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

APRIL 20, 2015

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
KIMBERLY A. MOFFETT, TOWN CLERK
BRUCE THOMPSON II, TOWN ATTORNEY

P. O. Box 879 - Clayton, North Carolina 27528 - Office (919) 553-5002 - Fax (919) 553-8919

AGENDA
THE WORK SESSION MEETING OF THE CLAYTON TOWN COUNCIL

MONDAY, APRIL 20, 2015 **THE CLAYTON CENTER**
6:30 PM **COUNCIL CHAMBERS**

1. **CALL TO ORDER**
   Pledge of Allegiance & Invocation

2. **ADJUSTMENT OF THE AGENDA**

3. **CONSENT AGENDA**
   (Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.)
   a. **Draft Minutes – March 16, 2015**
   b. **Clean Sweep Proclamation**
   c. **Appointment to Public Arts Advisory Board**
   d. **Street Blade Real Estate – 90 DayTrial at Riverwood Athletic Club**

   Potential Action: Approval of Consent Agenda as Presented

4. **INTRODUCTIONS AND SPECIAL PRESENTATIONS**
   a. **Request for Preeclampsia Awareness Month Proclamation**

   Potential Action: Place on May 4, 2015 Consent Agenda

   b. **2015 Peace Officers Day Proclamation**

   Potential Action: Place on May 4, 2015 Consent Agenda

   c. **Public Arts Advisory Board Upcoming Projects/Budget Request**

   Potential Action:

5. **PUBLIC HEARINGS**
   a. **Public Hearing – PDD 2014-127 – Steeplechase Planned Development – Rezoning to PD-MU**

   Potential Action: Tabled – May 4, 2015

   b. **Public Hearing – PSD 2014-128 – Steeplechase Planned Development – Preliminary Plat/Master Plan**

   Potential Action: Tabled – May 4, 2015

6. ITEMS SCHEDULED FOR THE REGULAR MEETING AGENDA

a. Report on Sewer Bid Process for Sam's Branch Phase 2

Potential Action: - None – Informational Report

b. Rezoning - 15-05-02-RZ – Riverwood Athletic Club – Raven's Ridge 8C

Potential Action: Set Public Hearing for May 4, 2015

c. Major Subdivision/Preliminary Plat - 15-08-01-SUB - Riverwood Athletic Club - Raven's Ridge 8C

Potential Action: Set Public Hearing for May 4, 2015

d. Rezoning – 14-126-01 – Proctor's Place

Potential Action: Set Public Hearing for May 4, 2015

e. Rezoning I - 15-05-01 – Horne Memorial Church

Potential Action: Set Public Hearing for May 4, 2015

7. ITEMS CONTINGENT FOR THE REGULAR MEETING

a. Warranty and Dedication Request – Cleveland Draft House of Clayton

Potential Action: Place on May 4, 2015 Consent Agenda

b. Ordinance Amending Code of Ordinance – Access to SBI/DCI Criminal Record Information regarding ABC Permit Request

Potential Action: Place on May 4, 2015 Consent Agenda

c. Special Event – 2015-06 – Harvest Festival

Potential Action: Place on May 4, 2015 Consent Agenda

d. Special Event – 2015-07 – Clayton Shindig

Potential Action: Place on May 4, 2015 Consent Agenda

8. ITEMS FOR DISCUSSION

a. Archer Lodge Animal Control Service Request

Potential Action: Provide feedback to staff

9. **OLD BUSINESS**

a. **Hocutt Ellington Memorial Library Long Range Plan**

Potential Action: **Approval of Long Range Plan as Presented**

b. **Library Card User Fees**

Potential Action: **Approval of Ordinance Amending Fees & Charges Regarding Library User Fees**

10. **STAFF REPORTS**
    a. **Town Manager**
    b. **Town Attorney**
    c. **Town Clerk**
    - **Calendar of Events**
    d. **Other Staff**

11. **OTHER BUSINESS**
    a. **Informal Discussion & Public Comment**
    b. **Council Comments**

12. **ADJOURNMENT**

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 3a **Meeting Date:** April 20, 2015

TITLE: Draft Minutes

DESCRIPTION: Draft minutes from the March 16, 2015 Town Council meetings.

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Consent	Draft Minutes

Town of Clayton
Town Council Minutes
March 16, 2015

Present: **Mayor Jody McLeod, Mayor Pro Tem Michael Grannis, Council Member Bob Satterfield, Council Member Butch Lawter, Council Member Art Holder, and Council Member Jason Thompson**

Staff Present: **Steve Biggs, Town Manager; Nancy Medlin, Deputy Town Manager; Jeff Bandini, Town Attorney; Tim Simpson, Public Works Director; Howard Creech, Electrical Department; Larry Bailey, Parks and Recreation Director, Christie Starnes, Library Director; David DeYoung, Planning Director; Stacy Beard, Public Information Officer; Robert McKie, Finance Director; Bruce Naegelen, Downtown Development Coordinator; Dale Medlin, Electric Department Supervisor; Matt Lorion, Parks and Recreation; R.W. Bridges, Police Chief; Tommy Roy, Information Technology Specialist; Christy Anastasi, Deputy Town Clerk and Kimberly Moffett, Town Clerk.**

1. CALL TO ORDER

Mayor McLeod called the meeting to order at 6:36 p.m. The Mayor led the Pledge of Allegiance as well as offering the Invocation.

2. ADJUSTMENT OF THE AGENDA

Mr. Biggs advised there would be an addition to the Agenda. This addition will be Item 9A and is a Resolution regarding the sale of telecom easement and assignment agreement.

3. CONSENT AGENDA

a. Draft Minutes – February 2, 2015 and February 19, 2015
b. Resolution #2015-08 –Transferring duties of Deputy Town Clerk

Action: Approval of Consent Agenda as Presented

Motion: Council Member Thompson
Second: Council Member Holder
Vote: Unanimous

4. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. 2014 Electric Department Report

Dale Medlin, Electrical Department, provided the 2014 Electrical Department Annual Report. Council members were provided with a copy of the report. Some of the items discussed included new equipment, completed capital projects and associated costs as well as financial

information for projects in the 2015-106 budget. Mr. Medlin also provided information regarding customer outage figures and addressed actions taken to improve the electrical system. Mayor Pro Tem Grannis thanked Mr. Medlin and his entire team for all their hard work and dedication and stated he felt they did an outstanding job. There was a brief discussion regarding tree trimming. Mr. Medlin stated he firmly believed that if not for the tree trimming projects, customer outages times could easily be doubled.

b. Library Card Fees

Deputy Town Manager Medlin provided a report recommending the equitable cost share for all persons using the library and its services. The following card fee recommendations were brought to council for consideration:

Resident: Free
Non Resident Taxpayer: Free
Education Employees: Free
Town Employees: Free
Non-Resident: $25 Annually
$15 Semi-annually
$10 Quarterly
Replacement Cards (unexpired): $5.00
Non-Residential Internet Use: $5.00/Hour

Ms. Medlin explained the process used for calculating the proposed cost of fees and stated two separate calculation methods were used. Both methods averaged a consistent fee. Ms. Medlin stated these recommendations would be a component of the Long Range Plan and Policy and the effective date of these changes would be July 1, 2015.

There was discussion regarding the numbers of library cards within the town limit, ETJ and Johnston County.

Council Member Holder suggested there be a reduced fee for a family/household. This item will be addressed and will be presented at the April 6, 2015 Town Council meeting.

c. Clayton Police Department Annual Report

Chief R.W. Bridges provided the 2014 Annual Report. Significant events of the Clayton Police Department were discussed and included the following:

- **Two new officers hired to fill vacancies**

- **K-9 "Able" joined the CPD ranks**
- **One new office assistant hired to fill vacancy**
- **Two civilian employees retired**
- **New Training Officer Position created**
- **One additional Advanced Law Enforcement Certificate earned**
- **Two Intermediate Law Enforcement Certifications earned**
- **US Police K-9 Trails**
- **Two homicides were investigated – both were solved with suspects arrested**
- **Filed reports on 690 Traffic Accidents – 173 with injuries, 1 fatality**
- **Handled 26,946 police calls for service in 2014**

Chief Bridges also stated Police Officer of the Year was presented to Detective Temple for his outstanding work on a case involving a chop shop and tractor trailers as well as playing a large role in the conclusion of the 2nd homicide case for 2014. Chief Bridge also stated there was a total of 5 citizen complaints for the year, 21 defensive actions and 3 pursuits. There was an increase of 2,778 in service calls from 2013 to 2014.

Mayor Pro Tem Grannis commended Chief Bridge and department for the great job they do. Mayor Pro Tem Grannis asked about percentages of certifications within the department. Chief Bridges stated he would need to verify actual percentages but felt confident stating the Clayton Police Department percentage is high with regard to those officers with advanced certifications.

Council Member Thompson asked if there were any areas with a higher concentration of police service calls. Chief Bridges stated there were south of Highway 70 and east of Highway 42. Council Member Thompson stated he would like to see map showing the area for calls of service.

Council Member Lawter stated he is very pleased with the new position of Park Police Officer. He further stated that officer Duran is quickly becoming known and proving to be extremely helpful. Council Member Lawter thanked the Chief and the department for the fine job they do in keeping the community safe.

Chief Bridges advised that next on-site accreditation will take place in July.

Mayor McLeod offered this thanks and appreciation for all the fine work done by the Police Department on a daily basis.

5. PUBLIC HEARINGS

a. Public Hearing – PDD 2014-127 – Steeplechase Planned Development – Rezoning to PD-MU

Action: Tabled Public Hearing to April 6, 2015

b. Public Hearing – PSD 2014-128 – Steeplechase Planned Development – Preliminary Plat/Master Plan

Action: Tabled Public Hearing to April 6, 2015

6. ITEMS SCHEDULED FOR THE REGULAR MEETING AGENDA

a. The Fresh Air Fund Proclamation

Town Clerk, Kimberly Moffett, stated a request was received from the Fresh Air Fund for a proclamation recognizing the organization. The organization offers an opportunity to for children from inner cities, who might not otherwise be able, to enjoy the fresh air of backyards, parks, greenways and wide open spaces. The Fresh Air Fund states there are several families in Clayton that open their homes to children for this summer experience.

Action: Place on April 6, 2015 Consent Agenda

b. Amendments to Municipal Records Retention & Disposition Schedule

Town Clerk, Kimberly Moffett, presented an amendment to the Municipal Records and Disposition Schedule. The amendments include adding law enforcement records – audio and video recordings and amending employee eligibility records to make it mandatory to retain records throughout the entire employment of an employee. Records may be destroyed upon separation; either 3 years from the date of hire OR 1 year after separation; whichever is later.

Action: Place on April 6, 2015 Consent Agenda

c. Surplus Property Resolution

Finance Director McKie presented a resolution authorizing the sale of surplus property. These items will be placed on www.govdeals.com, which is an internet based auction system.

Action: Place on April 6, 2016 Consent Agenda

d. Special Event – Clayton Road Race

Bruce Naegelen provided a report for the Clayton Road Race, which is scheduled to be held on May 9, 2015. The event is sponsored by the Clayton Parks and Recreation. The race will take place downtown and streets included are Second, Atkinson, Horne, Barbour and Fayetteville. The event will take place between 8:00 and 11:00 a.m. Council Member Thompson wanted to ensure that the Fire Department had no concerns and Mr. Matt Lorion of the Parks and Recreation Department stated there was a representative of the Fire Department that was part of the Special Events Committee was aware of all plans. The Special Events Committee recommends approval of the event.

Action: **Place on April 6, 2015 Consent Agenda**

e. Special Event – Santa Baby Road Race

Bruce Naegelen provided a report for the Santa Baby Road Race, which is scheduled to be held on December 5, 2015. This event is a 1 mile fun run and is sponsored by the Partnership for Children Johnston County. The location of the event is downtown and requested closures include the Clayton Center Parking Lot and Town Square. The event is scheduled to run from 9:00 a.m. to 12:00 p.m. The Special Events Committee recommends approval of the event.

Council Member Lawter asked about the cost to the town for all the various special events that take place. Mr. Biggs stated the gathering of all information is currently underway.

Action: **Place on April 6, 2015 Consent Agenda**

f. Special Event – Zaxby's Movie Night

Bruce Naegelen provided details regarding Zaxby's Movie Night. There are two different dates; May 2, 2015 and August 22, 2015. These events take place at Town Square between the hours of 6:00 and 10:00 p.m. Closure of the Town Square Parking Lot is requested beginning at 12:00 noon on the days of the events. The Special Events Committee recommends approval.

Action: **Place on April 6, 2015 Consent Agenda**

7. **ITEMS CONTINGENT FOR THE REGULAR MEETING**
   a. **Warranty and Dedication Acceptances:**
   Public sewer utility and all pertinent easements:
      - **Spring Branch Medical Park Phase2, Smith Packet AL Facility**
      - **Chandlers Ridge (Old Lyndale) Subdivision, Phase 2**

Action: **Place on April 6, 2015 Consent Agenda**

8. **ITEMS FOR DISCUSSION**

9. **OLD BUSINESS**

Mr. Biggs provided information regarding the presale and lease agreement regarding Shotwell Road. Terms have been successfully negotiated.

Action: **Suspend rules in order to take action/vote**

Motion: **Council Member Thompson**
Second: **Mayor Pro Tem Grannis**
Vote: **Unanimous**

Action: **Adoption of Resolution Authorizing Sale of Telecom Easement and Agreement**

Motion: **Council Member Holder**
Second: **Council Member Lawter**
Vote: **Unanimous**

10. **STAFF REPORTS**
   a. **Town Manager**

   Mr. Biggs stated what a great job and high level of professionalism and achievement there is in both the Electric and Police Departments. He thanked both for the reports presented this evening.

   b. **Town Attorney**
   c. **Town Clerk**
      - **Calendar of Events**

d. **Other Staff**

Stacy Beard, Public Information Officer, advised the Clayton Chamber of Commerce would be presenting the Administrative Assistant of the Year Award at their annual luncheon. Additionally, the Chamber has initiated anew event.

They will visit all Chamber members on April 14, 2015 and thank them for their membership.

Matt Lorion, Parks and Recreation Department, invited everyone to attend the Special Needs Dance, which will be held this Friday – March 20, 2015. This year will be a hoedown theme and the dance will take place from 7:00 to 9:00 p.m. at the Community Center. Mayor Pro Tem Grannis stated he attended last year and this was an amazing event and he encouraged attendance.

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

b. Council Comments

Council Member Satterfield asked for an update regarding the road at Maplewood. Mr. Biggs stated it would be done shortly. Council Member stated he was asked if town had any interest in placing the Moore Street old substation property on the market. Mr. Biggs stated a market analysis is being completed.

Mayor Pro Tem Grannis asked for an estimated completion date for Riverwood street paving. Mr. Biggs stated he would able to provide an update at the next meeting.

Council Member Holder provided a copy of financial analysis.

Mayor McLeod stated he heard many positive comments regarding the demolition of the red and white building. It was a very smooth process.

12. ADJOURNMENT

With there being nothing further, the meeting was adjourned at 7:45 p.m.

Action: Adjournment at 7:45 p.m.

Motion: Council Member Thompson
Second: Council Member Lawter
Vote: Unanimous

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 3b **Meeting Date:** April 20, 2015

TITLE: Clean Sweep Proclamation

DESCRIPTION: Judy Hoffman will be present to accept this Proclamation of behalf of the Newcomers & Neighbors Club.

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-6-15	Placed on 4-20-15 Consent Agenda	Proclamation
4-20-15	Consent Agenda	Proclamation

Town of Clayton
Proclaim Spring Litter Sweep
As
April 18-May 2, 2015

Whereas, the Spring 2015 LITTER SWEEP roadside cleanup will take place April 18 – May 2, 2015, and;

Whereas, the Newcomers & Neighbors Club encourages civic and professional groups, businesses, churches, schools, neighborhoods, families and individual citizens to participate in the Department of Transportation cleanup by sponsoring and organizing local roadside cleanups; and

Whereas, the great natural beauty of our community and a clean environment are sources of great pride for the Town of Clayton, attracting tourists and aiding in recruiting of new industries; and

Whereas, the cleanup will increase awareness of the need for cleaner roadsides, emphasize the importance of not littering, and encourage recycling of solid wastes; and

Whereas, volunteers help to beautify our town and raise awareness of the impact of litter on the environment while giving every citizen the opportunity to take responsibility for clean roads;

NOW, THEREFORE, LET IT BE PROCLAIMED by the Honorable Mayor and Town Council of the Town of Clayton that April 18- May 2, 2015, be proclaimed as "Litter Sweep" Spring 2015 Roadside Cleanup. Let it also be proclaimed that Clayton citizens are urged to keep our roadsides clean; to reduce and recycle solid wastes; and to report violations of the litter laws.

Duly proclaimed this 20th of April 2015 while in regular session.

_____

Jody L. McLeod
Mayor

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 3c **Meeting Date:** April 20, 2015

TITLE: Vacancy on Public Arts Advisory Board

DESCRIPTION: Nancy Medlin presented this application to fill current vacancy on the Public Arts Advisory Board. The applicant was interviewed by staff and is highly recommended for approval. The term of this vacancy expires on December 31, 2017.

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-6-15	Placed on 4-20 Consent For Approval	Application
4-20-15	Consent	Application

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: CLARK HIPOLITO

Mailing Address: 216 E. WHITAKER MILL RD RALEIGH NC. 27608.

Physical HOME Address:

Phone Number (HOME): 919. 272 .2285 **(WORK)**

FAX Number: — **Mobile Number:**

Email Address: CLARKHIPOLITO@MAC.COM

***Female** ☐ ***Male** ☑ ***Race** FILIPINO AMERICAN

Employer: SELF.

Occupation: ARTIST / DESIGNER

*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: 8 mo.

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 ☐ JASON HARDY

Newspaper ☐ Email ☐ Twitter ☐ Mail ☑ Other

Outline your qualifications and why you wish to serve the board/committee you indicated.

I'VE BEEN A SELF EMPLOYED ARTIST FOR OVER 20 YRS. WORKED @ MTV IN NYC FROM 1989-1994

State why you would be an asset to this board or committee. I BRING OVER 25+ YEARS OF EXPERIENCE + HAVE DEALT W/ FAMOUS ATHLETES / ROCKSTARS / CAPTAINS of INDUSTRY + ALL THE EXPERIENCE THAT CAME W/ IT.

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

Signature

3/26/15
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 (kmoffett@townofclaytonnc.org)

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 3d **Meeting Date:** April 20, 2015

TITLE: Street Blade (Real Estate) – 90 Day Trial

DESCRIPTION: This suggestion was brought to the Town Council by James Lipscomb. This will allow a street blade be placed to help direct people to the location of new homes. This is being requested for a 90 day trial period to take place at the Riverwood Athletic Club.

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Consent	None

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 4a **Meeting Date:** April 20, 2015

TITLE: Introductions and Special Presentations

DESCRIPTION: Molly Herring, who serves as the coordinator the "The Promise Walk for Preeclampsia", will be present to speak about the Promise Walk that is scheduled to be held in Clayton on May 16, 2015. Ms. Herring will also request that a Proclamation be issued recognizing May 2015 as Preeclampsia Awareness Month.

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Presentation/Request For Proclamation	Proclamation

TOWN OF CLAYTON
PROCLAIMING MAY 2015 AS
PREECAMPLSIA AWARENESS MONTH

WHEREAS, Preeclampsia, including HELLP syndrome and eclampsia, is a dangerous condition of pregnancy that can, in its severest form, lead to maternal and/or infant mortality or premature birth with significant health risks for the mother and baby; and

WHEREAS, as many as 320,000 cases of preeclampsia are diagnosed in America every year with approximately 25% resulting in severe, life-threatening consequences to a pregnant woman and her baby; and

WHEREAS, 24,000 births are affected by preeclampsia each year in the state of North Carolina; and

WHEREAS, public education as to the signs and symptoms of preeclampsia, HELLP syndrome and eclampsia can help women recognize the condition and seek appropriate medical care. Prenatal education should include recognition of those signs and symptoms (spikes in maternal blood pressure, sudden swelling of face and hands, severe upper abdominal pain, blurred vision, persistent headaches, breathlessness); and

WHEREAS, many citizens of Clayton have joined with the Preeclampsia Foundation to raise public awareness in order to minimize maternal and infant illness and death due to preeclampsia; and

WHEREAS, a Promise Walk will be held on Saturday, May 16, 2015 at the East Clayton Community Park.

NOW, THEREFORE, the Honorable Mayor and Clayton Town Council wish to recognize May 2015 as

PREECLAMPSIA AWARENESS MONTH

Duly proclaimed by the Clayton Town Council this 4th day of May 2015, while in regular session.

_____

Jody McLeod
Mayor

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: **4b** **Meeting Date: April 20, 2015**

TITLE: **Introductions and Special Presentations**

DESCRIPTION: **Chief Bridges will request that a Proclamation be issued recognizing May 15, 2015 as Police Memorial Day and recognizing May 10 – 16, 2015 as Police Week.**

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Presentation/Request For Proclamation	Proclamation

PROCLAMATION

TOWN OF CLAYTON
2015 PEACE OFFICERS MEMORIAL DAY & POLICE WEEK

WHEREAS, as a Nation, we rely on law enforcement officers to keep our neighborhoods safe, enforce our laws, and respond in times of crisis; and

WHEREAS, The Town of Clayton Police Officers maintain peace and order across our Town, and we look to them as models of courage and integrity; and

WHEREAS, during Police Officers Week, we take this opportunity to honor their extraordinary service and sacrifice, and we remember the fallen heroes whose selfless acts have left behind safer streets and a stronger community; and

WHEREAS, Officers face the threat of violence and danger every day, they routinely put their lives on the line to defend ours, and the price of that bravery cannot be measured. The steadfast dedication of our law enforcement officers warrants more than praise; and

WHEREAS, by a joint resolution approved October 1, 1962, and by Public Law 103-322, the President of the United Stated has been authorized and requested to designate May 15 of each year as "Peace Officers Memorial Day" and the week in which it falls as "Police Week"; and

NOW THEREFORE, we call upon all citizens to reflect on the way in which our lives have been touched by the Officers who stand guard over our community; and

IN WITNESS WHEREOF, The Clayton Town Council does hereby proclaim May 15, 2015, as Peace Officers Memorial Day and May 10 through May 16, 2015, as Police Week.

Duly adopted this 4th day of May, 2015 while in regular session.

_____

Jody McLeod

Mayor

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 4c **Meeting Date:** April 20, 2015

TITLE: Introductions and Special Presentations

DESCRIPTION: Jason Hardy, who serves as the Chair of the Public Arts Advisory Board, will present the 2015-2016body of work for the Public Arts Advisory Board as well as providing a slide show of the artworks that were selected for the 2015-2016 Downtown Sculpture Trail.

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Presentation	Report

Public Art Advisory Board

2015-2016 Body of Work

The Mission of the Public Art Advisory Board of the Town of Clayton is to:

- *Enhance public spaces and facilities through incorporation of art and artful design*
- *Advise on the acquisition and collection of public artworks owned by the Town, and*
- *Annually report to the Town Council on all matters related to public art*

Board Members:

Jason Hardy, Chair
Elizabeth McLaurin, Secretary
Suzette Rodriguez, Past Chair
Sara Perricone
Kathleen Nobles
Frank Dziepak
John McFadden

Empty seats:
2 (Clark Hipolito is proposed)

Town Representation:

Jody McLeod, Mayor
Nancy Medlin, Deputy Town Manager
Stacy Beard, Public Information Officer

History of the PAAB

- Chartered in 2008 as a result of the writing of the *Public Art Vision for Clayton, NC* by Laura Blackman, Public Art Consultant
- January, 2012- engaged Jody Servon, Assoc. Professor of Art at Appalachian State, to construct a roadmap for public art in Clayton. Her report contained the following major points/suggestions:
    - Public art in Clayton should contain both permanent and temporary projects
    - Public art will transform places where residents live and work into lively gathering spots
    - Public art should be found in downtown, on walking/biking trails, inside and outside community buildings, and on billboards
    - Public art should be an ongoing focus for the Town, with public-private collaboration on the planning, funding, and implementation of projects
- Spring, 2013 – engaged Georges LeChevallier, artist, to design and implement a public artwork on the Sam's Branch Greenway. The result was a vibrant display of color in the form of butterflies, including a large totem pole, benches, and bike racks. Additionally, elementary and high school students' creations were placed on the fences that lined parts of the trail.
- Spring, 2013 – the Downtown Sculpture Trail begins to take shape, with a Call to Artists sent out in April. 17 sculptures from 10 different artists were received, with a selection committee narrowing these down to 7 that were ultimately installed throughout downtown.
- Spring 2014 – 2nd incarnations of the Sam's Branch project (Whimsical Birds) and the Downtown Sculpture Trail (8 locations with the addition of the Front Street Roundabout)
- Spring, 2015 – 3rd incarnation of the Downtown Sculpture Trail. Sam's Branch Project delayed for 12 months.
- Late Spring/Early Summer 2015 – Before I Die project planning underway

Committee-Based Structure

In 2015, the Board has incorporated formal structure around both projects and fundraising.

Each project is lead by a Chairperson, who will communicate directly with the representatives from the Town to ensure that the project's needs are met. The PAAB Board Chair is essentially the overseer of each committee chair. This structure will not only ensure that enough attention is given to the projects, but also to more directly involve the PAAB board members in the process of project management.

Each Committee Chair will be charged with developing an annual budget for their project, and submitting to the Board Chair to present to Town Council, which would occur during either the March or April meeting.

A Fundraising Committee has also been established. This committee is charged with working with each project committee to obtain project and overall PAAB funding through various sources such as donations, sponsorships, percent for art, etc.

Budget worksheets and a chart outlining PAAB structure are attached.

2015-2016 Plans and Budget Request

For the upcoming year, the PAAB's primary goals will be as follows:

1- Reintroduce the Sam's Branch project via the hiring of a Project Manager

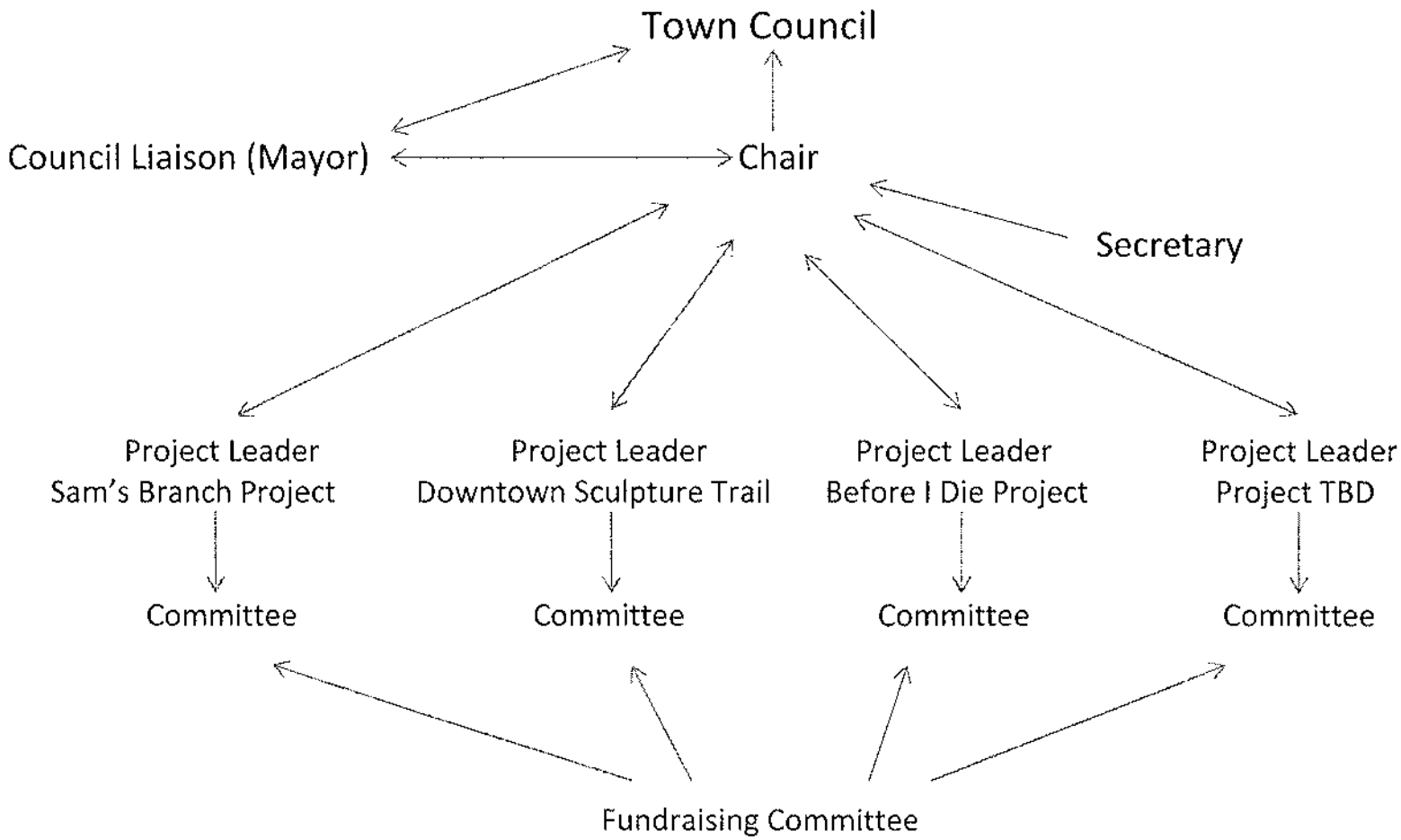
2- Continue the success of the Downtown Sculpture Trail, and expand its reach beyond downtown

3- Introduce and successfully oversee the Before I Die project

4- Identify opportunities for permanent public art in Clayton (murals, sculpture, etc)

In order to accomplish these goals, the PAAB requests a budget allocation of $21,000, as outlined on the attached Budget Worksheets. These funds will be offset by some degree by both financial and in-kind donations.

PAAB Structure



Public Art Advisory Board
Project Budget Worksheet

Project Name	Downtown Sculpture Trail
Project Manager	
Town Staff Contact	Bruce Naegelen
PAAB Contact	Frank Dziepak

Project Details

Location(s)	**Address (if applicable)**
Multiple Sites TBD	Downtown Clayton

Proposed Budget:			**Total:**	$ 16,000
Human Resource			$ 9,000	
Artist Fee/Honorarium		$ 9,000		
Project Manager				
Insurance			$ 2,500	
Site Prep			$ 2,500	
Grading				
Concrete/base		$ 1,500		
Landscaping		$ 500		
Lighting		$ 500		
Materials			$ 1,000	
Installation Expenses			$ -	
Contract Labor				
Equipment Rental				
Signage/Marketing			$ 250	
Site Rent Expense				
Contingency			$ 500	
Maintenance	250 annual amount x 1 # of years	=	$ 250	

Sources of Funding		**Total:**	$ -
Town of Clayton			
PAAB fundraising			
Private Funds (source)		$ -	

Public Art Advisory Board
Project Budget Worksheet

Project Name	Sam's Branch
Project Manager	TBD
Town Staff Contact	Larry Bailey
PAAB Contact	Suzette Rodriguez

Project Details

Location(s)	**Address (if applicable)**
Sam's Branch Greenway	

Proposed Budget:				**Total:**	$	2,000
Human Resource				$ 500		
Artist Fee/Honorarium						
Project Manager			$ 500			
Insurance						
Site Prep				$ -		
Grading						
Concrete/base						
Landscaping						
Lighting						
Materials				$ 750		
Installation Expenses				$ -		
Contract Labor						
Equipment Rental						
Signage/Marketing				$ 250		
Site Rent Expense						
Contingency				$ 250		
Maintenance	250 annual amount	x	1 # of years	= $ 250		

Sources of Funding		**Total:**	$ -
Town of Clayton			
PAAB fundraising			
Private Funds (source)		$ -	

Public Art Advisory Board
Project Budget Worksheet

Project Name	Before I Die
Project Manager	TBD
Town Staff Contact	Bruce Naegelen
PAAB Contact	Kathleen Nobles

Project Details

Location(s)	**Address (if applicable)**
multiple - rotating	TBD

Proposed Budget:				**Total:**	**$**	**3,000**
Human Resource				$ -		
Artist Fee/Honorarium						
Project Manager						
Insurance				$ 500		
Site Prep				$ -		
Grading						
Concrete/base						
Landscaping						
Lighting						
Materials				$ 2,000		
Installation Expenses				$ -		
Contract Labor						
Equipment Rental						
Signage/Marketing				$ 250		
Site Rent Expense						
Contingency						
Maintenance	250 annual amount	x	1 # of years	= $ 250		

Sources of Funding	**Total:**	**$ -**
Town of Clayton		
PAAB fundraising		
Private Funds (source)	$ -	

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 5a **Meeting Date:** April 20, 2015

TITLE: Public Hearing - PDD 2014-127 – Steeple Chase Planned Development – Rezoning to PD-MU

DESCRIPTION: Steeple Chase Planned Development – Rezoning to PD-MU. This is a 631 acre project and is generally located east of City Road, west of North O'Neil Street, and between Sam's Branch and the Neuse River. The applicant is requesting approval to rezone the subject property to Planned Development –Mixed Use.

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
2-16-15	Set Public Hearing for March 2, 2015	Staff Report Supporting Documents
3-2-15	Public Hearing TABLED – 3/16/15	Updated Staff Report Supporting Documents
3-16-15	Public Hearing TABLED – 4/6/15	Staff Report Supporting Documents
4-6-15	Public Hearing TABLED - 4/20/15	Staff Report Supporting Documents Traffic Impact Study
4-20-15	Public Hearing *To be Tabled 5/4/15*	Staff Report Supporting Documents Traffic Impact Study

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

Town Council
February 16, 2015

STAFF REPORT

Application Number:	PDD 2014-127 (Rezoning to Planned Development)
Project Name:	Steeplechase Planned Development
Associated Application:	PSD 2014-128 (Master Plan)
NC PINs:	166900-38-4997
TAG #s:	05H02009
Town Limits/ETJ:	Town Limits
Overlay:	None
Applicant:	Galaxy NC, LLC, c/o Wakefield Development
Owners:	Raymond Elmore Earp Jr. Irrevocable Trust
Neighborhood Meeting:	Held October 27, 2014
Public Noticing:	Property posted November 7, 2014

PROJECT LOCATION: The approximately 631 acre project is generally located east of City Road, west of North O'Neil Street, and between Sam's Branch and the Neuse River.

REQUEST: The applicant is requesting approval to rezone the subject property to Planned Development – Mixed Use.

SITE DATA:

Acreage:	631.04 acres
Present Zoning:	Residential Estate (R-E), Residential 10 (R-10), Residential 8 (R-8), Neighborhood Business (B-2)
Proposed Zoning:	Planned Development – Mixed Use (PD-MU)
Existing Use:	Vacant/Agriculture/Forested
Overlay:	Partially within the Watershed Protection Overlay (a small portion of the site in the southeast corner)

ADJACENT ZONING AND LAND USES:

North:	Zoning:	Residential Estate (R-E)
	Existing Use:	Single Family Residential
South:	Zoning:	Residential Estate (R-E), Residential 8 (R-8 SUD)
	Existing Use:	Vacant / Single Family Residential /Agriculture
East:	Zoning:	Residential Estate (R-E)
	Existing Use:	Single Family Residential / Agriculture
West:	Zoning:	Residential Estate (R-E)
	Existing Use:	Single Family Residential

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting the subject property be rezoned to Planned Development – Mixed Use (PD-MU). Concurrent with the request to rezone property to a Planned Development District, a Master Plan has been submitted. That application is under concurrent review under case #PSD 2014-128. Both the rezoning and the master plan must be approved for the PD-MU District to be approved. Details of the Master Plan are provided in a separate staff report.

Planned Development Review Criteria

The regulations below are the components of the UDC that pertain to the review of Planned Developments:

> *Definition:*
> Definition of PD-MU (§155.200(A)(3)(d)): "The PD-MU district is intended to provide coordinated mixed-use developments which include light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate perimeter buffering and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of tenants which provides for a variety of physically and functionally integrated land uses."

Consistency with the Strategic Growth Plan

The request is consistent with the following objectives of the Strategic Growth Plan:

- Proposed Land Use Map
- Objective 2.1 Balanced Development/ Investment: Old and New
- Objective 2.3 Expand Wastewater Capacity: Treatment and Transmission
- Objective 2.5 More Housing Opportunities: Beyond Starter Homes (*Continue to encourage diverse housing stock. Promote planned development, which allows more flexibility in housing types.)*
- Objective 5.1 More Developed Parks and Parkland

The Proposed Land Use Map shows the site as "Residential – Light and Neighborhood Commercial."

Compatibility with Surrounding Land Uses

Although the overall proposed density is 4 dwelling units per acre, the master plan has been designed to provide lower densities adjacent to existing subdivisions. These lower densities are compatible to the densities in the adjacent subdivisions and provide a transition from the higher density/intensities. The commercial parcel is currently limited in the master plan regulating documents to neighborhood commercial (B-2 uses) and a maximum of 75,000 square feet of floor area.

Landscaping and Buffering

Planned Developments require a Class C perimeter buffer is provided along the boundary of the property.

Recreation and Open Space

Planned Developments are required to meet or exceed the standards established for open space subdivisions.

CONSIDERATIONS

- The applicant is requesting approval of a rezoning of the subject parcel to Planned Development – Mixed Use.
- This approval is subject to approval of PSD 2014-128 (Master Plan).
- The final decision is made by the Town Council with recommendation from the Planning Board.
- The Planning Board did not make a recommendation at their January 26, 2015 meeting, and will open the item again at their February 23, 2015 meeting.

STAFF RECOMMENDATION

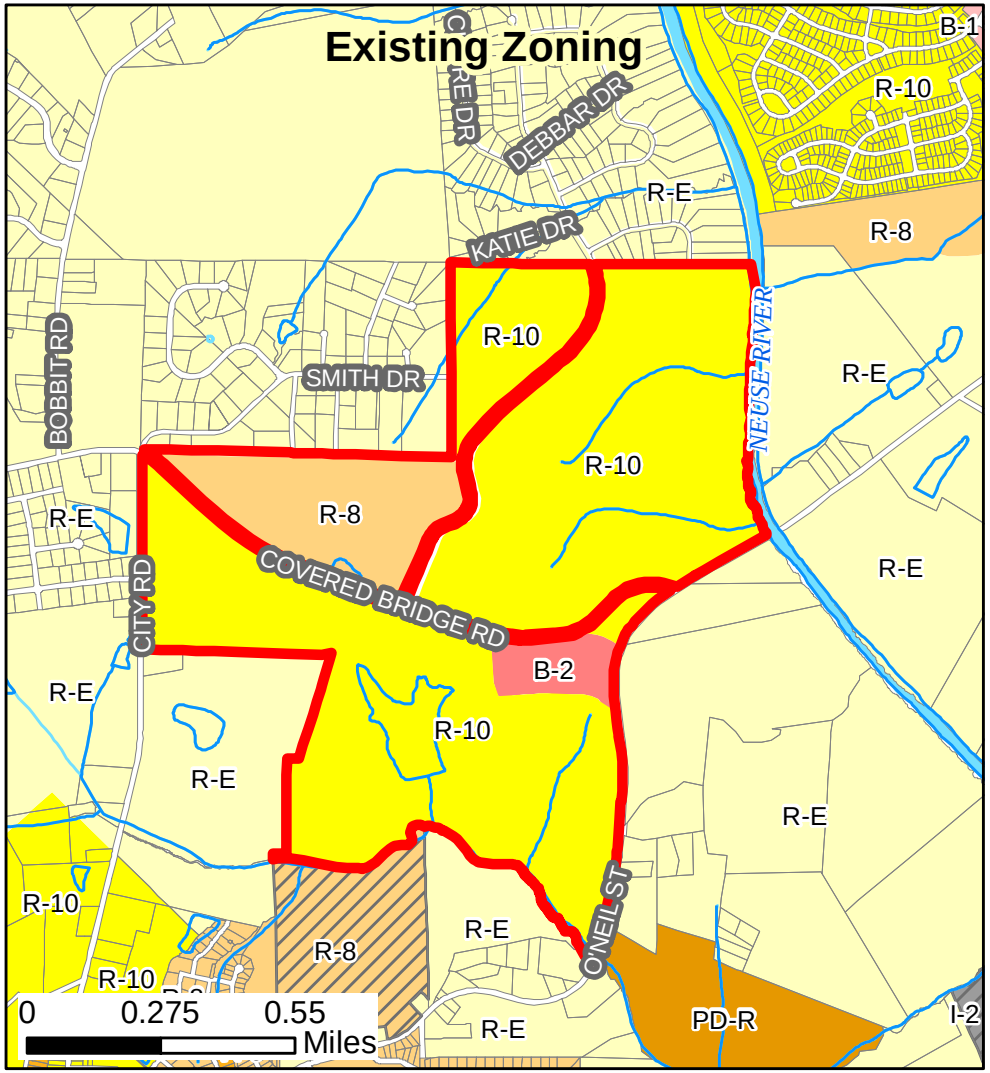
Staff is recommending:

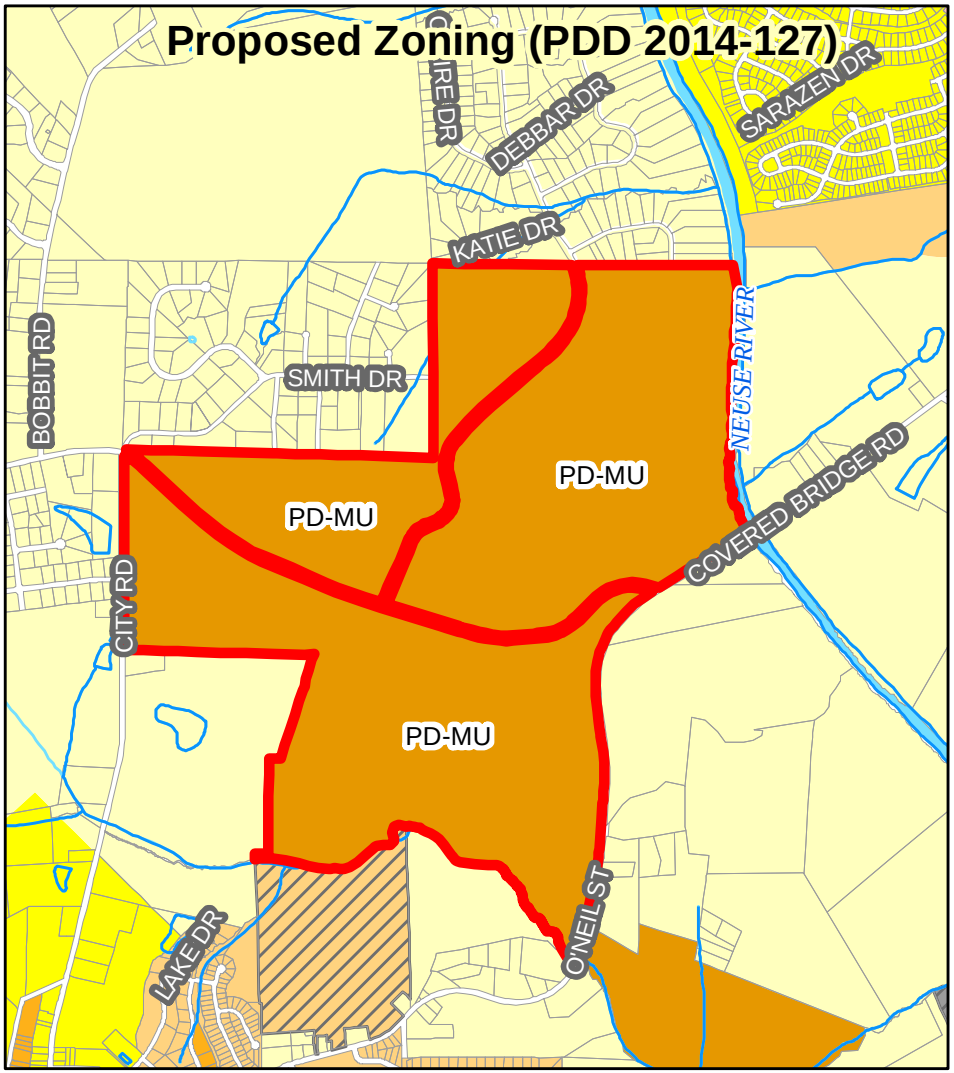
1) Approval of the rezoning.

Planning Board Recommendation: No recommendation at this time. The item was postponed for decision at a future meeting.

Attachments:

1. Existing and Proposed Zoning Map
2. Aerial Map
3. Application
4. Neighborhood Meeting Materials





SteepleChase Planned Development
Rezoning to Planned Development - Mixed Use and Master Plan / Preliminary Subdivision Plat

Applicant: Galaxy NC, LLC c/o Wakefield Development
Property Owner: RAYMOND ELMORE EARP IRREV TRUST
Size: 631 acres
Parcel ID Number: 166900-38-4997
Tag #: 05H02009
File Number: PDD 2014-127 and PSD 2014-128

Produced by: TOC Planning

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.
11/12/14

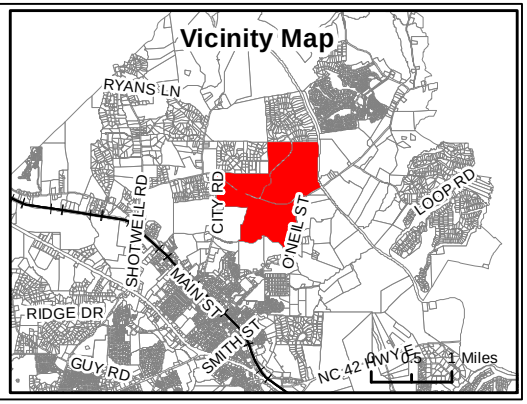
N

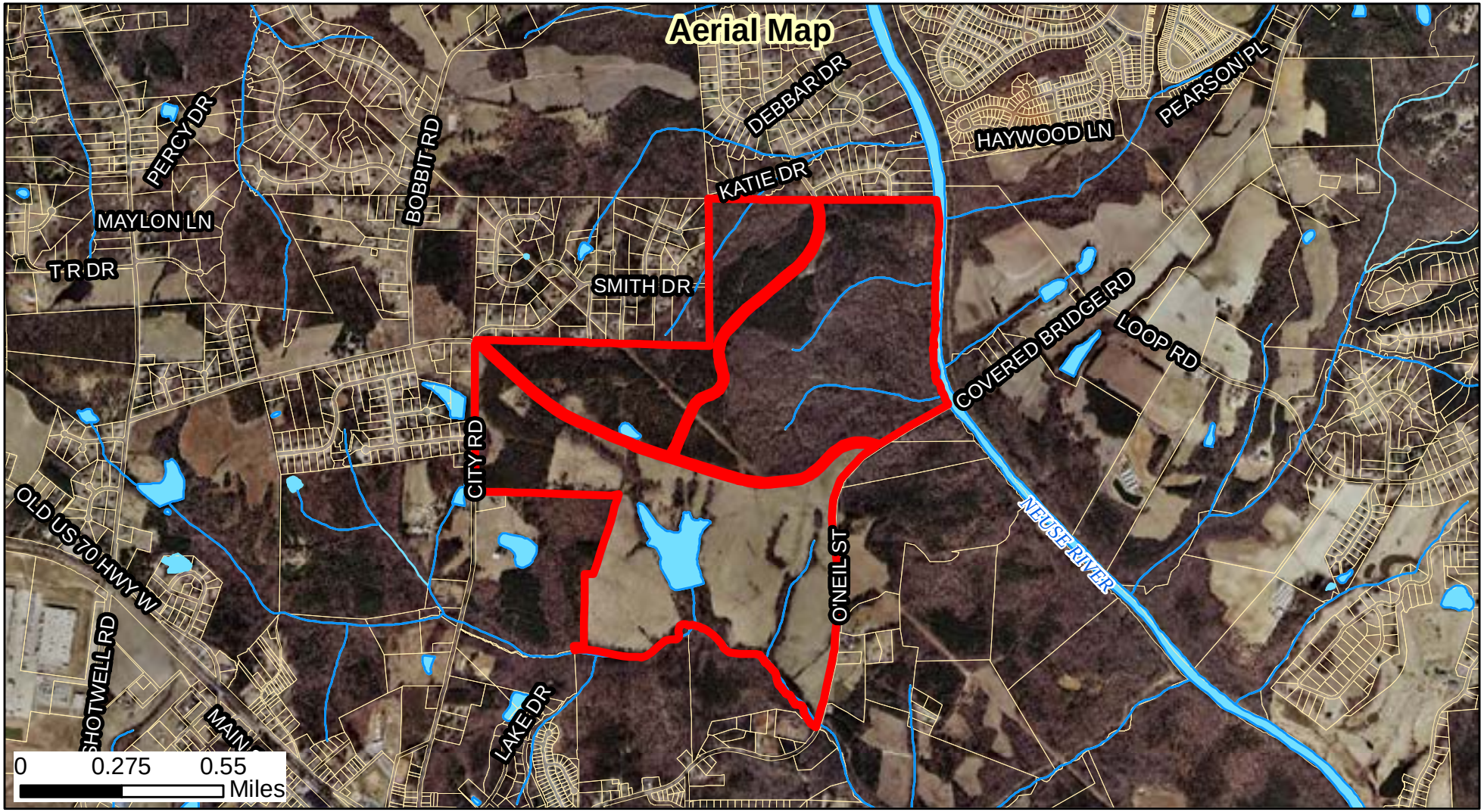
Legend

- SteepleChase_Site
- Water Features

ZONING

- R-E
- R-10
- R-8
- R-6
- PD-R
- O-R
- B-1
- B-2
- B-3
- PD-C
- I-1
- I-2
- O-I
- PD-MU
- Special Use District





SteepleChase Planned Development
Rezoning to Planned Development - Mixed Use and Master Plan / Preliminary Subdivision Plat approval

Applicant: Galaxy NC, LLC c/o Wakefield Development
Property Owner: RAYMOND ELMORE EARP IRREV TRUST
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Parcel ID Number: 166900-38-4997
Tag #: 05H02009
File Number: PDD 2014-127 and PSD 2014-128

Produced by: TOC Planning

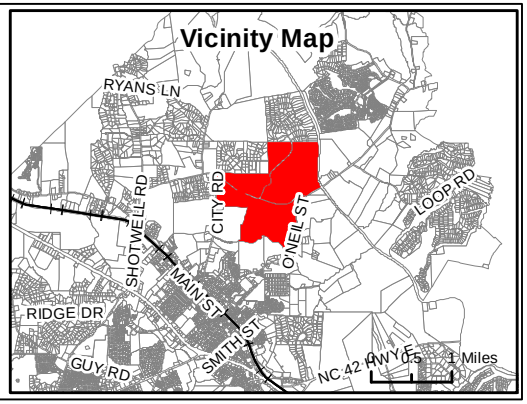
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.
11/12/14

Legend

SteepleChase_Site

Water Features

N



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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: Steeplechase Subdivision **Acreage of Property:** 631.06 AC (Assessed AC)

Parcel ID Number: 05H02009 **Tax ID:** 0869846

Deed Book: 03897 **Deed Page(s):** 0735

Address: 1162 Covered Bridge Road, Clayton, NC 27520

Location: South of Smith Ridge Estates and Ole Mill Stream Subdivisions, and North of Sams Branch Greenway between Covered Bridge Road and City Road

Existing Use: Vacant **Proposed Use:** Residential/Commercial

Existing Zoning District: R-10, R-8, and Neighborhood Business (B-2)

Requested Zoning District PD MU

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): Watershed Protection Overlay District

FOR OFFICE USE ONLY

File Number: 2014-127 Date Received: 10/6/14 Amount Paid: $4,155.00

OWNER INFORMATION:

Name: Nancy Crews Earp & Mary Earp Worley

Mailing Address: 7230 NC 42 East, Selma, NC 27576

Phone Number: 919-965-5793 & 919-915-1515 **Fax:**

Email Address: nancyearp@bellsouth.net & winkworley@gmail.com

APPLICANT INFORMATION:

Applicant: Galaxy NC, LLC c/o Wakefield Development

Mailing Address: 3100 Smoketree Court, Suite 210, Raleigh 27604

Phone Number: (919) 556-4310 **Fax:** (919) 556-0690

Contact Person: Kem Ard

Email Address: kem@wakedev.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.

