mtg- Monday, September 15, 2014 @ 6:30 PM
- Board of Adjustment Mtg –Wednesday, September 17, 2014 @ 6:00 PM
- Planning Board Mtg – Monday, September 22, 2014 @ 6:00 PM
- Council Mtg – Monday, October 6, 2104 @ 6:30 PM
- NCLM Annual Conference – October 12-14, 2014; Greensboro, NC
- Board of Adjustment Mtg – Wednesday, October 15 2014 @ 6:00 PM
- Council Mtg – Monday, October 20, 2014 @ 6:30 PM
- Planning Board Mtg – Monday, October 27, 2014 @ 6:00 PM
- Fall Back: 2014 Daylight Saving Time ends – Sunday, November 2, 2014, at 2 AM
- Council Mtg – Monday, November 3, 2014 @ 6:30 PM
- Veteran’s Day Holiday – Tuesday, November 11, 2014
- Council Mtg – Monday, November 17, 2014 @ 6:30 PM
- Board of Adjustment Mtg – Wednesday, November 19, 2014 @ 6:00 PM
- Planning Board Mtg – Monday, November 24, 2014
- Thanksgiving Day Holiday – Thursday, November 27, 2014 & Friday, November 28, 2014
- Council Mtg – Monday, December 1, 2014 @ 6:30 PM
- Council Mtg – Monday, December 15, 2014 @ 6:30 PM
- Board of Adjustment Mtg – Wednesday, December 17, 2104 @ 6:00 PM
- Christmas Holiday – Wednesday, December 24, 2014; Thursday, December 25, 2014; & Friday, December 26, 2014

Date:
03-17-14

Action:
N/A

Info. Provided:
Calendar of Events