The request is to rezone 631.06 acres at 1162 Covered Bridge Road from R-8, R-10 and neighborhood business (B-2) to PD MU. The development will include a mix of singe family, townhomes, apartments, condominiums and commercial uses with a proposed density of 3.96 dwelling units to the acre which is a maximum of 2,500 dwelling units.

RECEIVED
FEB 2 3 2015
Town of Clayton

UPDATED FINDINGS OF FACT

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The Town of Claytons Strategic Growth plan adopted in 2008 designates a majority of the property as residential medium and small portion as neighborhood commercial. The residential medium designation allows up to 8 dwelling units to the acre. The proposed use is for 3.96 dwelling units to the acre which is compliant with the Strategic Growth Plan.

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

The permitted uses and the proposed uses are generally the same. The subject property is primarily gently rolling land with the R. E. Earp pond located on the southern tract. The USDA soils study identifies this land as suitable for residential development.

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

The proposed designation allows for a mixture of residential uses with some neighborhood commercial at the intersection of O'Neil and Covered bridge Roads. These uses proposed for this property are designated in Town of Clayton's Strategic Growth Plan and complies with the balance of uses identified in the plan.

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

The volume of wastewater to be generated is calculated to be 554,555 gallons per day at build-out for 2,200 units in 35 phases. Town engineering has indicated that downstream gravity outfall, pumping and treatment facilities are adequate for this volume. Public water supply needed to serve those units is expected to be 610,010 gallons and is available to the site. The site will meet all local, state and federal stormwater management criteria for both quantity and quality control on the property. Local road corridors have been analyzed and a Traffic Impact Analysis has been prepared and is now being updated per comments from NCDOT and Town officials. Final road improvement recommendations are pending. The proposed land plan will set aside both passive and active open space areas to serve the project. In addition a public greenway will pass through the site. A 28-acre school site is being reserved for a public school. The County Public School system has not indicated any concerns for student capacity issues due to the proposed project.

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

The existing zoning is not in error and is compliant with the Town of Clayton Strategic Growth Plan. The rezoning to PD MU will still allow the current uses but will allow for the orderly and unified development of the site.

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

The proposed development has access to public water and sewer adjacent to the site. The stormwater will be treated on site and will address volume and quality issues prior to discharge. A Traffic Impact Analysis is in the process of being completed and should indicate that with the proposed road improvements adjacent to the site that there will be no adverse traffic impacts as well.

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

No one adjacent property owner will benefit at the detriment of the general public. The proposed uses are already permitted in the current zoning, the rezoning will allow for and orderly and unified development of the site. The orderly and unified development of the site should benefit the adjacent property owners overall.

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.

Kem Ard		10-2-14
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERY OWNERS LIST

Project Name: Steeplechase Subdivision

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
05H02009	EARP, RAYMOND ELMORE JR, MOORE, MARY	7230 NC 42 EAST, SELMA, NC 27576-0000
16I03028	HOUSE, MAVIS C	2873 COVERED BRIDGE RD, CLAYTON, NC 27527-0000
05H01010A	TYNDALL, CHARLES B JR TYNDALL, JUNE MARIE	101 MICHAEL WAY,CLAYTON, NC 27520-0000
05E99022W	CAPPS, BILLY WADE	1119 N ONEIL STREET EXT, CLAYTON, NC 27520-6240
05H01010Z	MURRAY, RICHARD H & MURRAY, JOELY A	115 KATIE DRIVE , CLAYTON, NC 27520-0000
05H02013B	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352-2155
05H01010I	OBRIEN, ANGELLA J OBRIEN, DAVID MICHAEL	8307 CAZAVINI CT, RALEIGH, NC 27613-4467
05E99190D	FISCHER, DANIELLE FISCHER, PAUL	2008 WILLIAM LANE CLAYTON, NC 27520-0000
05E99190G	LLOYD, CAROLYN C	2212 SMITH DRIVE, CLAYTON, NC 27520-0000
05E99026W	POPE FAMILY TRUST POPE, JIM TRUSTEE	2020 SMITH DR, CLAYTON, NC 27520-9029
05E99190R	SCHULTZE,HENRY NEAL SCHULTZE, JUDY	2005 DONNA COURT , CLAYTON, NC 27520-0000
05E99199H	ROBINSON, PAUL W ROBINSON, VIRGINIE E	2304 SMITH DRIVE, CLAYTON, NC 27520-0000
05E99026T	NOWAKOWSKI, GREGORY A NOWAKOWSKI, WENDY D	2012 MISSY LANE, CLAYTON, NC 27520-9033
05E99026Y	HILL, MICHAEL WAYNE	2013 MISSY LANE, CLAYTON, NC 27520-0000
05E99025U	POPE, BILLY R POPE, BOBBIE	2008 SMITH DR, CLAYTON, NC 27520-9029
05H02011A	JONES, DEANNA LYNNE	1500 N O'NEIL ST EXT, CLAYTON, NC 27520-0000
05H02013A	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352-0000
05H02010A	SMITH, JAMES D JEAN K SMITH TRUST	1814 N ONEIL STREET EXT, CLAYTON, NC 27520-6236
05H02025	PEEDIN, EDNA S	2721 US 70 EAST, SELMA, NC 27576-8174
05H02015A	JOHNSTON LAND GROUP LLC CEBCO CONSTRUCTION INC	PO BOX 591, MAMERS, NC 27552-0000

ADJACENT PROPERY OWNERS LIST

Project Name: Steeplechase Subdivision

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PARCEL NUMBER	NAME	ADDRESS
05H01010V	HASKINS, WESLEY L HASKINS, ERIN L	1009 BROOKHILL DRIVE, CLAYTON, NC 27520-0000
05H01010Y	HUTCHINS, JOSHUA P HUTCHINS, PATRICIA	111 KATIE DR, CLAYTON, NC 27520-0000
05E99025J	COON, STEVEN M COON, ERIN M	2009 DONNA COURT, CLAYTON, NC 27520-0000
05E99025V	CREASY, JEFFREY L CREASY, SHARON	2001 SMITH DR, CLAYTON, NC 27520-0000
05E99190P	COATS, JEFFREY LAWRENCE	2008 DONNA CT, CLAYTON, NC 27520-0000
05E99023K	TURNAGE, PHYLLIS YOW	2009 WILLIAM LANE, CLAYTON, NC 27520-0000
05H01010C	POPE, ALAN K POPE, DAWN N	114 MICHAEL WAY, CLAYTON, NC 27520-0000
05H02002	LEE BROTHERS RENTAL	400 W MAIN STREET, CLAYTON, NC 27520-0000
05H01010W	MOORE, AMY J CARAWAN, CLIFFORD C	101 KATIE DR, CLAYTON, NC 27520-0000
05H01010B	WETMORE, MARK L WETMORE, TAMELA LYNN	104 MICHAEL WAY, CLAYTON, NC 27520-0000
05H01010X	WHITMAN, BRIAN HAROLD WHITMAN, GINA MUNDEN	105 KATIE DR, CLAYTON, NC 27520-5509
05H01010	FARMER, MARY ANN	100 MICHAEL WAY, CLAYTON, NC 27520-5507
05H01010D	FILLHART, ALAN THEODORE FILLHART, JEAN M	118 MICHAEL WAY , CLAYTON, NC 27520-5507
05H01010H	ALFORD, KENNETH W ALFORD, ANNETTE R	150 MICHAEL WAY , CLAYTON, NC 27520-5507
05H02017	BLACKLEY, DOUGLAS E BLACKLEY, LINDA F	1057 CITY RD, CLAYTON, NC 27520-5907
05G02070J	CARLI, RICHARD J CARLI, LOIS M	22 CEDARDALE LANE, CLAYTON, NC 27520-0000
05G02007A	PILKINGTON, DAVID D JR	1331 CITY ROAD, CLAYTON, NC 27520-5908
05G02007E	PILKINGTON, DAVID DANIEL JR	1331 CITY RD, CLAYTON, NC 27520-5908
05G02007G	PILKINGTON, DAVID D JR	1331 CITY ROAD, CLAYTON, NC 27520-5908
05G02007Z	MUNDAY, KIMBERLY A	27 CEDARDALE CT, CLAYTON, NC 27520-5541

ADJACENT PROPERY OWNERS LIST

Project Name: Steeplechase Subdivision

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
05H02017B	MIMS, ALLEN LESTER JR	920 CITY ROAD, CLAYTON, NC 27520-0000
05E99021R	TOWN OF CLAYTON	PO BOX 777, CLAYTON, NC 27528-0777
16I03028C	SORRELL, DAVID M SORRELL, SABRINA	2641 COVERED BRIDGE RD, CLAYTON, NC 27527-0000
05E99190I	WHITLEY, WILLARD H WHITLEY, BETTY J	2000 KEVIN CT, CLAYTON, NC 27520-0000
05H02017H	MIMS, ALLEN L JR MIMS, EMILY LEE	920 CITY RD, CLAYTON, NC 27520-0000
05H02009A	EARP, RAYMOND E JR MOORE, RICHARD EARP	7020 EAST NC 42 HWY, SELMA, NC 27576-0000
05H02011	JONES, TRACY L JONES, DEANNA L	1504 N ONEIL ST EXT, CLAYTON, NC 27520
05H02011B	JONES, TRACY L	1538 NORTH ONEIL STREET EXT, CLAYTON, NC 27520-0000
05H02015D	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528-0000
05H02199Y	MCINTYRE, MARTHA ANN	1233 MT CARMEL CHURCH RD, TROY, NC 27371-0220
05E99025Y	POURRON, CHARLES WAYNE	3654A COVERED BRIDGE RD, CLAYTON, NC 27527
16I03029	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528-0000

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: STEEPLECHASE **Address or PIN #:** 066900-38-4997

AGENT/APPLICANT INFORMATION:

KEM ARY
(Name - type, print clearly)

3100 SMOKETREE CT
(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 - PLAN DEVELOPMENT
& MASTER PLAN

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:

Mary Earp Worley
(Name - type, print clearly)

Mary Earp Worley
(Owner's Signature)

7020 NC 42 East
(Address)
Selma, NC 27576
(City, State, Zip)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Francis T. Quinn, a Notary Public for the above State and County, this the 4 day of August, 2014.

SEAL

FRANCIS T. QUINN NOTARY PUBLIC WAKE COUNTY, N.C.

Francis T. Quinn
Notary Public

My Commission Expires: MAY 5, 2016

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: STEEPLECHASE **Address or PIN #:** 066900-38-4997

AGENT/APPLICANT INFORMATION:

KEN ARD
(Name - type, print clearly)

3100 SMOKETREE CT
(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 – PLAN DEVELOPMENT
+ MASTER PLAN

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:

Nancy C Earp
(Name - type, print clearly)

7230 NC 42 E
(Address)

Nancy C Earp
(Owner's Signature)

Selma NC 27576
(City, State, Zip)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me FRANCIS T. QUINN, a Notary Public for the above State and County, this the 4 day of OCTOBER, 2014.

SEAL

FRANCIS T. QUINN NOTARY PUBLIC WAKE COUNTY, N.C.

Francis T. Quinn
Notary Public

My Commission Expires: MAY 5, 2016

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: STEEPLECHASE

Location/Date: CLAYTON CENTER 10/27/14

	NAME	ADDRESS
1	Martha Meldrum 1233	Mt Carmel Ch. Rd, Troy, NC 27371
2	Katherine Liles, 1577	Business Town Rd, Robbins, NC 27325
3	Daniel Smith 509	Sterling St. Clayton NC 27520
4	Joy Hill 2013	Missy Lane Clayton, NC 27520
5	Marlene Markley	116 Debbar Dr. Clayton 27520
6	Brian Markley	604 Charleston Dr. Clayton 27520
7	DAVID SIMMONS	147 MICHAEL WAY CLAYTON 27520
8	RICHARD CARLI	22 CEDARDALE CT CLAYTON 27520
9	LOIS CARLI	" " " " "
10	SERRY BARNES	104 CEDARDALE CT 27520
11	Doug Blackley	1057 City Rd Clayton NC. 27520
12	Kimberly Jones	113 Claire Dr. Clayton NC 27520
13	[illegible]	142 Claire Dr. Clayton, NC 27520
14	Cliff Morgan	146 Claire Dr. Clayton, NC 27520
15	Kathy Liebel	672 Christopher Dr Clayton NC 27520
16	Karen Spicer	1163 Brookhill Dr Clayton 27520
17	THOMAS MALPASS	2001 DONNA CT, CLAYTON NC 27520
18	Bobbie Pope	2008 Smith Dr. Clayton NC 27520
19	James D. Smith	1814 O'Neil Street Clayton
20	George & Betty Ross	1305 Brookhill Drive 27520

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: STEEPLECHASE

Location/Date: CLAYTON CENTER 10/27/14

	NAME	ADDRESS
1	Scott Winslow	150 Claire Dr. Clayton NC 27520
2	Jack + Pat Bachler	120 Christopher D. Clayton
3	Johnny R. House	2975 Covered Bridge Rd, Clayton
4	Wendy + Nicholas Nowakowski	2012 Missy Ln Clayton NC 27520
5	Mavis House	2873 Covered Bridge Rd. Clayton 27527
6	[illegible]	101 Michael Way
7	Jane Tyndall	101 Michael Way Clayton
8	Bul Robinson	2304 Smith Dr Clayton
9	C.L. DUKE McNITCH	
10	Adam Netko	508 Christopher Dr., Clayton
11	Mark Altman	115 Debbar Drive Clayton Ole Mill Stream
12	William Whitter	2000 Kevin Ct Clayton, N.C.
13	Susan + Billy Kapp	1119 N Oneil St
14	Jerry Dawson	357 Christopher Dr Clayton
15	Danielle Fischer	2008 William Ln, Clayton
16	Linda Bowman	2000 Donna Ct. Clayton
17	Mark A. Peedin	154 Peedin Ext Selma 27576
18	Amy Moore Kliff Carawan	101 Katie Drive
19	Allen Mims	820 City Rd. Clayton
20	Tom + Marthann Witzig	104 Christopher Dr. Clayton 27520

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: STEEPLECHASE

Location/Date: CLAYTON CENTER 10/27/14

	NAME	ADDRESS
1	Wesley + Erin Haskins	1009 Brookhill Drive Clayton, NC 27520
2	John Clarke	1415 Brook Hill Drive
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NEIGHBORHOOD MEETING SUMMARY FORM

RECEIVED
NOV 12 2014
Town of Clayton
Planning Department

FILL OUT THE FOLLOWING:

Date of Mailing: the mailing was completed on Friday October 17, 2014.

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

Printed Name: Kenneth D. Thompson Signature: KD

Date of Meeting: October ~~17~~ 27, 2014 Time of Meeting: 7 PM

Location of Meeting: The Clayton Center

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.*

Meeting began a little after 7 PM. Ken Thompson presented the project to the audience and allowed questions to be asked during the presentation. The major concern issue was traffic related. the neighbors to the north of the project in Smith Ridge and Old Mill Stream we opposed to the extension of the existing road stubs in their neighborhoods. Mr. Thompson explained that inter connectivity was good planning practice and required by the town and EMS. The issue regarding traffic was discussed at length and Mr. Ard, the developer, explained that a traffic impact analysis (TIA)was being completed and that he was obligated to make the improvements recommended by the the TIA and NCDOT.It was stated these road improvements could be but not limited to road widening, deceleration lanes, turn lanes, traffic lights, etc. and the timing would be dependent upon the development thresholds noted in the TIA. the neighbors were happy to hear that covered bridge would be realigned at the east and west limits of the property. Everyone was also happy to hear that the pond would be preserved. the forma presentation ended around 8:15 and Mr. Thompson and Mr. Ard remained until 9 PM answering individual questions.

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

JDAVISARCHITECTS

510 Glenwood Avenue, Suite 201 | Raleigh, NC 27603 | tel 919-835-1500 | fax 919-835-1510

Friday October 17, 2014

Dear Clayton Area Property Owner: The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Monday October 27th

Location: The Poole Room at the Clayton Center @ 111 E 2nd Street, Clayton NC 27520

Time: 7:00 PM

Type of Application: Planned Development Rezoning and Preliminary Subdivision Master Plan

General Description: Steeplechase is Planned Development of 631 acres located at 1162 Covered Bridge Road near the intersection of Covered Bridge Road and Brookhill Drive. The request, if approved, will allow up to 2500 residential units which will be a mix of single family homes, townhomes, apartments and condominiums. A commercial element is being proposed at the intersection of Covered Bridge Road and O'Neil Street.

If you have any questions prior to or after this meeting, you may contact us at 919-835-1500 x 242

Sincerely,

Kenneth D. Thompson, RLA, LEED AP, NCLID
Senior Associate / Landscape Architect

cc: Clayton Planning Dept.

RECEIVED
NOV 12 2014
Town of Clayton
Planning Department

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

PDD2014-127
Steeplechase rezoning to PD-MU

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Strategic Growth Plan, specifically:
- The Proposed Land Use Map (Figure 6.4)
- Objective 1.2 – increase residential presence in downtown.
- Objective 2.1 – balance development/investment: old & new.
- Objective 2.5 – more housing opportunities: beyond starter homes.
- Objective 5.1 – expand greenway program.

Section 2: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically:

- **Staff recommends that the Planning Board approve the rezoning.**
- **The Planning Board recommends an approval of the rezoning at their February 23, 2015 meeting.**
- **The Planning Board recommended approval of the Steeplechase Planned Development Master Plan (PSD2014-128, which functions as the Preliminary Subdivision Plan at their February 23, 2015 meeting.**

the above referenced zoning amendment is reasonable and in the public interest.

PPAB 2574608v1

COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT
(Rezoning or Text Amendment)

After considering the recommendations of the Planning Board and Planning Director, I move to **[approve OR deny] [PDD 2014-127]**

[IF APPROVING]

and to approve the Statement of Consistency and Reasonableness included in the Agenda packet [with the following modifications: STATE MODIFICATIONS, IF ANY]**.**

AN ORDINANCE AMENDING THE ZONING ORDINANCE
AND ZONING MAP
OF THE TOWN OF CLAYTON, NORTH CAROLINA

PDD 2014-127 "Steeplechase Planned Development" Rezoning to PD-MU

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton to include in the Planned Development – PD-MU zone the property described below, said property formerly being zoned Residential (R-8), Residential-10 (R-10) and Neighborhood Business (B-2); and

WHEREAS said property is owned by Nancy Crews Earp and Mary Earp Worley; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in the Clayton News Star, a local newspaper, as required by Section 155.702(D) of the Clayton Unified Development Code and by Section 160A-364 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listings, and to the owners of all parcels of land abutting that (those) parcel(s) of land and within 100 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 155.702(D) of the Zoning Ordinance of the Town of Clayton and by Section 160A-384 of the General Statutes; and

WHEREAS the said public hearing was actually conducted at 6:30 p.m. on April 6, 2015, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change or to make relevant comments;

THEREFORE, after duly considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. That the Unified Development Code of the Town of Clayton is hereby amended to include in the Planned Development – PD MU zone the following described property:

General Description:

South of Smith Ridge Estates and Ole Mill Stream Subdivision, North of Sam's Branch Greenway, between Covered Bridge Road and O'Neil Street on the east, and City Road on the west, with Covered Bridge Road, and Brookhill Drive running partly through the parcel.

Specific Description:

Parcel No. 05H02009 Tax ID #0869846

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Planned Development – PD-MU zone the above-described property and will be so marked.

SECTION 3. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. That this ordinance shall become effective immediately upon its adoption.

DULY ADOPTED this 20th day of April, 2015.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett, CMC
Town Clerk

PDD 2014-127

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 5b **Meeting Date:** April 20, 2015

TITLE: Public Hearing - PSD 2014-128

DESCRIPTION: Steeplechase Planned Development – Preliminary Plat/Master Plan. The applicant is requesting Master Plan approval, with the Master Plan acting as the Preliminary Subdivision Plat approval, for the for the Steeplechase Planned Development to allow a maximum of 2,200 residential units and 75,000 square feet of commercial uses.

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
2-16-15	Set Public Hearing for March 2, 2015	Staff Report Supporting Documents
3-2-15	Public Hearing TABLED – 3/16/15	Updated Staff Report Supporting Documents
3-16-15	Public Hearing TABLED – 4/6/15	Staff Report Supporting Documents
4-6-15	Public Hearing TABLED – 4/20/15	Staff Report Supporting Documents Traffic Impact Study
4-20-15	Public Hearing *To Be Tabled 5/4/15*	Staff Report Supporting Documents Traffic Impact Study

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

Town Council
February 16, 2015

STAFF REPORT

Application Number:	PSD 2014-128 (Preliminary Plat / Master Plan for Planned Development)
Project Name:	Steeplechase Planned Development
Associated Application:	PDD 2014-127 (Rezoning to PD-MU)
NC PINs:	166900-38-4997
TAG #s:	05H02009
Town Limits/ETJ:	Town Limits
Overlay:	None
Applicant:	Galaxy NC, LLC, c/o Wakefield Development
Owners:	Raymond Elmore Earp Jr. Irrevocable Trust
Neighborhood Meeting:	Held October 27, 2014
Public Noticing:	Property posted November 7, 2014

PROJECT LOCATION: The approximately 631 acre project is generally located east of City Road, west of North O'Neil Street, and between Sam's Branch and the Neuse River.

REQUEST: The applicant is requesting Master Plan approval, with the Master Plan acting as the Preliminary Subdivision Plat approval, for the for the Steeplechase Planned Development to allow a maximum of 2,200 residential units and 75,000 square feet of commercial uses.

SITE DATA:

Acreage:	631.04 acres
Present Zoning:	Residential Estate (R-E), Residential 10 (R-10), Residential 8 (R-8), Neighborhood Business (B-2)
Proposed Zoning:	Planned Development – Mixed Use (PD-MU)
Existing Use:	Vacant/Agriculture/Forested
Existing Impervious:	None – site is undeveloped
Overlay:	Partially within the Watershed Protection Overlay (a small portion of the site in the southeast corner)

DEVELOPMENT DATA:

All information below is as proposed by the applicant. Planned developments are unique in that they do not carry pre-established development standards. All bulk, area, and dimensional standards are set by the approval process and are binding once approved by Town Council. (See §155.202(L)). PLEASE NOTE THAT ALL MODIFIED DEVELOPMENT STANDARDS ARE SPECIFICALLY LISTED IN THE MASTER PLAN DOCUMENT. STANDARDS WHICH ARE NOT SPECIFICALLY CALLED OUT MUST MEET THE MINIMUM REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

Proposed Uses:	Residential/Non-residential – mix of housing types (single family, townhomes, condominiums and apartments), recreational amenities, and commercial uses.
Proposed Buildings:	Multiple buildings and phases include mixed residential, commercial and recreational (club house) buildings.
Proposed Residential Density:	Maximum 4 units per acre for residential portion of property (calculation does not include commercial site)
Proposed Commercial Intensity:	9.91 acres / 80% per lot building coverage / 75,000 SF max.
Proposed Maximum Building Height:	Detached Homes – Single Family: 35 feet max. Attached Homes – Townhome & Single Family: 45 feet max. Multi-Family – Condos & Apartments: 55 feet max. Amenity and Club: 45 feet max. Commercial Area: 80 feet max. *Staff note: For reference, the maximum height in all existing general residential zoning districts is 35 feet. Maximum height in existing general commercial zoning districts is 60 feet (in B-3 and O-I). Maximum height for apartments/condos/townhomes is set by the Planned Development process.* *Staff supports the request for 80 feet in height for the Commercial area because it would allow for mixed use development with office and residential uses in upper stories.*
Proposed Impervious Surface:	Overall Development: 70% *The Master Plan is divided into a series of phases. Some phases may exceed maximum impervious with the understanding that the overall project may not exceed the maximum impervious surface percentage. As each phase is approved for development, it will be reviewed for consistency with the maximums set in the Master Plan, ensuring the overall development does not exceed the 70% maximum.*
Required Parking:	Parking will be required as established by the Unified Development Ordinance and will be reviewed as each phase is approved for development.
Access:	Primary access is identified along Covered Bridge Road (3 aligned entrances/intersections) and North O'Neil Street (two entrances).

	Additional internal connections exist along Brook Hill Drive as well as interconnectivity to existing stub streets in Smith Ridge estates and Old Mill Stream subdivisions. Additional access points may occur on City Road if the School District utilizes the portion of the site set aside for school use. Several major roadway improvements will be necessary as a part of this development. Details of roadway and intersection improvements will be determined as part of the review of the Traffic Impact Analysis. The Traffic Impact Analysis review by NCDOT is included as an attachment to this staff report.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton
Proposed minimum Recreation and Open Space:	Overall: 64.98 Acres Active Recreation: 16.245 acres *See discussion on Recreation and Open Space, below. Recreation and Open Space and Active Recreation acreages are minimums and cannot be reduced except by Town Council approval via a major modification to the Master Plan.*
Proposed Dimensional Standards:	Minimum Dimensional Standards (setbacks, building coverage, and height) are set based on use in the Master Plan. The Master Plan includes a provision that all setbacks may be modified by up to 20% with approval by the Planning Director.

ADJACENT ZONING AND LAND USES:

North: Zoning: Residential Estate (R-E)
Existing Use: Single Family Residential

South: Zoning: Residential Estate (R-E), Residential 8 (R-8 SUD)
Existing Use: Vacant / Single Family Residential /Agriculture

East: Zoning: Residential Estate (R-E)
Existing Use: Single Family Residential / Agriculture

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

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting preliminary subdivision plat approval for the Master Plan for the Steeplechase Planned Development. This 631 acre project is under concurrent request to be rezoned to Planned Development

Mixed Use (PD-MU) under case # PDD 2014-127. Both the rezoning and the master plan must be approved for the PD-MU District to be approved.

The Master Plan is also acting as the Preliminary Subdivision Plat, as is permitted by the UDC. All dimensional standards are set within the Master Plan, along with basic street and development patterns, and regulating sheets are included to guide the form of development components. This means that as each phase of the development moves towards construction, the specific details within each phase (exact placement of lot lines, for example) will be reviewed and approved by staff as a final plat. Individual site components are required to be consistent with the design and standards presented in the regulating and master plan.

- *Note: The exceptions to the above include the commercial parcel, condo/apartment/townhome sections and recreation areas. The condo/apartment/townhome sections will either be kept under single ownership as rentals or subdivided into lots which encompass the unit only leaving the remainder of the land in common ownership. Consequently the condo/apartment/townhome sections may be processed as a Major Site Plan with approval by the Planning Board. Development of the recreation areas will be processed as Minor Site Plans (staff-level review). The commercial parcel will go back to Planning Board for major site plan review/approval.*

  Other modifications to this approved Master Plan deemed "Major" will return to the Town Council for review and approval.

The applicant is requesting a maximum of 2200 residential units, to be comprised of a mix of single family and multi-family units. The units are clustered in a range of densities. The commercial parcel is limited to 75,000 square feet of commercial uses. The project includes both active and passive recreation and open space, and identifies resource conservation areas as permanently preserved (as is required).

The Master Plan also identifies a potential school site. The applicant is in discussions with Johnston County Public Schools, and the site will be reserved for 18 months from the date of approval to acquire the site in accordance with §155.605(A) of the UDC.

Planned Development Review Criteria

The regulations below are the components of the UDC that pertain to the review of Planned Developments:

Definition:

Definition of PD-MU (§155.200(A)(3)(d)): "The PD-MU district is intended to provide coordinated mixed-use developments which include light industrial, commercial, office, educational, civic, institutional, residential and service uses within a planned development with appropriate perimeter buffering and open space. The variety of land uses available in this district allows flexibility to respond to market demands and the needs of tenants which provides for a variety of physically and functionally integrated land uses."

Per §155.203(L), Planned Developments are subject to the following requirements:

- The development proposed in the master plan is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
- Each planned development shall provide a comprehensive set of design guidelines that demonstrate the project will be appropriate within the context of the surrounding properties and the larger community. All bulk, area and dimensional standards shall be established by the Town Council at the time of approval.

- No resource conservation area (see § 155.500) shall be counted towards lot area. This shall not preclude the platting of lots in such areas, provided that adequate lot area outside the resource conservation area is provided.
- No resource conservation area shall be counted towards the recreation and open space requirements.
- The planned development master plan shall meet or exceed the recreation and open space requirements of an open space residential subdivision.
- A phasing plan is required.

Master Plan Approval Criteria (§155.705(K)):

1. Compliance with all applicable requirements of the UDC;
2. Consistency with the Clayton General Design Guidelines;
3. Conformance of the proposal with the stated purpose of the requested planned development district;
4. Compatibility of the proposed development with the adjacent community;
5. The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out;
6. Compatible relationships between each component of the overall project;
7. Self-sufficiency of each phase of the overall project;
8. Documentation that the proposed infrastructure improvements accommodate the additional impacts caused by the development, or documentation to assure that the development, as proposed, will not overtax the existing public infrastructure systems;
9. The fiscal impact of the proposal and the proposed financing of required improvements;
10. The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community; and
11. The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

Preliminary Plat Findings of Fact

Since the Master Plan is also acting as a Preliminary Subdivision Plat, the applicant is required to address the Findings of Fact outlined in §155.706 of the UDC. These have been included as an attachment to this report.

Consistency with the Strategic Growth Plan

The request is consistent with the following objectives of the Strategic Growth Plan:

- Proposed Land Use Map
- Objective 2.1 Balanced Development/ Investment: Old and New
- Objective 2.3 Expand Wastewater Capacity: Treatment and Transmission
- Objective 2.5 More Housing Opportunities: Beyond Starter Homes (*Continue to encourage diverse housing stock. Promote planned development, which allows more flexibility in housing types.)*
- Objective 5.1 More Developed Parks and Parkland

The Proposed Land Use Map shows the site as "Residential – Light and Neighborhood Commercial."

Consistency with the Unified Development Code

The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC). Individual lot development specifications including landscaping, building placement, access, driveway placement, etc. are required to be set as a part of the planned development, meet all other applicable Town standards, and be consistent with the provisions of the approved Master Plan.

Compatibility with Surrounding Land Uses

The overall proposed density is 4 dwelling units per acre. Under the current zoning, which includes R-10, R-8, and B-2 zoning districts, the subject property could currently be developed using Conventional Subdivision standards with approximately 2,520 single family lots and 426,888 square feet of commercial uses. These numbers go up substantially if Open Space subdivision standards are utilized. The conventional development standard allocations were determined as follows:

Ex. Zoning	Acreage	Max. Density/Acre	Max. Intensity/Building Coverage	Dwelling Units	Square Footage
R-10	536.6	4	N/A	2,146	N/A
R-8	74.86	5	N/A	374	N/A
B-2	19.6	N/A	50%	N/A	426,888
TOTALS	**631.06**			**2,520**	**426,888**

Because the property is being processed as a Planned Development, units may be clustered to achieve higher densities in some areas while keeping lower densities in other areas to achieve a balance in residential types and lot sizes. Portions of the site will develop with higher residential density than others (i.e. the townhome and apartment options). Those higher densities are located closer to major intersections, while the portions of the site designed for single family detached (lower densities) are designed in the areas adjacent to existing subdivisions, providing a transition from the higher density/intensities.

The proposed density on the subject property is very similar to the zoning of adjacent property to the south (Residential-10, which allows minimum 10,000 square foot lots, or 4 units per acre; and R-8 which allows 8,000 square foot lots, or approximately 5 units per acre). Properties to the east are primarily undeveloped, agriculture, or very large lot single family residential (residential unit located on very large properties). Ole Mill Stream and Smith Ridge Estates directly to the north are established neighborhoods developed at densities of approximately 1 unit per acre.

While those adjacent neighborhoods do have lower densities, Riverwood, to the north, was developed at a similar density to the proposed rezoning.

The commercial parcel proposed at the intersection of Covered Bridge Road and O'Neil Street has reduced in size from approximately 19.6 acres to 13.51 acres The development plan is limiting the development of the commercial site to a maximum of 75,000 square feet of floor area.

Given the property's adjacency to Clayton's "core," staff is supportive of the development of the entire property as a Planned Development and the proposed density of 4 units per acre so long as adequate measures are taken to ensure traffic safety and desirable neighborhood design that makes this development a benefit to the Town and a desirable place to live.

Landscaping and Buffering

A 20 foot Class C perimeter buffer is provided along the boundary of the property, including along Covered Bridge Road where it bisects the north and south portions of the property. Where able, existing trees and vegetation will be preserved to meet the standards of the Class C buffer. Where a Class C buffer is planted, it will be a minimum of 20 feet in width. All landscaping is required to meet the standards for height and caliper as established in the UDC. Street tree species are required to receive approval from the Planning Director as they will be located in the public right-of-way.

Street trees must be canopy trees and spaced a maximum of 40 feet apart. Street trees will be placed in a widened planting strip located between the sidewalk and street.

Recreation and Open Space

Planned Developments are required to meet or exceed the standards established for open space subdivisions. Required and provided recreation and open space is listed below:

Overall Recreation and Open Space

Planned Developments are required to meet the minimum standards for Recreation and Open Space as set for Open Space Subdivisions in the UDC. Overall Recreation and Open Space requirements include preserved land, passive open space, and active recreation areas. Recreation and Open Space may NOT include resource conservation areas (RCAs) such as riparian buffers, wetlands, ponds, and areas of 25% slope that exceed 5,000 sf in area (the exception to this rule is that the area of a paved greenway may be counted to recreation and open space if located in a RCA).

Required: Either 12.5% of net site area ***OR*** 1,245 sf per unit, whichever is greater.

2,200 units x 1,245sf = 2,739,000 sf or 63 acres

Net Site Area is 631.06 acres – 111.19 acres in resource conservation areas = 519.87 acres
519.87 ac * .125 = 65 acres

As shown above, as currently proposed, the 12.5% calculation results in the greater number, requiring 65 acres of recreation and open space.

Proposed: 65.08 acres outside of the RCA's.

Improved Recreation Areas

A certain amount of the required Recreation and Open Space must be developed as active recreation amenities for the development.

Required: At least 25% of the required recreation and open space shall be improved.
25% of 65.08 acres is 16.27 acres.

Provided: 29.22 acres

The acreage of proposed recreation and open space will be established as the minimum for the development and will be binding on the development of the property. The established minimums for both overall Recreation and Open Space as well as Active Recreation and Open Space cannot be reduced except by Town Council.

Dedication of Recreation and Open Space to the Town

Per §155.203(I)(2)(a), "all residential development shall be required to either dedicate a portion of the land, or make a payment-in-lieu of dedication at a rate set forth in the town's Comprehensive List of Fees and Charges per lot or dwelling unit." A mix of dedication and fee-in-lieu may be utilized.

At this time, the Town and the developer are discussing the possible donation of Phase 7 (11.13 acres) for use as a public trailhead and park.

Greenways and Sidewalks

The Master Plan proposes a series of interconnected greenways and sidewalks to provide multi-modal access throughout the development.

- Sam's Branch Greenway: The existing Sam's Branch Greenway currently ends just to the east of the southeastern corner of the property, which planned extensions running along the southern boundary of the property along Sam's Branch creek and further west.

  The Town is currently in the design phase for the extension of the existing Sam's Branch Greenway west to the entrance to Legend Park (known as "Sam's Branch Phase II"), an extension which traverses the south boundary proposed development. Sam's Branch Phase II greenway also provides potential important connections to downtown Clayton via future connections from Legend Park to the downtown street networks. This phase of the greenway also provides access to Legend Park, which includes a softball field and mountain bike trails.

  Future extensions of the greenway just west of Legend Park will provide multi-modal access along City Road to the Municipal and Civitan Parks, as well as to the amenities of Downtown Clayton.

  The Sam's Branch Greenway already connects to the Mountains to Sea Trail (aka "Neuse River Greenway"), an almost 30 mile uninterrupted greenway which connects into Raleigh's greenway network, with future extensions planned. This section of the greenway in Clayton is also part of the designated East Coast Greenway network along the eastern coast of the United States.

- Proposed Greenway/Sidewalk exchange
  Typically, sidewalks are required on both sides of all streets of new development (including along existing roadways). Staff supports the applicant's proposal to waive the requirement for sidewalks on both sides of the road (reducing it to sidewalks on one side of the road) for identified portions of the development's roadway network so long as a minimum 10 foot wide paved multi-use path / greenway is provided elsewhere in the development at an equal exchange based on construction costs. Staff supports this because while some accessibility is lost with the reduction in sidewalks, this accessibility is made up by the presence of a multi-use path which provides access to other portions of the development, and acts as a part of the Sam's Branch Greenway Trail. Benefits to the applicant include the ability to use the calculated square footage of the paved pathway toward their improved/active recreation requirements and a reduced roadway cross-section width.

Environmental

As required in the UDC, resource conservation areas (including riparian buffers, ponds/waterways, 100-year flood zones, and steep slopes) shall be preserved by a binding legal instrument recorded with the deed as each phase is platted (see Article 5 of the UDC). Additionally, the development will be required to meet any state requirements for protection not addressed by the UDC. Riparian buffers that meet the definition of the UDC in Article 5 shall include a 50 foot undisturbed buffer, measured from the top of bank.

According to the Master Plan, there are 111.19 acres of RCAs on the site, all of which shall remain undisturbed unless proper permits and approvals for disturbance are received from the State or Town, as applicable.

Signs

A Master Sign Plan is required for all signage associated with the development. A typical entrance sign design is shown in the Master Plan. Entrance signs shall be required to meet or exceed the approved sign style set in the Master Plan.

Access/Streets

The primary development access point is located off of Covered Bridge Road, will provide access to the future clubhouse area on the southern portion of the site, and shall align with the existing Brook Hill Drive. All external access shall be approved by either NCDOT or the Town as applicable.

The applicant has provided a detailed Vehicular and Pedestrian Circulation Plan which is part of the Master Plan. The actual alignment of the internal road network as shown on the Plan is for visual reference only and is not binding; road alignment may vary as individual phases are approved so long as basic design components such as shorter block lengths and interconnectivity are maintained. However, external connection points and identified improvements to existing roads and intersections are binding and cannot be modified without major modification approval by the Town Council.

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) has been completed by the applicant and reviewed by NCDOT and the Town. The comments provided by NCDOT have been provided as an attachment to this staff report. The applicant will have the opportunity to revise the TIA and address the traffic comments. Ultimately, the traffic improvements deemed necessary by NCDOT and the Town shall be installed prior to the issuance of a certificate of occupancy for the phase that generates the need for the improvement.

Required Access Points

Per the UDC, no more than 75 certificates of occupancy may be issued within the subdivision until a required secondary access has been constructed or bonded for construction. No more than 250 certificates of occupancy may be issued within the subdivision until the required third access has been constructed or bonded for construction. Access points to existing "stub-out" streets in existing subdivisions (Ole Mill Stream, Smith Ridge Estates) will be required to be constructed as part of the associated phase of development.

Alternative Cross-Section

An alternative cross-sections are proposed as part of this development. As discussed in the Recreation and Open Space component of this report, the cross-sections reflect the proposal to allow sidewalk on just one side of the street in identified roadways within the development.

Several cross-sections propose a planting strip between the sidewalk and the road edge, thus placing the street trees in the public right-of-way. Staff supports the planting strip because of improved aesthetics and enhanced pedestrian safety when the sidewalk is further from the road and buffered by trees.

Cross-sections on NCDOT roadways (City Road, Covered Bridge Road, and North O'Neil Street) will be ultimately approved by NCDOT. Staff will require a minimum 10 foot paved greenway along these roadways as shown on the Master Plan.

Multi-Modal Access

The location of the proposed greenways allow for the extension of Sam's Branch Greenway to Downtown to Legend Park and Municipal Park.

Please see the "Alternative Cross-Section" discussion in the "Access/Streets" section of this report, as well as the "Greenways and Sidewalks" discussion within the "Recreation and Open Space" section of this report for more information on multi-modal access.

Architecture/Design

Mix of Housing Types

While a range of housing types are included in the Master Plan, the exact mix and location of housing types is not intended to be finalized by this Master Plan. To ensure some mix of housing, a minimum of 10% of low, medium, and high density housing development is set by the Master Plan. Beyond this minimum, so long as a mix of housing types is included and the maximum number of units is not exceeded (mix to be chosen from the pre-established housing types in the Master Plan), the number of each type of housing may vary depending on market conditions, etc.

Design

Types of houses to be included in the development are noted on the regulating plan. A graphic architectural elevation of the building type is also included. The elevations are not intended as a set standard, but the final housing product will be required to be consistent with or exceed the style, quality, and materials shown in the graphics. It is required that architectural elevations of the housing types vary from home to home to ensure visual interest.

Setbacks and other Dimensional Standards

Dimensional standards (setbacks, building/house coverage, impervious limits) are set by the Master Plan and approved by the Town Council.

A Note on Townhomes

The UDC sets certain standards for townhome design if a garage is present. If the townhomes have garages, they will be required to meet Town of Clayton standards as addressed in Section 155.301(J) which sets standards such as garage width in relation to the home width. Driveway placement on each lot will also be required to meet the requirements of the UDC. Any requirements that pertain to townhome design will be addressed either through the final plat or site plan review process, as applicable.

Commercial

The commercial component will include architectural and contextual standards as indicated in the Master Plan and Regulating Plan. The development will have an Architectural Review Committee who will review the commercial architecture. Town Staff and Planning Board will also review the architecture and site layout as a part of a Major Site Plan approval.

Waivers/Deviations/Variances from Code Requirements

Per §155.706 of the UDC, the Town Council is authorized to waive certain requirements of §§ 155.600 through 155.607 if it is clear that adequate provisions for the type and intensity of the proposed use has been or will be provided, and there are special circumstances, such as unique characteristics of the lot and area, or strict interpretation of the requirements render the subdivision of the property not feasible or desirable. The UDC states that waivers should meet the following criteria:

1. The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;

2. The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not generally applicable to other property;
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this chapter are enforced; and
4. The purpose of the waiver is not based primarily upon financial consideration.

The following waivers have been requested by the applicant:

1. Waiver from the Town-approved cross-sections. Revised street Cross-Sections have been requested, as shown in the Master Plan.
2. Waiver from §155.602(H), which requires sidewalks on both sides of all streets. Allow construction of 10 foot paved multi-use path / greenway on a linear foot-for-foot basis, in place of a fee-in-lieu.
3. Waiver from §155.602(G) which states that "No residential street cul-de-sac serving lots less than 20,000 square feet in size shall exceed 700 feet in length." The request is to allow a cul-de-sacs with a length greater than 700 feet to serve lots less than 20,000 square feet in size with approval from the Town of Clayton Fire Marshal.

CONSIDERATIONS

- The applicant is requesting approval of a Master Plan for the Steeplechase Planned Development. The Master Plan also acts as the preliminary subdivision plat and so the approval process is quasi-judicial.
- This approval is subject to approval of PDD 2014-127 (Rezoning to PD-MU).
- The final decision is made by the Town Council with recommendation from the Planning Board.
- The Planning Board did not make a recommendation at their January 26, 2015 meeting, and will open the item again at their February 23, 2015 meeting.
- The applicant is requesting a wastewater allocation of 554,555 gallons per day phased in over time. The Wastewater Allocation must be approved by the Town Council.

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 an attachment to the Staff Report.

STAFF RECOMMENDATION

Staff is recommending:
1) Approval of the requested waivers.
2) Approval of the Wastewater Allocation request.
3) Approval of the Master Plan with the conditions listed below.

CONDITIONS:

1. Following Board approvals, three copies of the Master Plan / Preliminary Subdivision Plat meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.

2. The development of the property is limited to the parameters established on the Master Plan and the Master Plan Document (regulating plan) as approved by the Town Council. Modifications to the approved Master Plan / Preliminary Subdivision Plan or Master Plan Document shall require review and approval in accordance with Section 155.705 of the Unified Development Code.

3. The Master Plan / Preliminary Subdivision Plan is considered a preliminary plat. Individual phases are subject to final plat review with the exception that Condo/Apartment/Townhome areas that will not be further subdivided, and Commercial phases, shall be reviewed as a Major Site Plan.

4. The developer shall reserve the portion of the site shown as a "potential school site" for 18 months from the date of the approval. If developed as a school, the development of the school site will be reviewed as a Major Site Plan.

5. Neighborhood parks and recreational amenities, including the clubhouse site, shall be reviewed as Minor Site Plans prior to construction.

6. The clubhouse and trail system around the pond shall be permitted and under construction prior to the issuance of a Certificate of Occupancy for the 251st residential unit.

7. A combination of dedication and fee-in-lieu may be utilized to meet recreation and open space requirements. To meet requirements, additional recreation area must be dedicated or a recreation fee-in-lieu shall be required at the established rate to supplement the dedicated land (land considered Resource Conservation Areas does not count toward meeting recreation and open space requirements).

8. Annexation of any land not currently within Town Limits shall be required prior to Final Plat approval for the first phase of the development.

9. Development fees shall be paid prior to Final Plat approval for each phase. For phases requiring Site Plan review, fees shall be paid prior to issuance of building permits.

10. All traffic improvements required by NCDOT and the Town shall be installed prior to the issuance of a certificate of occupancy for the phase (as shown on the overall phasing plan with the Master Plan Document/ Regulating Plan) that generates the need for the improvement. The necessary right-of-way for Covered Bridge Road (internal to the project), North O'Neil Street, and City Road shall be dedicated as a part of the first phase (as indicated in the Traffic Study Prepared by Davenport) of the development. The necessary right-of-way for Brookhill Drive and Covered Bridge Road (north of its intersection with North O'Neil Street) shall be dedicated as a part of the second phase (as indicated in the Traffic Study Prepared by Davenport) of the development.

11. All roof mounted and ground mechanical equipment not associated with single family detached residential development must be completely screened from view.

12. Five foot wide sidewalks or ten foot wide multi-use paths shall be installed along at least one side of all roadways within the development as identified in the Master Plan. Where sidewalks are on only one side of the road, the developer shall provide a minimum ten-foot wide paved greenway/multi-use trails

within the development on an equivalent basis based on cost. An Engineer's estimate which documents the cost allocations (in linear footage) between the deleted five foot concrete sidewalk and the proposed 10 foot asphalt multi-use path is required. Any cost shortage between the required five foot sidewalk and 10 foot multi-use path shall be paid as a fee-in-lieu.

13. All sidewalks and greenways shall be bonded or constructed prior to plat recordation for the associated phase, with the exception that the sidewalk in front of residential units may be installed prior to the issuance of a Certificate of Occupancy of the unit.

14. Internal greenways shall be constructed or bonded prior to the first Certificate of Occupancy for the associated phase.

15. All greenways shall meet Town of Clayton standards with a minimum paved width of 10 feet.

16. The acreage of recreation and open space, and active recreation areas identified in the Master Plan shall be considered minimum requirements and may not be reduced without approval by the Town Council. The recreation areas shall be constructed concurrent with the construction of the associated phase and shall be installed or bonded prior to issuance of a certificate of occupancy for that phase.

17. Where a greenway is placed in the same location as a required buffer, that buffer width shall be expanded by a minimum of 15 feet to accommodate the trail and required plantings.

18. A 10' greenway shall be constructed along one side of Covered Bridge Road and North O'Neil Street for the entire project frontage concurrent with necessary roadway improvements. A greenway shall also be constructed along the project frontage adjacent to City Road concurrent with or prior to the construction of a phase which abuts City Road, and shall be installed or bonded prior to issuance of a Certificate of Occupancy for that phase.

19. All required vegetated buffers and plantings, including street trees, shall be installed concurrently with construction of the associated phase of the development and shall be completely installed or bonded prior to issuance of a certificate of occupancy for that phase.

20. A mix of housing types shall be required at the minimum percentages set by the Master Plan and shall be selected from the list of housing type options presented in the Master Plan Document (regulating plan). In no case shall the overall project density exceed 4 units per acre.

21. A mix of housing elevations (variations in architectural features), styles, and colors along each block is required to ensure visual interest and variety. Housing elevations shall be submitted along with each final plat review and shall be reviewed to ensure consistency with the architectural standards presented in the Master Plan and requirement this condition of approval.

22. Final location and configuration of Cluster Mailbox Units (CBUs) shall be determined in the final plat/site plan review (as applicable) for each phase. CBU's are required to have vehicular access/parking, as well as sidewalk /pedestrian access and must be approved by the Planning Department and the United States Postal Service.

23. No more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction.

24. No more than 250 certificates of occupancy may be issued within the subdivision until the required third access has been constructed or bonded for construction.

25. Street tree species shall be approved by the Town Engineer and Town Planning Director as part of individual phase final plat / major site plan review.

26. A Master Sign Plan shall be required prior to installation or approval of any signage. All signs shall require review and approval pursuant to §155.713.

27. Final design of individual elements identified within the Regulating Plan (such as typical lighting, recreation, or architectural elevations) may be modified during individual phase review without need to modify the Regulating Plan, but shall be approved by staff and shall respect (or exceed) the intent and vision of the original approval/design shown in the Regulating Plan, including but not limited to quality, style, and materials. Modifications that are determined by the Planning Director not to meet or exceed the original intent or do not classify as "minor" modifications per the Unified Development Code shall require major review and approval.

28. The review and approval of project water, sewer, storm drainage and street construction drawings must be submitted to and approved by the Public Works Department.

29. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to the UDC requirements.

30. Prior to site grading and construction activities, tree protection fencing shall be installed around all resource conservation areas. Once the tree protection fence is installed, it must be inspected by the Planning Department prior to construction activity.

31. A homeowners' association (HOA) document shall be reviewed by staff and recorded prior to final plat of the first residential phase. The HOA document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.

Planning Board Recommendation: No recommendation at this time. The item was postponed for decision at a future meeting.

Attachments:

1. Subdivision Findings of Fact
2. Zoning, Aerial, and Future Land Use Map
3. Application
4. Neighborhood Meeting Materials
5. Master Plan / Preliminary Subdivision Plan
6. Traffic Impact Analysis (TIA) executive summary (provided by applicant)
7. NCDOT TIA Analysis Recommendations
8. NCDOT TIA Analysis Recommendations followup letter
9. Wastewater Allocation request

FINDINGS OF FACT

Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

(1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

The plan submitted for review is compliant with the Strategic Growth Plan and meets all required specifications of the Town of Clayton Subdivision ordinance and conforms to the Unified Development Code. The required completed checklist applications were provided at the time of the submittal and the plan was reviewed by the Town of Clayton's Technical Review Committee. The TRC then provided the developer comments to ensure compliance of the plan with all standards. The developer's consultant then revised the plans and resubmitted them for review by the TRC again for another compliance review. To the best of our knowledge the developer's consultant believes the plans are complete.

(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.

The overall proposed density of the development is 3.96 acres and the land use plan in the Strategic Growth Plan calls for a maximum of 8 units per acres. In order to guarantee the orderly and unified development of the site the developer opted to seek approval of a Master Planned Subdivision. This subdivision intends to promote the development of the surrounding properties in the same orderly fashion by connecting proposed points of access to existing adjacent street stubs and by providing street stubs to undeveloped tracts for future connections. The same is true for both public water and sewer as well.

(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.

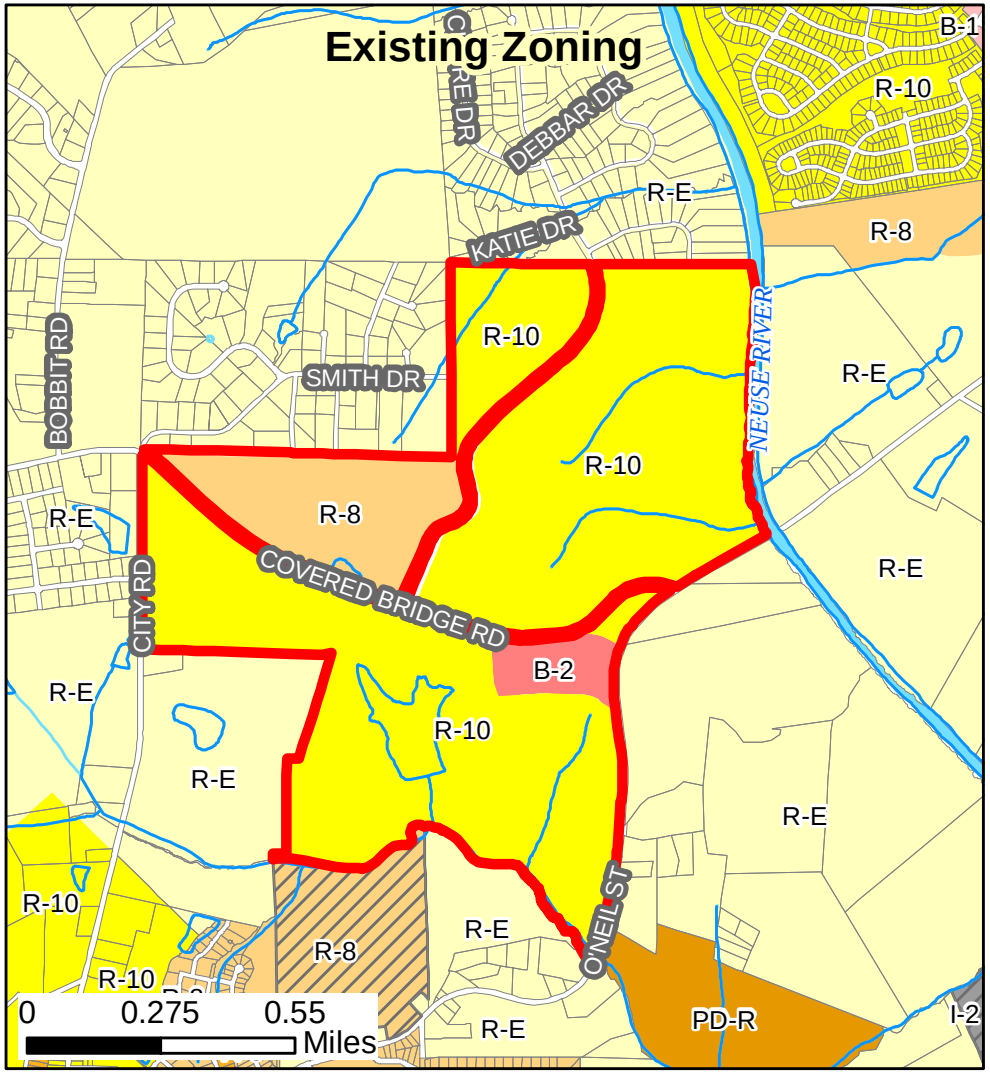
As a condition of the approval the developer will be required to improve City Road, Covered Bridge Road and O'Neil Street as per the recommendations of the Traffic Impact Analysis. The proposed road improvements adjacent to the site will ensure that there will be no adverse traffic impacts to the surrounding areas. Internally there will be a residential collector road that loops through the site collecting all the traffic from the residential streets and funneling the drivers toward the improved road system adjacent to the project. The developer will also be required to extend public water and sewer to the adjacent undeveloped parcels for their use if and when the parcel is developed.

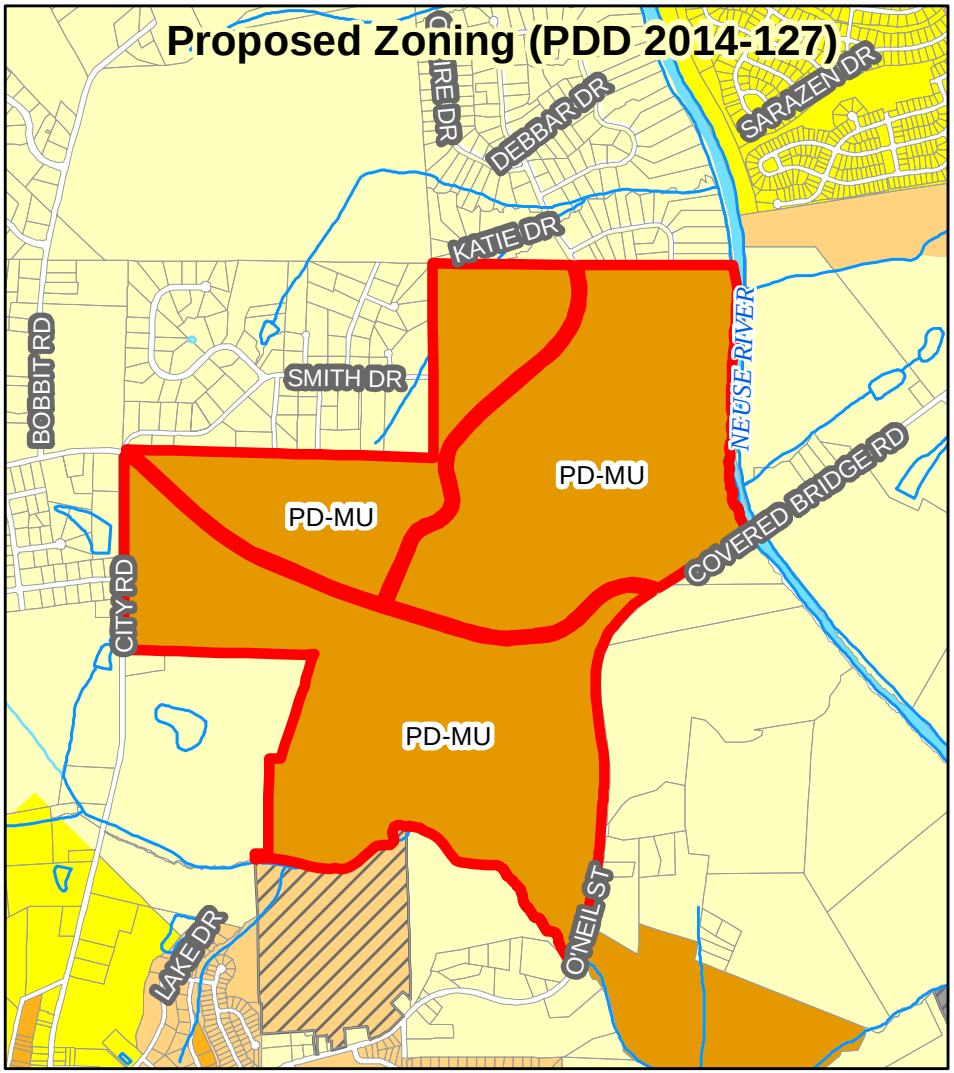
(4) That the subdivision will not adversely affect the general plans for the orderly growth and development of the town and is consistent with the planning policies adopted by the Town Council.

In order to guarantee the orderly and unified development of the site the developer opted to seek approval of a Master Planned Subdivision. The overall proposed density of the development is 3.96 acres and the land use plan in the Strategic Growth Plan calls for a maximum of 8 units per acres. The plan is compliant with all relevant portions of the Strategic Growth Plan and meets all required specifications of the Town of Clayton Subdivision ordinance and conforms to the Unified Development Code.

Project Name: Steeplechase Subdivision

Ken Ard		10-2-14
Print Name	***Signature of Applicant***	***Date***





SteepleChase Planned Development
Rezoning to Planned Development - Mixed Use and Master Plan / Preliminary Subdivision Plat

Applicant: Galaxy NC, LLC c/o Wakefield Development
Property Owner: RAYMOND ELMORE EARP IRREV TRUST
Size: 631 acres
Parcel ID Number: 166900-38-4997
Tag #: 05H02009
File Number: PDD 2014-127 and PSD 2014-128

Produced by: TOC Planning

Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.
11/12/14

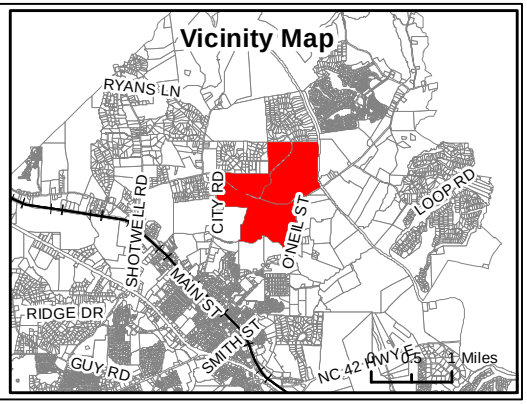
N

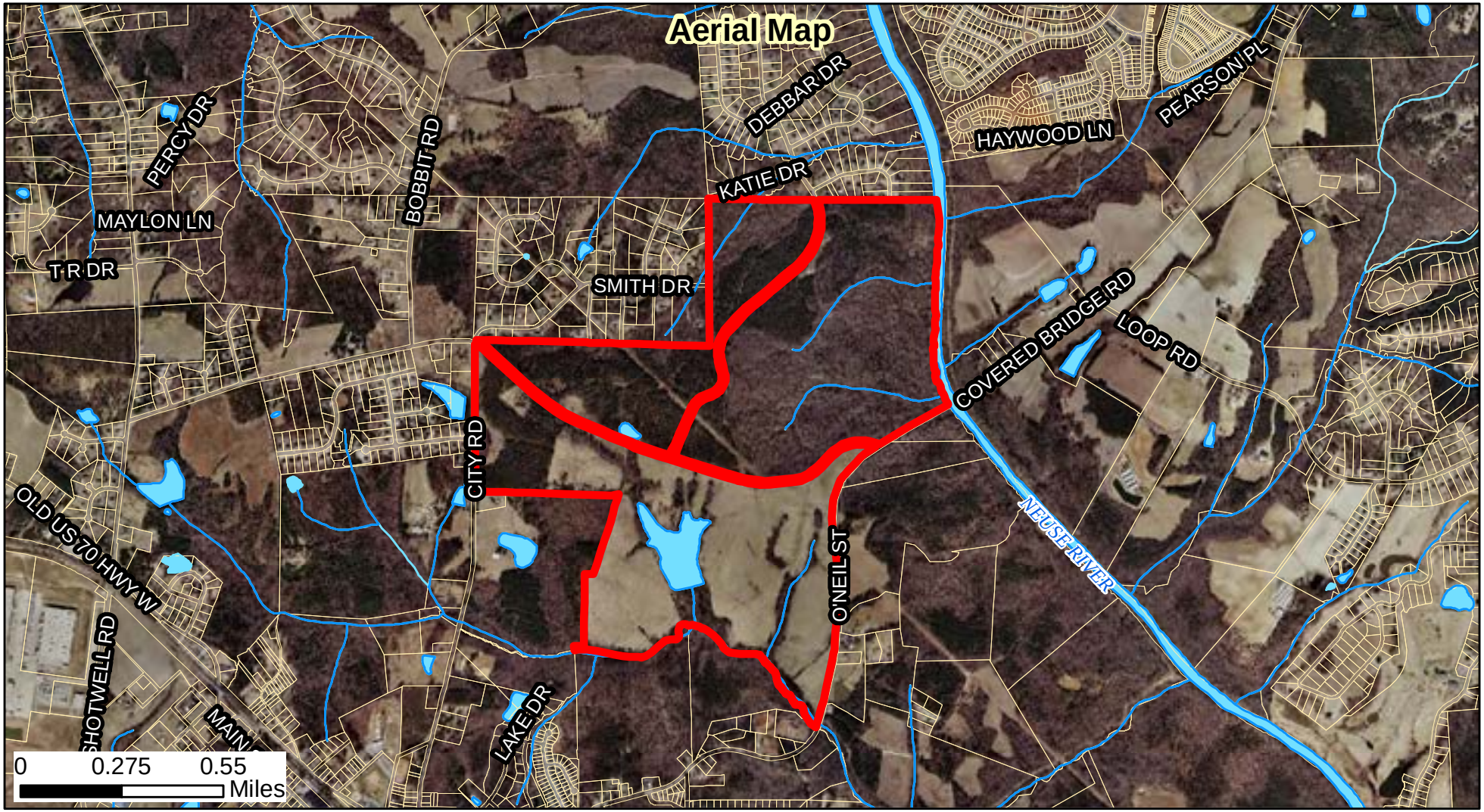
Legend

SteepleChase_Site
Water Features

ZONING

R-E
R-10
R-8
R-6
PD-R
O-R
B-1
B-2
B-3
PD-C
I-1
I-2
O-I
PD-MU
Special Use District





SteepleChase Planned Development
Rezoning to Planned Development - Mixed Use and Master Plan / Preliminary Subdivision Plat approval

Applicant: Galaxy NC, LLC c/o Wakefield Development
Property Owner: RAYMOND ELMORE EARP IRREV TRUST
Size: 631 acres
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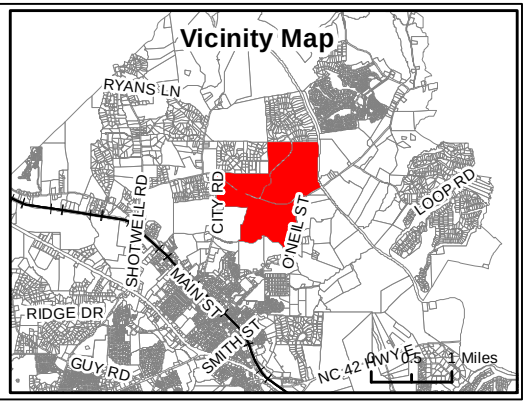
11/12/14

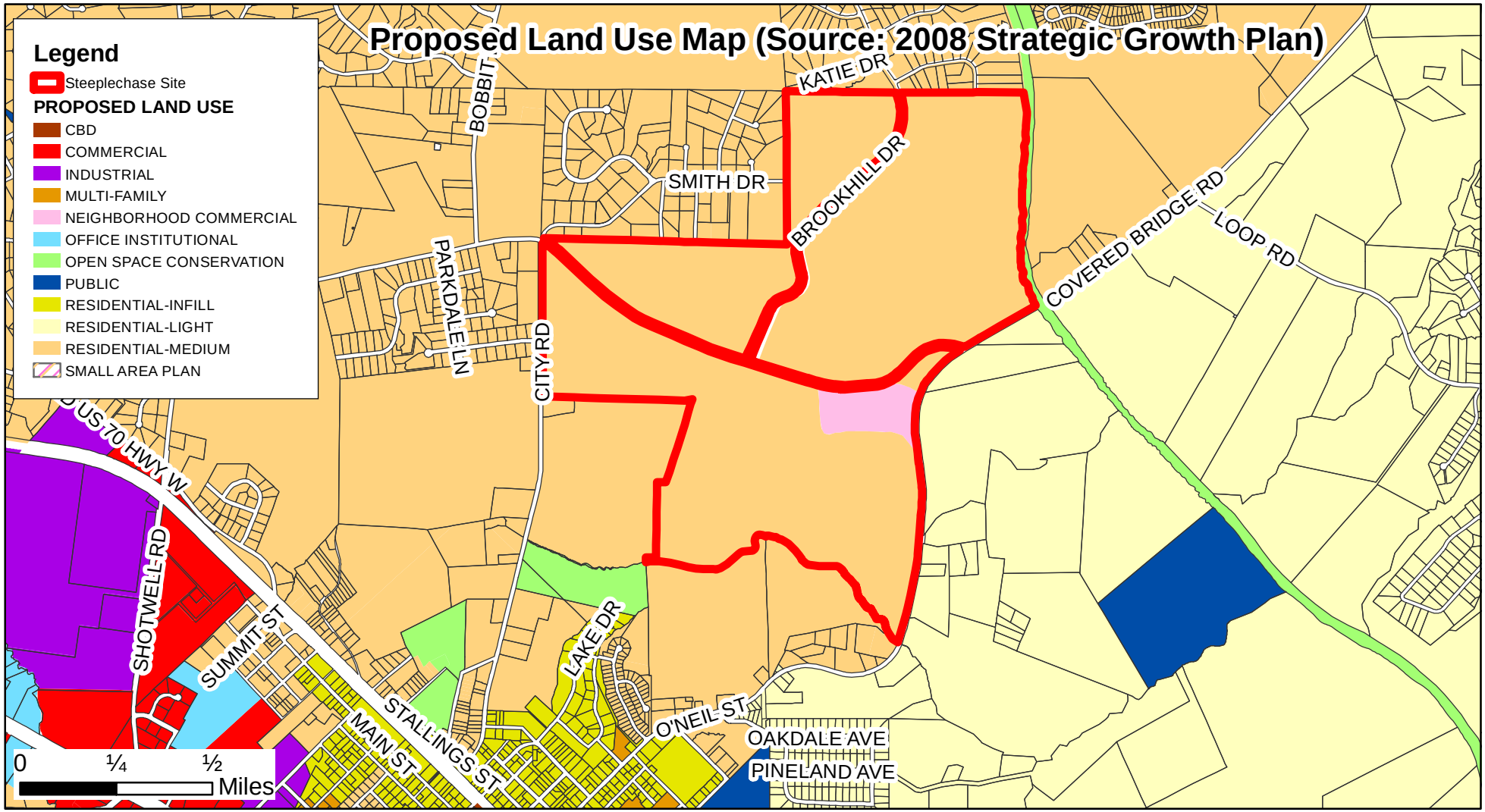
Legend

SteepleChase_Site

Water Features

N





Proposed Land Use Map (Source: 2008 Strategic Growth Plan)
Steeplechase Planned Development Rezoning to PD-MU

Applicant: Wake Development
Property Owners: Earps
Parcel ID Numbers:
File Number: PDD 2014-127

Produced by: TOC Planning
01/26/2015

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

Document Path: O:\PLANNING\SUBDIVISIONS\MAJOR SUBDIVISIONS\2014\PSD 2014-128 SteepleChase Planned Development - master plan, preliminary plat\Maps\Staff Presentation Map - PSD2014-128 - FLUM.mxd

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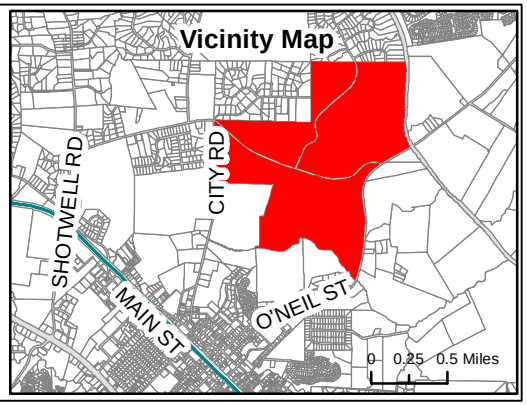

Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
P.O. Box 879, Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fees: Major Preliminary Subdivision Plat: $400.00 + $5.00 per lot
Subdivision Master Plan: $700.00 + $5.00 per acre
Modifications to approved plans:
Major Modification: $400.00 + $5.00 per lot modified
Minor Modification: $200.00 + $5.00 per lot modified

RECEIVED
OCT 06 2014
Town of Clayton
Planning Department

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.
See§155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.
See §155.706(N) for information on minor and major modifications.
See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☐ New Major Subdivision
Conventional: _____ *Open Space:* _____
☒ New Subdivision Master Plan

☐ Modification to Approved Preliminary Plat
Major: _____ *Minor:* _____

Name of Project: Steeplechase Subdivision **Acreage of Property:** 631.06 AC (Assessed)
Tag #: 05H02009 **NC PIN:** 066900-38-4997
Location: 1162 Covered Bridge Road, Clayton, NC 27520
Number of Lots (existing): 1 **(Proposed)** 2500 **Min Lot Size:** Single family 4500 SF
Zoning District: R-8, R-10 with WPOD and Neighborhood business **Electric Provider:** Town of Clayton
Wastewater: ☐ Septic ☒ Sewer (check one) **Water:** ☐ Well ☒ Public/Private Water (check one)
Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: 10/6/14 Amount Paid: _____ File Number: 2014-128

Fee not submitted w/ app.
CEB

PROPERTY OWNER INFORMATION

Name: Nancy Crews Earp & Mary Earp Worley

Mailing Address: 7230 NC 42 East, Selma, NC 27576

Phone Number: 919-965-5793 & 919-915-1515 **Fax:**

Email Address: nancyearp@bellsouth.net & winkworley@gmail.com

APPLICANT INFORMATION

Applicant: Galaxy NC, LLC c/o Wakefield Development

Mailing Address: 3100 Smoketree Court, Suite 210, Raleigh NC 27604

Phone Number: (919) 556-4310 **Fax:** (919) 556-0690

Contact Person: Kem Ard

Email Address: kem@wakedev.com

REQUIRED INFORMATION (*to be submitted with the application*)

The following items must accompany the application: -10/6/14 EB

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date: 9/30/14	☑		✓		
2. Completed Application	☑		✓		
3. Review Fee	☐			✓	
4. Findings of Fact, signed *Not required for minor modifications. Form is included in this packet.*	☑	☐	✓		
5. Owner's Consent Form *Required if applicant is not the property owner. Included in this packet*	☑	☐	✓		
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed *Checklist is included in this packet*	☑		✓		
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☑	☐	✓		
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(I)(7).	☐	☑			✓
9. Adjacent Property Owners List	☑	☐	✓		
10. Road Name Application *Included in this packet*	☐	☑			✓ -At Final Plats
11. Wastewater allocation request OR verification of wastewater allocation *Letter format, to the attention of the Town Manager.*	☐	☐		✓	

12. A signed and sealed Traffic Impact Analysis *(if required)*	☐	☐		✓	
13. Neighborhood Meeting Notice Letter *See sample letter and meeting requirement, included in this packet.* ***NOT REQUIRED FOR MINOR MODIFICATIONS.***	☐	☐	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.		
14. Neighborhood Meeting summary form *Included in this packet – NOT submitted with application.* ***NOT REQUIRED FOR MINOR MODIFICATIONS***		☐	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		

EXPLANATION OF PROJECT

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

The request is to master plan 631.06 acres at 1162 Covered Bridge Road. The development will include a mix of singe family, townhomes, apartments, condominiums and commercial uses with a proposed density of 3.96 dwelling units to the acre which is a maximum of 2,500 dwelling units. The club and amenity areas will be focused around the existing R. E. Earp pond and will form the core of the development. Development will begin south of covered bridge road and will move north of covered bridge in the future. A neighborhood commercial development will be located at the intersection of Covered Bridge Road and O'Neil Street.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Subdivision. 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.

Kem Ard
Print Name

Signature of Applicant

10-2-14
Date

FINDINGS OF FACT

Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

(1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

The plan submitted for review is compliant with the Strategic Growth Plan and meets all required specifications of the Town of Clayton Subdivision ordinance and conforms to the Unified Development Code. The required completed checklist applications were provided at the time of the submittal and the plan was reviewed by the Town of Clayton's Technical Review Committee. The TRC then provided the developer comments to ensure compliance of the plan with all standards. The developer's consultant then revised the plans and resubmitted them for review by the TRC again for another compliance review. To the best of our knowledge the developer's consultant believes the plans are complete.

(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.

The overall proposed density of the development is 3.96 acres and the land use plan in the Strategic Growth Plan calls for a maximum of 8 units per acres. In order to guarantee the orderly and unified development of the site the developer opted to seek approval of a Master Planned Subdivision. This subdivision intends to promote the development of the surrounding properties in the same orderly fashion by connecting proposed points of access to existing adjacent street stubs and by providing street stubs to undeveloped tracts for future connections. The same is true for both public water and sewer as well.

(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.

As a condition of the approval the developer will be required to improve City Road, Covered Bridge Road and O'Neil Street as per the recommendations of the Traffic Impact Analysis. The proposed road improvements adjacent to the site will ensure that there will be no adverse traffic impacts to the surrounding areas. Internally there will be a residential collector road that loops through the site collecting all the traffic from the residential streets and funneling the drivers toward the improved road system adjacent to the project. The developer will also be required to extend public water and sewer to the adjacent undeveloped parcels for their use if and when the parcel is developed.

(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.

In order to guarantee the orderly and unified development of the site the developer opted to seek approval of a Master Planned Subdivision. The overall proposed density of the development is 3.96 acres and the land use plan in the Strategic Growth Plan calls for a maximum of 8 units per acres. The plan is compliant with all relevant portions of the Strategic Growth Plan and meets all required specifications of the Town of Clayton Subdivision ordinance and conforms to the Unified Development Code.

Project Name: Steeplechase Subdivision

Ken Ard		10-2-14
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERY OWNERS LIST

Project Name: Steeplechase Subdivision

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
05H02009	EARP, RAYMOND ELMORE JR, MOORE, MARY	7230 NC 42 EAST, SELMA, NC 27576-0000
16I03028	HOUSE, MAVIS C	2873 COVERED BRIDGE RD, CLAYTON, NC 27527-0000
05H01010A	TYNDALL, CHARLES B JR TYNDALL, JUNE MARIE	101 MICHAEL WAY,CLAYTON, NC 27520-0000
05E99022W	CAPPS, BILLY WADE	1119 N ONEIL STREET EXT, CLAYTON, NC 27520-6240
05H01010Z	MURRAY, RICHARD H & MURRAY, JOELY A	115 KATIE DRIVE , CLAYTON, NC 27520-0000
05H02013B	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352-2155
05H01010I	OBRIEN, ANGELLA J OBRIEN, DAVID MICHAEL	8307 CAZAVINI CT, RALEIGH, NC 27613-4467
05E99190D	FISCHER, DANIELLE FISCHER, PAUL	2008 WILLIAM LANE CLAYTON, NC 27520-0000
05E99190G	LLOYD, CAROLYN C	2212 SMITH DRIVE, CLAYTON, NC 27520-0000
05E99026W	POPE FAMILY TRUST POPE, JIM TRUSTEE	2020 SMITH DR, CLAYTON, NC 27520-9029
05E99190R	SCHULTZE,HENRY NEAL SCHULTZE, JUDY	2005 DONNA COURT , CLAYTON, NC 27520-0000
05E99199H	ROBINSON, PAUL W ROBINSON, VIRGINIE E	2304 SMITH DRIVE, CLAYTON, NC 27520-0000
05E99026T	NOWAKOWSKI, GREGORY A NOWAKOWSKI, WENDY D	2012 MISSY LANE, CLAYTON, NC 27520-9033
05E99026Y	HILL, MICHAEL WAYNE	2013 MISSY LANE, CLAYTON, NC 27520-0000
05E99025U	POPE, BILLY R POPE, BOBBIE	2008 SMITH DR, CLAYTON, NC 27520-9029
05H02011A	JONES, DEANNA LYNNE	1500 N O'NEIL ST EXT, CLAYTON, NC 27520-0000
05H02013A	MASSEY, JOHN WESLEY	8041 ST ANDREWS DR, LAURINBURG, NC 28352-0000
05H02010A	SMITH, JAMES D JEAN K SMITH TRUST	1814 N ONEIL STREET EXT, CLAYTON, NC 27520-6236
05H02025	PEEDIN, EDNA S	2721 US 70 EAST, SELMA, NC 27576-8174
05H02015A	JOHNSTON LAND GROUP LLC CEBCO CONSTRUCTION INC	PO BOX 591, MAMERS, NC 27552-0000

ADJACENT PROPERY OWNERS LIST

Project Name: Steeplechase Subdivision

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PARCEL NUMBER	NAME	ADDRESS
05H01010V	HASKINS, WESLEY L HASKINS, ERIN L	1009 BROOKHILL DRIVE, CLAYTON, NC 27520-0000
05H01010Y	HUTCHINS, JOSHUA P HUTCHINS, PATRICIA	111 KATIE DR, CLAYTON, NC 27520-0000
05E99025J	COON, STEVEN M COON, ERIN M	2009 DONNA COURT, CLAYTON, NC 27520-0000
05E99025V	CREASY, JEFFREY L CREASY, SHARON	2001 SMITH DR, CLAYTON, NC 27520-0000
05E99190P	COATS, JEFFREY LAWRENCE	2008 DONNA CT, CLAYTON, NC 27520-0000
05E99023K	TURNAGE, PHYLLIS YOW	2009 WILLIAM LANE, CLAYTON, NC 27520-0000
05H01010C	POPE, ALAN K POPE, DAWN N	114 MICHAEL WAY, CLAYTON, NC 27520-0000
05H02002	LEE BROTHERS RENTAL	400 W MAIN STREET, CLAYTON, NC 27520-0000
05H01010W	MOORE, AMY J CARAWAN, CLIFFORD C	101 KATIE DR, CLAYTON, NC 27520-0000
05H01010B	WETMORE, MARK L WETMORE, TAMELA LYNN	104 MICHAEL WAY, CLAYTON, NC 27520-0000
05H01010X	WHITMAN, BRIAN HAROLD WHITMAN, GINA MUNDEN	105 KATIE DR, CLAYTON, NC 27520-5509
05H01010	FARMER, MARY ANN	100 MICHAEL WAY, CLAYTON, NC 27520-5507
05H01010D	FILLHART, ALAN THEODORE FILLHART, JEAN M	118 MICHAEL WAY , CLAYTON, NC 27520-5507
05H01010H	ALFORD, KENNETH W ALFORD, ANNETTE R	150 MICHAEL WAY , CLAYTON, NC 27520-5507
05H02017	BLACKLEY, DOUGLAS E BLACKLEY, LINDA F	1057 CITY RD, CLAYTON, NC 27520-5907
05G02070J	CARLI, RICHARD J CARLI, LOIS M	22 CEDARDALE LANE, CLAYTON, NC 27520-0000
05G02007A	PILKINGTON, DAVID D JR	1331 CITY ROAD, CLAYTON, NC 27520-5908
05G02007E	PILKINGTON, DAVID DANIEL JR	1331 CITY RD, CLAYTON, NC 27520-5908
05G02007G	PILKINGTON, DAVID D JR	1331 CITY ROAD, CLAYTON, NC 27520-5908
05G02007Z	MUNDAY, KIMBERLY A	27 CEDARDALE CT, CLAYTON, NC 27520-5541

ADJACENT PROPERY OWNERS LIST

Project Name: Steeplechase Subdivision

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
05H02017B	MIMS, ALLEN LESTER JR	920 CITY ROAD, CLAYTON, NC 27520-0000
05E99021R	TOWN OF CLAYTON	PO BOX 777, CLAYTON, NC 27528-0777
16I03028C	SORRELL, DAVID M SORRELL, SABRINA	2641 COVERED BRIDGE RD, CLAYTON, NC 27527-0000
05E99190I	WHITLEY, WILLARD H WHITLEY, BETTY J	2000 KEVIN CT, CLAYTON, NC 27520-0000
05H02017H	MIMS, ALLEN L JR MIMS, EMILY LEE	920 CITY RD, CLAYTON, NC 27520-0000
05H02009A	EARP, RAYMOND E JR MOORE, RICHARD EARP	7020 EAST NC 42 HWY, SELMA, NC 27576-0000
05H02011	JONES, TRACY L JONES, DEANNA L	1504 N ONEIL ST EXT, CLAYTON, NC 27520
05H02011B	JONES, TRACY L	1538 NORTH ONEIL STREET EXT, CLAYTON, NC 27520-0000
05H02015D	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528-0000
05H02199Y	MCINTYRE, MARTHA ANN	1233 MT CARMEL CHURCH RD, TROY, NC 27371-0220
05E99025Y	POURRON, CHARLES WAYNE	3654A COVERED BRIDGE RD, CLAYTON, NC 27527
16I03029	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528-0000

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application. Note: Master Subdivision Plans will require fewer details than preliminary subdivision plats. Please speak with Planning staff to confirm plan requirements.

To be completed by the applicant:			Staff:
	Yes	N/A	
GENERAL (ALL SHEETS):			
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = ~~100~~ 400 feet (scale of 1" = 20' to 60' preferred).	☑	☐	
2. Separate **sheets for each**: Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☑	☐	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).	✓		
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☑	☐	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☑	☐	
6. Revision Date	☐	☑	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	☑	☐	
8. Vicinity sketch/map.	☑	☐	
9. Surveyor or professional engineer's name and seal.	☑	☐	
10. Date of survey and plat preparation.	☑	☐	
11. Provide the following project data in Tabular form:			
- Area of tract in square feet and acres	☑	☐	
- Parcel Identification # (and/or Tag #)	☑	☐	
- Owner's name and address	☑	☐	
- Within Town limits or ETJ	☑	☐	
- Zoning of property	☑	☐	
- Overlay District (if applicable)	☑	☐	
- Total Number of Lots	☐	☑	
- Number of lots per acre (density)	☑	☐	
- Acreage in Resource Conservation Areas (UDC §155.500)	☐	☑	
- Indicate if the site is within a Watershed Protection Overlay	☑	☐	
- Annexation # (if applicable)	☐	☑	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	☑ ☐	☐ ☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
- Electric Provider - Water Provider (or indicate if well) - Sewer Provider (or indicate if septic) - Impervious (existing and proposed, square feet and %)	☑ ☑ ☑ ✓	☐ ☐ ☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☑	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☑	☐	
14. Accurate location and description of all monuments, markers and control points.	☑	☐	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☑	☐	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot __".	☐	☑	
17. Phase lines. Phases are clearly labeled.	☑	☐	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☑	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☑	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☐	☑	
21. Minimum building setbacks /envelope are noted.	☑	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☑	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private."	☑	☐	
24. Proposed streets are labeled, named and dimensioned. Street names must be approved by Town of Clayton. Correct street cross section detail provided. Label street type based on definitions in §155.602(D).	☑	☐	
If streets are private:			
- All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat.	☐	☑	
- Streets are labeled "Private Streets – No Town Maintenance."	☐	☑	

To be completed by the applicant:			Staff:
	Yes	N/A	
25. Lengths of all cul-de-sacs.	☑	☐	
26. Identify proposed traffic control signs and striping.	☐	☑	
27. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.) - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.	☑	☐	
28. Width and type of any buffers and easements.	☑	☐	
29. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☐	☑	
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: 31. "The Resource Conservation Area shown hereon is being provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity."	☐	☑	
32. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☐	☑	
33. Existing and proposed sidewalk system, access ramps, and crosswalks.	☐	☑	
34. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and associated racks.	☐	☑	
35. Show how streets are projected to property lines to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☐	☐	
36. Provide a plant list summary table which includes: - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed	☐	☑	
37. If common landscaped areas area provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant species must be used).	☐	☑	
38. Location, species, and caliper of any existing trees that will remain on site.	☐	☑	
39. Location of clustered mailboxes.	☐	☑	
40. Location and orientation of freestanding signs (signage is permitted separately).	☐	☑	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☐	☑	

To be completed by the applicant:			Staff:
	Yes	N/A	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☑	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☑	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
44. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☐	☑	
45. Identify curb radii for all internal and external vehicular use areas.	☐	☑	
46. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☐	☑	
47. Location of all existing and proposed drainage structures.	☐	☑	
48. Location of all existing and proposed fire hydrants.	☐	☑	
49. Location of all existing and proposed easements, labeled as "public" or "private."	☐	☑	
50. Show street cross-sections.	☑	☐	
51. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☐	☑	
52. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.	☐	☑	
OTHER			
53. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☐	☑	
54. Any other information considered by either the applicant or the Town to be pertinent to the review. PD - MP DOCUMENT	☑	☐	

Signed by Applicant: [signature] Date: 10-06-'14

for Ken Thompson, RLA

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: STEEPLECHASE **Address or PIN #:** 066900-38-4997

AGENT/APPLICANT INFORMATION:

KEM ARY
(Name - type, print clearly)

3100 SMOKETREE CT
(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 - PLAN DEVELOPMENT
& MASTER PLAN

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:

Mary Earp Worley
(Name - type, print clearly)

Mary Earp Worley
(Owner's Signature)

7020 NC 42 East
(Address)
Selma, NC 27576
(City, State, Zip)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Francis T. Quinn, a Notary Public for the above State and County, this the 4 day of August, 2014.

SEAL

FRANCIS T. QUINN NOTARY PUBLIC WAKE COUNTY, N.C.

Francis T. Quinn
Notary Public

My Commission Expires: MAY 5, 2016

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: STEEPLECHASE **Address or PIN #:** 066900-38-4997

AGENT/APPLICANT INFORMATION:

KEM ARD
(Name - type, print clearly)

3100 SMOKETREE CT
(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 – PLAN DEVELOPMENT
+ MASTER PLAN

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:

Nancy C Earp
(Name - type, print clearly)

7230 NC 42 E
(Address)

Nancy C Earp
(Owner's Signature)

Selma NC 27576
(City, State, Zip)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me FRANCIS T. QUINN, a Notary Public for the above State and County, this the 4 day of OCTOBER, 2014.

SEAL

FRANCIS T. QUINN NOTARY PUBLIC WAKE COUNTY, N.C.

Francis T. Quinn
Notary Public

My Commission Expires: MAY 5, 2016

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: STEEPLECHASE

Location/Date: CLAYTON CENTER 10/27/14

	NAME	ADDRESS
1	Martha Meldrum	1233 Mt Carmel Ch. Rd, Troy, NC 27371
2	Katherine Libes	1577 Raviness Town Rd, Robbins, NC 27325
3	Daniel Smith	509 Sterling St. Clayton NC 27520
4	Joy Hill	2013 Missy Lane Clayton, NC 27520
5	Marlene Markley	116 Debbar Dr. Clayton 27520
6	Brian Markley	604 Charleston Dr. Clayton 27520
7	DAVID SIMMONS	147 MICHAEL WAY CLAYTON 27520
8	RICHARD CARLI	22 CEDARDALE CT CLAYTON 27520
9	LOIS CARLI	" " " " "
10	SERRY BARNES	104 CEDARDALE CT 27520
11	Doug Blackley	1057 City Rd Clayton NC. 27520
12	Kimberly Jones	113 Claire Dr. Clayton NC 27520
13	[illegible]	142 Claire Dr. Clayton, NC 27520
14	Cliff Morgan	146 Claire Dr. Clayton, NC 27520
15	Kathy Liebel	672 Christopher Dr Clayton NC 27520
16	Karen Spicer	1163 Brookhill Dr Clayton 27520
17	THOMAS MALPASS	2001 DONNA CT, CLAYTON NC 27520
18	Bobbie Pope	2008 Smith Dr. Clayton NC 27520
19	James D. Smith	1814 O'Neil Street Clayton
20	George & Betty Ross	1305 Brookhill Drive 27520

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: STEEPLECHASE

Location/Date: CLAYTON CENTER 10/27/14

	NAME	ADDRESS
1	Scott Winslow	150 Claire Dr. Clayton NC 27520
2	Jack + Pat Bachler	120 Christopher D. Clayton
3	Johnny R. House	2975 Covered Bridge RD, Clayton
4	Wendy + Nicholas Nowakowski	2012 Missy Ln Clayton NC 27520
5	Mavis House	2873 Covered Bridge Rd. Clayton 27527
6	[illegible]	101 Michael Way
7	Jane Tyndall	101 Michael Way Clayton
8	Bul Robinson	2304 Smith Dr Clayton
9	C.L. DUKE McNITCH	
10	Adam Netko	508 Christopher Dr., Clayton
11	Mark Altman	115 Debbar Drive Clayton Old Mill Stream
12	William Whitter	2000 Kevin Ct Clayton, N.C.
13	Susan + Billy Kapp	1119 N Oneil St
14	Jerry Dawson	357 Christopher Dr Clayton
15	Danielle Fischer	2008 William Ln, Clayton
16	Linda Bowman	2000 Donna Ct. Clayton
17	Mark A. Peedin	154 Peedin Ext Selma 27576
18	Amy Moore Kliff Carawan	101 Katie Drive
19	Allen Mims	820 City Rd. Clayton
20	Tom + Marthann Witzig	104 Christopher Dr. Clayton 27520

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: STEEPLECHASE

Location/Date: CLAYTON CENTER 10/27/14

	NAME	ADDRESS
1	Wesley + Erin Haskins	1009 Brookhill Drive Clayton, NC 27520
2	John Clarke	1415 Brook Hill Drive
3		
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NEIGHBORHOOD MEETING SUMMARY FORM

RECEIVED
NOV 12 2014
Town of Clayton
Planning Department

FILL OUT THE FOLLOWING:

Date of Mailing: the mailing was completed on Friday October 17, 2014.

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

Printed Name: Kenneth D. Thompson Signature: KD

Date of Meeting: October ~~17~~ 27, 2014 Time of Meeting: 7 PM

Location of Meeting: The Clayton Center

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.*

Meeting began a little after 7 PM. Ken Thompson presented the project to the audience and allowed questions to be asked during the presentation. The major concern issue was traffic related. the neighbors to the north of the project in Smith Ridge and Old Mill Stream we opposed to the extension of the existing road stubs in their neighborhoods. Mr. Thompson explained that inter connectivity was good planning practice and required by the town and EMS. The issue regarding traffic was discussed at length and Mr. Ard, the developer, explained that a traffic impact analysis (TIA)was being completed and that he was obligated to make the improvements recommended by the the TIA and NCDOT.It was stated these road improvements could be but not limited to road widening, deceleration lanes, turn lanes, traffic lights, etc. and the timing would be dependent upon the development thresholds noted in the TIA. the neighbors were happy to hear that covered bridge would be realigned at the east and west limits of the property. Everyone was also happy to hear that the pond would be preserved. the forma presentation ended around 8:15 and Mr. Thompson and Mr. Ard remained until 9 PM answering individual questions.

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

JDAVISARCHITECTS

510 Glenwood Avenue, Suite 201 | Raleigh, NC 27603 | tel 919-835-1500 | fax 919-835-1510

Friday October 17, 2014

Dear Clayton Area Property Owner: The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: Monday October 27th

Location: The Poole Room at the Clayton Center @ 111 E 2nd Street, Clayton NC 27520

Time: 7:00 PM

Type of Application: Planned Development Rezoning and Preliminary Subdivision Master Plan

General Description: Steeplechase is Planned Development of 631 acres located at 1162 Covered Bridge Road near the intersection of Covered Bridge Road and Brookhill Drive. The request, if approved, will allow up to 2500 residential units which will be a mix of single family homes, townhomes, apartments and condominiums. A commercial element is being proposed at the intersection of Covered Bridge Road and O'Neil Street.

If you have any questions prior to or after this meeting, you may contact us at 919-835-1500 x 242

Sincerely,

Kenneth D. Thompson, RLA, LEED AP, NCLID
Senior Associate / Landscape Architect

cc: Clayton Planning Dept.

RECEIVED
NOV 12 2014
Town of Clayton
Planning Department

STEEPLECHASE
Planned Development / Master Plan Document

Prepared for Town of Clayton
February 23, 2015

Contents

Neighborhood Form - Land Use Summary 1
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Multi-Family - Condo / Apartments 9
Amenity and Club 10
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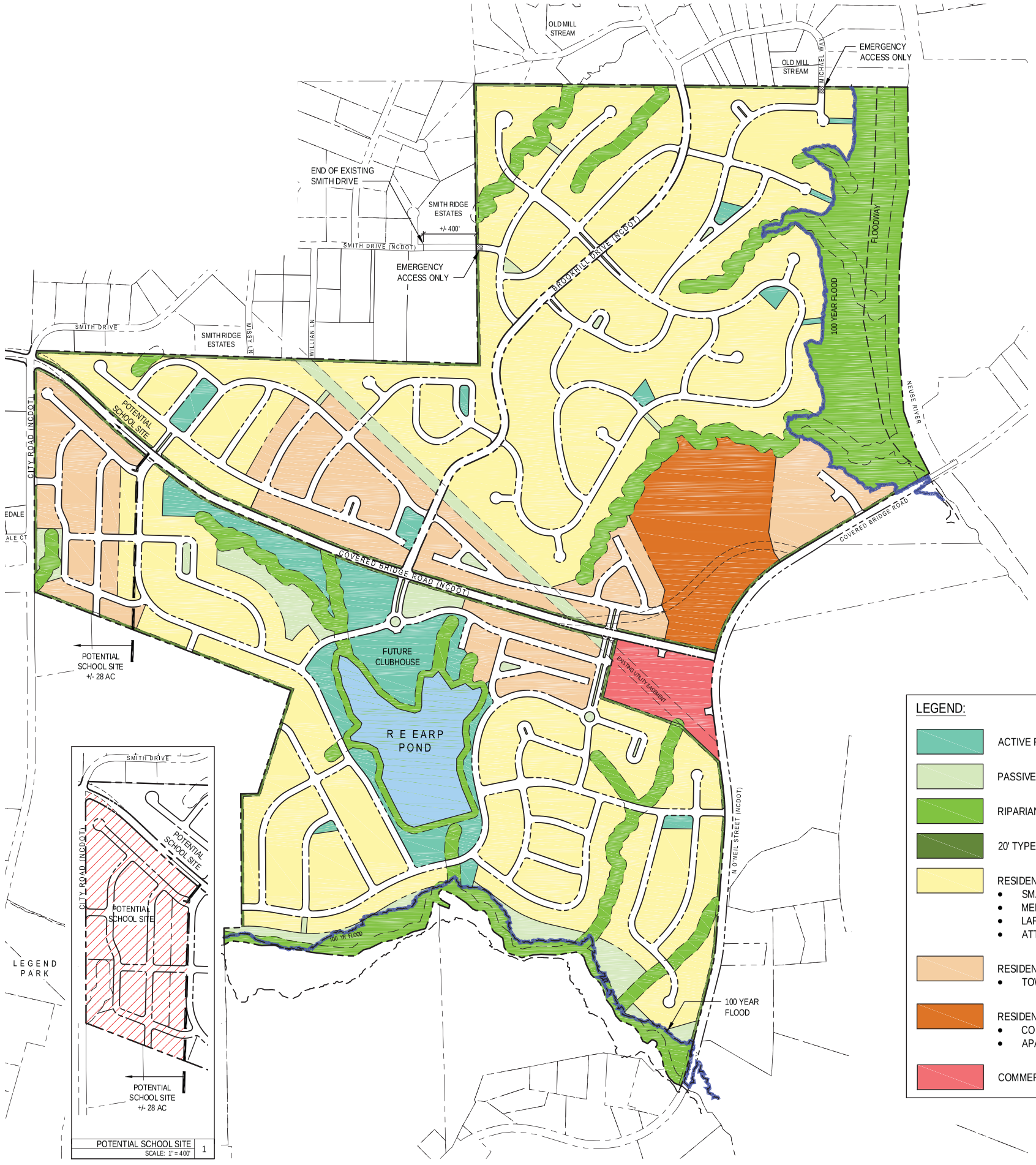


Neighborhood Form - Land Use Summary

The plan for Steeplechase promotes a neighborhood form established by a relaxed grid defined largely by the existing R. E. Earp Pond and the existing road network. This pattern establishes a hierarchy of neighborhood streets and sidewalks which support a pedestrian friendly environment adapted to the land form. The heart of this street network is the proposed amenity area on the north shore of the R. E. Earp pond and the pond itself which serves as the focal point of activity. More than two thirds of the development will be within a 10 minute walk of this amenity. Other interconnected collector streets, local streets and alleys complete the relaxed grid of walkable blocks which connect the residences, parks and open spaces.

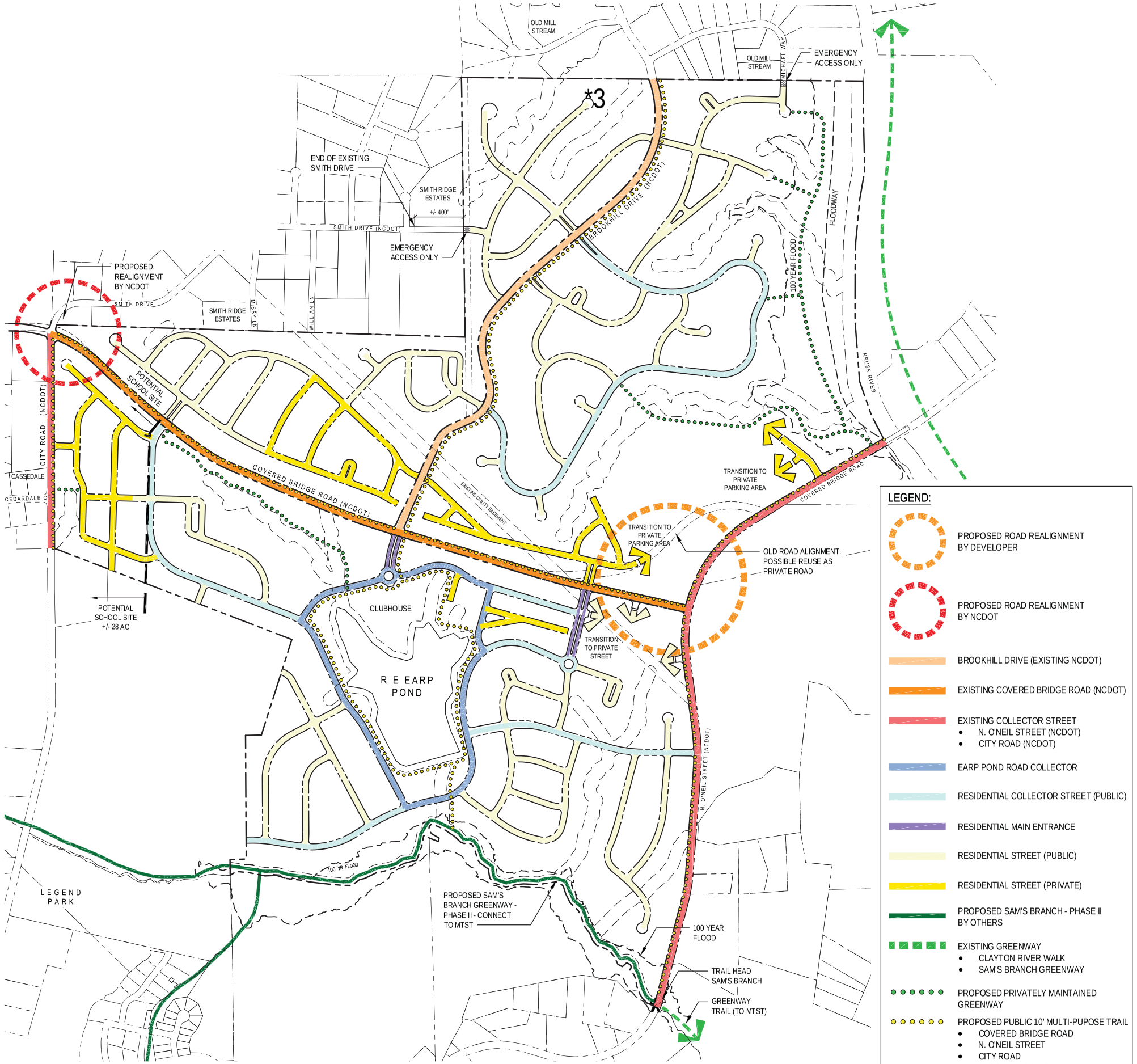
The development will provide a mixture of residential types such as detached single family, attached housing and multi-family as well as a neighborhood retail area. Prominent sites are planned for resident uses, parks, and open spaces. The design guidelines are written in a manner that will promote strong pedestrian corridors that are reinforcing a "sense of place". Front porches, street trees sidewalks, street furniture in public spaces, and pedestrian crossings combine to form a "pedestrian zone" that promotes internal pedestrian activity.

LAND USE ALLOCATIONS

Steeplechase is planned to include a mix of residential, neighborhood retail, community uses, parks and open space on 631.06 acres. The land use density for this project is not to exceed 2,200 residential units or 3.48 DU/AC based on gross acreage. The table below illustrates the allocation of each land use.

USE	ACRES	% LAND AREA
RCA's (Riparian Buffers, Flood Plain, Pond)	+/- 111.19	+/- 17.62%
Recreation Open Space	+/- 65.08	+/- 10.31%
Residential uses	+/- 444.88	+/- 70.50%
Neighborhood retail	+/- 9.91	+/- 1.57%
Total	631.06	100%

SINGLE FAMILY RESIDENTIAL MINIMUM %	LOT WIDTH	MINIMUM SF	% MINIMUM OF UNITS
Small Lot Single Family	40' and 50'	4500	10%
Medium Lot Single Family	50' and 60'	5000	10%
Large Lot Single Family	60' and greater	6000	10%
Townhome	16'	1000	10%
Condo	N/A	N/A	0%
Apartments	N/A	N/A	0%
Commercial	50	6000	N/A



Public Realm - Vehicular and Pedestrian Plan

The public realm is the zone defined by the streetscape and the buildings or open spaces that define the edges. This zone will be an important element of the development and is the primary space for pedestrians interacting with neighbors. Architecture, landscape material, walks and sidewalks all combine to create a unique experience differentiating one street from another. Differentiation in this manner is synonymous with place making.

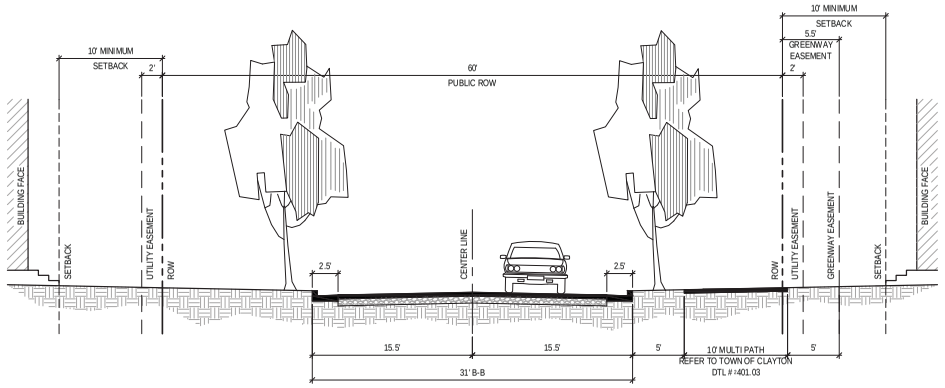
STREETS

The streets proposed for Steeplechase are designed to provide the necessary emergency and service vehicle access while creating a safe pedestrian friendly neighborhood environment. The pattern of interconnected streets provides a hierarchy of interconnected streets provides options enabling traffic to disperse throughout the community. Traffic calming is achieved through block design, street section widths and streetscape design. All Town of Clayton standards and the proposed alternate street sections are designed to provide for street tree plantings and public utilities in a manner that avoids conflict. Alternate street section waiver requests are provided on the plans accompanying this submittal (see page 3). In all street sections, standard curb and gutter can be interchanged with Town of Clayton standard valley curb and gutter or rolled curb and gutter.

SIDEWALKS AND STREET YARDS

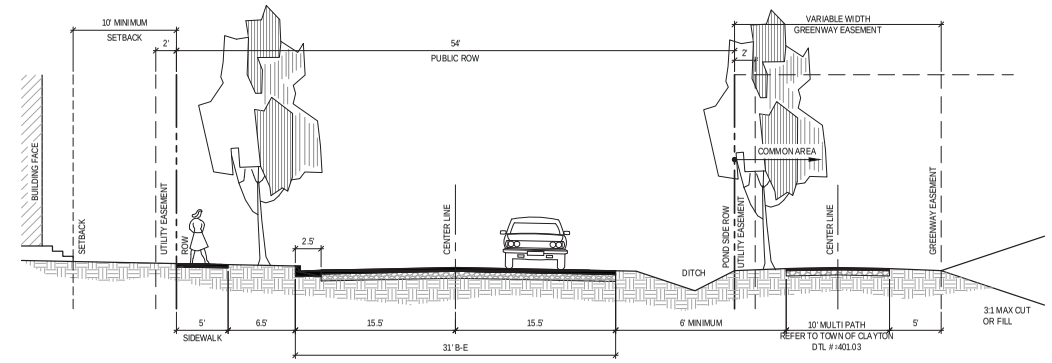
Steeplechase will provide public sidewalk on at least one side of the street throughout the development to promote a pedestrian friendly environment. The "Pedestrian Zone" is comprised of tree planter strips, sidewalks and pedestrian courts. It extends from the back of curb to the outer edge of the sidewalk or open space. Steeplechase is proposing planter strips throughout the development on residential streets. Building setbacks and the street yard between building facades and the back of curb vary among building types as noted in this document.

The internal street system as depicted is conceptual only to show general design and connectivity, and that actual alignment may change during final plat design. The exception is modification of connection points to external roadway networks and major entrances to the development, which constitute a major modification and must be approved by the Town Council.



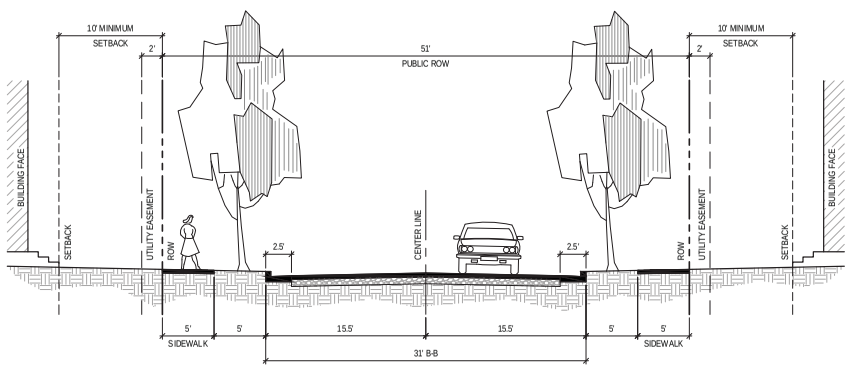
BROOKHILL DRIVE (NCDOT) 1

SCALE: NTS



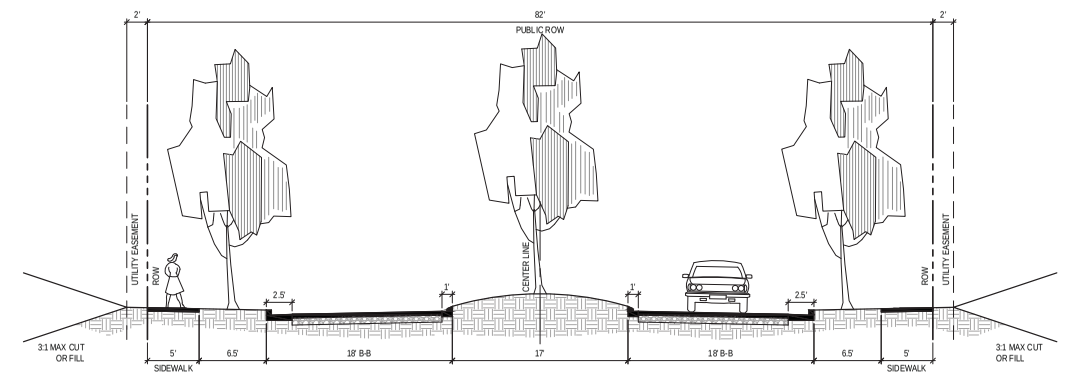
EARP POND ROAD COLLECTOR 2

SCALE: NTS



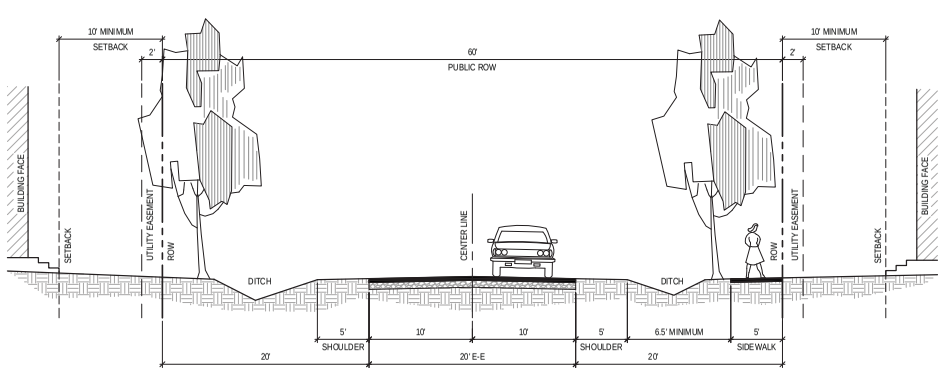
RESIDENTIAL COLLECTOR STREET 3

SCALE: NTS



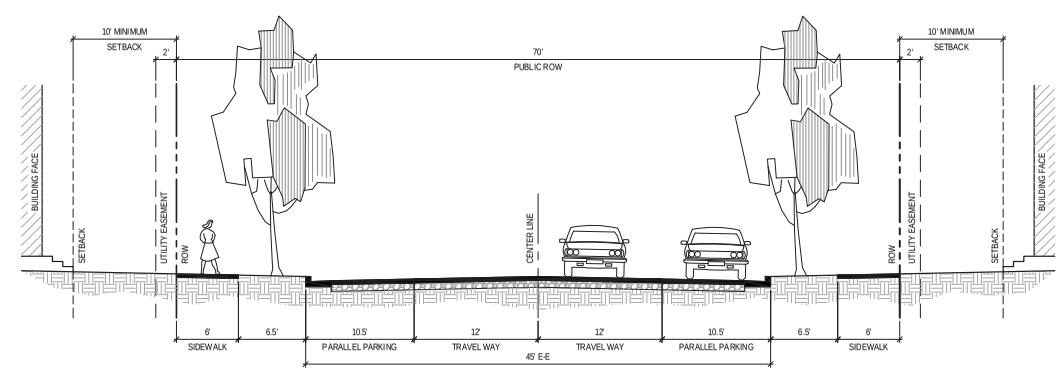
RESIDENTIAL MAIN ENTRANCE ALTERNATE "C" 4

SCALE: NTS



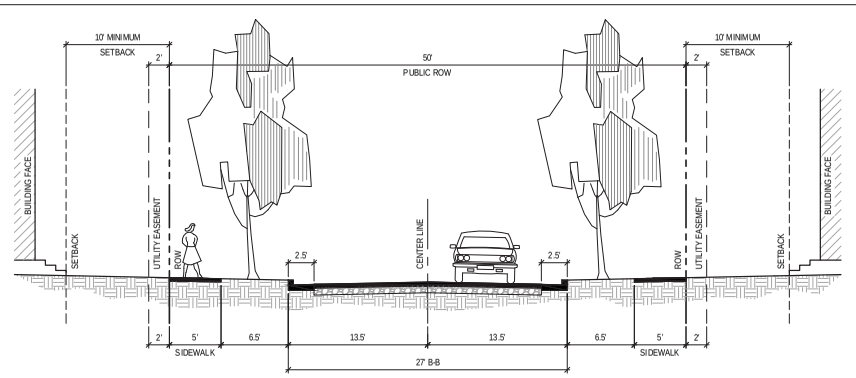
RESIDENTIAL STREET OPTION "I" - LOW DENSITY OPTION 5

SCALE: NTS



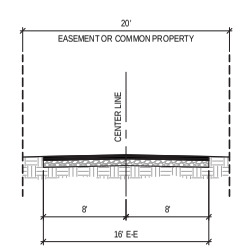
RESIDENTIAL STREET OPTION "II" 6

SCALE: NTS



RESIDENTIAL STREET OPTION "III" 7

SCALE: NTS



ALLEY 8

SCALE: NTS

NOTES:

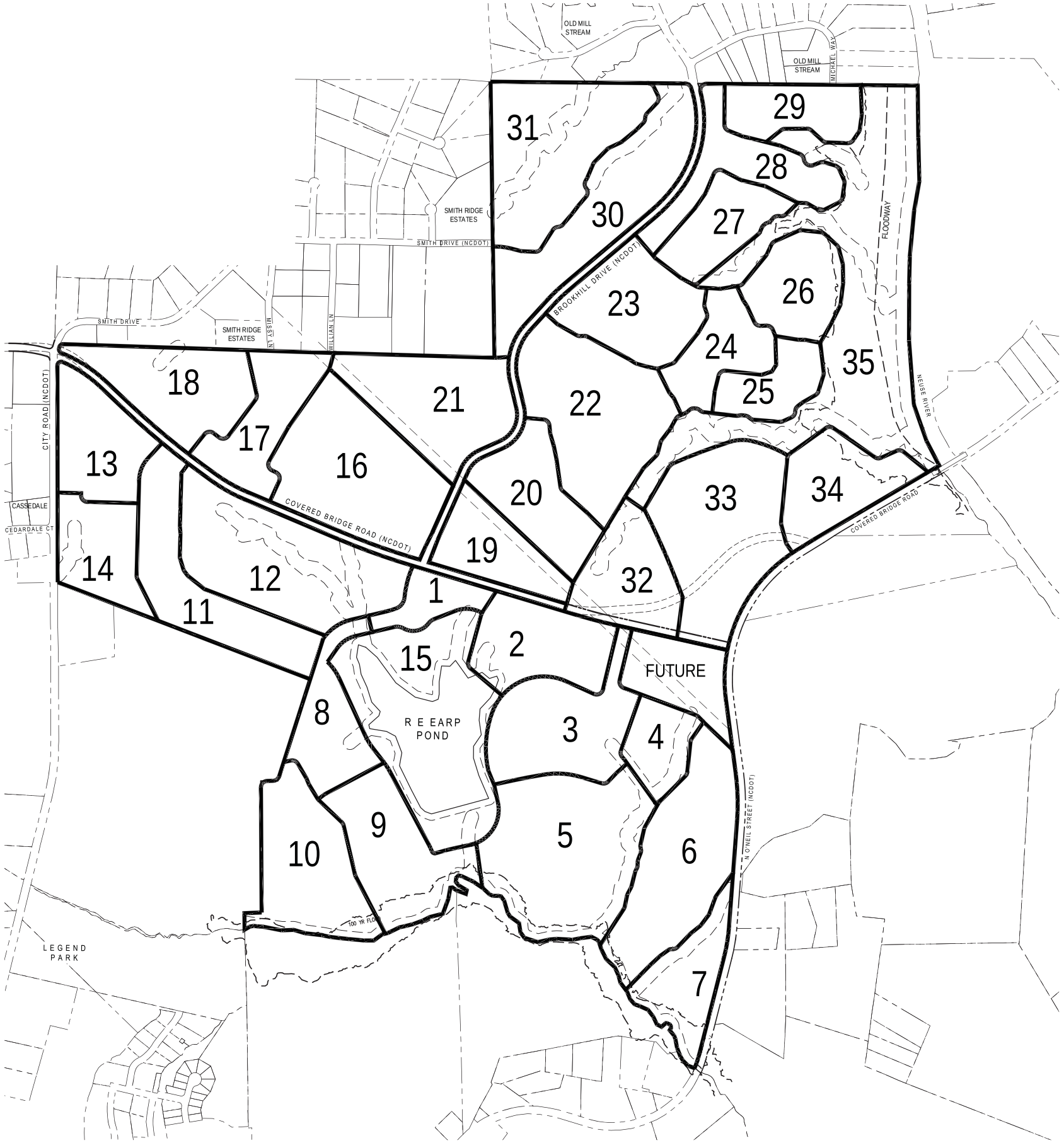
1. IN ALL STREET SECTIONS, STANDARD CURB AND GUTTER CAN BE INTERCHANGED WITH TOWN OF CLAYTON STANDARD VALLEY CURB AND GUTTER OR ROLLED CURB AND GUTTER.
2. THE ULTIMATE SECTION FOR ALL NCDOT ROADS ON THE PERIMETER OF THE PROJECT WILL BE DETERMINED BASED ON TIA, NCDOT, AND TOWN OF CLAYTON RECOMMENDATIONS.
3. DEVELOPER TO PROVIDE 10' MULTIPURPOSE TRAIL IN LIEU OF SIDEWALKS ON CITY ROAD AND N. ONEIL STREET

STREET TREES NOTES:

1. STREET TREES MUST BE PLACED A MAXIMUM OF 40 FEET ON CENTER OR 50 FEET APART.
2. ALL STREET TREES WILL BE CANOPY TREES (AS IS REQUIRED BY THE CODE).

NOTES 9

SCALE: NTS



NOTES:

THE CLUBHOUSE PERMIT SHALL BE REQUIRED PRIOR TO THE 251ST BUILDING PERMIT.

PHASE	ACRES IN AC
1	+/- 5.49
2	+/- 14.14
3	+/- 18.50
4	+/- 7.22
5	+/- 30.99
6	+/- 24.39
7	+/- 11.13
8	+/- 11.07
9	+/- 17.67
10	+/- 19.37
11	+/- 18.62
12	+/- 28.15
13	+/- 13.10
14	+/- 11.06
15	+/- 34.64
16	+/- 25.68
17	+/- 12.45
18	+/- 16.36
19	+/- 10.78
20	+/- 13.79
21	+/- 19.64
22	+/- 26.53
23	+/- 16.57
24	+/- 10.32
25	+/- 7.94
26	+/- 11.46
27	+/- 10.26
28	+/- 12.84
29	+/- 9.50
30	+/- 23.60
31	+/- 25.11
32	+/- 13.42
33	+/- 27.16
34	+/- 13.00
35	+/- 54.25
FUTURE	+/- 9.89
TOTAL	+/- 637.13

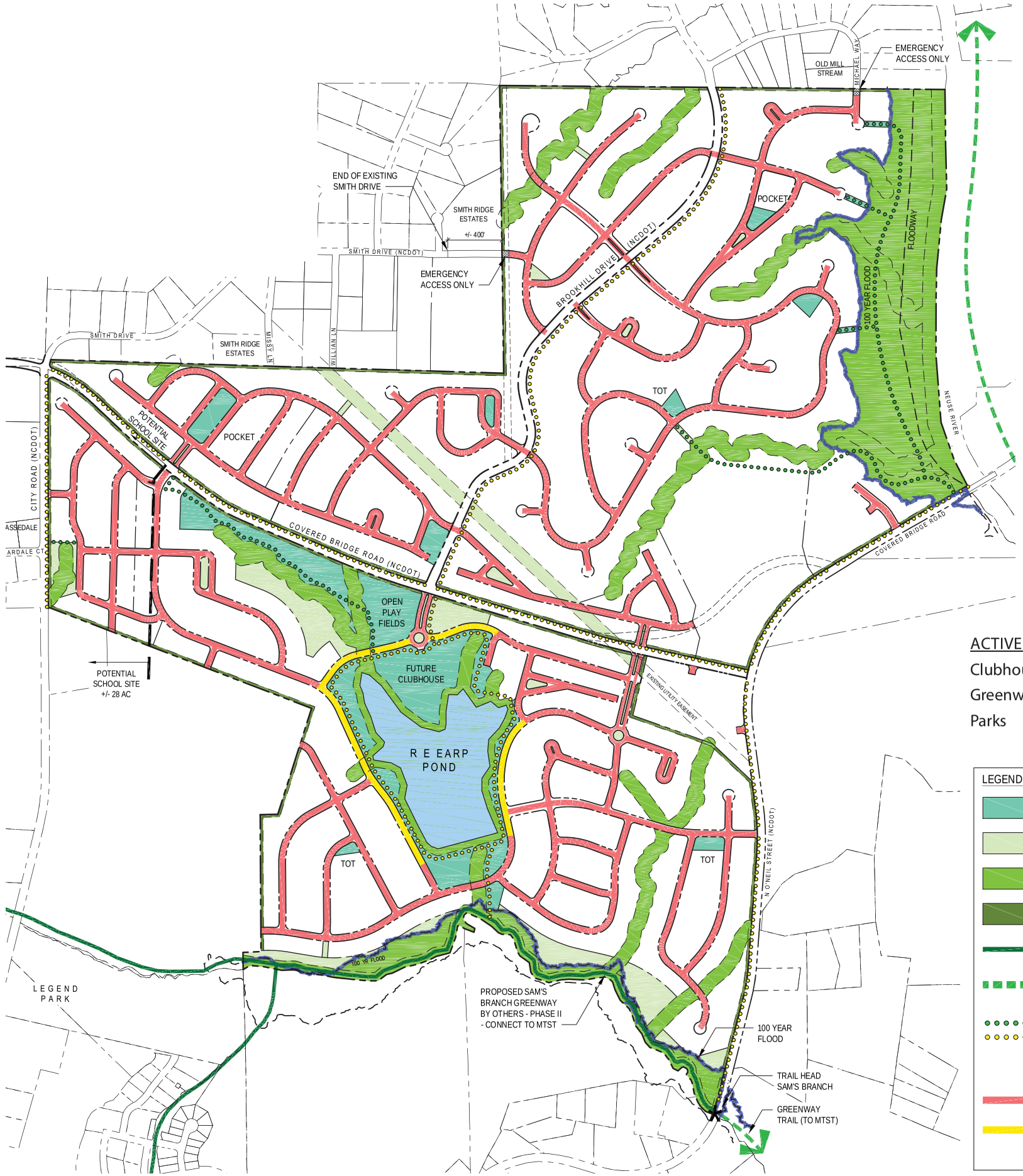
PHASING PLAN

811 Know what's below. Call before you dig.

NAD 83 F & NAVD 88 F

400' 200' 0 400' 800'

SCALE: 1" = 400'



Recreation and Open Space

The plan for Steeplechase creates a network of community parks, pocket parks, greenways, pedestrian mews, trails and sidewalks. The existing R. E. Earp pond is planned to remain and serve as a focal point for the main amenity campus. A multi-purpose trail is planned around the pond that will connect to the future Sam's Branch Greenway extension. The Sam's Branch Greenway currently terminates at O'Neil Street and connects to the Mountains To Sea Trail along the Neuse River.

Throughout the development a combination of pedestrian mews, small parks and open spaces will be provided so that all residences are within 1/8 of a mile of a useable open space. Access to walks and trails will provide residents alternative modes of travel within the development. Approximately two-thirds of the development will be within a 10 minute walk of the amenity features at R. E. Earp Pond. Other open space areas include Resource Conservation Areas such as riparian buffers adjacent to drainage ways and streams and considerable lowland on the east bank of the Neuse River and to the south along Sam's Branch.

OPEN SPACE REQUIREMENTS

Steeplechase is planned to include a mix of residential, community uses, parks and open space on 631 acres. The recreation open space is calculated using the net land area after subtracting the Resource Conservation Areas (RCA's). RCA's are areas in flood plains, ponds, riparian buffers, wetlands, etc. The net land area after subtracting the +/- 111.19 acres of RCA's is 519.87 acres. Based on the net acreage of 519.87 acres a total of 64.98acres of recreation open space is required.

REQUIRED RECREATION & OPEN SPACE

519.87 AC x 12.5% = 64.98 AC

REQUIRED ACTIVE RECREATION SPACE

64.98 ac x 25% = 16.245 AC

REQUIRED CONSERVATION AREAS	ACRES	% LAND AREA (GROSS)
Flood Plain	+/- 53.78	+/- 10.34%
Riparian Buffers	+/- 41.03	+/- 7.89%
Pond	+/- 16.38	+/- 3.15%
Total Required Conservation Areas	+/- 111.19	+/- 21.39%
OPEN SPACE PROVIDED		
Active Recreation Space	+/- 29.22	+/- 4.63%
Passive Open Space	+/- 29.83	+/- 4.73%
Phase 7	+/- 6.03	+/- 0.96%
Total Open Space Provided	+/- 65.08	+/- 10.31%

LINEAR FOOTAGE - GREENWAYS / MULTI-PURPOSE TRAILS

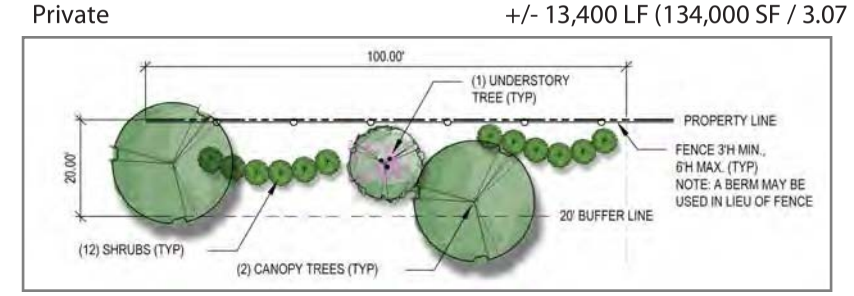
Public	+/- 12,700 LF (127,000 SF / 2.91 AC)
Private	+/- 13,400 LF (134,000 SF / 3.07 AC)

ACTIVE RECREATION SPACE BREAKDOWN

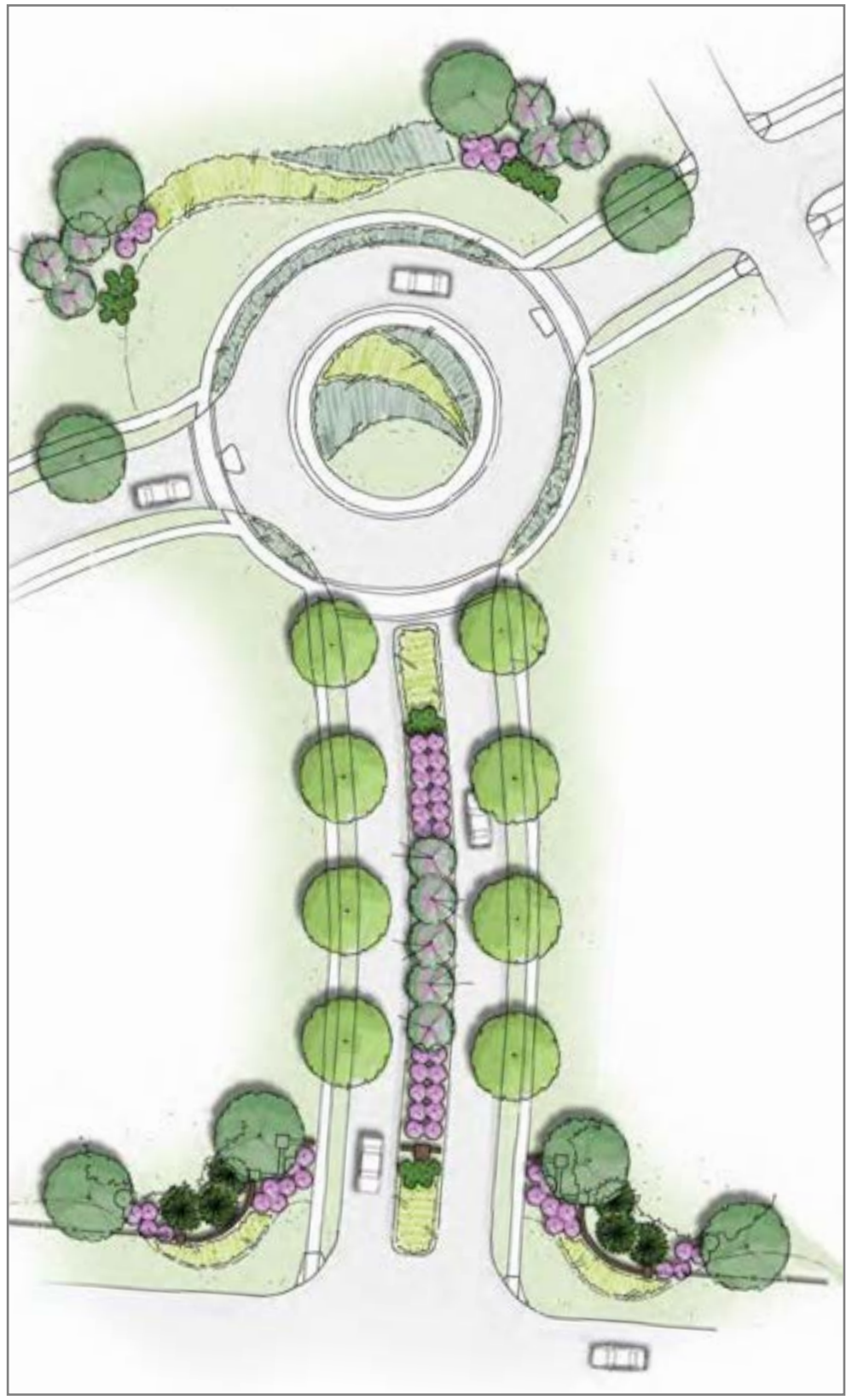
Clubhouse	7.02 AC
Greenway	3.07 AC
Parks	19.13 AC

LEGEND:

- ACTIVE RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- RIPARIAN BUFFERS AND FLOODPLAIN
- 20' TYPE "C" PERIMETER BUFFER
- PROPOSED SAM'S BRANCH GREENWAY - PHASE II BY OTHERS
- EXISTING GREENWAY
  - CLAYTON RIVER WALK
  - SAM'S BRANCH GREENWAY
- PROPOSED PRIVATE GREENWAY
- PROPOSED PUBLIC 10' MULTI-PUPOSE TRAIL
  - COVERED BRIDGE ROAD
  - N. O'NEIL STREET
  - CITY ROAD
  - BROOKHILL DRIVE
- DOUBLE SIDEWALK
- SIDEWALK AND GREENWAY



PERIMETER LANDSCAPE BUFFER: CLASS C (typical)



ENTRY FEATURE / ROUNDABOUT (TYPICAL)

DESIGN ELEMENTS
1. Entry Features / Signage
2. Landscaped Medians
3. Entry Landscapes
   - (+/- 16) Trees
   - (+/- 75) Shrubs

GREENWAY TRAIL AND SCENIC OVERLOOK (TYPICAL)

DESIGN ELEMENTS
1. Trail
2. Seating

Recreation and Open Space

The overall Parks and Open Space plan consists of elements that contribute to neighborhood character and a sense of community. These elements may include pocket parks, sidewalks, greenways, seating, streetscape plantings and entry features, and scenic overlooks.

ROUND-ABOUTS
Round-abouts are used as a traffic calming measure but also provide an opportunity to create a focal point with enhanced landscape plantings.

GREENWAY TRAIL AND SCENIC OVERLOOK
There are opportunities within the community to develop greenway connections to the Mountains to Sea Trail along the Neuse River. These trail connections can be co-located with other amenities such as scenic overlooks to provide a network of nature trails and observation areas which feature the natural surroundings.

All Active Recreaion site / parks must receive separate site plan approval.

The Developer is in talks with the Town about the dedication of Phase 7 in its entirety (approx. 11 acres). No agreement has been made at this time. The Developer agrees to dedicate a 30' wide easement along the southern boundary for the extension of the Sam's Branch / Mountain to Sea Trail (approx. 2.85 acres). If P

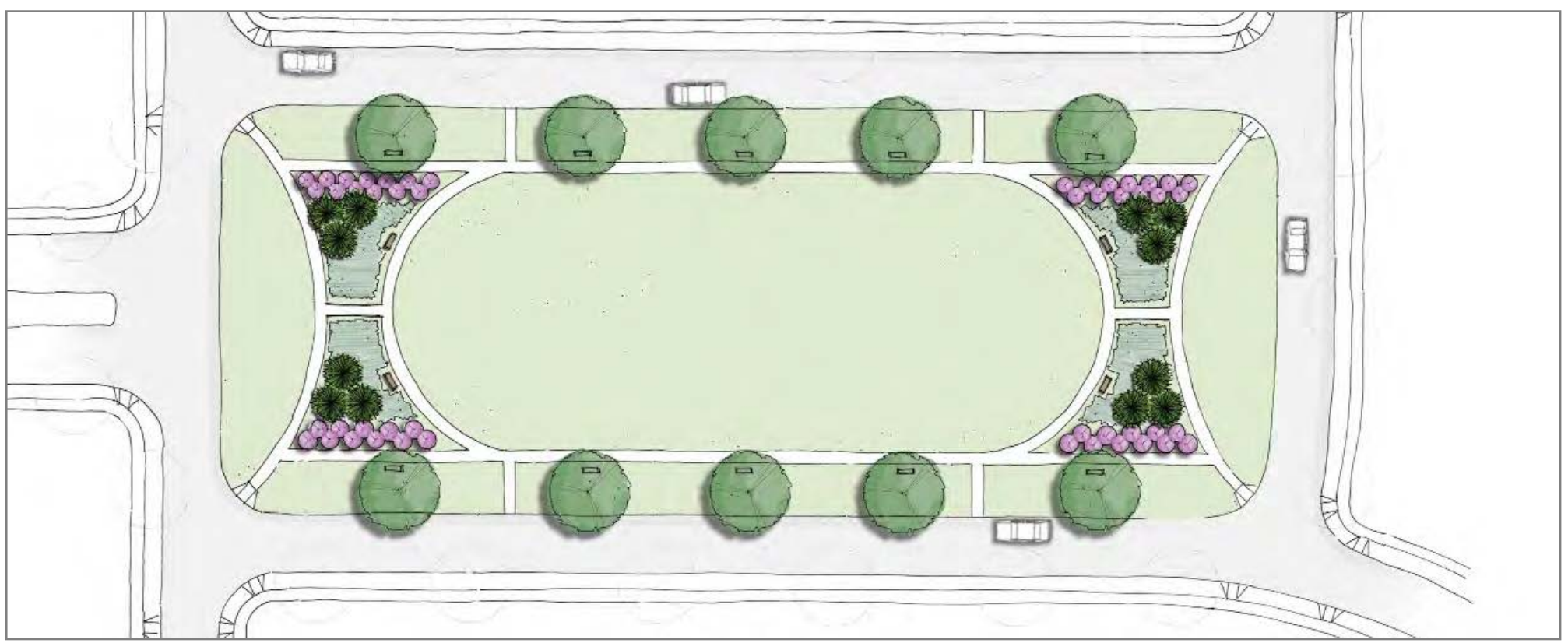
POCKET PARKS

These 'mini-parks' should be located throughout the community and range in size to serve as focal points and activity nodes. These parks can contain active or passive recereational opportunities and serve an important element in creating and developing a sense of community among residents.

"TOT LOT" (TYPICAL)

DESIGN ELEMENTS

1. Seating
2. Play Structure
3. Landscaping



POCKET PARK (TYPICAL)

DESIGN ELEMENTS

1. Seating
2. Sidewalk
3. Landscaping

Detached Homes - Single Family

Detached Single Family homes shall be the primary lot type within the development. The lot size can vary between large and small lots but shall be a minimum fo 4,500 square feet. Single family homes should be clustered together throughout the community.

LOT STANDARDS

1. Lot standards shall be as follows:
   a. The minimum lot size shall be 4,500 square feet and no maximum is established.
   b. The minimum lot width shall be 40′ and no maximum is established.
   c. The minimum lot depth shall be 100′ and no maximum is established.
   d. The maximum lot coverage shall be 70%
   e. The maximum lot impervious area shall be 75%

2. Setbacks shall be as follows:

Front Setback - Minimum	10′
Side Interior Setback	4′
Side Street Setback - Minimum	10′
Rear Setback - Minimum	10′
Zero Lot Line Side Setback	0′
Height - Maximum	35′
Accessory	5′

3. Variations from lot setbacks up to 20% may be permitted with the approval of the planning director.

4. Where the lot has an alley or is a corner lot, garages and parking may be accessed from the alley or side street where possible.

5. The buildable zone is the area defined and bounded by the setbacks on all property lines.

6. A pedestrian zone is established from the back of curb to the right of way line. The pedestrian zone may include sidewalks and planting strips.

7. Street trees shall be located in the planter strip between the back of curb and the sidewalk. Trees shall be located no farther than 60′ on center.

PERMITTED USES AND DIMENSIONAL STANDARDS

1. Residences shall consist of detached single family homes and zero lot line homes. Garages may be detached or attached and maybe alley loaded. They may also have accessory apartments and/or living spaces above.

2. Accessory buildings are permitted and must follow the setbacks established in the lot standards listed above.

3. Roof pitches shall range between 3:12 and 10:12 and should be consistent with each style of building.

4. Fences may be located on the property line (0′ setback).

5. Building massing should respond directly to the context of the site location. For example structures on narrow lots within an urban context should have simple and often singular massing, whereas buildings on wide lots in a suburban context should divide their overall floor area through various masses and roof lines as appropriate to their architectural style.

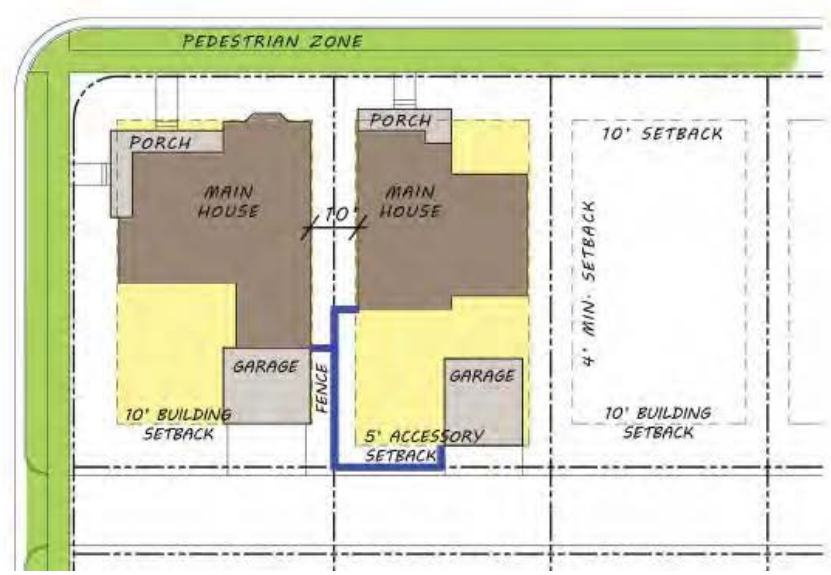
ARCHITECTURAL AND CONTEXTUAL STANDARDS

1. Architectural styles shall be consistent with the standards set forth by the Architectural Review Committee.

2. Front porches should be no less than 5′ in depth and may be at grade.

3. All single family detached homes will require review by the Architectural Review Committee (see page 12).

Lot Type: Single Family - Street Access



Lot Type: Single Family - Alley Access

Attached Homes - Townhomes & Single Family

Attached homes in the community will consist of single family and townhome residences. These lots will have a minimum size of 1,000 square feet and be clustered throughout the community. These residences may have street- or alley-loaded garages.

LOT STANDARDS

1. Minimum and maximum lot dimensions shall be as follows:
   a. The minimum lot size shall be 1,000 square feet and no maximum is established.
   b. The minimum lot width shall be 16' and no maximum is established.
   c. The minimum lot depth shall not be established.
   d. The maximum lot coverage shall be 70%
   e. The maximum lot impervious area shall be 75%

2. Setbacks shall be as follows:

Front Setback - Minimum	5'
Side Interior Lot Setback	0'
Side Street Setback - Minimum	5'
Rear Setback - Minimum	10'
Zero Lot Line Side Setback	0'
Height - Maximum	45'
Accessory	5'

3. Variations from lot setbacks up to 20% may be permitted with the approval of the planning director.

4. The buildable zone is the area defined and bounded by the setbacks on all property lines.

5. A pedestrian zone is established from the back of curb to the right of way line. The pedestrian zone may include sidewalks and planting strips.

6. Street trees shall be located in the planter strip between the back of curb and the sidewalk. Trees shall be located no farther than 60' on center

PERMITTED USES AND DIMENSIONAL STANDARDS

1. Attached residences are defined as buildings on zero lot line lots with fire rated party walls located on property lines that have buildings built to the same property line. Buildings in this category consist of duplexes and townhomes. Garages may be attached or detached and maybe be accessed by private or public drives. They may also have accessory apartments and/or living spaces above.

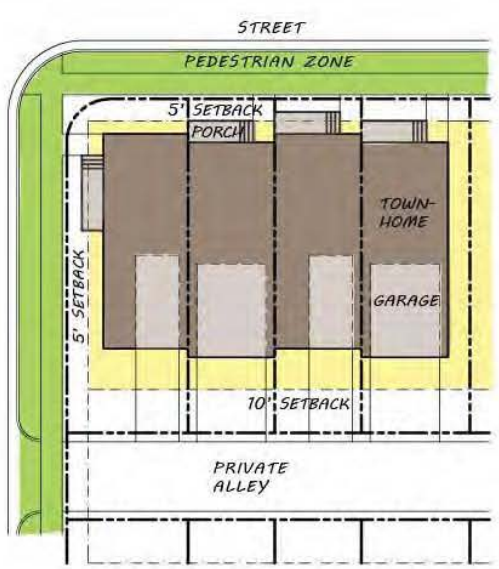
2. Party walls shall be fire rated in accordance with international building code.

3. Accessory buildings are permitted and must follow the setbacks established in the lot standards listed above.

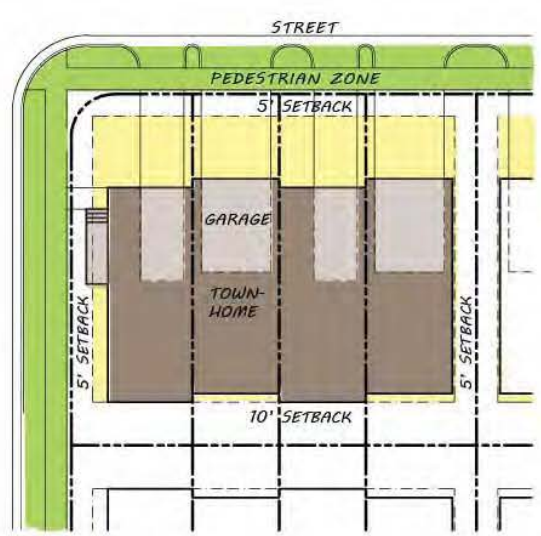
ARCHITECTURAL AND CONTEXTUAL STANDARDS

1. Architectural styles shall be consistent with the standards set forth by the Architectural Review Committee..

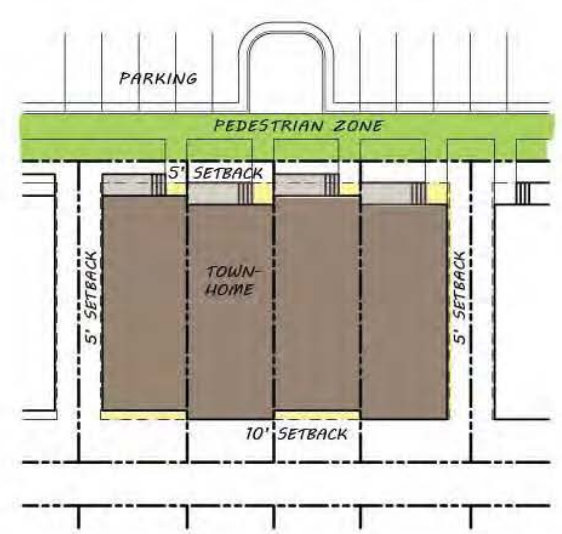
2. All single family attached homes will require review by the Architectural Review Committee (see page 12).



Lot Type: Townhome / SF - Alley Access



Lot Type: Townhome / SF - Street Access



Lot Type: Townhome / SF - Surface Parking

Multi-Family - Condo / Apartments

Multi-family residences in the community can be condominium and/or apartment buildings. This type of residential product should be located closer to the proposed commercial retail uses.

LOT STANDARDS

1. Minimum and maximum lot dimensions shall be as follows:
   a. There is no minimum lot size established.
   b. There is no minimum lot width established.
   c. There is no minimum lot depth established.
   d. The maximum lot coverage shall be 80%
   e. The maximum lot impervious area shall be 80%

2. Setbacks shall be as follows:

Front Setback - Minimum	0′
Side Interior Lot Setback	5′ (20′ min. between buildings)
Side Street Setback - Minimum	0′
Rear Setback - Minimum	5′
Height - Maximum	55′

3. Variations from lot setbacks up to 20% may be permitted with the approval of the planning director.

4. Minimum building to building separation is 20′

5. Multi-Family residential shall front on public or private streets and common areas. Parking shall be accessed from internal private drives.

6. The buildable zone is the area defined and bounded by the setbacks on all property lines.
7. A pedestrian zone is established from the back of curb to the right of way line. The pedestrian zone may include sidewalks and planting strips

8. Street trees shall be located in the planter strip between the back of curb and the sidewalk. Trees shall be located no farther than 60′ on center.

PERMITTED USES AND DIMENSIONAL STANDARDS

1. Buildings can consist of multi-unit condominiums, apartments, flats, stacked flats, stacked townhomes, or multi-family.

2. Party walls shall be fire rated in accordance with international building code.

3. Primary entrances for accessible units should be "at grade" or otherwise compliant with accessibility guidelines as outlined in the international building code.

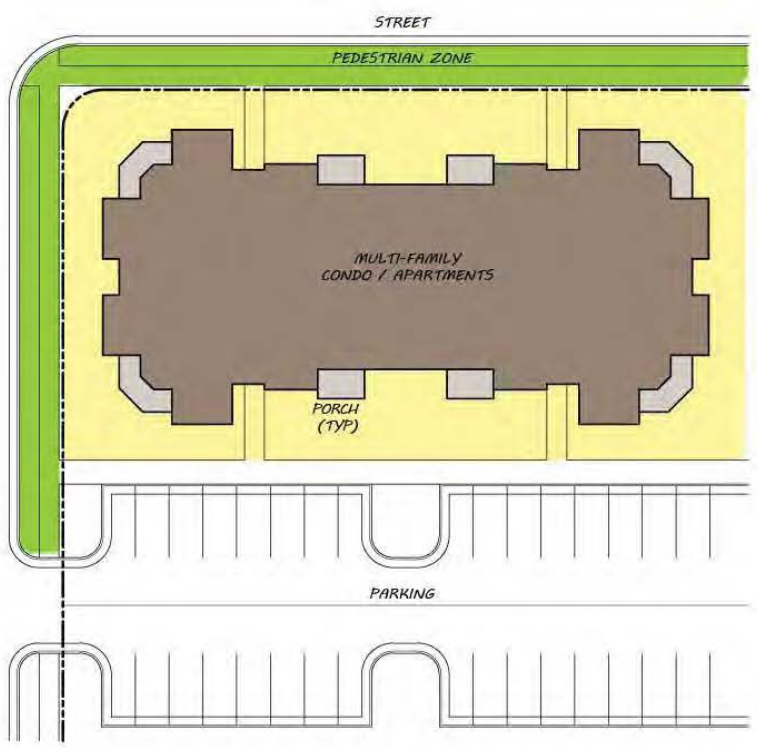
4. Roof may be flat or pitched. Flat roofs should be designed with a parapet per code requirements. Pitched roofs should be designed to shed water to the front or back of the building with pitches in .

ARCHITECTURAL AND CONTEXTUAL STANDARDS

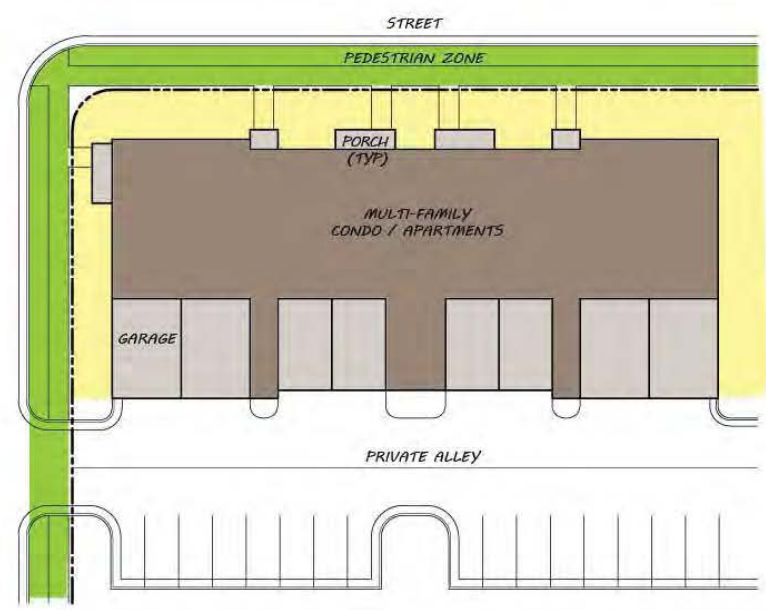
1. Architectural styles shall be deemed appropriate based on review by the Architectural Review Committee.

2. Balconies or porches are shall be encouraged.

3. All multi- family units will require review by the Architectural Review Committee (see page 12).



Lot Type: Multi-Family - Surface Parking



Lot Type: Multi-Family - Alley Access

Amenity and Club

The community shall have a community center / club to serve all residents. The club can feature amenities such as a community pool, playground, tennis courts, exercise gym. Additionally, other featured amenities such as pocket parks, greenway connections, tot lots should be located throughout the community. The Clubhouse permit shall be required prior to the 251st building permit.

LOT STANDARDS

1. Minimum and maximum lot dimensions shall be as follows:
   a. There is no minimum lot size established.
   b. There is no minimum lot width established.
   c. There is no minimum lot depth established.

2. Setbacks shall be as follows:

Front Setback - Minimum	15′
Side Interior Lot Setback	5′ (10′ min. between buildings)
Side Street Setback - Minimum	10′
Rear Setback - Minimum	5′
Height - Maximum	45′

3. Variations from lot setbacks up to 20% may be permitted with the approval of the planning director.

4. Building entrances should be developed as pedestrian plazas for gatherings.

5. The buildable zone is the area defined and bounded by the setbacks on all property lines.

6. A pedestrian zone is established from the back of curb to the right of way line but may also include an area along the edge of a public space. The pedestrian zone will include minimum 5′ sidewalks and planting strips along building fronts.

7. Street trees shall be located in the planter strip between the back of curb and the sidewalk. Trees shall be located no farther than 60′ on center.

8. Parking and service areas should be located towards the sides or rear of buildings. Where site conditions or other limiting circumstances result in a building fronting a upon a parking area, a pedestrian zone shall be provided from the back of curb to the outer edge of the sidewalk in a similar manner to that provided along a street.

9. Multi-purpose trails, outdoor seating and other spaces, i.e. docks, viewing areas, etc. maybe provided along the waterfront.

PERMITTED USES AND DIMENSIONAL STANDARDS

1. Community buildings should have a prominent location and be adjacent to public spaces whenever possible, surface parking should be provided off to the sides or rear of the building.

2. Maximum height limit shall be Three (3) stories. Cupolas, bell towers and ancillary rooftop facilities are permitted to be taller.

3. Accessory buildings are permitted and must follow the setbacks established in the lot standards listed above.

4. Roof pitches shall be designed in congruence with the desired character and style of the building. Roof pitches will typically range between 3:12 and 10:12 or may be flat with a parapet.

5. Primary entrances for accessible buildings should be "at grade" or otherwise compliant with accessibility guidelines as required by the Americans with Disabilities Act.

ARCHITECTURAL AND CONTEXTUAL STANDARDS

1. Architectural styles shall be deemed appropriate based on review by the Architectural Review Committee.

2. All single community buildings will require review by the Architectural Review Committee (see page 12).

Commercial Area

The Commercial area shall have a base zoning district of B-2. This area shall be developed as a neighborhood retail shopping center to serve the needs of Steeplechase and the surrounding communities. Office and residential uses on upper stories will be allowable in this district. This area will range between +/-5 acres up to +/-8 acres.

LOT STANDARDS

1. Minimum and maximum lot dimensions shall be as follows:
   a. The minimum lot size shall be 6,000 square feet
   b. The minimum lot width shall be 50′
   c. The minimum lot depth shall not be established.
   d. The maximum lot coverage shall be 75%
   e. The maximum lot impervious area shall be 75%

2. Setbacks shall be as follows:

Front Setback - Minimum	20′
Side Interior Lot Setback	10′
Side Street Setback - Minimum	10′
Rear Setback - Minimum	20′
Zero Lot Line Side Setback	0′
Height - Maximum	80′

PERMITTED USES AND DIMENSIONAL STANDARDS

1. The B-2 district provides opportunities for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations are low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation and utilities.

2. A maximum height of 80′ has been designated for this district to allow offices and residential units in upper stories.

ARCHITECTURAL AND CONTEXTUAL STANDARDS

1. Architectural styles shall be consistent with the standards set forth by the Architectural Review Committee.

2. The commercial area will require review by the Architectural Review Committee (see page 12).

Utilities and Stormwater Management

PUBLIC UTILITIES AND INFRASTRUCTURE

Required improvements shall be made as development occurs within each tract. Infrastructure will be designed so that it will accommodate the entire community at total build-out. At the time of Plan Submittal, the developer will meet with Town Staff to determine critical areas (if any) for phased utility improvements as development occurs.

SANITARY SEWER

Per the Town of Clayton engineering staff, the Town has adequate capacity to accommodate the necessary sanitary sewer services for this project. The estimated waste water peak flow for the South tract is 588,388 gallons per day and North tract is 906,125 gallons per day (see summary at right and detail in Appendix). It is anticipated to develop the South tract first in approximately 15 phases of construction. The South tract will connect to an existing public sanitary sewer manhole that is part of the initial phase of the Sam's Branch Interceptor. The Town will continue with the design and extension of the Sam's Branch Interceptor -Phase 2 in coordination with the development phasing of Steeplechase. Sewer main extensions and service connections to the Town's sewer systems must be approved, prior to construction, by the Engineering Department and in accordance with the general guidelines and regulations of the Town. It is the Town's policy to utilize gravity sewer extension to provide sewer services to serve the North & South tracts. Allocations for sewer must be approved by town council. Estimated flow shown here is for informational purposes only.

WATER

Public water is available to the site via a series of 8-inch and 12-inch water mains. A 12-inch water main is present on Covered Bridge Road just west of the subject development and will be extended across the frontage at the time of the proposed road widening. In addition, an 8-inch main exists in O'Neil Street along the eastern boundary. Connections to the Covered Bridge Road 12-inch main and 8-inch main on O'Neil Street will be made and extended throughout the property to provide a system of inner-connected mains. This level of inner-connectivity shall provide for adequate domestic water use and fire protection.

STORMWATER RUNOFF AND NITROGEN CONTROLS

Storm sewer accessibility for the tract shall be provided via drainage swales and stormwater pipes that run throughout the tract. The drainage swales and stormwater pipes will be accessed for the purposes of carrying storm flows from various phases to eventually discharge into the respective tributaries of Sam's Branch and/or the Neuse River. Nitrogen control wet ponds and other BMP devices may be required with this development. The developer will provide evidence that it complies with all the Town's nitrogen and stormwater runoff control requirements as identified in the Town ordinance and State Stormwater Manual. Devices and control measures include a variety of devices and impoundments. These may be physically located outside of the phase so long as the above requirements are met as each tract is developed.

Steeplechase Sanitary Sewer Preliminary Evaluation

McAdams
13-Feb-15

Estimate of total peak wastewater flow for Steeplechase South (Phases 1-14):

				Average WW Flow			Peaking	Peak WW Flow		
Residential Unit Type	**Residential Units**	**Bedrooms**	**WW Flow Rate per Unit**	**gpd**	**gpm**	**cfs**	**Factor**	**gpd**	**gpm**	**cfs**
Single Family (65-70)	411	4	250 gal/day-unit	102,750	71	0.159	2.5	256,875	178	0.397
Single Family (50-55/60-65)	100	3.5	250 gal/day-unit	25,000	17	0.039	2.5	62,500	43	0.097
Townhome	309	2.5	250 gal/day-unit	77,250	54	0.119	2.5	193,125	134	0.299
Apartment	0	2.0	240 gal/day-unit	-	0	0.000	2.5	-	0	0.000
Commercial / Retail	75,000	sf	0.13 gal/day-sf	9,750	7	0.015	2.5	24,375	17	0.038
	820		**Total WW Flow**	**214,750**	**149**	**0.332**		**536,875**	**373**	**0.830**

Estimate of total peak wastewater flow for Steeplechase North (Phases 15-34):

				Average WW Flow			Peaking	Peak WW Flow		
Residential Unit Type	**Residential Units**	**Bedrooms**	**WW Flow Rate per Unit**	**gpd**	**gpm**	**cfs**	**Factor**	**gpd**	**gpm**	**cfs**
Single Family (65-70/70-75)	330	4	250 gal/day-unit	82,500	57	0.128	2.5	206,250	143	0.319
Single Family (50-55/60-65)	225	3.5	250 gal/day-unit	56,250	39	0.087	2.5	140,625	98	0.217
Amenity / Clubhouse	8,500	sf	0.13 gal/day-sf	1,105	1	0.002	2.5	2,763	2	0.004
Townhome	435	2.5	250 gal/day-unit	108,750	76	0.168	2.5	271,875	189	0.420
Apartment	380	2	240 gal/day-unit	91,200	63	0.141	2.5	228,000	158	0.353
	1,370		**Total WW Flow**	**339,805**	**236**	**0.526**		**849,513**	**590**	**1.314**
Totals	**2,190**	**units**		**554,555**	**gpd**					

Architectural Review Committee

The developer (and any subsequent Homeowner's and/or Property Owner's Associations) shall ensure a wide variety of residential products are developed throughout the community. Prior to the first site plan submittal, developer shall establish an Architectural Review Committee (ARC) that reviews and approves all proposed architecture and site architecture and site furnishings for quality, compatibility and consistency. This entity shall subsequently review and approve all development requests prior to the submittal to the Town of Clayton for any building permit. The ARC shall also establish, enforce, modify and grant conformance with the documents and provisions indicated below. It shall also enforce any applicable standards within the community's adopted restrictive covenants.

BASIC PALETTE FOR RESIDENTIAL USES

- ***Primary Buildings***: Brick, modular brick; Vinyl siding; Hardi-plank; batten board siding, pre-cast materials, Wood; Simulated wood; Stone, and Simulated stone.
- ***Roof Elements***: Asphalt Shingles; Metal Roofs, Simulated tile (design and color may vary). Flat or membrane roofs shall be prohibited (except for mixed-use buildings).
- ***Columns***: Wood, Brick, Pre-cast; Fiberglass; Simulated stone; Steel; and aluminum.
- ***Colors***: A variety of colors may be used so long as they are complimentary. While accents and trim colors may vary. A maximum of two primary colors may be used on the façade. Garages and accessory structures shall match the primary residence.
- ***Building Accents:*** Simulated Stone, Tile, Pre-case; Wood, EIFS; Brick patterns and anent brick; quoins; and architectural masonry.
- ***Garages and Parking***: A maximum four cars can be garaged on any single family lot. A minimum of two parking spaces shall be provided for each unit (via a garage, in a driveway, on a private street or in an off-street space)
- ***Porches and Stoops:*** Porches may be located at the front, side, or rear of the house. Front porches or stoops shall be a minimum of five (5') feet in depth and provide adequate setback from the lot lines and public streets.
- ***Mechanical Equipment:*** Ground level mechanical equipment shall be located at the side or rear of the lot and screened from view with plantings or a wall of the same or compatible materials to the buildings' exterior.
- ***Fencing in Perimeter Yard***: The ARC shall review and approve all fencing styles, materials, and height within the Perimeter Buffer (Type C) along existing public streets. The intent is to create continuity in product, style and appearance.
- ***Elevations***: Architectural elevations will have variety to ensure adjacent units have different facades. The intent is to ensure the homes are not "cookie-cutter" and provide architectural diversity.

Phasing

OVERALL PHASING

Schedules for the ultimate phasing of plans, permits and construction for the project will be dependent on market forces and requirements for infrastructure improvements. Initial phases for the development will require extensions of public streets, water and sanitary sewer systems. Areas along existing Covered Bridge Road and O'Neal Street will likely be the first to be developed. However, smaller phases may be created and approved by the staff. The referenced phase number on the Phasing Plan does not necessarily represent the exact sequence of development. Although the Clubhouse is shown in phase 15, the permit application for clubhouse construction will be submitted prior to the application for the 251st residential building permit. Unless specifically stated herein and with approval of Town Staff, the developer retains the right to reconfigure the phases based on market forces and infrastructure needs.

AMENDMENTS TO THE APPROVED MASTER PLAN

As long as the developer owns real property within the Master Plan development, only the developer or personnel authorized in writing by the developer shall have the right to amend the plan.

POTENTIAL SCHOOL SITE

The master plan identifies a potential school site located on City Road frontage of the development. The developer will entertain requests from the school district for up to two (2) years from the date of plan adoption by Town Council. If the site is donated to the school district the developer would expect a credit applied to any impact fees equal to the value of the land plus any lost revenue.

DEVELOPMENT NAME CHANGE

The developer reserves the right to change the name of the development prior to recording the first plat associated with this development.

Appendix

COVER	SHEET 0
EXISTING CONDITIONS	SHEETS 1-3
MASTER PLAN	SHEETS 4, 4A, 4B, 4C
PHASING PLAN	SHEET 5
OPEN SPACE PLAN	SHEET 6
VEHICULAR AND PEDESTRIAN PLAN	SHEET 7
STREET WAIVER REQUESTS	SHEET 8

Know what's below. Call before you dig.

PSD 2014-128 & PDD 2014-127

Preliminary Plat Review (Major Subdivision)

1st Submittal: October 01, 2014
2nd Submittal: October 24, 2014
3rd Submittal: November 10, 2014
4th Submittal: January 7, 2015
5th Submittal: January 14, 2015
6th Submittal: January 20, 2015
7th Submittal: February 13, 2015
8th Submittal: February 23, 2015

Steeplechase Subdivision

1162 Covered Bridge Road
Clayton, Johnston County, North Carolina 27520

Vicinity Map

2000' 1000' 0 2000'
SCALE: 1" = 2000'

PIN NUMBER(S):
166900-38-4997
DEED:
BOOK 03897, PAGE 0735
SITE ARE:
27,488,974 SF/631.06 AC(ASSESSED ACREAGE); 27,488,102 SF/631.04 AC (CALC. ACREAGE)
ZONING(S):
R-8, R-10, NEIGHBORHOOD BUSINESS (B-2)
HORIZONTAL AND VERTICAL DATUM:
NAD 83 F & NAVD 88 F

Project Team

OWNER:
Nancy Crews Earp &
Mary Earp Worley
7230 NC 42 East
Selma, North Carolina 27576
919-965-5793 & 919-915-1515
nancyearp@bellsouth.net
winkworley@gmail.com

DEVELOPER:
Galaxy NC, LLC
c/o Wakefield Development Company
3100 Smoketree Court, Suite 210
Raleigh, North Carolina 27604
919-556-4310
919-556-0690 (fax)
kem@wakedev.com

CONSULTANTS:

landscape architect
JDavis Architects, PLLC
510 Glenwood Avenue, Suite 201
Raleigh, North Carolina 27603
919-835-1500
919-835-1510 (fax)
kent@jdavisarchitects.com

landscape architect
Jerry Turner & Associates, INC
905 Jones Franklin Road
Raleigh, North Carolina 27606
919-851-7150 919-851-7547 (fax)
whood@jerryturnerassoc.com

engineer
The John R. McAdams Co, INC
2905 Meridian Parkway
Durham, North Carolina 27713
919-361-5000
Moore@McAdamsCo.com

surveyor
The John R. McAdams Co, INC
2905 Meridian Parkway
Durham, North Carolina 27713
919-361-5000
Frederick@McAdamsCo.com

traffic engineer
Davenport
305 West Forth Street, Suite 2A
Winston-Salem, North Carolina 27101
336-744-1636
336-458-9377 (fax)

Environmental
Spangler Environmental, INC
4338 Bland Road
Raleigh, North Carolina 27609
919-875-4288
919-546-0757 (fax)

Notes

Sheet Index

COVER ____ 0
EXISTING CONDITIONS PLAN ____ 1-3
EXISTING CONDITIONS PLAN ____ 2-3
EXISTING CONDITIONS PLAN ____ 3-3
MASTER PLAN ____ 4
PHASING PLAN ____ 5
RECREATION & OPEN SPACE PLAN ____ 6
VEHICULAR & PEDESTRIAN CIRCULATION PLAN ____ 7
STREET WAIVER REQUESTS ____ 8

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JDAVIS
510 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | tel 919.835.1500
1518 Walnut St. Suite 1306 | Philadelphia, PA 19102 | tel 215.545.0121

PSD 2014-128 & PDD 2014-127

Galaxy NC, LLC
c/o Wakefield Development Company
Steeplechase Subdivision
1162 Covered Bridge Road
Clayton, North Carolina 27520

NORTH CAROLINA PROFESSIONAL SEAL 953 KENETH D. THOMPSON

Preliminary Plat Review
(Major Subdivision)
Not for Construction

		DATE
PROJECT:	WDC-14080	10.01.2014
ISSUE:	Preliminary Plat Review	10.01.2014
	.	.
	.	.
	.	.
		.
REVISIONS:	1st Review Comments	10.24.2014
	2nd Review Comments	11.10.2014
	3rd Review Comments	01.07.2015
	4th Review Comments	01.14.2015
	5th Review Comments	01.20.2015
	6th Review Comments	02.13.2015
	7th Review Comments	02.23.2015
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	COVER	
	.	
	.	

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2/22/2015 2:20 PM P:\Land14\14080-Covered_Bridge_Assemblage\Working_Files-LP\dwg\14080-Cover01.dwg

X:\Projects\WDL\WDL-14000\Survey\Topographic\WDL14000-C1.dwg, 12/23/2014 11:52:18 AM, Taylor, Jay

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE ____ (AS SHOWN)) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE ____ (AS SHOWN), THAT THE RATIO OF PRECISION AS CALCULATED IS 1:42,224+, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

_____ DAY OF _____ A.D. 2014.

RONALD T. FREDERICK PLS L-4720

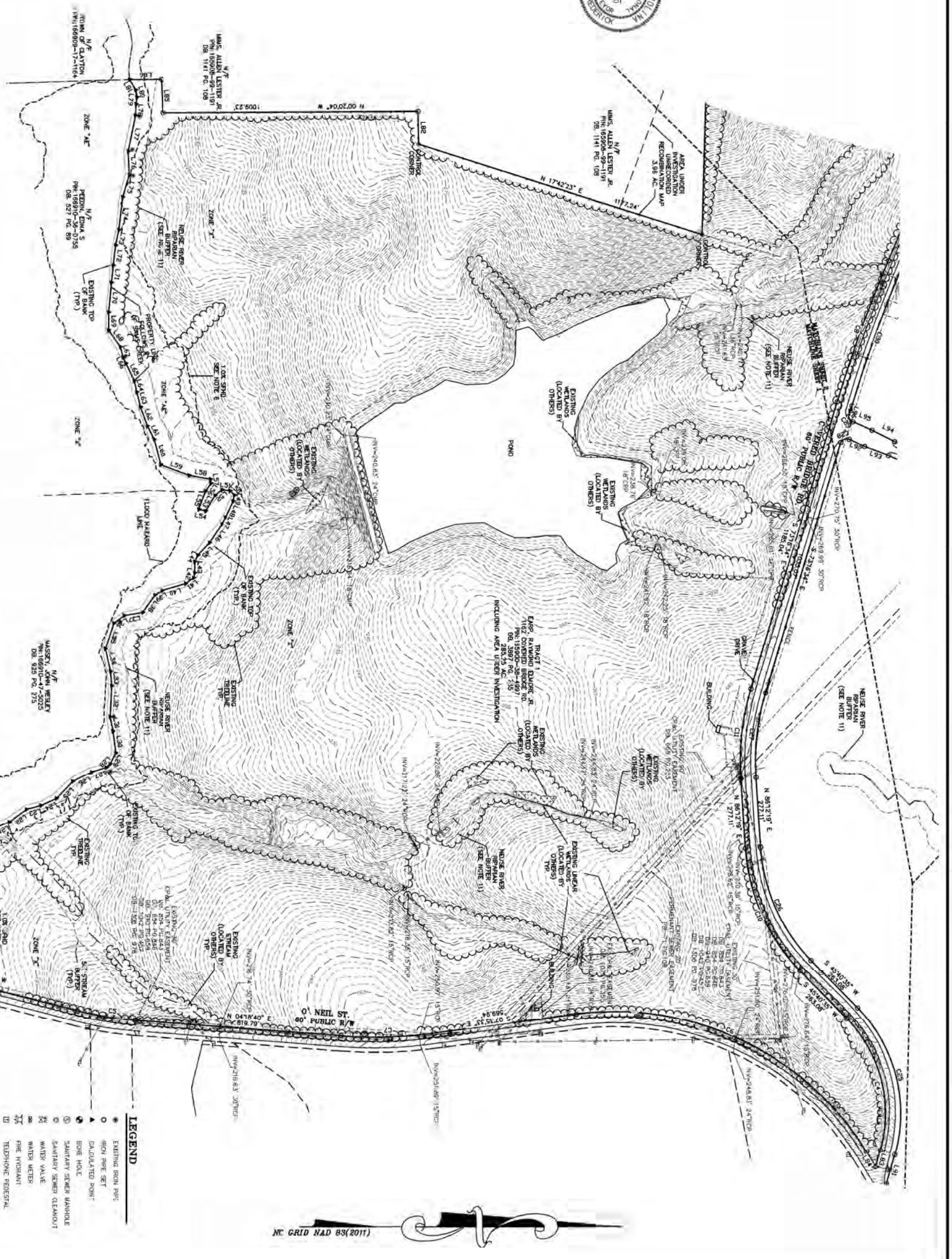
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(c)(1). THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

RONALD T. FREDERICK PLS L-4720

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4720 RONALD T. FREDERICK

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND THIS IS NOT A SUBDIVISION SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 COORDINATES.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: R-10
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (H.A.F.) AS SHOWN ON FLOOD INSURANCE RATE MAP DEFINED BY F.E.M.A. FIRM COMMUNITY PANEL #3720169000J & 3720169000J DATED DECEMBER 2, 2005
7. REFERENCES: PB 5 PG. 73 & DB. 3097 PG. 735 OF THE JOHNSTON COUNTY REGISTRY.
8. UTILITIES NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EVIDENCE THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
10. SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES.
11. NEUSE RIVER RIPARIAN BUFFERS MEASURED 50 FEET FROM TOP OF BANK, WHERE SHOWN. THE CREEK WAS LOCATED BY OTHERS (SPANGLER ENVIRONMENTAL)



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- STORM DRAIN PIPE
- OHW — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — FENCE LINE

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES

GRAPHIC SCALE 1 inch = 200 ft.

STEEPLECHASE
(EARP PROPERTY)

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

TOPOGRAPHIC SURVEY

SURVEY FOR:

WAKEFIELD DEVELOPMENT CO.
3100 SMOKETREE COURT,
SUITE 210
RALEIGH, NORTH CAROLINA
27604

REVISIONS:

1

McADAMS

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

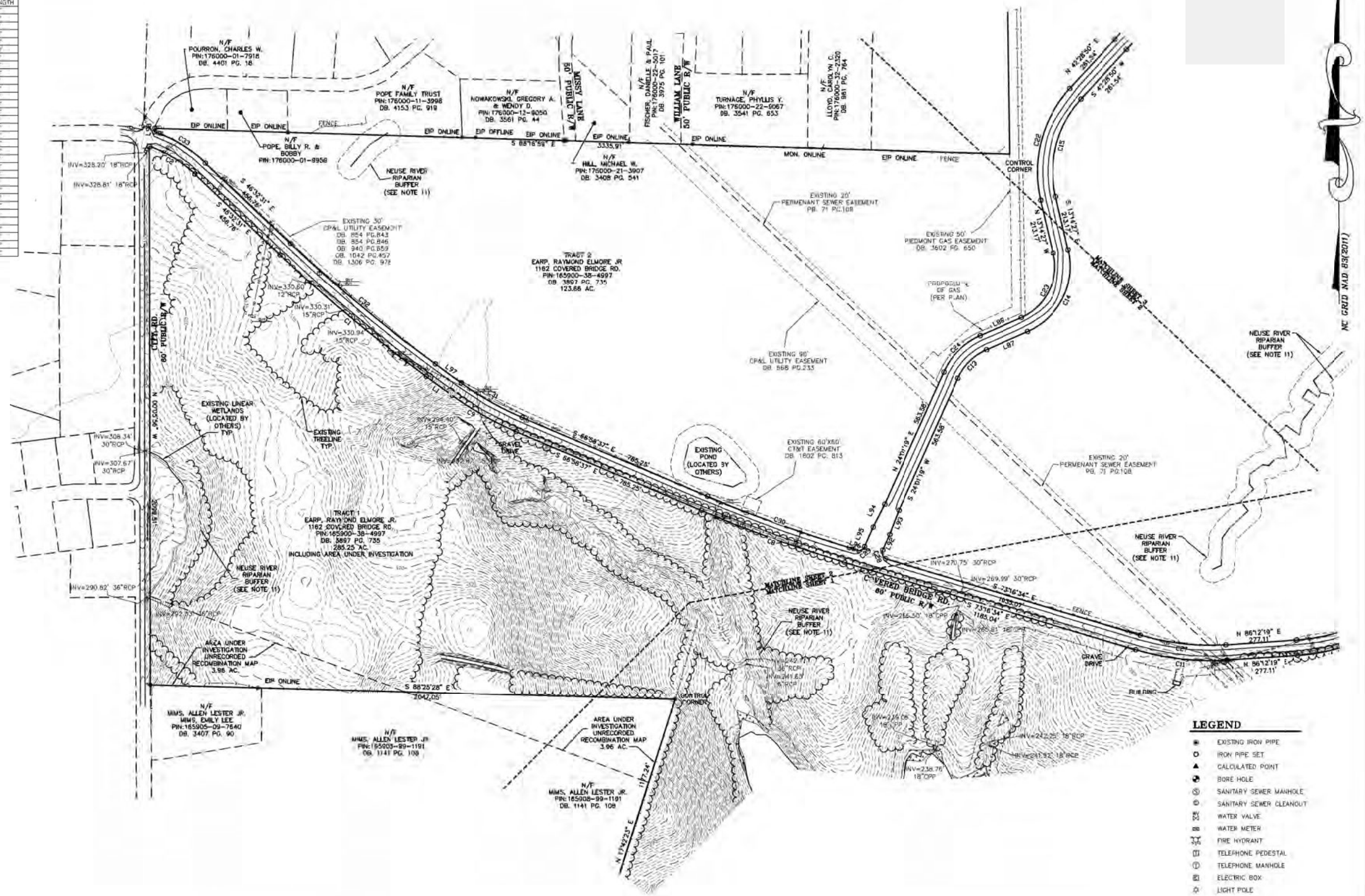
PROJECT NO.	WDL14000
FILENAME	WDL14000-C1
DESIGNED BY	RTF
DRAWN BY	JBT
SCALE	1"=200'
DATE	10-29-2014
SHEET NO.	1-3

GENERAL NOTES

1. SEE LINE AND CURVE TABLES THIS SHEET
2. SEE SHEET 1 FOR GENERAL NOTES

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5850.00'	743.38'	S 58°10'55" E	742.88'
C2	490.00'	208.52'	N 36°43'58" W	206.95'
C3	1960.00'	136.94'	N 17°50'51" E	136.66'
C4	536.30'	563.06'	S 75°45'12" W	537.55'
C5	1320.00'	229.78'	N 06°17'53" E	229.49'
C6	1165.00'	1341.49'	S 25°23'43" W	1268.60'
C7	1770.00'	367.74'	N 01°38'27" E	367.08'
C8	5430.00'	593.47'	S 76°08'42" E	593.18'
C9	1250.00'	286.98'	S 60°23'59" E	286.35'
C10	766.00'	541.84'	N 65°56'27" E	530.61'
C11	1005.00'	354.91'	S 83°32'27" E	357.99'
C13	220.00'	160.96'	S 44°58'32" W	157.39'
C14	280.00'	386.96'	N 26°20'58" E	356.89'
C15	420.00'	408.46'	S 14°37'12" W	392.55'
C16	1170.00'	150.26'	S 46°09'30" W	150.10'
C17	1230.00'	318.64'	N 42°24'53" E	317.75'
C18	880.00'	828.39'	N 08°01'31" E	798.14'
C19	820.00'	793.21'	N 07°16'53" E	762.65'
C20	1170.00'	303.16'	N 42°24'53" E	302.25'
C21	1220.00'	157.91'	S 46°09'30" W	157.80'
C22	480.00'	466.81'	S 14°37'12" W	448.63'
C23	220.00'	304.03'	N 26°20'58" E	280.41'
C24	280.00'	284.85'	S 44°58'32" W	273.31'
C25	596.30'	626.05'	S 75°45'12" W	597.69'
C26	785.00'	499.49'	N 65°56'27" E	489.05'
C27	945.00'	338.42'	S 83°32'27" E	336.62'
C29	25.00'	37.56'	S 19°09'31" E	34.41'
C29	25.00'	27.51'	N 50°46'53" E	26.14'
C30	5370.00'	586.92'	S 70°08'42" E	586.62'
C31	1150.00'	273.21'	S 60°23'59" E	272.61'
C32	5790.00'	236.76'	S 50°19'56" E	236.76'
C33	550.00'	234.05'	N 38°43'58" W	232.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°49'21" W	125.41'
L2	S 68°22'48" E	54.82'
L3	S 45°00'04" E	55.30'
L4	S 31°01'56" E	35.81'
L5	S 21°33'11" E	71.21'
L6	S 10°48'33" E	89.38'
L7	S 20°18'57" E	27.57'
L8	S 39°26'49" E	54.26'
L9	S 30°18'17" W	19.74'
L10	S 03°25'08" E	15.80'
L11	S 32°52'53" E	12.59'
L12	S 63°36'45" E	25.28'
L13	N 88°22'42" E	9.46'
L14	N 48°48'30" E	42.88'
L15	S 62°17'19" E	40.34'
L16	S 25°28'06" E	66.84'
L17	S 37°32'55" E	64.95'
L18	S 85°49'20" E	86.77'
L19	S 70°20'48" E	44.26'
L20	S 41°43'41" E	50.71'
L21	S 22°10'52" E	65.37'
L22	S 36°58'10" E	84.09'
L23	S 14°55'39" E	59.02'
L24	S 24°21'23" E	68.05'
L25	S 46°14'39" E	92.25'
L26	S 26°18'25" E	83.28'
L27	S 17°41'06" E	61.58'
L28	S 43°36'40" E	20.09'
L29	S 62°50'21" E	49.46'
L30	N 82°17'59" E	86.67'
L31	N 78°07'39" E	57.45'
L32	S 87°01'60" E	122.72'
L33	N 85°03'51" E	57.28'
L34	N 77°00'51" E	90.83'
L35	S 71°47'00" E	108.59'
L36	S 36°43'08" E	50.88'
L37	S 09°25'19" E	72.95'
L38	S 54°15'50" E	84.79'
L39	S 31°07'13" E	34.06'
L40	S 16°40'18" E	98.00'
L41	S 36°01'25" E	38.80'
L42	S 77°32'10" E	19.64'
L43	S 89°22'39" E	44.35'
L44	S 60°23'15" E	27.92'
L45	S 47°04'21" E	56.54'
L46	S 56°50'55" E	87.81'
L47	S 62°48'31" E	29.70'
L48	S 65°02'29" E	71.02'
L49	S 77°48'47" E	24.70'
L50	S 45°06'06" E	24.50'
L51	N 06°22'12" E	31.73'
L52	N 36°27'00" W	35.79'
L53	N 59°26'45" W	71.72'
L54	N 13°37'28" E	28.25'
L55	S 89°33'57" E	76.68'
L56	S 54°46'28" E	37.78'
L57	N 83°46'40" E	16.73'
L58	N 10°10'06" E	65.68'
L59	N 20°09'29" E	122.53'
L60	N 75°31'08" E	103.55'
L61	N 63°57'11" E	58.40'
L62	N 70°05'52" E	80.21'
L63	N 79°47'12" E	61.28'
L64	N 77°51'08" E	46.17'
L65	N 63°46'59" E	75.51'
L66	N 64°45'25" E	26.12'
L67	N 76°28'40" E	43.61'
L68	N 53°48'52" E	79.19'
L69	S 89°58'28" E	72.73'
L70	S 84°41'21" E	117.79'
L71	S 84°03'12" E	68.10'
L72	S 83°05'53" E	80.01'
L73	S 77°52'22" E	62.52'
L74	S 83°23'33" E	130.27'
L75	S 73°28'36" E	90.61'
L76	N 87°44'54" E	93.77'
L77	S 78°43'25" E	144.94'
L78	S 86°29'45" E	44.76'
L79	S 83°27'49" E	27.87'
L80	N 79°58'30" E	29.29'
L81	N 59°40'56" E	47.26'
L82	N 88°47'08" E	129.50'
L83	S 74°10'10" E	66.56'
L84	S 58°23'00" W	68.68'
L85	N 87°50'56" E	133.50'
L86	N 00°29'04" W	126.60'
L87	S 65°56'25" W	175.32'
L88	N 65°56'25" E	175.32'
L89	S 27°37'20" E	193.81'
L90	S 26°51'53" E	18.08'
L91	S 74°10'10" E	121.21'
L92	S 24°01'19" W	87.23'
L93	S 21°09'34" W	100.12'
L94	N 26°53'04" E	100.12'
L95	N 24°01'19" E	82.37'
L96	S 73°16'34" E	43.63'
L97	N 53°49'21" W	125.41'
L98	S 05°44'14" W	16.80'



GRAPHIC SCALE
1 inch = 200 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — FENCE LINE

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

REVISIONS:

SURVEY FOR:
WAKEFIELD DEVELOPMENT CO.
3100 SMOKETREE COURT,
SUITE 210
RALEIGH, NORTH CAROLINA
27604

STEEPLECHASE (EARP PROPERTY)

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

TOPOGRAPHIC SURVEY

PROJECT NO:	WDL-14000
FILENAME:	WDL14000-C1
SURVEYED BY:	RTF
DRAWN BY:	JBT
SCALE:	1"=200'
DATE:	10-29-2014
SHEET NO.	2-3

McADAMS

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GENERAL NOTES

1. SEE SHEET 2 FOR LINE AND CURVE TABLES.
2. SEE SHEET 1 FOR GENERAL NOTES.

STEEPLECHASE (EARP PROPERTY)

TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

TOPOGRAPHIC SURVEY

SURVEY FOR:

WAKEFIELD DEVELOPMENT CO.
3100 SMOKETREE COURT,
SUITE 210
RALEIGH, NORTH CAROLINA
27604

REVISIONS:

NORTH CAROLINA PROFESSIONAL SEAL L-4726 LAND SURVEYOR RONALD T. FREDERICK

McADAMS

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Durham, North Carolina 27713
License No.: C-0293
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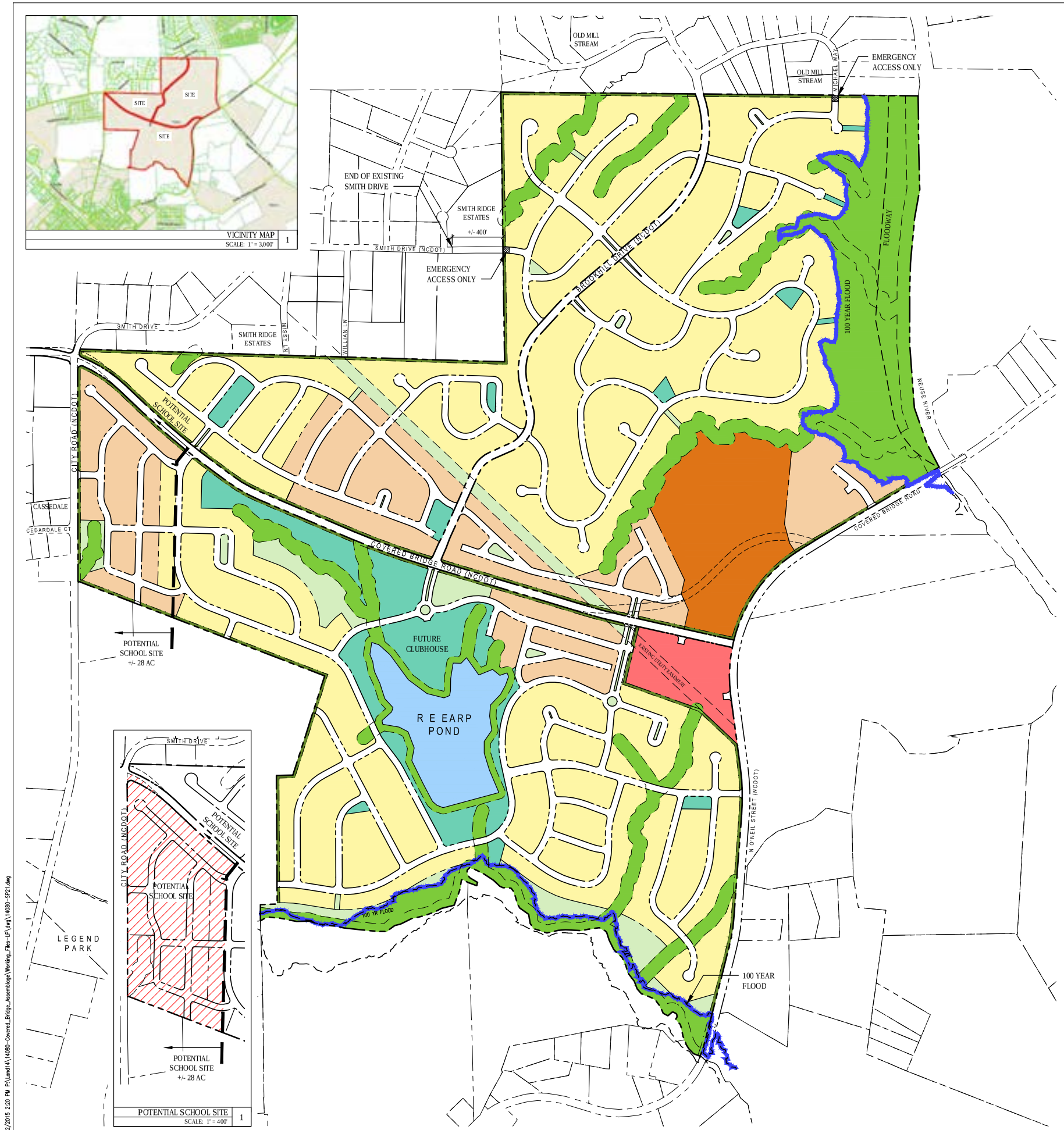
PROJECT NO.	WDL-14000
FILE NAME	WDL14000-C1
SURVEYED BY	RTF
DRAWN BY	JBT
SCALE	1"=200'
DATE	10-29-2014
SHEET NO.	3-3



SITE DATA:

SITE ADDRESS:	1162 COVERED BRIDGE ROAD, CLAYTON, JOHNSTON COUNTY, NC 27520
TOWN LIMIT OR ETJ:	WITHIN TOWN OF CLAYTON, TOWN LIMIT
ACREAGE:	27,488,974 SF/631.06 AC (ASSESSED); 27,488,102 SF/631.04 AC (CALC. AREA)
NC PIN NUMBER:	066900-38-4997
PARCEL ID/TAG:	05H02009
TAX UNIQUE ID:	3869846
OWNERS:	NANCY CREWS EARP & MARY EARP WORLEY
OWNERS' ADDRESS:	7230 NC 42 EAST, SELMA, NC 27576
DEED BOOK:	BOOK 03897, PAGE 0735
ZONING(S):	R-8, R-10, NB (B-2)
OVERLAY DISTRICT:	WATERSHED PROTECTION OVERLAY DISTRICT
WATERSHED PROTECTION OVERLAY:	YES (SOUTHEAST PORTION OF THE SITE ONLY)
RESOURCE CONSERVATION AREA:	0 AC
ANNEXATION NUMBER:	N/A
FEMA:	FIRM PANEL - 3720176000J; EFFECTIVE DATE - 12/02/2005 FLOOD PLAIN EXISTS WITHIN THIS SITE
EXISTING USE:	VACANT
EXISTING DENSITY:	0 DU / AC
PROPOSED MAXIMUM D.U:	2,200
PROPOSED COMMERCIAL MAXIMUM SF:	75,000 SF
PROPOSED DENSITY:	3.49 DU / AC
PROPOSED USE:	RESIDENTIAL AND COMMERCIAL
ELECTRIC PROVIDER:	TOWN OF CLAYTON
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLAYTON
EXISTING IMPERVIOUS AREA:	0 SF / 0 AC / 0 %
PROPOSED IMPERVIOUS AREA:	19,242,281 SF / 441.74 AC / 70%
OVERALL MAXIMUM IMPERVIOUS AREA:	70%

USE	ACRES	% LAND AREA
RCA's (Riparian Buffers, Flood Plain, Pond)	+/- 111.19	+/- 17.62%
Recreation Open Space	+/- 65.08	+/- 10.31%
Residential uses	+/- 444.88	+/- 70.50%
Neighborhood retail	+/- 9.91	+/- 1.57%
Total	631.06	100%

NOTES:

1. THE INTERNAL STREET SYSTEM AS DEPICTED IS CONCEPTUAL ONLY TO SHOW GENERAL DESIGN AND CONNECTIVITY, AND THAT ACTUAL ALIGNMENT MAY CHANGE DURING FINAL PLAT DESIGN. THE EXCEPTION IS MODIFICATION OF CONNECTION POINTS TO EXTERNAL ROADWAY NETWORKS AND MAJOR ENTRANCES TO THE DEVELOPMENT, WHICH CONSTITUTE A MAJOR MODIFICATION AND MUST BE APPROVED BY THE TOWN COUNCIL.

STREET TREES NOTES:

1. STREET TREES MUST BE PLACED A MAXIMUM OF 60 FEET & MINIMUM OF 40 FEET APART.
2. ALL STREET TREES WILL BE CANOPY TREES (AS IS REQUIRED BY THE CODE).

LEGEND:

- ACTIVE RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- RIPARIAN BUFFERS AND FLOODPLAIN
- 20' TYPE "C" PERIMETER BUFFER
- RESIDENTIAL USE
  - SMALL LOT SINGLE FAMILY (DETACHED)
  - MEDIUM LOT SINGLE FAMILY (DETACHED)
  - LARGE LOT SINGLE FAMILY (DETACHED)
  - ATTACHED SINGLE FAMILY
- RESIDENTIAL USE
  - TOWNHOMES
- RESIDENTIAL USE
  - CONDOMINIUMS
  - APARTMENTS / TOWNHOME OPTION
- COMMERCIAL

MASTER PLAN

NAD 83 F & NAVD 88 F

400' 200' 0 400' 800'

SCALE: 1" = 400'

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PSD 2014-128 & PDD 2014-127

Galaxy NC, LLC
c/o Wakefield Development Company

Steeplechase Subdivision

1162 Covered Bridge Road
Clayton, Johnston County, North Carolina 27520

NORTH CAROLINA PROFESSIONAL SEAL 953 KENNETH D. THOMPSON

Preliminary Plat Review
(Major Subdivision)
Not for Construction

		DATE
PROJECT:	WDC-14080	10.01.2014
ISSUE:	Prelim. Plat (Mjr Sub)	10.01.2014
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REVISIONS:	1st Review Comments	10.24.2014
	2nd Review Comments	11.10.2014
	3rd Review Comments	01.07.2015
	4th Review Comments	01.14.2015
	5th Review Comments	01.20.2015
	6th Review Comments	02.13.2015
	7th Review Comments	02.23.2015
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	MASTER PLAN	
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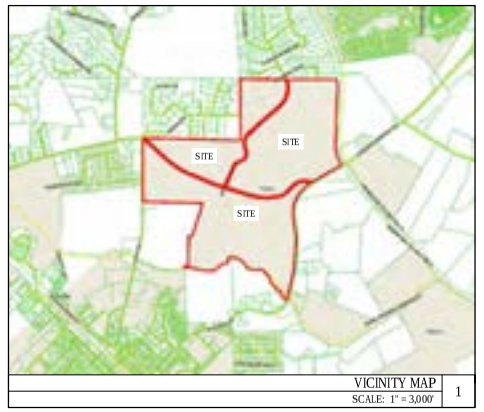

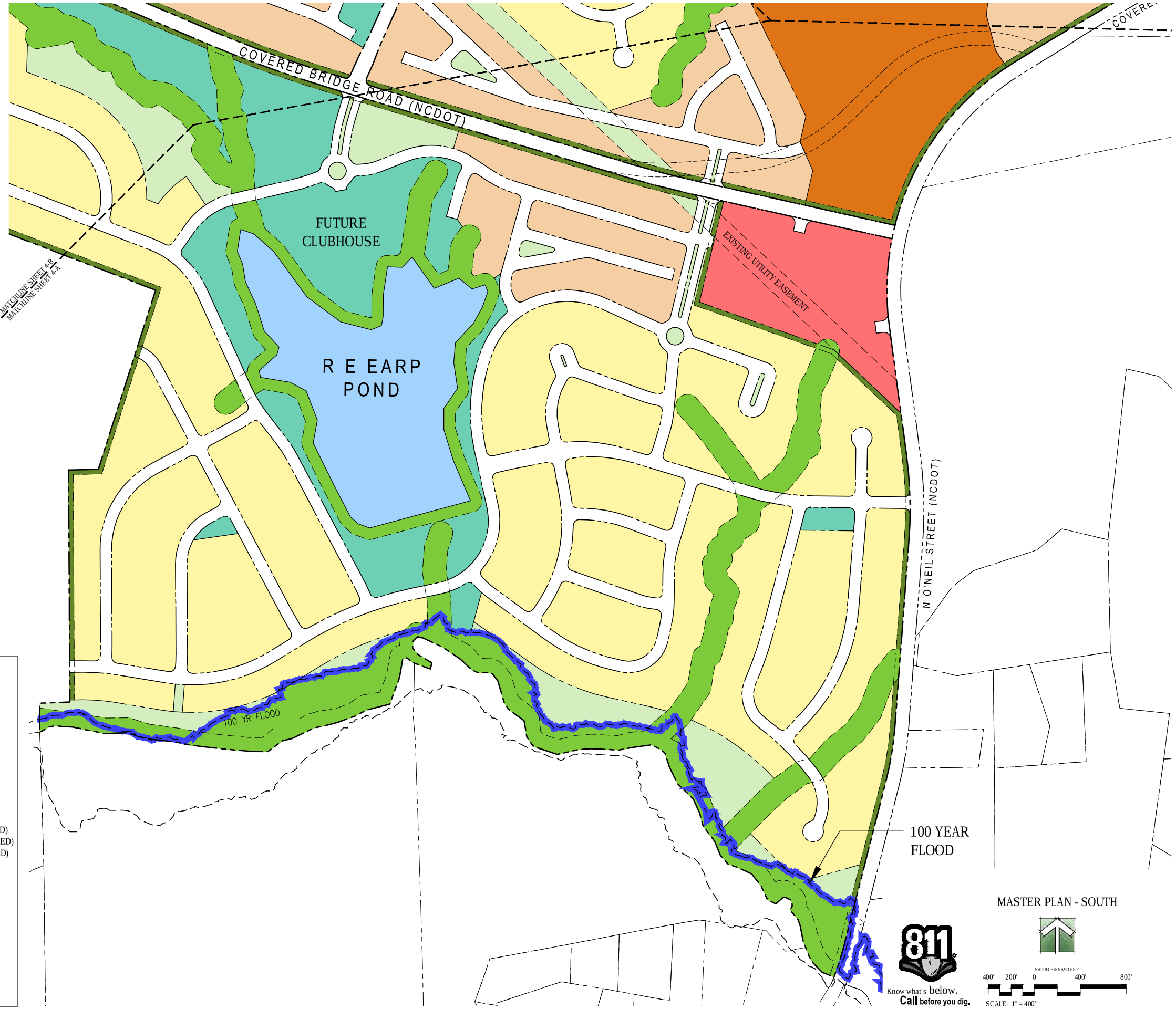

MASTER PLAN - SOUTH

LEGEND:

- ACTIVE RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- RIPARIAN BUFFERS AND FLOODPLAIN
- 20' TYPE "C" PERIMETER BUFFER
- RESIDENTIAL USE
  - SMALL LOT SINGLE FAMILY (DETACHED)
  - MEDIUM LOT SINGLE FAMILY (DETACHED)
  - LARGE LOT SINGLE FAMILY (DETACHED)
  - ATTACHED SINGLE FAMILY
- RESIDENTIAL USE
  - TOWNHOMES
- RESIDENTIAL USE
  - CONDOMINIUMS
  - APARTMENTS / TOWNHOME OPTION
- COMMERCIAL

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PSD 2014-128 & PDD 2014-127

Galaxy NC, LLC
c/o Wakefield Development Company

Steeplechase Subdivision

1162 Covered Bridge Road
Clayton, Johnston County, North Carolina 27520

NORTH CAROLINA PROFESSIONAL SEAL 953 KENETH D. THOMPSON

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	7th Review Comments	02.23.2015
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CHECKED BY:	KT	
CONTENT:	MASTER PLAN - SOUTH	
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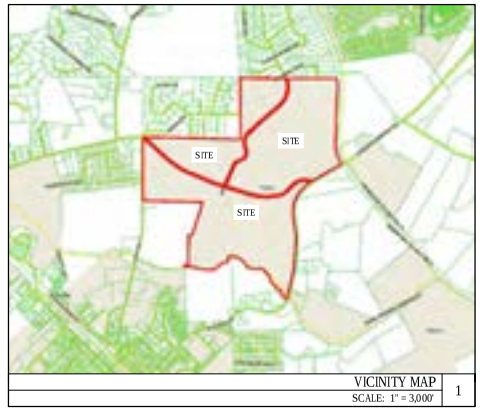

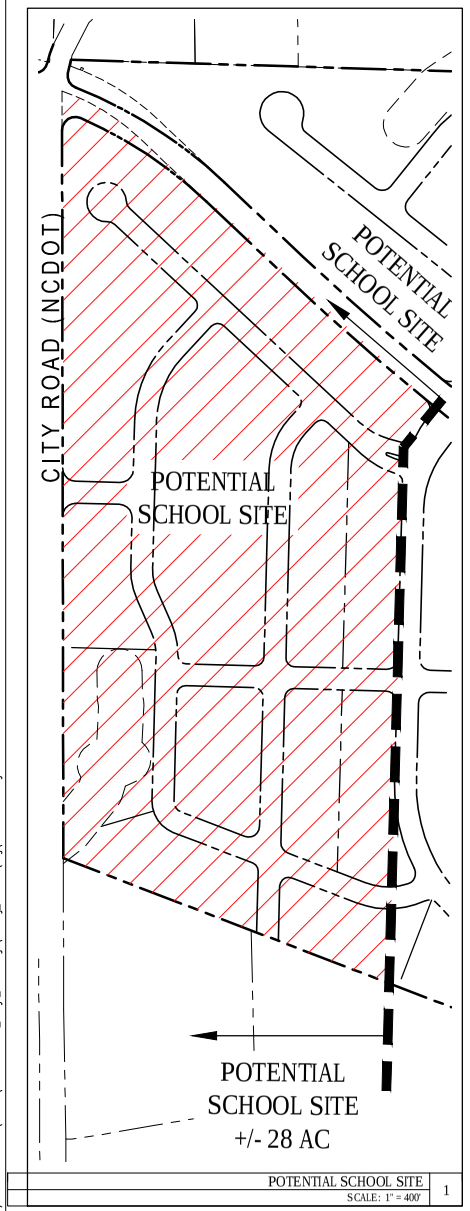

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- RESIDENTIAL USE
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MASTER PLAN - NORTHWEST

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NAD 83 F & NAVD 88 F

200' 100' 0 200' 400'

SCALE: 1" = 200'

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PSD 2014-128 & PDD 2014-127

Galaxy NC, LLC
c/o Wakefield Development Company

Steeplechase Subdivision

1162 Covered Bridge Road
Clayton, Johnston County, North Carolina 27520

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL 953 KEITH D. THOMPSON

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	7th Review Comments	02.23.2015
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CHECKED BY:	KT	
CONTENT:	MASTER PLAN - NORTHWEST	
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c/o Wakefield Development Company

Steeplechase Subdivision

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CONTENT:	MASTER PLAN - NORTHEAST	
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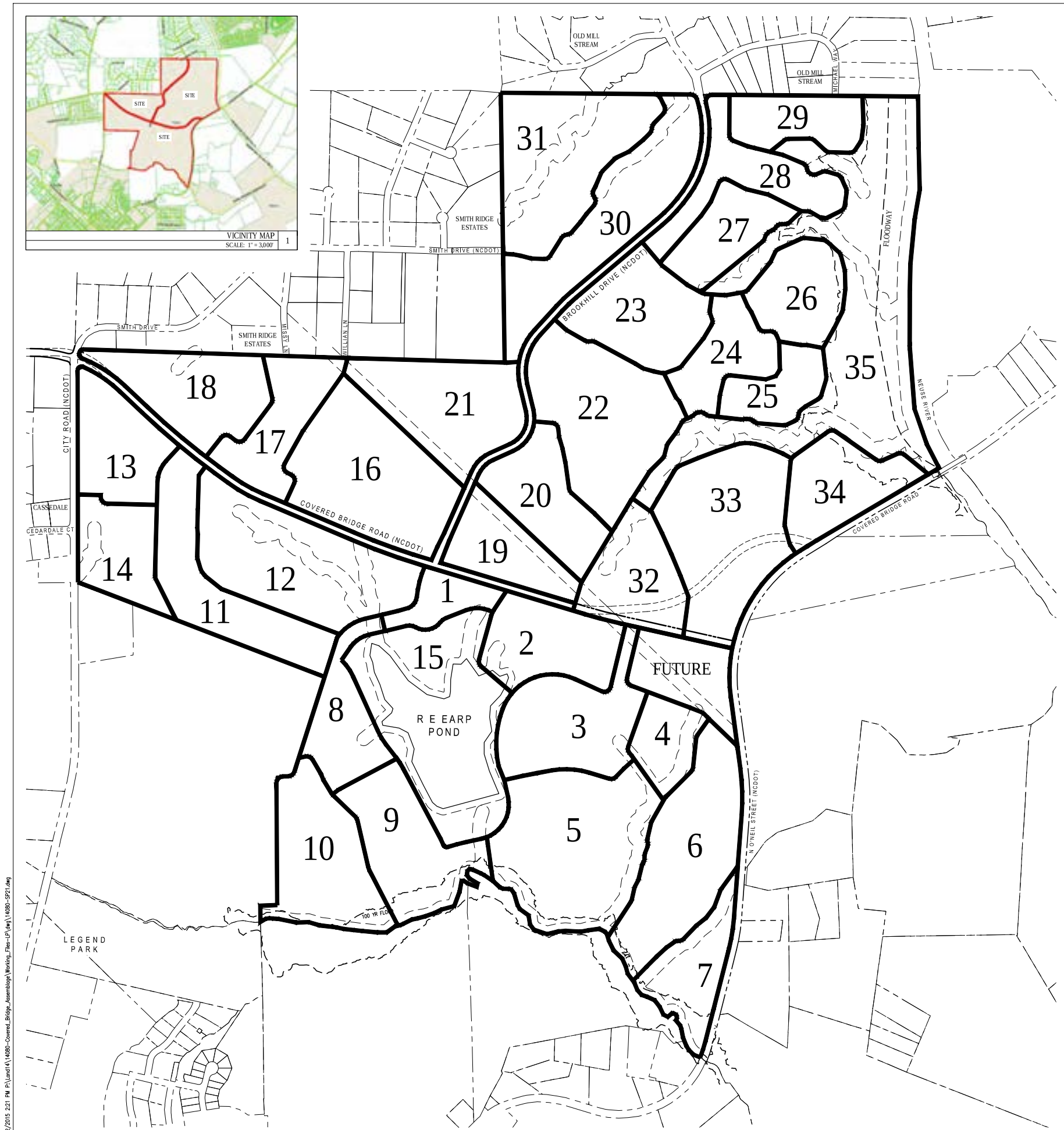
4C



NOTES:

THE CLUBHOUSE PERMIT SHALL BE REQUIRED PRIOR TO THE 251 ST BUILDING PERMIT.

PHASE	ACRES IN AC
1	+/- 5.49
2	+/- 14.14
3	+/- 18.55
4	+/- 7.22
5	+/- 30.99
6	+/- 24.39
7	+/- 11.13
8	+/- 11.07
9	+/- 17.67
10	+/- 19.37
11	+/- 18.62
12	+/- 28.15
13	+/- 13.13
14	+/- 11.05
15	+/- 34.64
16	+/- 26.68
17	+/- 12.45
18	+/- 16.36
19	+/- 10.78
20	+/- 13.75
21	+/- 19.64
22	+/- 26.53
23	+/- 16.57
24	+/- 10.32
25	+/- 7.94
26	+/- 11.46
27	+/- 10.26
28	+/- 12.84
29	+/- 9.50
30	+/- 23.60
31	+/- 25.11
32	+/- 13.42
33	+/- 27.16
34	+/- 13.00
35	+/- 54.25
FUTURE	+/- 9.85
TOTAL	+/- 637.13

PHASING PLAN

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NAD 83 F & NAVD 88 F

400' 200' 0 400' 800'

SCALE: 1" = 400'

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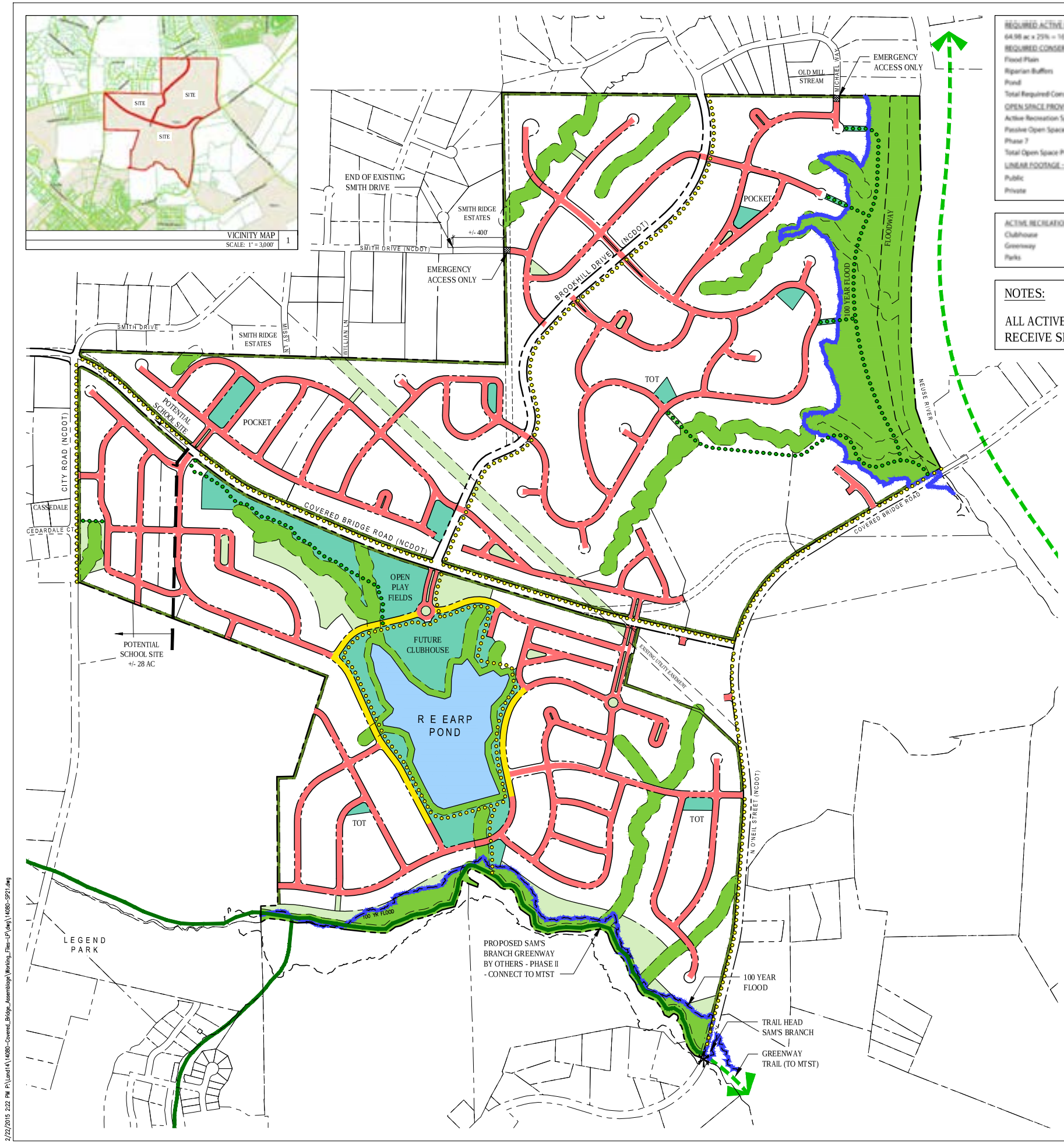


REQUIRED ACTIVE RECREATION SPACE		
64.98 ac x 25% = 16.245 AC		
REQUIRED CONSERVATION AREAS	ACRES	% LAND AREA (GROSS)
Flood Plain	+/- 53.78	+/- 10.34%
Riparian Buffers	+/- 41.03	+/- 7.89%
Pond	+/- 16.38	+/- 3.15%
Total Required Conservation Areas	+/- 111.19	+/- 21.39%
OPEN SPACE PROVIDED		
Active Recreation Space	+/- 29.22	+/- 4.63%
Passive Open Space	+/- 29.83	+/- 4.73%
Phase 7	+/- 6.03	+/- 0.96%
Total Open Space Provided	+/- 65.08	+/- 10.31%
LINEAR FOOTAGE - GREENWAYS / MULTI-PURPOSE TRAILS		
Public	+/- 12,700 LF (127,000 SF / 2.91 AC)	
Private	+/- 13,400 LF (134,000 SF / 3.07 AC)	

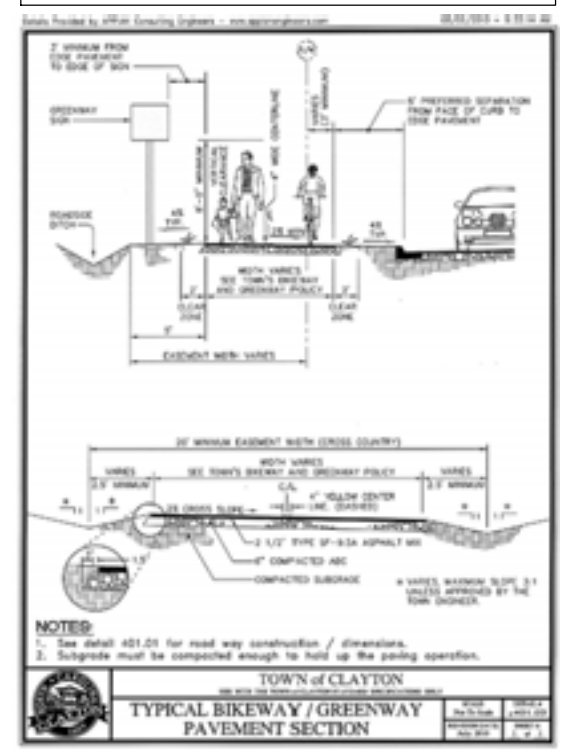
ACTIVE RECREATION SPACE BREAKDOWN	
Clubhouse	7.02 AC
Greenway	3.07 AC
Parks	19.13 AC

NOTES:

ALL ACTIVE RECREATION SITES/PARKS MUST RECEIVE SEPARATE SITE PLAN APPROVAL.

LEGEND:

- ACTIVE RECREATIONAL OPEN SPACE
- PASSIVE OPEN SPACE
- RIPARIAN BUFFERS AND FLOODPLAIN
- 20' TYPE "C" PERIMETER BUFFER
- PROPOSED SAM'S BRANCH GREENWAY - PHASE II BY OTHERS
- EXISTING GREENWAY
  - CLAYTON RIVER WALK
  - SAM'S BRANCH GREENWAY
- PROPOSED PRIVATE GREENWAY
- PROPOSED PUBLIC 10' MULTI-PUPOSE TRAIL
  - COVERED BRIDGE ROAD
  - N. O'NEIL STREET
  - CITY ROAD
  - BROOKHILL DRIVE
- DOUBLE SIDEWALK
- SIDEWALK AND GREENWAY



RECREATION & OPEN SPACE PLAN

Know what's below. Call before you dig.

NAD 83 F & NAVD 88 F

400' 200' 0 400' 800'

SCALE: 1" = 400'

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PSD 2014-128 & PDD 2014-127

Galaxy NC, LLC
c/o Wakefield Development Company

Steeplechase Subdivision

1162 Covered Bridge Road
Clayton, Johnston County, North Carolina 27520

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053 KENETH D. THOMPSON

Preliminary Plat Review
(Major Subdivision)
Not for Construction

		DATE
PROJECT:	WDC-14 4080	10.01.2014
ISSUE:	Prelim. Plat (Mjr Sub)	10.01.2014
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REVISIONS:	1st Review Comments	10.24.2014
	2nd Review Comments	11.10.2014
	3rd Review Comments	01.07.2015
	4th Review Comments	01.14.2015
	5th Review Comments	01.20.2015
	6th Review Comments	02.13.2015
	7th Review Comments	02.23.2015
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	RECREATION & OPEN SPACE PLAN	
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6

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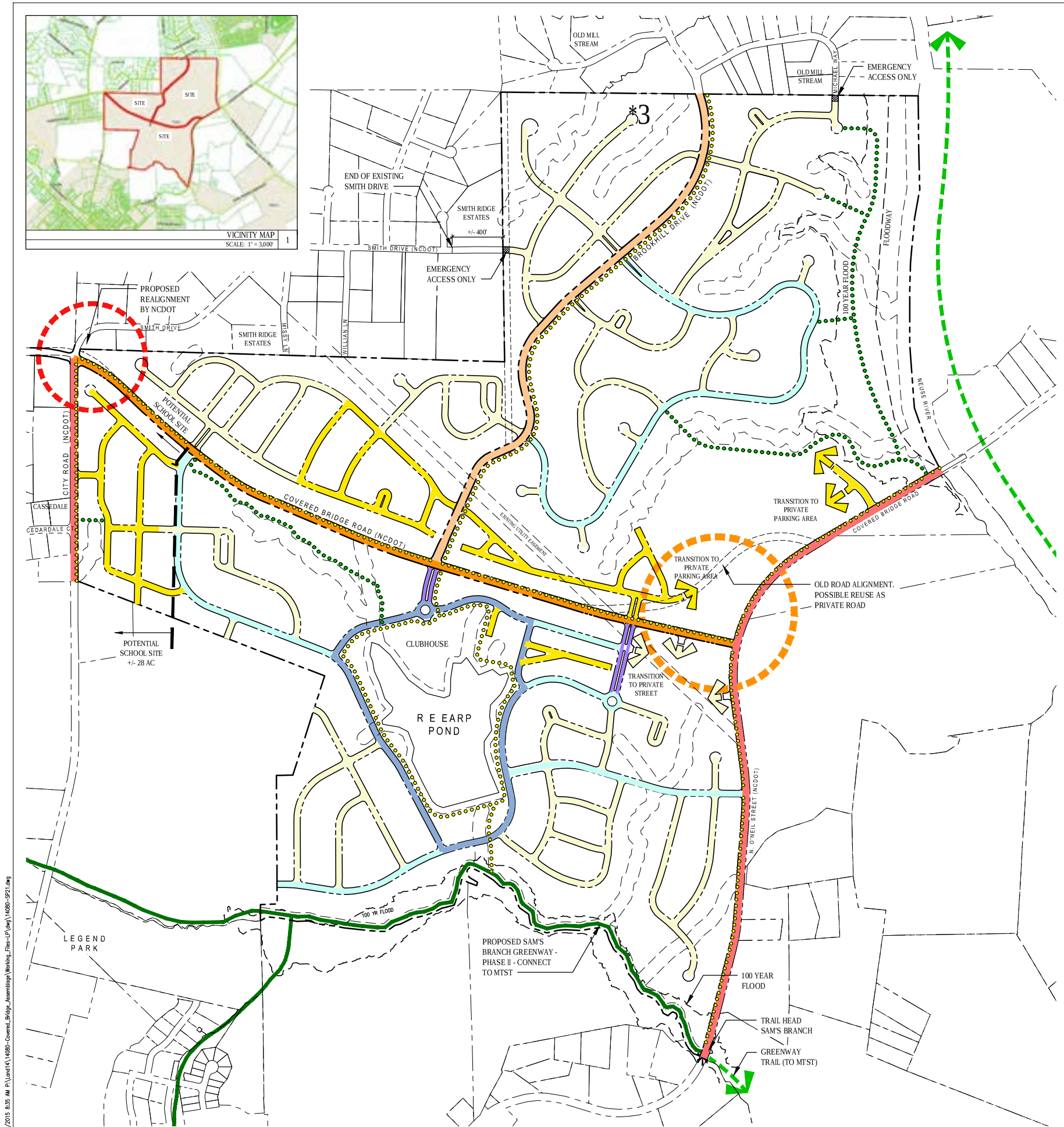

WAIVER REQUESTS:

1. ALL INTERNAL STREETS WILL HAVE SIDEWALK ON AT LEAST ONE SIDE TO PROVIDE A NETWORK OF PEDESTRIAN ACCESS THROUGHOUT THE SITE AND CONNECTION TO THE PRIVATE INTERNAL GREENWAY THAT WILL CONNECT TO THE FUTURE SAM'S BRANCH GREENWAY EXTENSION.
2. THIS PROPOSAL REQUESTS THAT IN ALL STREET SECTIONS, STANDARD CURB AND GUTTER CAN BE INTERCHANGED WITH TOWN OF CLAYTON VALLEY CURB AND GUTTER OR ROLLED CURB AND GUTTER.

*3 PROPOSED RESIDENTIAL STREET WITH CAL-DE-SAC EXCEEDS TOWN OF CLAYTON MAXIMUM LENGTH. REQUEST APPROVAL OF 1,000 LF CAL-DE-SAC.

4. THIS PROPOSAL REQUESTS THAT ALL PLANTER STRIPS BE INCREASED TO 6' WIDE AND THAT TREE SPECIES ARE TO BE APPROVED BY THE PLANNING DIRECTOR.

STREET TREES NOTES:

1. STREET STREET TREES MUST BE PLACED A MAXIMUM OF 60 FEET APART
2. ALL STREET TREES WILL BE CANOPY TREES (AS IS REQUIRED BY THE CODE).

REFER SHEET 8 OF 8 FOR STREET WAIVER REQUESTS

LEGEND:

- PROPOSED ROAD REALIGNMENT BY DEVELOPER
- PROPOSED ROAD REALIGNMENT BY NCDOT
- BROOKHILL DRIVE (EXISTING NCDOT)
- EXISTING COVERED BRIDGE ROAD (NCDOT)
- EXISTING COLLECTOR STREET
  - N. O'NEIL STREET (NCDOT)
  - CITY ROAD (NCDOT)
- EARP POND ROAD COLLECTOR
- RESIDENTIAL COLLECTOR STREET (PUBLIC)
- RESIDENTIAL MAIN ENTRANCE
- RESIDENTIAL STREET (PUBLIC)
- RESIDENTIAL STREET (PRIVATE)
- PROPOSED SAM'S BRANCH - PHASE II BY OTHERS
- EXISTING GREENWAY
  - CLAYTON RIVER WALK
  - SAM'S BRANCH GREENWAY
- PROPOSED PRIVATELY MAINTAINED GREENWAY
- PROPOSED PUBLIC 10' MULTI-PUPOSE TRAIL
  - COVERED BRIDGE ROAD
  - N. O'NEIL STREET
  - CITY ROAD
  - BROOKHILL DRIVE

NOTE:

THE INTERNAL STREET SYSTEM AS DEPICTED IS CONCEPTUAL ONLY TO SHOW GENERAL DESIGN AND CONNECTIVITY, AND THAT ACTUAL ALIGNMENT MAY CHANGE DURING FINAL PLAT DESIGN. THE EXCEPTION IS MODIFICATION OF CONNECTION POINTS TO EXTERNAL ROADWAY NETWORKS AND MAJOR ENTRANCES TO THE DEVELOPMENT, WHICH CONSTITUTE A MAJOR MODIFICATION AND MUST BE APPROVED BY THE TOWN COUNCIL.

VEHICULAR & PEDESTRIAN CIRCULATION PLAN

811 Know what's below. Call before you dig.

NAD 83 F & NAVD 88 F

400' 200' 0 400' 800'

SCALE: 1" = 400'

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PSD 2014-128 & PDD 2014-127

Galaxy NC, LLC
c/o Wakefield Development Company

Steeplechase Subdivision

1162 Covered Bridge Road
Clayton, Johnston County, North Carolina 27520

NORTH CAROLINA LICENSED LANDSCAPE ARCHITECT 953 KEITH D. THOMPSON

Preliminary Plat Review
(Major Subdivision)
Not for Construction

		DATE
PROJECT:	WDC-14080	10.01.2014
ISSUE:	Prelim. Plat (Mjr Sub)	10.01.2014
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	5th Review Comments	01.20.2015
	6th Review Comments	02.13.2015
	7th Review Comments	02.23.2015
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CHECKED BY:	KT	
CONTENT:	VEHICULAR & PEDESTRIAN	
	CIRCULATION PLAN	
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7

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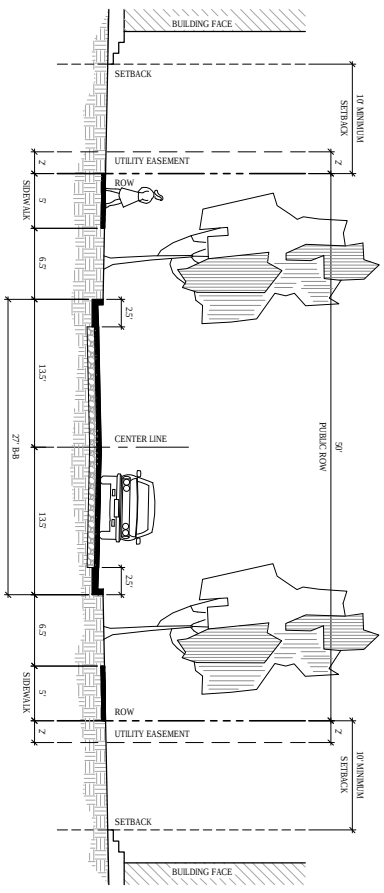
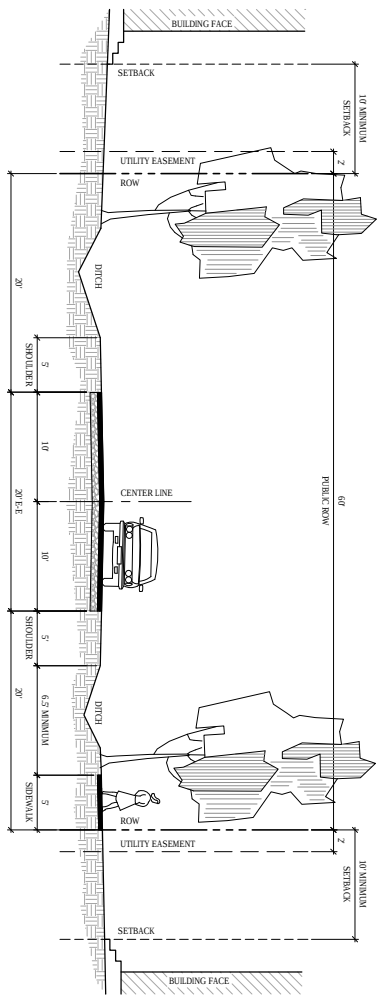


RESIDENTIAL STREET OPTION "III"

SCALE: NTS

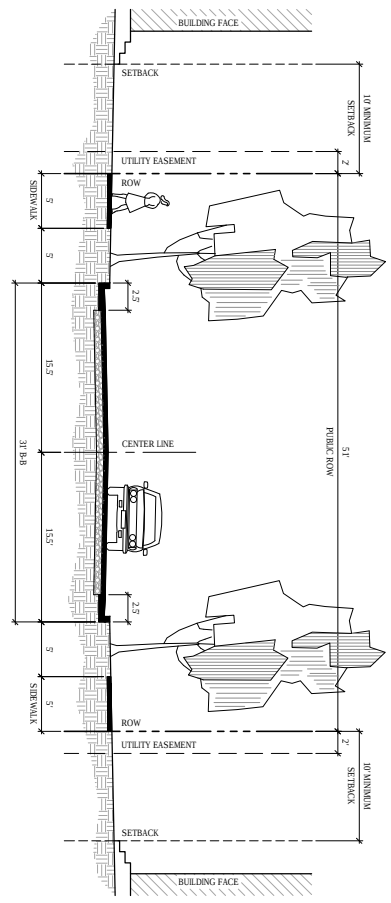
7



RESIDENTIAL STREET OPTION "I" - LOW DENSITY OPTION

SCALE: NTS

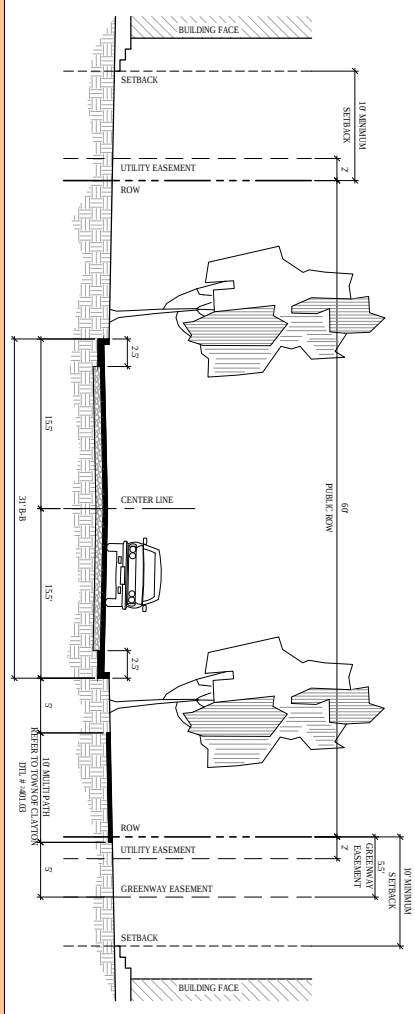
5



RESIDENTIAL COLLECTOR STREET

SCALE: NTS

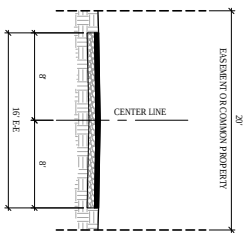
3



BROOKHILL DRIVE (NCDOT)

SCALE: NTS

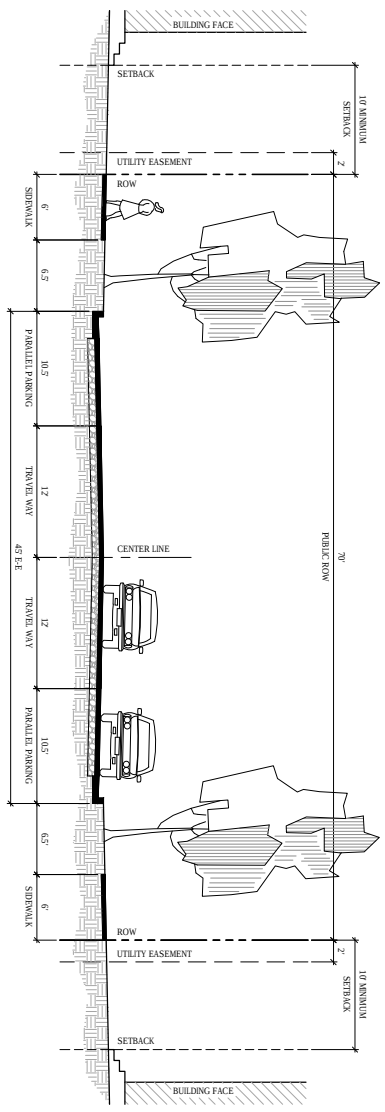
1



ALLEY

SCALE: NTS

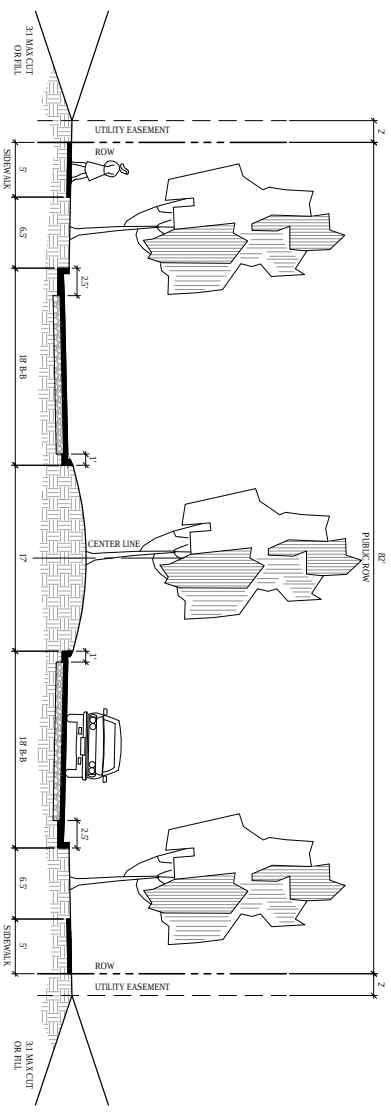
8



RESIDENTIAL STREET OPTION "II"

SCALE: NTS

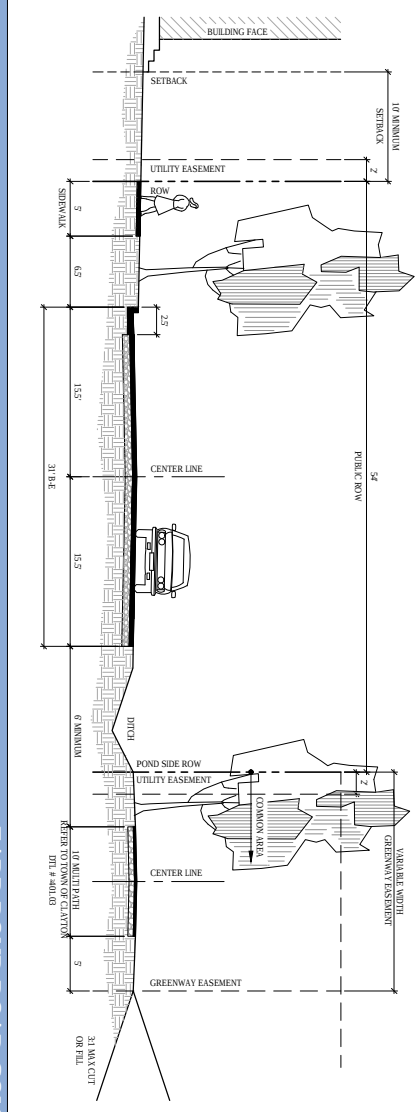
6



RESIDENTIAL MAIN ENTRANCE ALTERNATE "C"

SCALE: NTS

4



EARP POND ROAD COLLECTOR

SCALE: NTS

2

NOTES:

1. IN ALL STREET SECTIONS, STANDARD CURB AND GUTTER CAN BE INTERCHANGED WITH TOWN OF CLAYTON STANDARD VALLEY CURB AND GUTTER OR ROLLED CURB AND GUTTER.
2. THE ULTIMATE SECTION FOR ALL NCDOT ROADS ON THE PERIMETER OF THE PROJECT WILL BE DETERMINED BASED ON TIA, NCDOT, AND TOWN OF CLAYTON RECOMMENDATIONS.
3. DEVELOPER TO PROVIDE 10' MULTIPURPOSE TRAIL IN LIEU OF SIDEWALKS ON CITY ROAD AND N. ONEIL STREET

STREET TREES NOTES:

1. STREET TREES MUST BE PLACED A MAXIMUM OF 40 FEET ON CENTER OR 50 FEET APART.
2. ALL STREET TREES WILL BE CANOPY TREES (AS IS REQUIRED BY THE CODE).

NOTES

SCALE: NTS

9

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PROJECT:	WDC-1.4080	DATE
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	6th Review Comments	02.13.2015
	7th Review Comments	02.23.2015
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	STREET WAIVER REQUESTS	

Preliminary Plat Review
(Major Subdivision)
Not for Construction

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053 REGISTERED KENNETH D. THOMPSON

Galaxy NC, LLC
c/o Wakefield Development Company

Steeplechase Subdivision

1162 Covered Bridge Road

Clayton, Johnston County, North Carolina 27520

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8

DAVENPORT

Transportation Impact Analysis

Steeplechase Mixed-Use Development
Clayton, NC

Prepared for Galaxy NC, LLC/ CO/ Wakefield Development Co.
November 6, 2014

Analysis by: Dionne C. Brown, P.E.

Drafting/Graphics by: Dionne C. Brown, P.E.

Reviewed by: Mary Morgan, P.E.

Sealed by: Dionne C. Brown, P.E.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 040247 ENGINEER DIONNE C. BROWN

11/18/14

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Serving the Southeast since 2002

Steeplechase Mixed-Use Development – Transportation Impact Analysis
Clayton, NC
Prepared for Galaxy NC, LLC/ CO/ Wakefield Development Co.
November 6, 2014

Executive Summary

The proposed Steeplechase Mixed-Use Development is located along Covered Bridge Road bordered by City Road and O'Neil Street in Clayton, North Carolina. The site is proposed to have access points on Covered Bridge Road, O'Neil Street and Brookhill Drive. The site plan is shown in Figure 1. This study analyzes two phases for the property's development. Phase 1 is located south of Covered Bridge Road and Phase 2 is located north of Covered Bridge Road and includes the proposed retail uses at the southwest corner of Covered Bridge Road and O'Neil Street.

Phase 1 development assumed 498 single family dwelling units and 320 townhome dwelling units. This phase of development is envisioned to be completed in 2017. This phase will utilize three (3) access points on Covered Bridge Road and one (1) access point on O'Neil Street.

Full Build development (including Phase 1) was assumed to have a total of 1,118 single family dwelling units, 643 townhome dwelling units, 344 apartment dwelling units and 25,000 square feet of retail. This phase of development is envisioned to be completed in 2019.

It should be noted that the land uses, phasing, and build out date estimates were established for analytical purposes and do not necessarily represent a prediction of the development schedule.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

1. Covered Bridge Road at City Road/ Smith Drive
2. Covered Bridge Road at Site Access 1
3. Covered Bridge Road at Brookhill Drive/ Site Access 2
4. Covered Bridge Road at Site Access 3
5. Covered Bridge Road at O'Neil Street
6. O'Neil Street at Site Access 4
7. Covered Bridge Road at Site Access 5
8. Covered Bridge Road at Site Access 6
9. Brookhill Drive at Site Access 7
10. Brookhill Drive at Site Access 8
11. Brookhill Drive at Site Access 9
12. Brookhill Drive at Site Access 10
13. Brookhill Drive at Site Access 11
14. Covered Bridge Road at Shotwell Road

According to the site plan there are an additional five (5) access points along state maintained roads, one (1) on Covered Bridge Road and four (4) on Brookhill Drive. These roads are designed into a network of residential streets that have other outlets to the main corridor. Since the majority of this development is residential and is the primary generator of traffic, it was assumed that the percentage of traffic would be low at these access points. Therefore, the study intersections were narrowed down to the major access points on the state maintained roads.

The study intersections were analyzed during AM (7-9) and PM (4-6) peaks for the following conditions:

- 2014 Existing Conditions
- 2017 Future No Build Conditions
- 2017 Phase 1 Build-Out Conditions
- 2017 Phase 1 Build-Out with Improvements (as necessary)
- 2019 Future No Build Conditions
- 2019 Full Build-Out Conditions
- 2019 Full Build-Out with Improvements (as necessary)

NCDOT was contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Wakefield Development Co.

Phase 1 - Discussion of Results

The following section discusses 2017 Phase 1 level of service for each intersection.

Covered Bridge Road at City Road/ Smith Drive

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Phase 1 site traffic, LOS C is expected in the AM and PM peak. No improvements are recommended.

Covered Bridge Road at Site Access 1

In Phase 1 Build conditions, this intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Brookhill Drive/ Site Access 2

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Phase 1 site traffic, LOS C is expected in the AM peak and LOS D in the PM peak. No improvements are recommended.

Covered Bridge Road at Site Access 3

This intersection is expected to operate at LOS C in the AM and PM peaks during Phase 1 future build conditions. Based on projected volumes, an eastbound right turn lane and westbound left turn lane will be warranted on Covered Bridge Road. In order to facilitate turning movements in and out of this site access, the following improvements are recommended:

- Provide eastbound right turn lane with 100 feet of storage and appropriate taper
- Provide westbound left turn lane with 100 feet of storage and appropriate taper
- Provide northbound right turn lane with 100 feet of storage and appropriate taper

With these improvements, this intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak.

Covered Bridge Road at O'Neil Street

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS C in the AM peak and LOS F in the PM peak. This LOS F condition is due to a lack of sufficient gaps for left-turning vehicles from the stop-controlled approach, which is the result of conflicting traffic volumes on O'Neil Street. With the addition of Phase 1 site traffic, LOS D is expected in the AM peak and LOS F in the PM peak.

This intersection is anticipated to operate at a deficient level of service regardless of the proposed development. In order to improve the operation of this intersection, the following improvements are recommended:

- Provide northbound left turn lane with 100 feet of storage and appropriate taper
- Provide southbound right turn lane with 100 feet of storage and appropriate taper
- Provide eastbound right turn lane with 100 feet of storage and appropriate taper
- Realignment as depicted in the site plan

With these improvements, this intersection is expected to operate at LOS C in the AM peak and LOS F in the PM peak, reducing the AM delay by 9.7 seconds and the PM delay by 125.6 seconds. The LOS F condition is anticipated to be limited to the peak hour and the SimTraffic model results indicate that there are no queuing issues.

O'Neil Street at Site Access 4

In Phase 1 Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Shotwell Road

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS E in the AM peak and LOS F in the PM peak. With the addition of Phase 1 site traffic, LOS F is expected in the AM and PM peaks.

As further discussed in the report, the existing traffic volumes at this intersection indicate that a signal is currently warranted. Therefore, in order to improve the operation and safety of this intersection, the following improvements are recommended:

- Signalize the intersection
- Provide northbound right turn lane with 200 feet of storage and appropriate taper
- Provide southbound left turn lane with 200 feet of storage and appropriate taper
- Restripe westbound lane to provide right turn lane with 100 feet of storage

With these improvements, this intersection is expected to operate at LOS C in the AM peak and LOS B in the PM peak.

Improvements are illustrated in Figure 9 for Phase 1.

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*** NOT TO SCALE ***

Phase 1 Level of Service Summary

Table A presents the summary of the level of service analysis for all study intersections.

Table A - Level of Service Summary – Phase 1 Build Conditions				
AM Peak	2014 Existing	2017 Future No Build	2017 Phase 1 Build	2017 Phase 1 Build + Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.4) SB Approach	B (12.8) SB Approach	C (18.8) SB Approach	
Covered Bridge Road at Site Access1			C (17.4) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (11.1) SB Approach	B (11.3) SB Approach	C (21.8) NB Approach	
Covered Bridge Road at Site Access 3			C (15.7) NB Approach	B (13.9) NB Approach
Covered Bridge Road at O'Neil Street	C (16.8) EB Approach	C (18.0) EB Approach	D (27.1) EB Approach	C (17.4) EB Approach
O'Neil Street at Site Access 4			B (12.6) EB Approach	
Covered Bridge Road at Shotwell Road	D (31.0) WB Approach	E (40.5) WB Approach	F (266.0) WB Approach	C (23.5) Signalized
PM Peak	2014 Existing	2017 Future No Build	2017 Phase 1 Build	2017 Phase 1 Build + Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.6) NB Approach	B (13.1) NB Approach	C (18.4) SB Approach	
Covered Bridge Road at Site Access1			C (21.3) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (12.0) SB Approach	B (12.3) SB Approach	D (31.6) NB Approach	
Covered Bridge Road at Site Access 3			C (20.2) NB Approach	C (16.9) NB Approach
Covered Bridge Road at O'Neil Street	F (68.9) EB Approach	F (104.1) EB Approach	F (254.7) EB Approach	F (129.1) EB Approach
O'Neil Street at Site Access 4			B (14.5) EB Approach	
Covered Bridge Road at Shotwell Road	E (38.0) WB Approach	F (50.9) WB Approach	F (426.5) WB Approach	B (16.4) Signalized
LOS (delay in seconds) Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay				

Full Build Discussion of Results

The following section discusses 2019 Full Build level of service for each intersection.

Covered Bridge Road at City Road/ Smith Drive

In 2019 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Full Build site traffic, LOS F is expected in the AM and PM peak. This LOS F condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods. Therefore, no improvements are recommended.

Covered Bridge Road at Site Access 1

In Full Build conditions, this intersection is expected to operate at LOS E in the AM peak and LOS F in the PM. The LOS E/F condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods. In addition, site traffic will have the opportunity to utilize other site access points, including signals, which will serve as a relief valve should the delay be excessive. Therefore, no improvements are recommended.

Covered Bridge Road at Brookhill Drive/ Site Access 2

In 2019 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Full Build site traffic, LOS F is expected in the AM and PM peaks. In order to improve the operation of this intersection, it is recommended to:

- Signalize the intersection
- Provide an eastbound left turn lane of 400 feet of storage with appropriate taper
- Provide a westbound left turn lane of 150 feet of storage with appropriate taper
- Provide a northbound left turn lane of full storage and a through-right turn lane of 100 feet of storage with appropriate taper
- Provide a southbound full storage for left turn and through-right turn lanes

With these improvements, it is expected to operate at LOS D in the AM and PM peaks.

Covered Bridge Road at Site Access 3

With the recommended improvement in place from Phase 1, this intersection is expected to operate at LOS C in the AM peak and LOS D in the PM peak. No additional improvements are recommended.

Covered Bridge Road at O'Neil Street

In 2019 future no build conditions, this unsignalized intersection is expected to operate at LOS C in the AM peak and LOS F in the PM peak. With the addition of Full Build site traffic, LOS E is expected in the AM peak and LOS F in the PM peak with the improvements in place from Phase 1. It is recommended to signalize this intersection in order to accommodate future traffic volumes.

With this improvement, this intersection is expected to operate at LOS B in the AM and PM peaks.

O'Neil Street at Site Access 4

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended.

Covered Bridge Road at Site Access 5

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended.

Covered Bridge Road at Site Access 6

In Full Build conditions, this unsignalized intersection is expected to operate at LOS D in the AM peak and LOS E in the PM peak. A LOS E is typical for minor streets at unsignalized intersections, but delays are expected to be minimal. Therefore, no improvements are recommended.

Brookhill Drive at Site Access 7

In Full Build conditions, this unsignalized intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 8

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM peak and LOS A in the PM peak. No improvements are recommended.

Brookhill Drive at Site Access 9

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 10

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

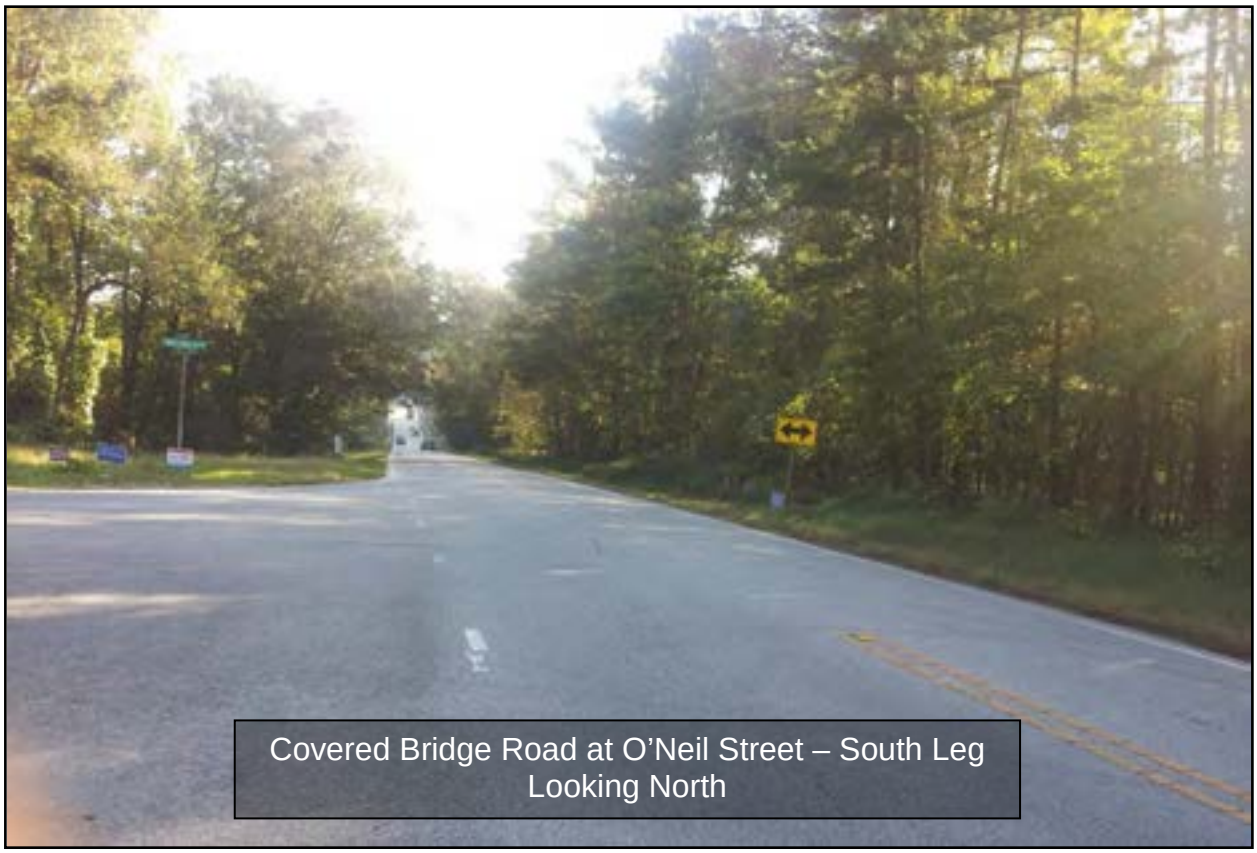
Brookhill Drive at Site Access 11

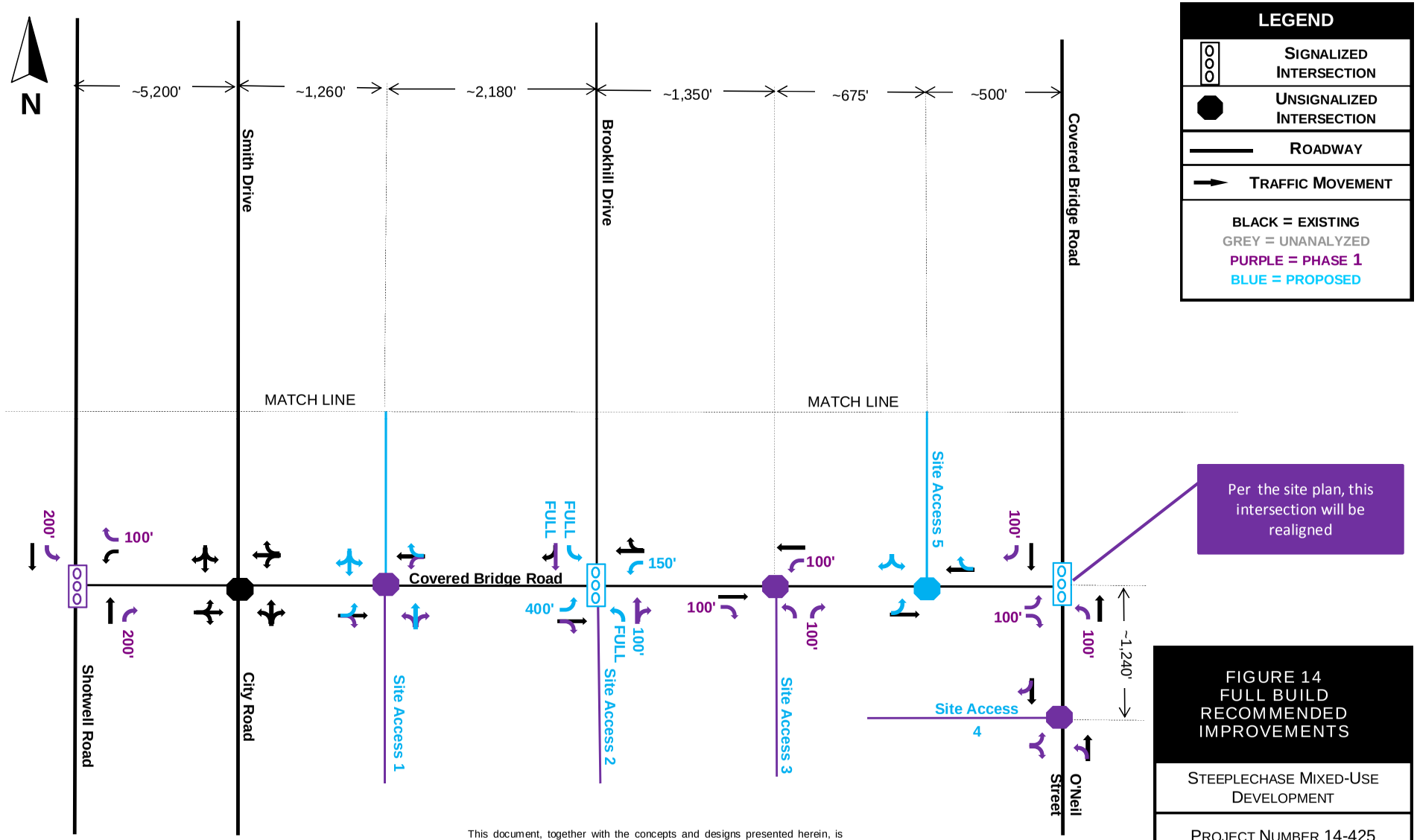
In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Shotwell Road

In 2019 future no build conditions, this unsignalized intersection is expected to operate at LOS F in the AM and PM peaks. With the recommended improvements in place from Phase 1, this intersection is expected to operate at LOS D in the AM peak and LOS C in the PM peak.

Improvements are illustrated in Figure 14 for Full Build.





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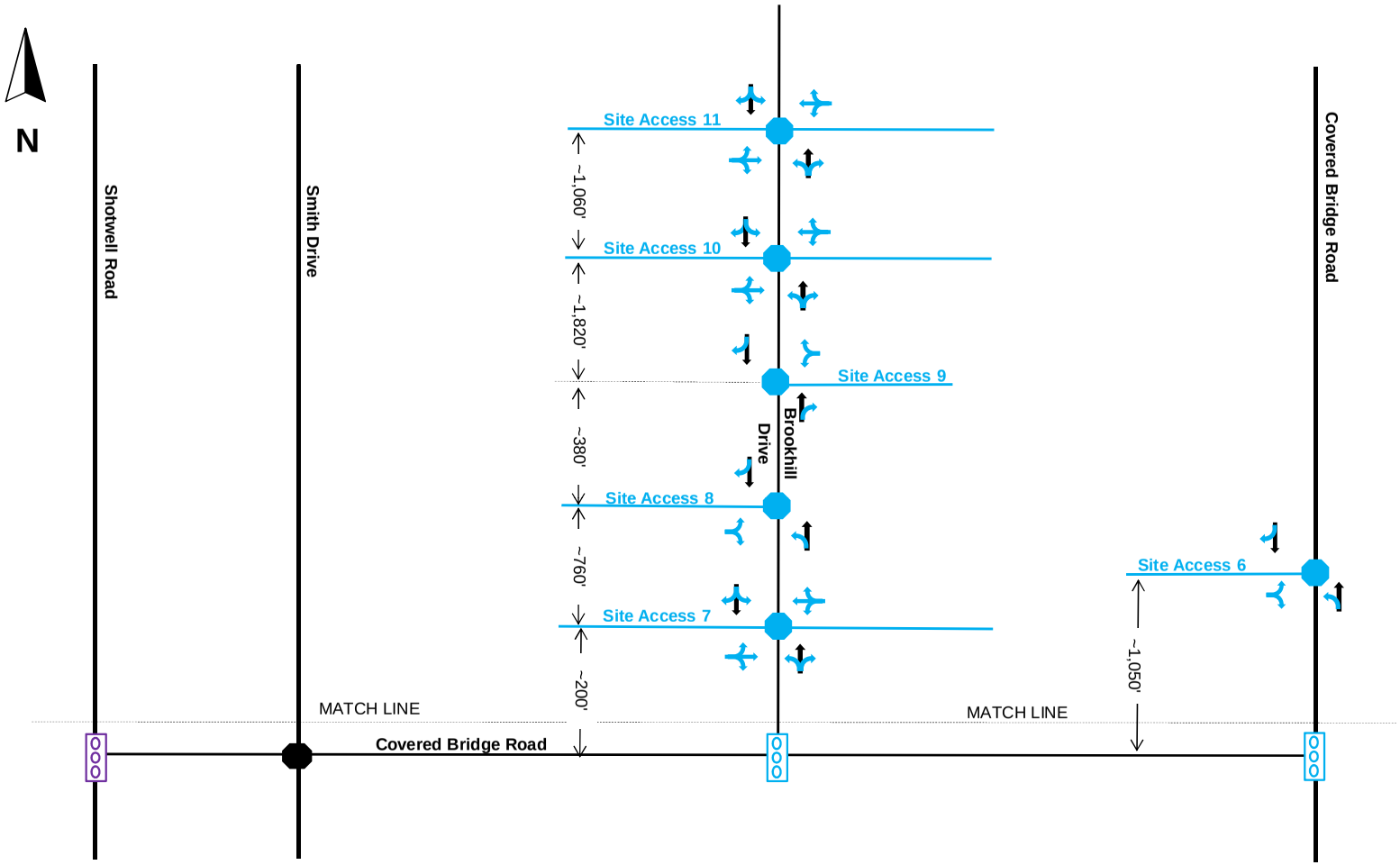

*** NOT TO SCALE ***

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LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Roadway
- Traffic Movement

BLACK = EXISTING
GREY = UNANALYZED
PURPLE = PHASE 1
BLUE = PROPOSED

FIGURE 14
FULL BUILD
RECOMMENDED
IMPROVEMENTS

Steeplechase Mixed-Use Development

Project Number 14-425

DAVENPORT

Full Build Level of Service Summary

Table B presents the summary of the level of service analysis for all study intersections.

Table B - Level of Service Summary – Full Build Conditions

AM Peak	2014 Existing	2019 Future No Build	2019 Full Build	2019 Full Build + Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.4) SB Approach	B (13.1) SB Approach	F (50.8) SB Approach	
Covered Bridge Road at Site Access 1			E (42.5) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (11.1) SB Approach	B (11.5) SB Approach	F (Err) NB Approach	D (44.5) Signalized
Covered Bridge Road at Site Access 3			C (17.5) NB Approach	
Covered Bridge Road at O'Neil Street	C (16.8) EB Approach	C (19.0) EB Approach	E (37.9) EB Approach	B (12.9) Signalized
O'Neil Street at Site Access 4			B (13.1) EB Approach	
Covered Bridge Road at Site Access 5			B (14.7) SB Approach	
Covered Bridge Road at Site Access 6			D (31.1) EB Approach	
Brookhill Drive at Site Access 7			C (15.7) WB Approach	
Brookhill Drive at Site Access 8			B (10.5) EB Approach	
Brookhill Drive at Site Access 9			B (11.2) WB Approach	
Brookhill Drive at Site Access 10			B (11.6) WB Approach	
Brookhill Drive at Site Access 11			B (10.3) WB Approach	
Covered Bridge Road at Shotwell Road	D (31.0) WB Approach	F (50.5) WB Approach	D (44.5) Signalized	

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Table B - Level of Service Summary – Full Build Conditions cont.				
PM Peak	2014 Existing	2019 Future No Build	2019 Full Build	2019 Full Build + Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.6) NB Approach	B (13.4) NB Approach	F (61.5) SB Approach	
Covered Bridge Road at Site Access 1			F (66.7) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (12.0) SB Approach	B (12.6) SB Approach	F (Err) NB Approach	D (41.1) Signalized
Covered Bridge Road at Site Access 3			D (33.8) NB Approach	
Covered Bridge Road at O'Neil Street	F (68.9) EB Approach	F (139.1) EB Approach	F (406.3) EB Approach	B (18.5) Signalized
O'Neil Street at Site Access 4			C (15.1) EB Approach	
Covered Bridge Road at Site Access 5			C (17.8) SB Approach	
Covered Bridge Road at Site Access 6			E (48.5) EB Approach	
Brookhill Drive at Site Access 7			C (17.4) WB Approach	
Brookhill Drive at Site Access 8			A (9.3) EB Approach	
Brookhill Drive at Site Access 9			B (11.7) WB Approach	
Brookhill Drive at Site Access 10			B (12.5) WB Approach	
Brookhill Drive at Site Access 11			B (10.9) WB Approach	
Covered Bridge Road at Shotwell Road	E (38.0) WB Approach	F (64.7) WB Approach	C (21.7) Signalized	

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Summary and Conclusion

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

The proposed Steeplechase Mixed-Use Development is located along Covered Bridge Road bordered by City Road and O'Neil Street in Clayton, North Carolina. The land uses, phasing, and build out date estimates were established for analytical purposes and do not necessarily represent a prediction of the development schedule.

This study analyzes two phases for the property's development:

Phase 1 development assumed 498 single family dwelling units and 320 townhome dwelling units. This phase of development is envisioned to be completed in 2017. This phase will utilize three (3) access points on Covered Bridge Road and one (1) access point on O'Neil Street.

Full Build development (including Phase 1) was assumed to have a total of 1,118 single family dwelling units, 643 townhome dwelling units, 344 apartment dwelling units and 25,000 square feet of retail. This phase of development is envisioned to be completed in 2019.

Table C on the following page summarizes the recommended improvements for each Phase. Improvements are illustrated in Figure 9 and Figure 14 for Phase 1 and Full Build, respectively.

In conclusion, this study has reviewed the impacts of both background traffic and this development traffic, and has determined that with the recommended improvements in place, there will be adequate capacity to accommodate future traffic. The final design of these improvements will need to be coordinated during the site plan approval process.

Please note that all accesses to the site are required to be constructed to NCDOT standards where applicable.

Table C - Recommended Improvement Summary		
Intersection	**Phase 1**	**Full Build**
Covered Bridge Road at Brookhill Drive/ Site Access 2	No improvements	• Signalize intersection • Provide eastbound left turn lane of 400 feet of storage with appropriate taper • Provide westbound left turn lane of 150 feet of storage with appropriate taper • Provide a northbound left turn lane of full storage and a through-right turn lane of 100 feet of storage with appropriate taper • Provide a southbound full storage for left turn and through-right turn lanes
Covered Bridge Road at Site Access 3	• Provide eastbound right turn lane of 100 feet of storage with appropriate taper • Provide westbound left turn lane of 100 feet of storage with appropriate taper • Provide separate northbound right turn lane of 100 feet of storage with appropriate taper	No additional improvements
Covered Bridge Road at O'Neil Street	• Provide northbound left turn lane of 100 feet of storage with appropriate taper • Provide southbound right turn lane of 100 feet of storage with appropriate taper • Provide eastbound right turn lane of 100 feet of storage with appropriate taper • Realignment as depicted in site plan	• Signalize intersection
Covered Bridge Road at Shotwell Road	• Signalize intersection • Provide northbound left turn lane of 200 feet of storage with appropriate taper • Provide southbound right turn lane of 200 feet of storage with appropriate taper • Restripe westbound lane to provide right lane with 100 feet of storage and appropriate taper	No additional improvements
***All other intersections require no improvements**		

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

TRANSPORTATION MOBILITY AND SAFETY DIVISION
TRAFFIC MANAGEMENT UNIT
CONGESTION MANAGEMENT SECTION

January 20, 2015

Traffic Impact Analysis Review Report

Steeplechase Development

TIA Project: SC-2014-064
Division: 4
County: Johnston
Description: Steeplechase Development on SR 1700 (Covered Bridge Rd) at SR 1708 (O'Neal St) in Clayton

NORTH CAROLINA PROFESSIONAL SEAL 031598 ENGINEER BENJETTA L. JOHNSON
01-20-2015

BenJetta L. Johnson, P. E.
Congestion Management Regional Engineer

Solomon Mengesha
Congestion Management Project Design Engineer

Steeplechase Development		
SC-2014-064	Johnston County	01/20/2015

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data presented in the sealed Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	11/19/2014	Date of Site Plan Prepared by Galaxy NC, LLC	10/01/2014
Date of Complete Information for Project Received by CMS	12/02/2014		
Date of Preliminary Review Letter Accepting TIA for Review	12/04/2014	Date of Sealed TIA Prepared by Davenport Engineering	11/18/2014

Proposed Development

According to the TIA, the proposed Steeplechase Mixed-Use Development is to be located on SR 1700 (Covered Bridge Rd) in Johnston County. The TIA states the development is to be constructed in two phases.

Phase 1 is to be constructed by 2017 and is to consist of the following:

Land Use	Land Use Code	Size
Single Family Detached Housing	210	498 Dwelling Unit
Townhomes/Condos	230	320 Dwelling Unit

Phase 2 is to be constructed by 2019 and is to consist of the following: (Total Build-out)

Land Use	Land Use Code	Size
Apartments	220	344 Dwelling Unit
Single Family Detached Housing	210	1,118 Dwelling Unit
Townhomes/Condos	230	643 Dwelling Unit
Shopping Center	820	25,000 Square Feet

Trip Generation – Phase 1 Unadjusted Volumes During a Typical Weekday Based on appropriate methodology outlined in the *ITE Trip Generation Manual, 9th Ed.*			
	IN	**OUT**	**TOTAL**
AM Peak Hour	112	377	489
PM Peak Hour	386	216	602
Daily Trips			**6,369**

Trip Generation – Phase 2 Unadjusted Volumes During a Typical Weekday Based on appropriate methodology outlined in the *ITE Trip Generation Manual, 9th Ed.*			
	IN	**OUT**	**TOTAL**
AM Peak Hour	313	947	1,260
PM Peak Hour	1,016	628	1,644
Daily Trips			**17,892**

Requested Access Points		
Driveway	**Public Roadway**	**Access Type**
1	SR 1700 (Covered Bridge Rd)	All-Movement
2	SR 1700 (Covered Bridge Rd)	All-Movement
3	SR 1700 (Covered Bridge Rd)	All-Movement
4	O'Neil Street	All-Movement
5	SR 1700 (Covered Bridge Rd)	All-Movement
6	SR 1700 Covered Bridge Rd)	All-Movement
7	Brookhill Drive	All-Movement (Denied)
8	Brookhill Drive	All-Movement
9	Brookhill Drive	All-Movement
10	Brookhill Drive	All-Movement
12	Brookhill Drive	All-Movement

TIP Projects in Study Area

None In Area

Strategic Highway Corridors

None In Area

TIA Comments

The following items vary from our recommended practices:

- Cycle lengths used for one or more intersections were below the minimums recommended without further clarification or justification. Determination of the number of signal phases should follow NCDOT Signals and Geometrics procedures.
- For future analyses, the PEF should include a small amount of traffic where movement volumes are listed as zero. Otherwise Synchro will consider that movement a non-permissible movement.

General Reference

For reference to various documents applicable to this review please reference the following link: *http://www.ncdot.org/doh/preconstruct/traffic/teppl/Topics/C-37/C-37.html*

Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section at (919) 773-2800.

Recommendations

LEGEND

❶ Improvement by Developer. Congestion Management concurs with recommendation.
❷ Improvement by Developer. Additional or modified recommendations.

Phase 1 Scenario

SR 1700 (Covered Bridge Rd) and O'Neil Street Intersection

Poor LOS/excessive queuing is anticipated to persist after recommended developer mitigation on the EB approaches.

- **EB SR 1700 (Covered Bridge Rd)**
  - 100' Right-Turn Lane ❶
- **NB O'Neil Street**
  - 100' Left-Turn Lane ❶
- **SB SR 1700 (Covered Bridge Rd)**
  - 100' Right-Turn Lane ❶

SR 1700 (Covered Bridge Rd) and Site Driveway #3 Intersection

- **EB SR 1700 (Covered Bridge Rd)**
  - 100' Right-Turn Lane ❶
- **WB SR 1700 (Covered Bridge Rd)**
  - 100' Left-Turn Lane ❶
- **NB Site Driveway #3**
  - Three-Lane Cross-Section: One Ingress, Two Egresses ❶
  - Egress: Left-Turn Lane, Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

SR 1700 (Covered Bridge Rd) and Brookhill Drive/Site Driveway #2 Intersection

- **EB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Left/Thru Lane to Shared Left/Thru/Right Lane ❶
- **WB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Thru/Right Lane to Shared Left/Thru/Right Lane❶
- **NB Site Driveway #2**
  - Three-Lane Cross-Section: One Ingress, Two Egresses ❷
  - Egress: Left-Turn Lane, Thru/Right-Turn Lane ❷
  - 100' Internal Protected Stem ❷
- **SB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Right-Turn Lane to Thru/Right Lane ❶

SR 1700 (Covered Bridge Rd) and Site Driveway #1 Intersection

- **EB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Thru Lane to Thru/Right Lane ❶
- **WB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Thru Lane to Left/Thru Lane ❶
- **NB Site Driveway #1**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

SR 1700 (Covered Bridge Rd) and SR 1553 (Shotwell Rd) Intersection

New Signal

- **WB SR 1700 (Covered Bridge Rd)**
  - 200' Right-Turn Lane ❷

- **NB SR 1553 (Shotwell Rd)**
  - 200' Right-Turn Lane ❶
- **SB SR 1553 (Shotwell Rd)**
  - 200' Left-Turn Lane ❶

O'Neil Street and Site Driveway #4 Intersection

- **NB O'Neil Street**
  - Restripe Existing Thru Lane to Left/Thru Lane ❶
- **SB O'Neil Street**
  - 50' Right-Turn Lane ❷
- **EB Site Driveway #4**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

Phase 2 (Full Build-Out) Scenario

SR 1700 (Covered Bridge Rd) and O'Neil Street Intersection

New Signal

- **EB SR 1700 (Covered Bridge Rd)**
  - Dual Left-Turn Lanes (One 250', One Existing Continuous) ❷
  - 100' Right-Turn Lane ❶
- **NB O'Neil Street**
  - 100' Left-Turn Lane ❶
  - Construct an additional Thru-Lane with a minimum of 800 feet of full storage ❷
- **SB SR 1700 (Covered Bridge Rd)**
  - 100' Right-Turn Lane ❶

SR 1700 (Covered Bridge Rd) and Site Driveway #5 Intersection

- **EB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Thru Lane to Left/Thru Lane ❶
- **WB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Thru Lane to Thru/Right Lane ❶
- **NB Site Driveway #5**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

SR 1700 (Covered Bridge Rd) and Site Driveway #3 Intersection

- **EB SR 1700 (Covered Bridge Rd)**
  - 100' Right-Turn Lane ❶
- **WB SR 1700 (Covered Bridge Rd)**
  - 100' Left-Turn Lane ❶
- **NB Site Driveway #3**
  - Three-Lane Cross-Section: One Ingress, Two Egresses ❶
  - Egress: Left-Turn Lane, Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

SR 1700 (Covered Bridge Rd) and Brookhill Drive/Site Driveway #2 Intersection

New Signal

- **EB SR 1700 (Covered Bridge Rd)**
  - Dual 250' (Each) Left-Turn Lane ❷
  - Restripe Existing Left/Thru Lane to Shared Left/Thru/Right Lane ❶
- **WB SR 1700 (Covered Bridge Rd)**
  - 150' Left-Turn Lane ❶
- **NB Site Driveway #2**
  - Three-Lane Cross-Section: One Ingress, Two Egresses ❶
  - Egress: Left-Turn Lane, Thru/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷
- **SB SR 1700 (Covered Bridge Rd)**
  - 100' Left-Turn Lane ❷
  - Construct an additional Thru-Lane with a minimum of 800 feet of full storage ❷
  - Restripe Existing Right-Turn Lane to Thru/Right Lane ❶

SR 1700 (Covered Bridge Rd) and Site Driveway #1 Intersection

Poor LOS/excessive queuing is anticipated to persist after recommended developer mitigation on the NB approaches.

- **EB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Thru Lane to Left/Thru/Right Lane ❶
- **WB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Thru Lane to Left/Thru/Right Lane ❶
- **NB Site Driveway #1A**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Thru/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷
- **SB Site Driveway #1B**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Thru/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

SR 1700 (Covered Bridge Rd) and SR 1709 (City Rd)/Smith Dr Intersection

- **WB SR 1700 (Covered Bridge Rd)**
  - 50' Left-Turn Lane ❷

SR 1700 (Covered Bridge Rd) and SR 1553 (Shotwell Rd) Intersection

- **WB SR 1700 (Covered Bridge Rd)**
  - 200' Right-Turn Lane ❷
  - Dual Left-Turn Lanes (One 250', One Existing Continuous) ❷
- **NB SR 1553 (Shotwell Rd)**
  - 200' Right-Turn Lane ❶
  - Construct an additional Thru-Lane with a minimum of 800 feet of full storage ❷
- **SB SR 1553 (Shotwell Rd)**
  - 200' Left-Turn Lane ❶

O'Neil Street and Site Driveway #4 Intersection

- **NB O'Neil Street**
  - 50' Right-Turn Lane ❷
- **SB O'Neil Street**
  - Restripe Existing Thru Lane to Thru/Right Lane ❶
- **EB Site Driveway #4**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

SR 1700 (Covered Bridge Rd) and Site Driveway #6 Intersection

Poor LOS/excessive queuing is anticipated to persist after recommended developer mitigation on the EB approaches.

- **NB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Thru Lane to Left/Thru Lane ❶
- **SB SR 1700 (Covered Bridge Rd)**
  - Restripe Existing Thru Lane to Thru/Right Lane ❶
- **EB Site Driveway #6**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

Brookhill Drive and Site Driveway #7 Intersection

Deny Driveway/Access

- Due to the close proximity to Brookhill Drive and SR 1700 (Covered Bridge Rd) signalized intersection, we recommend denying this Site Driveway ❷

Brookhill Drive and Site Driveway #8 Intersection

- **NB Brookhill Drive**
  - 50' Left-Turn Lane ❷
- **SB Brookhill Drive**
  - Restripe Existing Thru Lane to Thru/Right Lane ❶
- **NB Site Driveway #8**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

Brookhill Drive and Site Driveway #9 Intersection

- **NB Brookhill Drive**
  - 50' Right-Turn Lane ❷
- **SB Brookhill Drive**
  - Restripe Existing Thru Lane to Left/Thru Lane ❶
- **WB Site Driveway #9**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Right-Turn Lane ❶
  - 100' Internal Protected Stem ❷

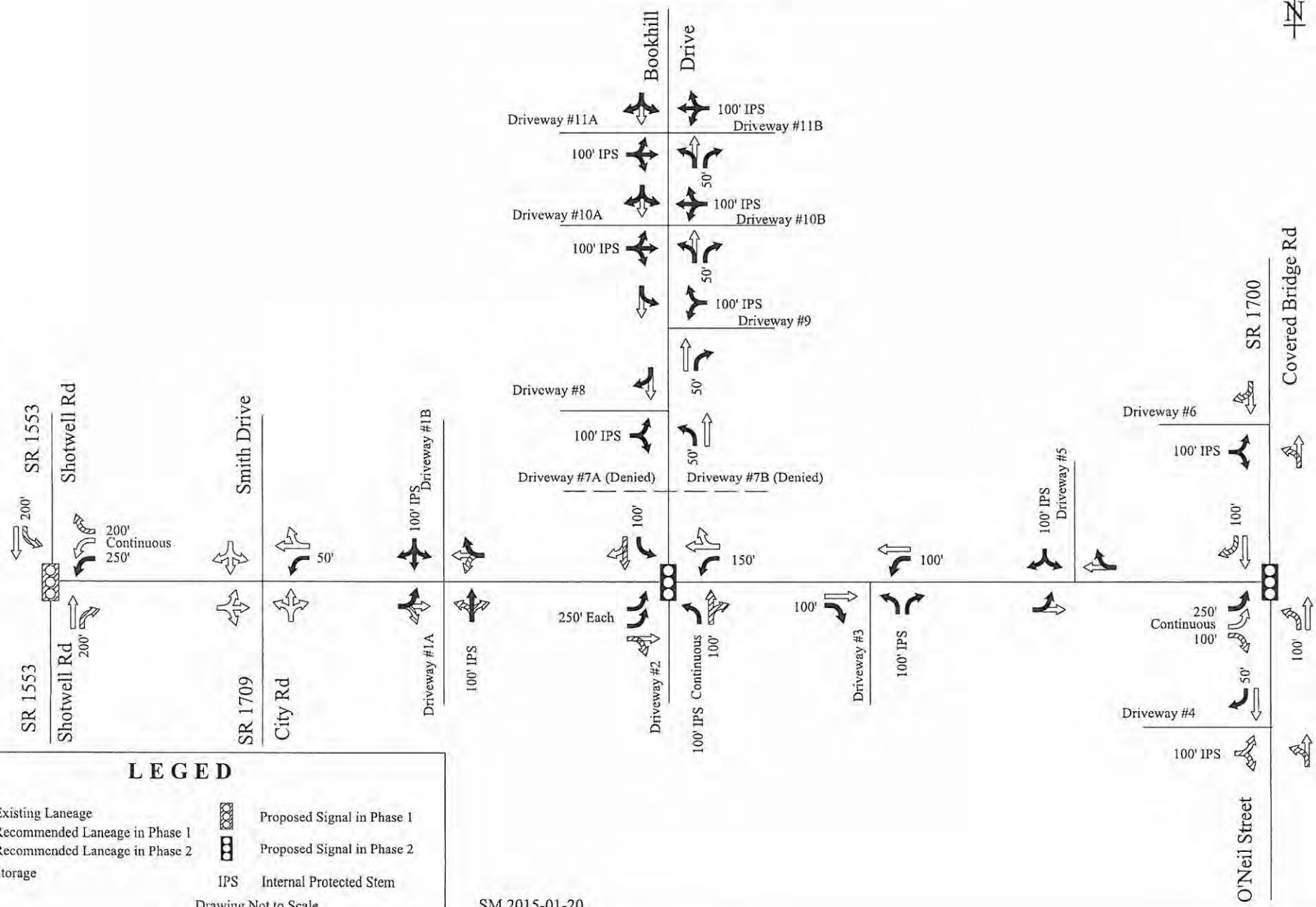
Brookhill Drive and Site Driveway #10 Intersection

- **NB Brookhill Drive**
  - 50' Right-Turn Lane ❷
- **SB Brookhill Drive**
  - Restripe Existing Thru Lane to Left/Thru/Right Lane ❶
- **EB Site Driveway #10A**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Thru/Right Lane ❶
  - 100' Internal Protected Stem ❷
- **WB Site Driveway #10B**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Thru/Right Lane ❶
  - 100' Internal Protected Stem ❷

Brookhill Drive and Site Driveway #11 Intersection

- **NB Brookhill Drive**
  - 50' Right-Turn Lane ❷
- **SB Brookhill Drive**
  - Restripe Existing Thru Lane to Left/Thru/Right Lane ❶
- **EB Site Driveway #11A**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Thru/Right Lane ❶
  - 100' Internal Protected Stem ❷
- **EB Site Driveway #11B**
  - Two-Lane Cross-Section: One Ingress, One Egress ❶
  - Egress: Left/Thru/Right Lane ❶
  - 100' Internal Protected Stem ❷

Steeplechase Mixed Use Development
SC-2014-064



LEGED

- Existing Laneage
- Recommended Laneage in Phase 1
- Recommended Laneage in Phase 2
- XXX Storage
- Proposed Signal in Phase 1
- Proposed Signal in Phase 2
- IPS Internal Protected Stem

Drawing Not to Scale

SM 2015-01-20

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

PAT MCCRORY
GOVERNOR

ANTHONY J. TATA
SECRETARY

January 29, 2015

DELIVERY VIA EMAIL

David L. DeYoung, AICP
Planning Director - Town of Clayton
PO Box 879
Clayton, NC 27528

COUNTY: Johnston

SUBJECT: **Preliminary TIA Review of Steeplechase Mixed Use Development Proposed on SR 1700 Covered Bridge Road, SR 1708 O'Neil Street, SR 1709 City Road and SR 2620 Brookhill Drive**

Dear Mr. DeYoung:

This office has reviewed the Traffic Impact Analysis (TIA) for the subject mixed use development and offers the following comments. Please be advised that these comments are in addition to any requirements that included in the Traffic Impact Analysis Review Report performed by the Congestion Management Section of the Transportation Mobility and Safety Division of NCDOT. This review should not be mistaken for a final review and acceptance of the TIA, nor approval of the driveway permit, design/construction plans, or final plat.

- The Department agrees with the Town that the TIA needs to be updated to reflect the following:
  - Correct number of dwelling units and/or commercial square footage
  - Roundabout design as requested by the Town at Brookhill Drive/Site Driveway #2
  - Desired cross section as required by Town needs to be considered as it affects all recommend improvements and could impact ingress/egress at all intersections and driveways
  - Desired access at designated commercial site
  - Desired access at designated school site
  - Provide overall site plan with that shows the limits of Phase 1 and Phase 2
  - Show access on City Road as required by the Town if a school is not built
  - Analyze the following intersections as a roundabout:
    - Covered Bridge and City Road / Smith Drive
    - Covered Bridge Road and O'Neil Street
    - Provide 2 different scenarios. The first will provide analysis showing operations if NCDOT allows full access at Driveways #1 & #3/5. Secondly, provide analysis showing operations with a left-over movement with right in right out (no left egress at Driveways #1 & #3/ 5)
- The rural parkway cross section required by the Town for Covered Bridge Road (SR 1700) shall be designed to current North Carolina Department of Transportation Roadway Standards. The typical section shall require a minimum 110 feet dedicated right-of-way, 23 foot monolithic

landscaped island, two 12 foot travel lanes (one each direction), two foot paved shoulders, two 19 foot earth shoulders and appropriate ditches and or slopes. The wide shoulders are to accommodate any future widening that may occur. The Department will defer to the Town for any additional right-of-way required for the purpose of multi-use paths, sidewalks. or landscape buffers as multi-use paths are desired to be placed outside the ROW as possible. Left and right turn lanes will be required on Covered Bridge Road (SR 1700) for turning movements allowed after final review of the TIA

- The Department agrees with the Town that all additional access shown on Covered Bridge Road shall be eliminated other than Site Access #1, #2, and #3 (5). Any outparcels along Covered Bridge road shall be served internally

Please be advised that additional comments for each intersection as well as off site improvements are forthcoming upon receipt and review of the revised TIA as required by the Town and the comments above. Feel free to contact me if you have any additional questions or concerns.

Sincerely,

Jiles P. Harrell, PE
District Engineer

JPH

cc: Tim Little, PE - Division Engineer
Andy Brown, PE - Division Traffic Engineer
Driveway Permit File
Subdivision File

MCADAMS

November 10, 2014

Mr. Steve Biggs
Town Manager
Town of Clayton
111 East Second Street
Clayton, North Carolina 27528

Re: Brookhill Master Plan
MP/PSD-2014-128
Request for Sewer Allocation
WDL-14010

On behalf of Wakefield Development Company & Galaxy NCLLC, McAdams Company has computed the preliminary sanitary sewer average daily flows for the proposed subdivision referenced above and have enclosed our calculations in the attachment to this letter. In our calculations, we provided a breakdown of potential flows anticipated to be generated on an annual basis with the total project flow listed on the last page. In addition, our calculations used the approved flow rate per unit for the Town of Clayton, as allowed by NCDENR, instead of a per bedroom calculation. Wakefield Development Company & Galaxy NCLLC is requesting sanitary sewer allocation on the basis of the provided information from the Town for the proposed Master Plan.

Consideration of this request is greatly appreciated. Upon your review, if you should have any questions or require additional information, please do not hesitate to contact me at (919) 361-5000.

Sincerely,

THE JOHN R. MCADAMS COMPANY, INC.

JGMoore

Jonathan G. Moore, PE
Director, Residential

JM/rf

Attachment

NORTH CAROLINA PROFESSIONAL SEAL 24680 ENGINEER JONATHAN G. MOORE
11/10/2014

The John R. McAdams Company, Inc.

Raleigh / Durham, NC
2905 Meridian Parkway
Durham, North Carolina 27713
(919) 361-5000

Charlotte, NC
11301 Carmel Commons Blvd.
Suite 111
Charlotte North Carolina 28226
(704) 527-0800

McAdamsCo.com

Brookhill Sanitary Sewer Preliminary Evaluation

McAdams
10-Nov-14

Estimate of average daily flow of wastewater for Brookhill South (Phases 1-14):

Residential Unit Type	Res. Units/SF	Bedrooms	WW Flow Rate per Unit	Average WW Flow gpd	gpm	cfs	Record Lots date
Phase 1							July-15
Amenity / Clubhouse	8,500	sf	0.13 gal/day-sf	1,105	1	0.002	
Phase 2							July-15
Townhome	72	2.5	250 gal/day-unit	18,000	13	0.028	
Phase 3							July-15
Single Family (65-70)	32	4	250 gal/day-unit	8,000	6	0.012	
Single Family (50-55/60-65)	75	3.5	250 gal/day-unit	18,750	13	0.029	
Phase 4							July-15
Single Family (65-70)	20	4	250 gal/day-unit	5,000	3	0.008	
Subtotal	**199**			**50,855**			
Phase 5							July-16
Single Family (65-70)	48	4	250 gal/day-unit	12,000	8	0.019	
Single Family (50-55/60-65)	68	3.5	250 gal/day-unit	17,000	12	0.026	
Phase 6							July-16
Single Family (65-70)	45	4	250 gal/day-unit	11,250	8	0.017	
Phase 7							July-16
Single Family (65-70)	15	4	250 gal/day-unit	3,750	3	0.006	
Phase 8							July-16
Single Family (65-70)	26	4	250 gal/day-unit	6,500	5	0.010	
Single Family (50-55/60-65)	8	3.5	250 gal/day-unit	2,000	1	0.003	
Phase 9							July-16
Single Family (65-70)	24	4	250 gal/day-unit	6,000	4	0.009	
Single Family (50-55/60-65)	32	3.5	250 gal/day-unit	8,000	6	0.012	
Phase 10							July-16
Single Family (65-70)	42	4	250 gal/day-unit	10,500	7	0.016	
Single Family (50-55/60-65)	15	3.5	250 gal/day-unit	3,750	3	0.006	
Subtotal	**323**			**80,750**			
Phase 11							July-17
Single Family (50-55/60-65)	65	3.5	250 gal/day-unit	16,250	11	0.025	
Phase 12							July-17
Single Family (50-55/60-65)	45	3.5	250 gal/day-unit	11,250	8	0.017	
Phase 13							July-17
Townhome	145	2.5	250 gal/day-unit	36,250	25	0.056	
Phase 14							July-17
Townhome	108	2.5	250 gal/day-unit	27,000	19	0.042	
Subtotal	**363**			**90,750**			
Commercial							
Commercial / Retail	25,000	sf	0.13 gal/day-sf	3,250	2	0.005	July-18
Total Units Phases 1-14	885		**Total WW Flow Phases 1-14**	**225,605**	157	0.349	

Estimate of average daily flow of wastewater for Brookhill North (Phases 15-33):

McAdams
10-Nov-14

Residential Unit Type	Res. Units/SF	Bedrooms	WW Flow Rate per Unit	Average WW Flow gpd	gpm	cfs	Recorded Lots
Phase 15							July-18
Single Family (50-55/60-65)	95	3.5	250 gal/day-unit	23,750	16	0.037	
Phase 16							July-18
Townhome	95	2.5	250 gal/day-unit	23,750	16	0.037	
Phase 17							July-18
Townhome	95	2.5	250 gal/day-unit	23,750	16	0.037	
Phase 18							July-18
Townhome	80	2.5	250 gal/day-unit	20,000	14	0.031	
Subtotal	**365**			**91,250**			
Phase 19							July-19
Single Family (65-70/70-75)	40	4	250 gal/day-unit	10,000	7	0.015	
Phase 20							July-19
Single Family (50-55/60-65)	90	3.5	250 gal/day-unit	22,500	16	0.035	
Phase 21							July-19
Single Family (65-70/70-75)	80	4	250 gal/day-unit	20,000	14	0.031	
Phase 22							July-19
Single Family (65-70/70-75)	10	4	250 gal/day-unit	2,500	2	0.004	
Single Family (50-55/60-65)	35	3.5	250 gal/day-unit	8,750	6	0.014	
Phase 23							July-19
Single Family (50-55/60-65)	35	3.5	250 gal/day-unit	8,750	6	0.014	
Phase 24							July-19
Single Family (50-55/60-65)	30	3.5	250 gal/day-unit	7,500	5	0.012	
Subtotal	**320**			**80,000**			
Phase 25							July-20
Single Family (50-55/60-65)	35	3.5	250 gal/day-unit	8,750	6	0.014	
Phase 26							July-20
Single Family (65-70/70-75)	25	4	250 gal/day-unit	6,250	4	0.010	
Phase 27							July-20
Single Family (65-70/70-75)	40	4	250 gal/day-unit	10,000	7	0.015	
Phase 28							July-20
Single Family (65-70/70-75)	25	4	250 gal/day-unit	6,250	4	0.010	
Phase 29							July-20
Single Family (65-70/70-75)	50	4	250 gal/day-unit	12,500	9	0.019	
Phase 30							July-20
Single Family (65-70/70-75)	60	4	250 gal/day-unit	15,000	10	0.023	
Phase 31							July-20
Townhome	75	2.5	250 gal/day-unit	18,750	13	0.029	
Subtotal	**310**			**77,500**			
Phase 32							July-21
Apartment	380	2	240 gal/day-unit	91,200	63	0.141	
Subtotal	**380**			**91,200**			
Phase 33							July-22
Townhome	90	2.5	250 gal/day-unit	22,500	16	0.035	
Total Units Phases 15-33	**1,465**		**Total WW Flow Phases 15-33**	**362,450**	**252**	**0.561**	

Total Units	**2,350**	**Total Flow**	**588,055**

DAVENPORT

Transportation Impact Analysis

Steeplechase Mixed-Use Development
Clayton, NC

Prepared for Galaxy NC, LLC/ CO/ Wakefield Development Co.

Original: November 6, 2014
Revised: February 27, 2015

Analysis by: Dionne C. Brown, P.E.

Drafting/Graphics by: Dionne C. Brown, P.E.

Reviewed by: Mary Morgan, P.E.

Sealed by: Dionne C. Brown, P.E.

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 040247 ENGINEER DIONNE C. BROWN

3/3/15

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Serving the Southeast since 2002

Steeplechase Mixed-Use Development – Transportation Impact Analysis
Clayton, NC
Prepared for Galaxy NC, LLC/ CO/ Wakefield Development Co.
Original: November 6, 2014
Revised: February 27, 2015

Executive Summary

The proposed Steeplechase Mixed-Use Development is located along Covered Bridge Road bordered by City Road and O'Neil Street in Clayton, North Carolina. The site is proposed to have access points on Covered Bridge Road, O'Neil Street and Brookhill Drive. This study analyzes two phases for the property's development. Phase 1 is located south of Covered Bridge Road and Phase 2 is located north of Covered Bridge Road and includes the proposed retail uses at the southwest corner of Covered Bridge Road and O'Neil Street.

In November 2014, a transportation impact analysis (TIA) was submitted to the Town of Clayton and North Carolina Department of Transportation (NCDOT). Since the submittal, the site plan has been updated with revised access points and land uses. This TIA has been updated to reflect the latest site plan.

Phase 1 development assumed 511 single family dwelling units and 312 townhome dwelling units. This phase of development is envisioned to be completed in 2017. This phase will utilize three (3) access points on Covered Bridge Road, one (1) access point on City Road and one (1) access point on O'Neil Street.

Full Build development was assumed to have 716 additional single family dwelling units, 317 additional townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. The combination of both Phase 1 and Full build yield a total of 1,227 single family dwelling units, 629 townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. This phase of development is envisioned to be completed in 2025. This phase will add two (2) access points on Covered Bridge Road, one (1) access point on O'Neil Street and six (6) access points on Brookhill Drive.

It should be noted that the land uses, phasing, and build out date estimates were established for analytical purposes and do not necessarily represent a prediction of the development schedule.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

1. Covered Bridge Road at City Road/ Smith Drive
2. Covered Bridge Road at Site Access 1
3. Covered Bridge Road at Brookhill Drive/ Site Access 2
4. Covered Bridge Road at Site Access 3

5. Covered Bridge Road at O'Neil Street
6. O'Neil Street at Site Access 4
7. Covered Bridge Road at Site Access 5
8. O'Neil Street at Site Access 6
9. Brookhill Drive at Site Access 9
10. Brookhill Drive at Site Access 10
11. Brookhill Drive at Site Access 11
12. Brookhill Drive at Site Access 12
13. Brookhill Drive at Site Access 13
14. Covered Bridge Road at Shotwell Road
15. Brookhill Drive at Site Access 14
16. City Road at Site Access 7
17. Covered Bridge Road at Site Access 8

The study intersections were analyzed during AM (7-9) and PM (4-6) peaks for the following conditions:

- 2014 Existing Conditions
- 2017 Future No Build Conditions
- 2017 Phase 1 Build-Out Conditions
- 2017 Phase 1 Build-Out with Improvements (as necessary)
- 2025 Future No Build Conditions
- 2025 Full Build-Out Conditions
- 2025 Full Build-Out with Improvements (as necessary)

Town of Clayton and NCDOT was contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Wakefield Development Co.

Phase 1 Build Discussion of Results

As discussed in the introduction, Phase 1 considers build out of property located south of Covered Bridge Road. As currently planned, **Phase 1** development assumes 511 single family dwelling units and 312 townhome dwelling units. The following section discusses 2017 Phase 1 Build level of service for each intersection.

Covered Bridge Road at City Road/ Smith Drive

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Phase 1 site traffic, LOS C is expected in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Site Access 1

In Phase 1 Build conditions, this intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Brookhill Drive/ Site Access 2

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Phase 1 site traffic, LOS C is expected in the AM peak and LOS E in the PM peaks. The LOS E condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods and SimTraffic model does not indicate any queuing issues. Therefore, no improvements are recommended.

Covered Bridge Road at Site Access 3

This intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak during Phase 1 future build conditions. Based on projected volumes, an eastbound right turn lane and westbound left turn lane will be warranted on Covered Bridge Road. In order to facilitate turning movements in and out of this site access, the following improvements are recommended:

- Provide eastbound right turn lane with 125 feet of storage and appropriate taper
- Provide westbound left turn lane with 100 feet of storage and appropriate taper
- Provide northbound right turn lane with 100 feet of storage and appropriate taper

Covered Bridge Road at O'Neil Street

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS C in the AM peak and LOS F in the PM peak. This LOS F condition is due to a lack of sufficient gaps for left-turning vehicles from the stop-controlled approach, which is the result of conflicting traffic volumes on O'Neil Street. With the addition of Phase 1 site traffic, LOS D is expected in the AM peak and LOS F in the PM peaks.

This intersection is anticipated to operate at a deficient level of service regardless of the proposed development. In order to improve the operation of this intersection, the following improvements are recommended:

- Provide northbound left turn lane with 100 feet of storage and appropriate taper
- Provide southbound right turn lane with 100 feet of storage and appropriate taper
- Provide eastbound right turn lane with 100 feet of storage and appropriate taper
- Realignment as depicted in the site plan

With these improvements, this intersection is expected to operate at LOS C in the AM peak and LOS F in the PM peak, reducing the AM delay by 11.5 seconds and the PM delay by 138.3 seconds. The LOS F condition is anticipated to be limited to the peak hour and the SimTraffic model results indicate that there are no queuing issues.

O'Neil Street at Site Access 4

In Phase 1 Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Shotwell Road

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS E in the AM peak and LOS F in the PM peak. With the addition of Phase 1 site traffic, LOS F is expected in the AM and PM peaks.

As further discussed in the report, the existing traffic volumes at this intersection indicate that a signal is currently warranted. Therefore, in order to improve the operation and safety of this intersection, the following improvements are recommended:

- Signalize the intersection
- Provide northbound right turn lane with 250 feet of storage and appropriate taper
- Provide southbound left turn lane with 225 feet of storage and appropriate taper
- Restripe westbound lane to provide right turn lane with 100 feet of storage

With these improvements, this intersection is expected to operate at LOS C in the AM peak and LOS B in the PM peak.

City Road at Site Access 7

In Phase 1 Build conditions, this unsignalized intersection is expected to operate at LOS A in the AM and PM peaks. No improvements are recommended.

Improvements are illustrated in Figure 9 for Phase 1 in the report.

Phase 1 Build Level of Service Summary

Table A presents the summary of the level of service analysis for all study intersections.

Table A - Level of Service Summary – Phase 1 Build Conditions				
AM Peak	2014 Existing	2017 Future No Build	2017 Phase 1 Build	2017 Phase 1 Build with Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.4) SB Approach	B (12.8) SB Approach	C (19.2) SB Approach	
Covered Bridge Road at Site Access1			C (17.0) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (11.1) SB Approach	B (11.4) SB Approach	C (24.7) NB Approach	
Covered Bridge Road at Site Access 3			B (14.8) NB Approach	B (13.3) NB Approach
Covered Bridge Road at O'Neil Street	C (16.8) EB Approach	C (18.6) EB Approach	D (30.2) EB Approach	C (18.7) EB Approach
O'Neil Street at Site Access 4			B (12.5) EB Approach	
Covered Bridge Road at Shotwell Road	D (31.0) WB Approach	E (41.8) WB Approach	F (275.3) WB Approach	C (23.3) Signalized
City Road at Site Access 7			A (8.8) WB Approach	
PM Peak	2014 Existing	2017 Future No Build	2017 Phase 1 Build	2017 Phase 1 Build with Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.6) NB Approach	B (13.1) NB Approach	C (20.2) SB Approach	
Covered Bridge Road at Site Access1			C (20.5) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (12.0) SB Approach	B (12.4) SB Approach	E (36.8) NB Approach	
Covered Bridge Road at Site Access 3			C (18.6) NB Approach	C (16.1) NB Approach
Covered Bridge Road at O'Neil Street	F (68.9) EB Approach	F (120.4) EB Approach	F (292.7) EB Approach	F (154.4) EB Approach
O'Neil Street at Site Access 4			B (14.5) EB Approach	
Covered Bridge Road at Shotwell Road	E (38.0) WB Approach	F (54.3) WB Approach	F (452.2) WB Approach	B (14.9) Signalized
City Road at Site Access 7			A (8.8) WB Approach	

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Full Build Discussion of Results

Full Build considers the development located north of Covered Bridge Road and the southwest corner of Covered Bridge Road and O'Neil Street. **Full Build,** including Phase 1, development assumes to have a total of 1,227 single family dwelling units, 629 townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. This phase of development is envisioned to be completed in 2025.

The following section discusses 2025 Full Build level of service for each intersection. During the review of the TIA, the Town of Clayton and NCDOT requested that the following intersections: Covered Bridge Road at City Road/ Smith Drive, Covered Bridge Road at Brookhill Drive and Covered Bridge Road at O'Neil Street, be analyzed as a roundabout for the future full build-out conditions. The roundabout analyses were analyzed with SIDRA, reports are in the appendix.

Covered Bridge Road at City Road/ Smith Drive

In 2025 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Full Build site traffic, LOS F is expected in the AM and PM peak. This LOS F condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods. The traffic simulation does not indicate any queuing issues at this intersection. Therefore, <u>no improvements are recommended.</u>

Roundabout Analysis

As requested, a roundabout was tested at the intersection for future conditions. During the 2025 future build conditions, a single-lane roundabout is expected to operate at LOS F in the AM and PM peaks. A dual-lane roundabout was analyzed and is expected to operate at LOS E in the AM and PM peaks. The roundabout is not expected to fail after zero (0) years in the AM and PM peak. The NCDOT Guidelines dictate that "the design of a roundabout should be based on projected traffic 20 years after completion of construction." Based on analysis results, a roundabout is not anticipated to have sufficient capacity for the 20-year timeframe.

Covered Bridge Road at Site Access 1

In Full Build conditions, this intersection is expected to operate at LOS F in the AM and PM peaks. The LOS F condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods. In addition, site traffic will have the opportunity to utilize other site access points, including signals, which will serve as a relief valve should the delay be excessive. Therefore, <u>no improvements are recommended.</u>

Covered Bridge Road at Brookhill Drive/ Site Access 2

In 2025 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Full Build site traffic, LOS F is

expected in the AM and PM peaks. In order to improve the operation of this intersection, it is recommended to:

- Signalize the intersection
- Provide an eastbound left turn lane of 425 feet of storage with appropriate taper
- Provide a westbound left turn lane of 150 feet of storage with appropriate taper
- Provide a northbound left turn lane of full storage and a through-right turn lane of 100 feet of storage with appropriate taper
- Provide a southbound left turn lane of 150 feet storage for left turn lane

With this improvement, it is expected to operate at LOS D in the AM and PM peaks.

Roundabout Analysis

As requested, a roundabout was analyzed for this intersection. During the 2025 future build conditions, a single-lane roundabout is expected to operate at LOS F in the AM peak and LOS F in the PM peaks. A dual-lane roundabout was analyzed and is expected to operate at LOS C in the AM and PM peaks but it is expected to fail in four (4) years in the AM peak and two (2) years in the PM peak. Based on analysis results, a roundabout is not anticipated to have sufficient capacity for the 20-year timeframe.

Covered Bridge Road at Site Access 3

With the recommended improvement in place from Phase 1, this intersection is expected to operate at LOS E in the AM peak and LOS F in the PM peak. The LOS E and F condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods. In addition, site traffic will have the opportunity to utilize other site access points, including signals, which will serve as a relief valve should the delay be excessive. Therefore, <u>no additional improvements are recommended.</u>

Covered Bridge Road at O'Neil Street

In 2025 future no build conditions, this unsignalized intersection is expected to operate at LOS C in the AM peak and LOS F in the PM peak. With the addition of Full Build site traffic and the recommended improvement in place from Phase 1, this intersection is expected to operate at LOS F in the AM and PM peaks. It is recommended <u>to signalize this intersection</u> in order to accommodate future traffic volumes.

With this improvement, this intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak.

Roundabout Analysis

As requested, this intersection was analyzed as a roundabout in future conditions. During the 2025 future build conditions, a single-lane roundabout is expected to operate at LOS C in the AM peak and LOS D in the PM peaks. This roundabout is expected to fail after two (2) years in the AM peak and to exceed the desired level of saturation before the first year in the PM peak. A dual-lane roundabout was analyzed and is

expected to operate at LOS B in the AM peak and LOS C in the PM peak. This roundabout is expected to operate for twenty (20) years for the AM peak but fail in nine (9) years in the PM peak. Based on analysis results, a roundabout is not anticipated to have sufficient capacity for the 20-year timeframe.

O'Neil Street at Site Access 4

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended.

Covered Bridge Road at Site Access 5

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM peak and LOS E in the PM peak. Based on projected volumes, an eastbound right turn lane and westbound left turn lane will be warranted on Covered Bridge Road. In order to facilitate turning movements in and out of this site access, the following improvements are recommended:

- Provide eastbound right turn lane with 100 feet of storage and appropriate taper
- Provide westbound left turn lane with 100 feet of storage and appropriate taper

With these improvements in place, this intersection is expected to operate at LOS B in the AM peak and LOS D in the PM peak.

O'Neil Street at Site Access 6

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended.

Brookhill Drive at Site Access 9

In Full Build conditions, this unsignalized intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 10

In Full Build conditions, this unsignalized intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 11

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 12

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 13

In Full Build conditions, this unsignalized intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Shotwell Road

In 2025 future no build conditions, this unsignalized intersection is expected to operate at LOS F in the AM and PM peaks. With the addition of Full Build site traffic and the recommended improvements in place from Phase 1, this intersection is expected to operate at LOS D in the AM peak and LOS C in the PM peak. No additional improvements are recommended.

Brookhill Drive at Site Access 14

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

City Road at Site Access 7

In Full Build conditions, this unsignalized intersection is expected to operate at LOS A in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Site Access 8

In Full Build conditions, this unsignalized intersection is expected to operate at LOS E in the AM peak and LOS F in the PM peak. A LOS E/F is typical for minor streets at unsignalized intersections, but delays are expected to be minimal. Therefore, no improvements are recommended.

Improvements are illustrated in Figure 14 for Full Build in the report.

Level of Service Summary

Table B presents the summary of the level of service analysis for all study intersections.

Table B - Level of Service Summary

AM Peak	2014 Existing	2025 Future No Build	2025 Full Build	2025 Full Build with Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.4) SB Approach	B (14.1) SB Approach	F (80.3) SB Approach	
Covered Bridge Road at Site Access 1			F (64.5) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (11.1) SB Approach	B (12.2) SB Approach	F (Err) NB Approach	D (46.6) Signalized
Covered Bridge Road at Site Access 3			E (40.1) NB Approach	
Covered Bridge Road at O'Neil Street	C (16.8) EB Approach	C (24.5) EB Approach	F (94.9) EB Approach	B (13.7) Signalized
O'Neil Street at Site Access 4			B (14.5) EB Approach	
Covered Bridge Road at Site Access 5			B (14.6) NB Approach	B (14.5) NB Approach
O'Neil Street at Site Access 6			B (12.7) EB Approach	
Brookhill Drive at Site Access 9			C (20.2) WB Approach	
Brookhill Drive at Site Access 10			C (18.2) WB Approach	
Brookhill Drive at Site Access 11			B (11.5) EB Approach	
Brookhill Drive at Site Access 12			B (12.2) WB Approach	
Brookhill Drive at Site Access 13			C (15.2) WB Approach	
Covered Bridge Road at Shotwell Road	D (31.0) WB Approach	F (117.6) WB Approach	D (48.3) Signalized	
Brookhill Drive at Site Access 14			B (11.2) WB Approach	
City Road at Site Access 7			A (9.2) WB Approach	
Covered Bridge Road at Site Access 8			E (36.8) EB Approach	

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Table B - Level of Service Summary cont.				
PM Peak	2014 Existing	2025 Future No Build	2025 Full Build	2025 Full Build with Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.6) NB Approach	B (14.6) NB Approach	F (165.2) SB Approach	
Covered Bridge Road at Site Access 1			F (107.4) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (12.0) SB Approach	B (13.7) SB Approach	F (Err) NB Approach	D (42.3) Signalized
Covered Bridge Road at Site Access 3			F (88.6) NB Approach	
Covered Bridge Road at O'Neil Street	F (68.9) EB Approach	F (317.6) EB Approach	F (692.7) EB Approach	C (20.6) Signalized
O'Neil Street at Site Access 4			C (17.7) EB Approach	
Covered Bridge Road at Site Access 5			E (37.7) NB Approach	D (35.0) NB Approach
O'Neil Street at Site Access 6			C (16.0) EB Approach	
Brookhill Drive at Site Access 9			C (21.3) WB Approach	
Brookhill Drive at Site Access 10			C (19.0) WB Approach	
Brookhill Drive at Site Access 11			B (10.7) EB Approach	
Brookhill Drive at Site Access 12			B (12.8) WB Approach	
Brookhill Drive at Site Access 13			C (15.6) WB Approach	
Covered Bridge Road at Shotwell Road	E (38.0) WB Approach	F (165.0) WB Approach	C (26.7) Signalized	
Brookhill Drive at Site Access 14			B (11.8) WB Approach	
City Road at Site Access 7			A (9.3) WB Approach	
Covered Bridge Road at Site Access 8			F (59.4) EB Approach	

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Left-over Access

As requested by NCDOT, an analysis was conducted for full build conditions with a left-over condition (left in, right in and right out) at Site Access 1, Site Access 3 and Site Access 5. The left turning movements at Site Access 1, 3 and 5 were redirected to the Brookhill Drive access point as shown in Figure 15 in the report. Figure 16 illustrates the full build volumes for this condition in the report. The resulting level of service is discussed below for intersections that experienced a change in level of service.

Covered Bridge Road at Site Access 1

In Full Build conditions, with a left-over concept in place, this intersection is expected to operate at LOS C in the AM and PM peaks. Compared to conditions without the left-over, the LOS is expected to improve due to prohibiting minor street left turns.

Covered Bridge Road at Brookhill Drive/ Site Access 2

With the left-over condition in place at Site Accesses 1, 3, and 5, additional traffic was routed to this signalized intersection. With improvements previously recommended in place, this intersection is anticipated to operate at LOS D in the AM and PM peaks.

To accommodate the additional volumes, it is recommended to extend the southbound left turn lane to 175 feet of storage with appropriate taper.

Covered Bridge Road at Site Access 3

In Full Build conditions, with a left-over concept and turn lanes from Phase 1 in place, this intersection is expected to operate at LOS B in the AM and PM peaks. Compared to conditions without the left-over, the LOS is expected to improve due to prohibiting minor street left turns. With the left-over condition in place, a single exiting lane can be provided.

Covered Bridge Road at Site Access 5

In Full Build conditions, with a left-over concept and turn lanes from Phase 1 in place, this intersection is expected to operate at LOS B in the AM and PM peaks. Compared to conditions without the left-over, the LOS is expected to improve due to prohibiting minor street left turns. With improvements previously recommended in place, this intersection is anticipated to operate at LOS B in the AM and PM peaks.

All remaining study intersections' level of service and improvements remained the same as the full access condition.

Improvements are illustrated in Figure 17 for Full Build with the left-over condition.

Level of Service Summary

Table C presents the summary of the level of service analysis for all study intersections.

Table C - Level of Service Summary – Left-Over Access Conditions		
Intersections	Full Build with Improvements	
	AM Peak	PM Peak
Covered Bridge Road at Site Access 1	C (24.1) SB Approach	C (21.0) NB Approach
Covered Bridge Road at Brookhill Drive/ Site Access 2	D (55.0) Signalized	D (52.3) Signalized
Covered Bridge Road at Site Access 3	B (11.5) SB Approach	B (12.3) NB Approach
Covered Bridge Road at Site Access 5	B (10.6) NB Approach	B (12.5) NB Approach
LOS (delay in seconds) Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay		

Summary and Conclusion

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

The proposed Steeplechase Mixed-Use Development is located along Covered Bridge Road bordered by City Road and O'Neil Street in Clayton, North Carolina. The land uses, phasing, and build out date estimates were established for analytical purposes and do not necessarily represent a prediction of the development schedule.

This study analyzes two phases for the property's development:

Phase 1 development assumed 511 single family dwelling units and 312 townhome dwelling units. This phase of development is envisioned to be completed in 2017. This phase will utilize three (3) access points on Covered Bridge Road, one (1) access point on City Road and one (1) access point on O'Neil Street.

Full Build development was assumed to have 716 additional single family dwelling units, 317 additional townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. The combination of both Phase 1 and Full build yield a total of 1,227 single family dwelling units, 629 townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. This phase of development is envisioned to be completed in 2025. This phase will add two (2) access points on Covered Bridge Road, one (1) access point on O'Neil Street and six (6) access points on Brookhill Drive.

The Town of Clayton and NCDOT requested roundabout analyses be conducted for the intersections of Covered Bridge Road at City Road/ Smith Drive, Covered Bridge Road at Brookhill Drive and Covered Bridge Road at O'Neil Street. The analysis found that a roundabout was anticipated to operate at an unacceptable level of service in full build conditions, and/or the roundabout was anticipated to fail within the 20 year design timeframe.

In addition, NCDOT requested that Site Accesses 1, 3 and 5 be analyzed with a left-over condition. Analysis results show that acceptable level of service is anticipated at the study intersections with the recommended improvements in place.

Table D on the following page summarizes the recommended improvements for each Phase.

In conclusion, this study has reviewed the impacts of both background traffic and this development traffic, and has determined that with the recommended improvements in place, there will be adequate capacity to accommodate future traffic. The final design of these improvements will need to be coordinated during the site plan approval process.

Please note that all accesses to the site are required to be constructed to NCDOT standards where applicable.

Table D – Recommended Improvement Summary										
	No Build	Phase 1			Full Build					
	2014 (0 Lots)	2015 (250 Lots)	2016 (500 Lots)	2017 (823 Lots)	2018 (1,075 Lots)	2019 (1,325 Lots)	2020 (1,575 Lots + Retail)	2021 (1,825 Lots)	2022 (2,075 Lots)	2023-2025 (2,200 Lots)
Covered Bridge Road at Brookhill Drive/ Site Access 2						Provide SBL turn lane 150 feet storage and appropriate taper (175 feet in left-over condition)	• Provide EBL turn lane with 425 feet storage and appropriate taper • Provide WBL turn lane with 150 feet of storage and appropriate taper • Provide NB through-right turn lane with 150 feet storage and appropriate taper	Signalize intersection		
Covered Bridge Road at Site Access 3		• Provide EBR turn lane with 125 feet storage and appropriate taper • Provide WBL turn lane with 100 feet storage and appropriate taper • Provide NB through-right turn lane with 100 feet storage and appropriate taper								
Covered Bridge Road at O'Neil Street	(Note: Although turn lanes are currently needed, they will be provided during realignment)			• Realign intersection per site plan • Provide EBR turn lane with 100 feet storage and appropriate taper • Provide NBL turn lane with 100 feet storage and appropriate taper • Provide SBR turn lane with 100 feet storage and appropriate taper	Signalize intersection					
Covered Bridge Road at Site Access 5							• Provide EBR turn lane with 100 feet storage and appropriate taper • Provide WBL turn lane with 100 feet storage and appropriate taper			
Covered Bridge Road at Shotwell Road	Signalize intersection	• Provide NBR turn lane with 250 feet storage and appropriate taper • Provide SBL turn lane with 225 feet storage and appropriate taper • Provide WBR turn lane with 100 feet storage and appropriate taper								

Steeplechase Mixed-Use Development – Transportation Impact Analysis
Clayton, NC
Prepared for Galaxy NC, LLC/ CO/ Wakefield Development Co.
Original: November 6, 2014
Revised: February 27, 2015

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1.0 Introduction

The proposed Steeplechase Mixed-Use Development is located along Covered Bridge Road bordered by City Road and O'Neil Street in Clayton, North Carolina. The site is proposed to have access points on Covered Bridge Road, O'Neil Street and Brookhill Drive. The site plan is shown in Figure 1. This study analyzes two phases for the property's development. Phase 1 is located south of Covered Bridge Road and Phase 2 is located north of Covered Bridge Road and includes the proposed retail uses at the southwest corner of Covered Bridge Road and O'Neil Street.

In November 2014, a transportation impact analysis (TIA) was submitted to the Town of Clayton and North Carolina Department of Transportation (NCDOT). Since the submittal, the site plan has been updated with revised access points and land uses. This TIA has been updated to reflect the latest site plan.

Phase 1 development assumed 511 single family dwelling units and 312 townhome dwelling units. This phase of development is envisioned to be completed in 2017. This phase will utilize three (3) access points on Covered Bridge Road, one (1) access point on City Road and one (1) access point on O'Neil Street.

Full Build development was assumed to have 716 additional single family dwelling units, 317 additional townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. The combination of both Phase 1 and Full build yield a total of 1,227 single family dwelling units, 629 townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. This phase of development is envisioned to be completed in 2025. This phase will add two (2) access points on Covered Bridge Road, one (1) access point on O'Neil Street and six (6) access points on Brookhill Drive.

It should be noted that the land uses, phasing, and build out date estimates were established for analytical purposes and do not necessarily represent a prediction of the development schedule.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic. The following intersections were included in the study:

1. Covered Bridge Road at City Road/ Smith Drive
2. Covered Bridge Road at Site Access 1
3. Covered Bridge Road at Brookhill Drive/ Site Access 2
4. Covered Bridge Road at Site Access 3

5. Covered Bridge Road at O'Neil Street
6. O'Neil Street at Site Access 4
7. Covered Bridge Road at Site Access 5
8. O'Neil Street at Site Access 6
9. Brookhill Drive at Site Access 9
10. Brookhill Drive at Site Access 10
11. Brookhill Drive at Site Access 11
12. Brookhill Drive at Site Access 12
13. Brookhill Drive at Site Access 13
14. Covered Bridge Road at Shotwell Road
15. Brookhill Drive at Site Access 14
16. City Road at Site Access 7
17. Covered Bridge Road at Site Access 8

The study intersections were analyzed during AM (7-9) and PM (4-6) peaks for the following conditions:

- 2014 Existing Conditions
- 2017 Future No Build Conditions
- 2017 Phase 1 Build-Out Conditions
- 2017 Phase 1 Build-Out with Improvements (as necessary)
- 2025 Future No Build Conditions
- 2025 Full Build-Out Conditions
- 2025 Full Build-Out with Improvements (as necessary)

Town of Clayton and NCDOT was contacted to obtain background information and to ascertain the elements to be covered in this Transportation Impact Analysis (TIA). Information regarding the property was provided by Wakefield Development Co.

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FIGURE 1
SITE PLAN

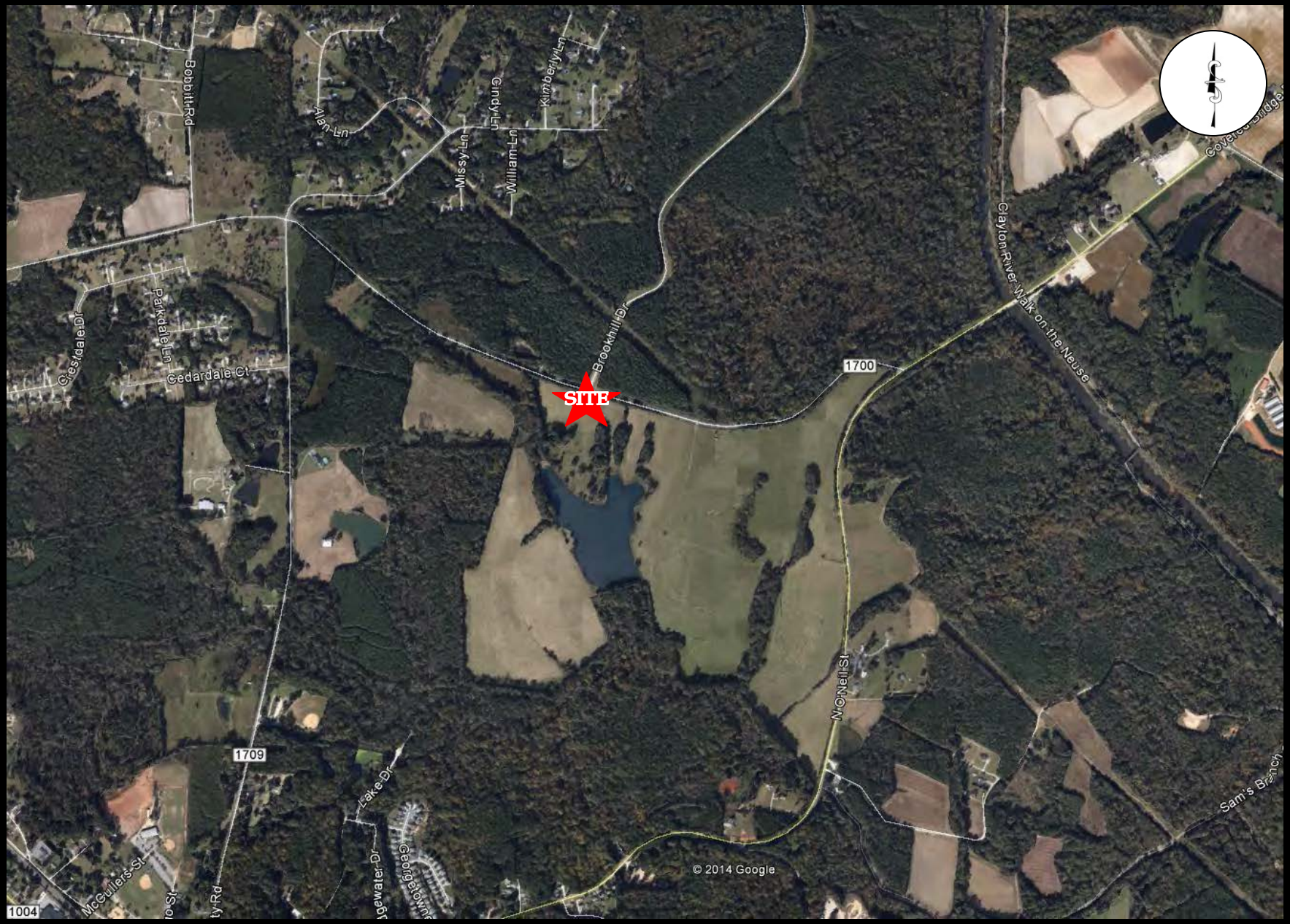

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FIGURE 2A
SITE LOCATION MAP

SITE INDICATOR

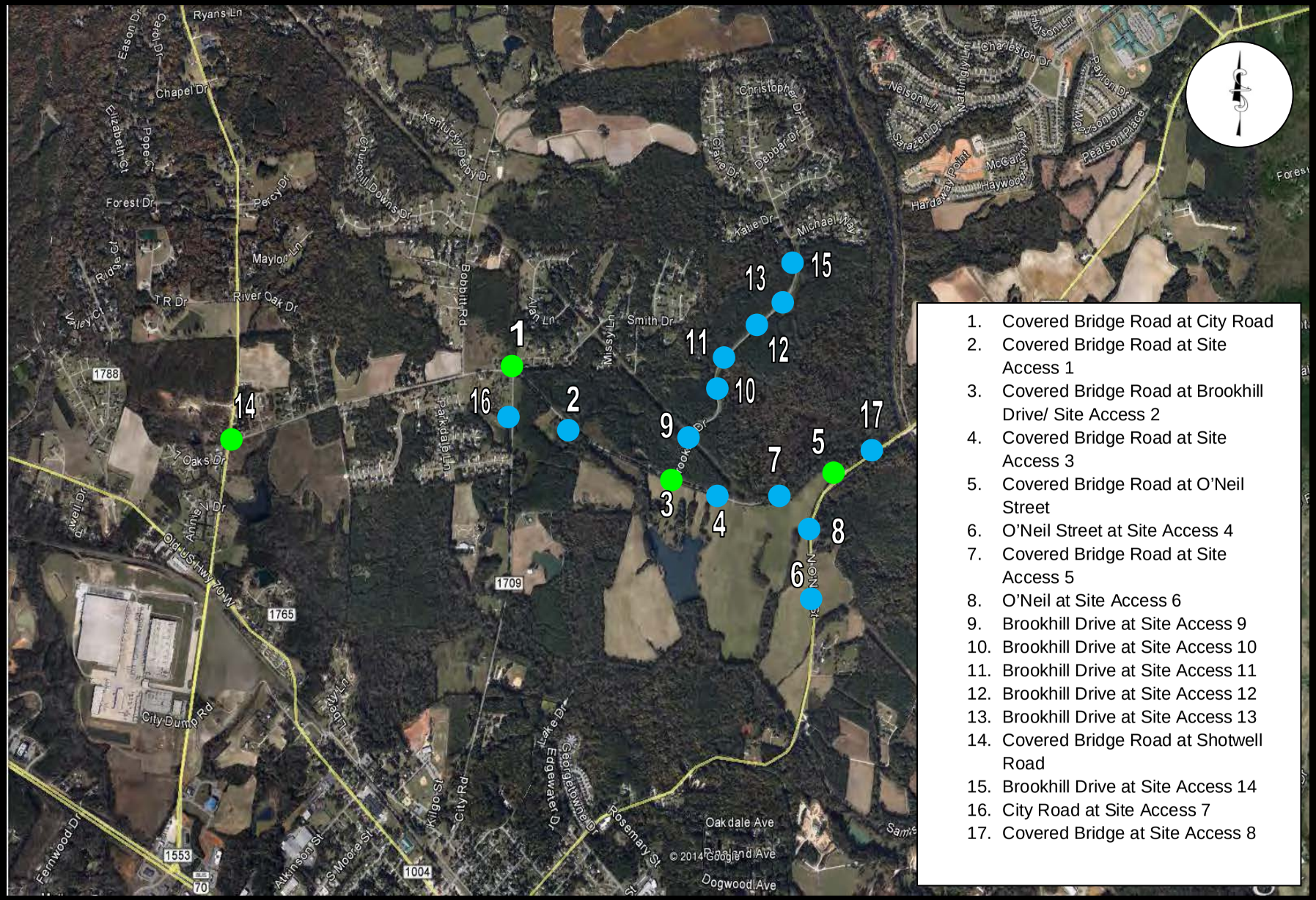

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FIGURE 2B
VICINITY MAP

STUDY INTERSECTIONS
EXISTING
PROPOSED

2.0 Existing Conditions

2.1 Inventory

A field investigation was conducted by DAVENPORT staff to determine the existing roadway conditions in the study area. Table 2.1 presents a summary of this review. Figure 3 illustrates the existing lane geometry.

Table 2.1 - Street Inventory

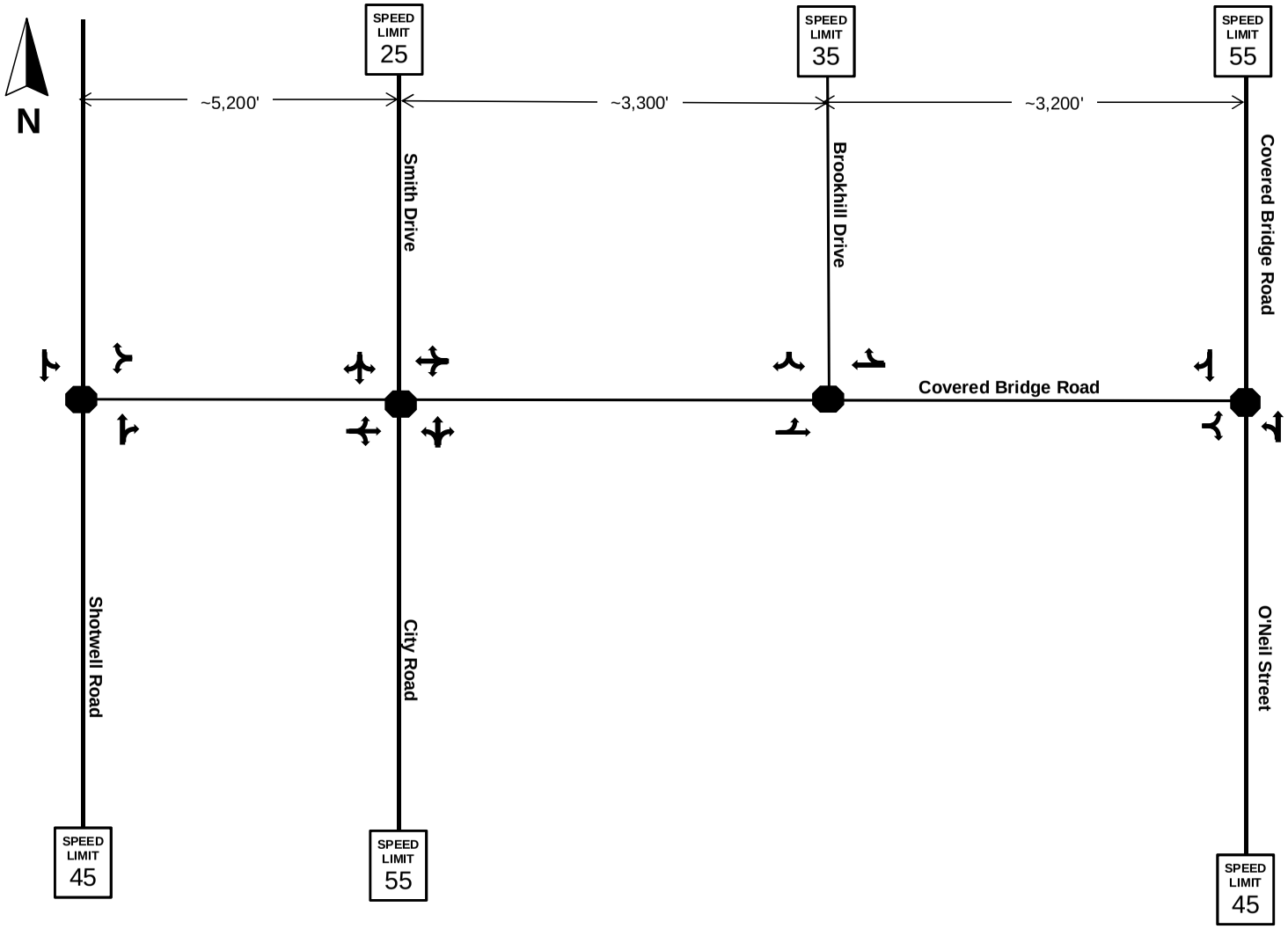
Facility Name	Route #	Typical Cross Section	Pavement Width	Speed Limit	Maintained By
City Road	SR 1709	2-lane undivided	Approx. 20’	55 MPH	NCDOT
Brookhill Drive	SR 2620	2-lane undivided	Approx. 22’	35 MPH	NCDOT
O’Neil Street	SR 1708	2-lane undivided	Approx. 20’	45 MPH	NCDOT
Covered Bridge Road	SR 1700	2-lane undivided	Approx. 24’	Not Posted Assumed 40 MPH	NCDOT
Smith Drive	SR 1768	2-lane undivided	Approx. 20’	25 MPH	NCDOT
Shotwell Road	SR 1553	2-lane undivided	Approx. 22'	45 MPH	NCDOT

2.2 Existing Traffic Volumes

Existing traffic volumes for this project were collected by DAVENPORT staff. Table 2.2 below contains the dates these counts were conducted. Traffic volumes were balanced between the study intersections. School was in session at the time of traffic counts. Figure 4 shows existing AM and PM peak hour volumes. More information can be found in the Traffic Volume Data section of the appendix.

Table 2.2 - Traffic Volume Data

Count Location:	Date Taken:	By:
Covered Bridge Road at City Road/ Smith Drive	10/16/14	DAVENPORT
Covered Bridge Road at Brookhill Drive	10/16/14	DAVENPORT
Covered Bridge Road at O’Neil Street	10/21/14	DAVENPORT
Covered Bridge Road at Shotwell Road	10/16/14	DAVENPORT



LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT

BLACK = EXISTING
GREY = UNANALYZED
BLUE = PROPOSED

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FIGURE 3
EXISTING LANE GEOMETRY

STEEPLECHASE MIXED-USE DEVELOPMENT

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FIGURE 4
EXISTING TRAFFIC VOLUMES

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3.0 Approved Developments and Committed Improvements

3.1 Approved Developments

Approved developments are developments that have been recently approved in the area, but not yet constructed. Per Town of Clayton, there is one approved developments to be considered in this analysis. The Ashcroft Development is a 150 single family unit development located off of O'Neil Street and Sam's Branch Greenway. A TIA has not been provided to include the distribution of trips; therefore, an assumption of distribution has been analyzed based on existing traffic patterns and engineering judgment. A distribution and site trip figures can be found in the Appendix. These trips are expected to be in place in build conditions of this development.

3.2 Committed Improvements

Committed Improvements are improvements that are planned by NCDOT, a local municipality, or a developer in the area, but not yet constructed. Per NCDOT, there are no committed developments in the study area.

4.0 Methodology

4.1 Base Assumptions and Standards

In general, the analysis for this project was conducted utilizing commonly accepted NCDOT standards. The following table contains a summary of the base assumptions:

Table 4.1 - Assumptions	
Peak Hour Factor	0.90
Background Traffic Annual Growth Rate	2.0% per year for all roadways
Base Signal Timing/Phasing	N/A
Analysis Software	Synchro/SimTraffic Version 8.0 Sidra Intersection 6
Lane widths	12-feet
Truck percentages	2% background traffic

5.0 Capacity Analysis

5.1 Level of Service Evaluation Criteria

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes a term "level of service" to measure how traffic operates in intersections and on roadway segments. There are currently six levels of service ranging from A to F. Level of service "A" represents the best conditions and Level of Service "F" represents the worst. Synchro Traffic Modeling software was used to determine the level of service for studied intersections. Note for unsignalized intersection analysis, the level of service noted is for the worst approach of the intersection. This is typically the left turn movement for the side street approach, due to the number of opposing movements. Sidra Intersection software was used to determine the level of service for roundabouts. All worksheet reports from the analyses can be found in the Appendix.

Table 5.1 – Highway Capacity Manual			
Levels of Service and Control Delay Criteria			
Signalized Intersection		**Unsignalized Intersection**	
Level of Service	Control Delay Per vehicle (sec)	Level of Service	Delay Range (sec)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

6.0 Existing Conditions

In order to measure the impact of this project and identify any pre-existing capacity problems, an analysis was conducted for the existing conditions for all the study intersections. It should be noted that the intersections of Covered Bridge Road at O'Neil Street and Covered Bridge Road at Shotwell Road currently experience LOS F in the PM peaks. In addition, the existing volumes at these intersections indicate that the MUTCD Peak Hour Volumes, Warrant 4, is satisfied.

Table 6.1 summarizes the existing level of service results.

6.1 Level of Service Summary

Table 6.1 - Level of Service Summary

Intersection	2014 AM Existing	2014 PM Existing
Covered Bridge Road at City Road/ Smith Drive	B (12.4) SB Approach	B (12.6) NB Approach
Covered Bridge Road at Brookhill Drive	B (11.1) SB Approach	B (12.0) SB Approach
Covered Bridge Road at O'Neil Street	C (16.8) EB Approach	F (68.9) EB Approach
Covered Bridge Road at Shotwell Road	D (31.0) WB Approach	E (38.0) WB Approach

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

7.0 Phase 1 Build Conditions

As discussed in the introduction, Phase 1 considers build out of property located south of Covered Bridge Road. As currently planned, **Phase 1** development assumes 511 single family dwelling units and 312 townhome dwelling units.

7.1 Trip Generation

Trips for this development were projected using TripGen 2013 software, based on the 9th edition of ITE Trip Generation Manual. Table 7.1 contains the results.

Table 7.11 - ITE Trip Generation – Phase 1								
Steeplechase Mixed-Use Development Clayton, NC								
Average Weekday Driveway Volumes				24 Hour Two-Way	AM Peak Hour		PM Peak Hour	
Land Use	ITE Land Code	Size		Volume	Enter	Exit	Enter	Exit
Phase 1								
Single Family Homes	210	511	Dwelling Units	4,710	92	275	287	169
Townhomes/ Condos	230	312	Dwelling Units	1,731	22	106	103	50
Total Trips				**6,441**	**114**	**381**	**390**	**219**

7.2 Trip Distribution

Site trips for this proposed development were distributed based on the existing traffic patterns and engineering judgment. The Phase 1 trip distribution model is shown in Figure 5 and the directional distributions for the site trips are as follows:

- 55% to/from the south on Shotwell Road
- 25% to/from the north on Covered Bridge Road
- 10% to/from the north on Shotwell Road
- 5% to/from the south on City Road
- 5% to/from the north on O'Neil Street

7.3 2017 Future No Build Traffic

The 2017 future no build traffic volumes were computed by applying a 2.0% compounded annual growth rate to the 2014 existing traffic volumes. Figure 6 shows the 2017 future no build traffic volumes for AM and PM peaks.

7.4 2017 Phase 1 Future Build Traffic

The 2017 Phase 1 traffic volumes were obtained by summing 2017 future no build volumes, Phase 1 site trips due to the proposed project. Phase 1 Build residential site trips are shown in Figure 7. The resulting build volume totals for AM and PM peaks are shown in Figure 8. More information can be found in the Traffic Volume Data section of the appendix.

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FIGURE 6
2017 FUTURE NO BUILD VOLUMES

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FIGURE 7
PHASE 1 BUILD - RESIDENTIAL SITE TRIPS

STEEPLECHASE MIXED-USE DEVELOPMENT

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LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Roadway
- Traffic Movement
- BLACK = EXISTING
  BLUE = PROPOSED
  GREY = UNANALYZED
- AM / PM

FIGURE 8
2017 PHASE 1 BUILD VOLUMES

Steeplechase Mixed-Use Development

Project Number 14-425

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7.5 Phase 1 Build Discussion of Results

The following section discusses 2017 Phase 1 Build level of service for each intersection.

Covered Bridge Road at City Road/ Smith Drive

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Phase 1 site traffic, LOS C is expected in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Site Access 1

In Phase 1 Build conditions, this intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Brookhill Drive/ Site Access 2

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Phase 1 site traffic, LOS C is expected in the AM peak and LOS E in the PM peaks. The LOS E condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods and SimTraffic model does not indicate any queuing issues. Therefore, no improvements are recommended.

Covered Bridge Road at Site Access 3

This intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak during Phase 1 future build conditions. Based on projected volumes, an eastbound right turn lane and westbound left turn lane will be warranted on Covered Bridge Road. In order to facilitate turning movements in and out of this site access, the following improvements are recommended:

- Provide eastbound right turn lane with 125 feet of storage and appropriate taper
- Provide westbound left turn lane with 100 feet of storage and appropriate taper
- Provide northbound right turn lane with 100 feet of storage and appropriate taper

Covered Bridge Road at O'Neil Street

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS C in the AM peak and LOS F in the PM peak. This LOS F condition is due to a lack of sufficient gaps for left-turning vehicles from the stop-controlled approach, which is the result of conflicting traffic volumes on O'Neil Street. With the addition of Phase 1 site traffic, LOS D is expected in the AM peak and LOS F in the PM peaks.

This intersection is anticipated to operate at a deficient level of service regardless of the proposed development. In order to improve the operation of this intersection, the following improvements are recommended:

- Provide northbound left turn lane with 100 feet of storage and appropriate taper
- Provide southbound right turn lane with 100 feet of storage and appropriate taper
- Provide eastbound right turn lane with 100 feet of storage and appropriate taper
- Realignment as depicted in the site plan

With these improvements, this intersection is expected to operate at LOS C in the AM peak and LOS F in the PM peak, reducing the AM delay by 11.5 seconds and the PM delay by 138.3 seconds. The LOS F condition is anticipated to be limited to the peak hour and the SimTraffic model results indicate that there are no queuing issues.

O'Neil Street at Site Access 4

In Phase 1 Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Shotwell Road

In 2017 future no build conditions, this unsignalized intersection is expected to operate at LOS E in the AM peak and LOS F in the PM peak. With the addition of Phase 1 site traffic, LOS F is expected in the AM and PM peaks.

As further discussed in the report, the existing traffic volumes at this intersection indicate that a signal is currently warranted. Therefore, in order to improve the operation and safety of this intersection, the following improvements are recommended:

- Signalize the intersection
- Provide northbound right turn lane with 250 feet of storage and appropriate taper
- Provide southbound left turn lane with 225 feet of storage and appropriate taper
- Restripe westbound lane to provide right turn lane with 100 feet of storage

With these improvements, this intersection is expected to operate at LOS C in the AM peak and LOS B in the PM peak.

City Road at Site Access 7

In Phase 1 Build conditions, this unsignalized intersection is expected to operate at LOS A in the AM and PM peaks. No improvements are recommended.

Improvements are illustrated in Figure 9 for Phase 1.

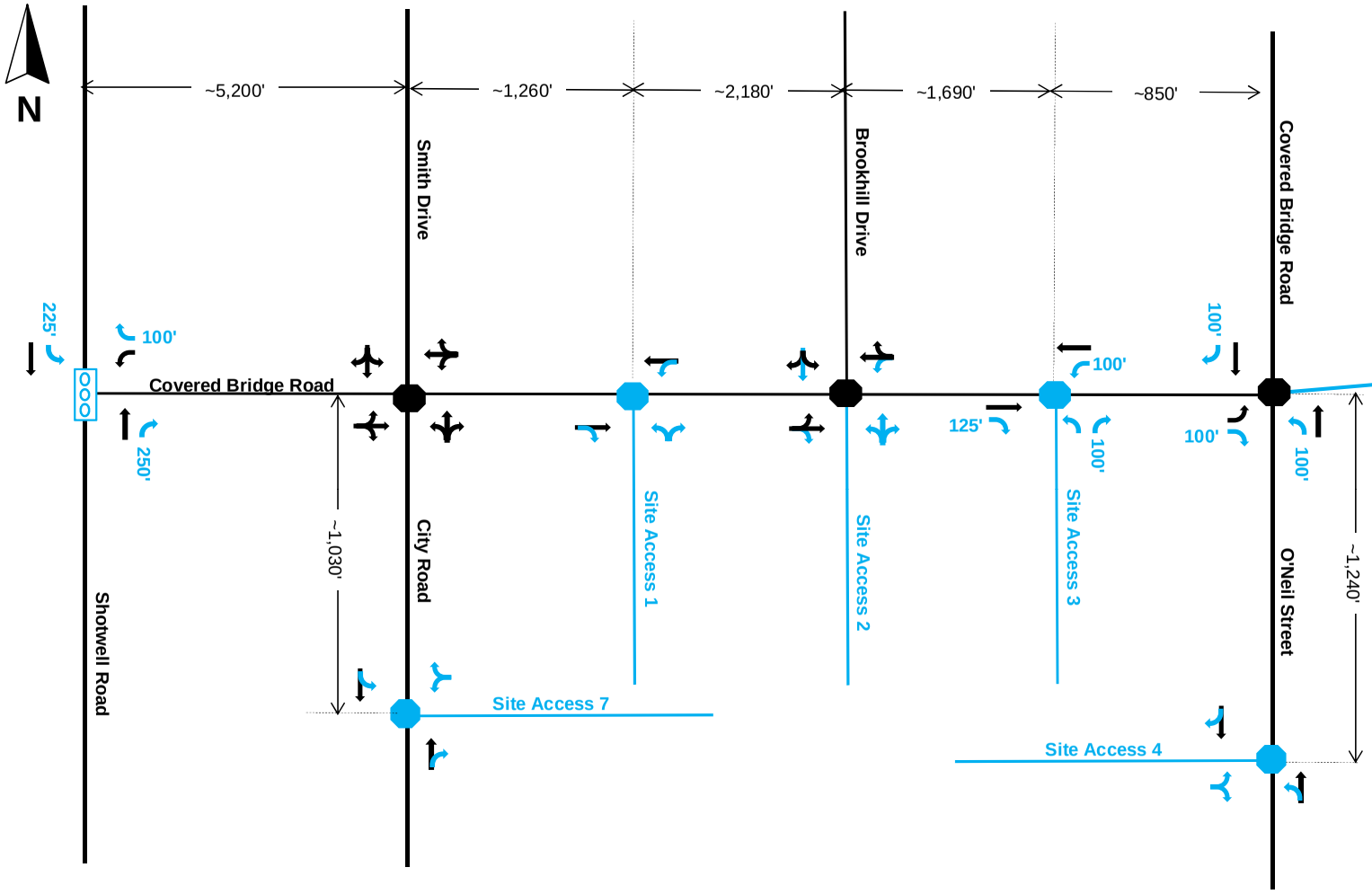
7.6 Phase 1 Build Level of Service Summary

Table 7.2 presents the summary of the level of service analysis for all study intersections.

Table 7.2 - Level of Service Summary – Phase 1 Build Conditions

AM Peak	2014 Existing	2017 Future No Build	2017 Phase 1 Build	2017 Phase 1 Build with Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.4) SB Approach	B (12.8) SB Approach	C (19.2) SB Approach	
Covered Bridge Road at Site Access1			C (17.0) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (11.1) SB Approach	B (11.4) SB Approach	C (24.7) NB Approach	
Covered Bridge Road at Site Access 3			B (14.8) NB Approach	B (13.3) NB Approach
Covered Bridge Road at O'Neil Street	C (16.8) EB Approach	C (18.6) EB Approach	D (30.2) EB Approach	C (18.7) EB Approach
O'Neil Street at Site Access 4			B (12.5) EB Approach	
Covered Bridge Road at Shotwell Road	D (31.0) WB Approach	E (41.8) WB Approach	F (275.3) WB Approach	C (23.3) Signalized
City Road at Site Access 7			A (8.8) WB Approach	
PM Peak	**2014 Existing**	**2017 Future No Build**	**2017 Phase 1 Build**	**2017 Phase 1 Build with Improvements**
Covered Bridge Road at City Road/ Smith Drive	B (12.6) NB Approach	B (13.1) NB Approach	C (20.2) SB Approach	
Covered Bridge Road at Site Access1			C (20.5) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (12.0) SB Approach	B (12.4) SB Approach	E (36.8) NB Approach	
Covered Bridge Road at Site Access 3			C (18.6) NB Approach	C (16.1) NB Approach
Covered Bridge Road at O'Neil Street	F (68.9) EB Approach	F (120.4) EB Approach	F (292.7) EB Approach	F (154.4) EB Approach
O'Neil Street at Site Access 4			B (14.5) EB Approach	
Covered Bridge Road at Shotwell Road	E (38.0) WB Approach	F (54.3) WB Approach	F (452.2) WB Approach	B (14.9) Signalized
City Road at Site Access 7			A (8.8) WB Approach	

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay



LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT

BLACK = EXISTING
GREY = UNANALYZED
BLUE = PROPOSED

Per the site plan, this intersection will be realigned

FIGURE 9
PHASE 1 BUILD
RECOMMENDED
IMPROVEMENTS

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

DAVENPORT

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8.0 Full Build Conditions

Full Build considers the development located north of Covered Bridge Road and the southwest corner of Covered Bridge Road and O'Neil Street. **Full Build,** including Phase 1, development assumes to have a total of 1,227 single family dwelling units, 629 townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. This phase of development is envisioned to be completed in 2025.

8.1 Trip Generation

Trips for this development were projected using TripGen 2013 software, based on the 9th edition of ITE Trip Generation Manual. Table 8.1 contains the results.

Table 8.1 - ITE Trip Generation – Full Build								
Steeplechase Mixed-Use Development Clayton, NC								
Average Weekday Driveway Volumes				24 Hour Two-Way	AM Peak Hour		PM Peak Hour	
Land Use	ITE Land Code	Size		Volume	Enter	Exit	Enter	Exit
Full Build								
Apartments	220	344	Dwelling Units	2,208	34	138	134	72
Single Family Homes	210	1227	Dwelling Units	10,544	217	651	632	371
Townhomes/ Condos	230	629	Dwelling Units	3,186	38	187	182	90
Shopping Center	820	75	Th.Sq.Ft. GLA	5,633	81	50	237	257
Total Unadjusted Trips				**21,571**	**370**	**1,026**	**1,185**	**790**
PM Internal Capture: 5% Residential and Retail Trips				-104	0	0	-52	-52
34% PM Pass-by Reduction for Retail				-922	0	0	-73	-77
Total Reduction				-1,026	0	0	-125	-129
Total Adjusted Trips				**20,545**	**370**	**1,026**	**1,060**	**661**

Mixed-Use developments of this type are designed to combine a number of uses into one site, allowing people to live, work and shop in the same area and without dependence on a vehicle. This proposed development meets the criteria as defined in the ITE Trip Generation Handbook for a "multi-use" development. Therefore, the trips for this development were reduced using the method prescribed in Chapter 7 of the ITE handbook. The internal capture rate for this site was calculated and a reduction of 5% was applied to daily and PM peak hour trips for residential and retail land uses. The worksheets for the internal capture are shown in the supporting document of the Appendix.

Developments of this type generate “pass-by” trips. The ITE Trip Generation Manual defines “pass-by” trips as trips that are generated by the development, but are already on the adjacent roadway. These trips are not new trips, but are a part of the existing background traffic on adjacent roadways. A 34% pass-by reduction was applied to the PM peak for the retail land use per NCDOT standards.

8.2 Residential Trip Distribution

Site trips for this proposed development were distributed based on the existing traffic patterns and engineering judgment. The directional distributions for the residential site trips are the same as Phase 1 Build.

8.3 Retail Trip Distribution

This distribution for the retail site trips were estimated based on existing traffic pattern and engineering judgment. The retail distribution is as follows:

- 30% to/from the north on Covered Bridge Road
- 25% to/from the south on O’Neil Street
- 25% to/from the south on Shotwell Road
- 10% to/from the south on Shotwell Road
- 5% to/from the south on City Road
- 3% to/from the north on Smith Drive
- 2% to/from the north on Brookhill Drive

The pass-by trip distribution has 35% of pass-by trips were assumed to originate from the west on Covered Bridge Road, 65 % from the east on Covered Bridge Road.

The Full Build residential, retail and pass-by distribution for site trips is shown in Figure 11A, 11B and 11C, respectively.

8.4 2025 Future No Build Traffic

The 2025 background volumes were obtained by applying a 2.0% compounded annual growth rate to the 2014 existing traffic volumes. Figure 10 shows the 2025 future no build traffic volumes for AM and PM peaks.

8.5 2025 Full Build Traffic

Full build-out traffic volumes were obtained as the sum of 2025 future no build volumes and site trips due to Full Build. Full Build residential site trips, retail site trips and pass-by trips are shown in Figures 12A, 12B and 12C, respectively. The resulting build volume totals for AM and PM peaks are shown in Figure 13. More information can be found in the Traffic Volume Data section of the appendix.

FIGURE 10
2025 FUTURE NO BUILD VOLUMES

STEEPLECHASE MIXED-USE DEVELOPMENT

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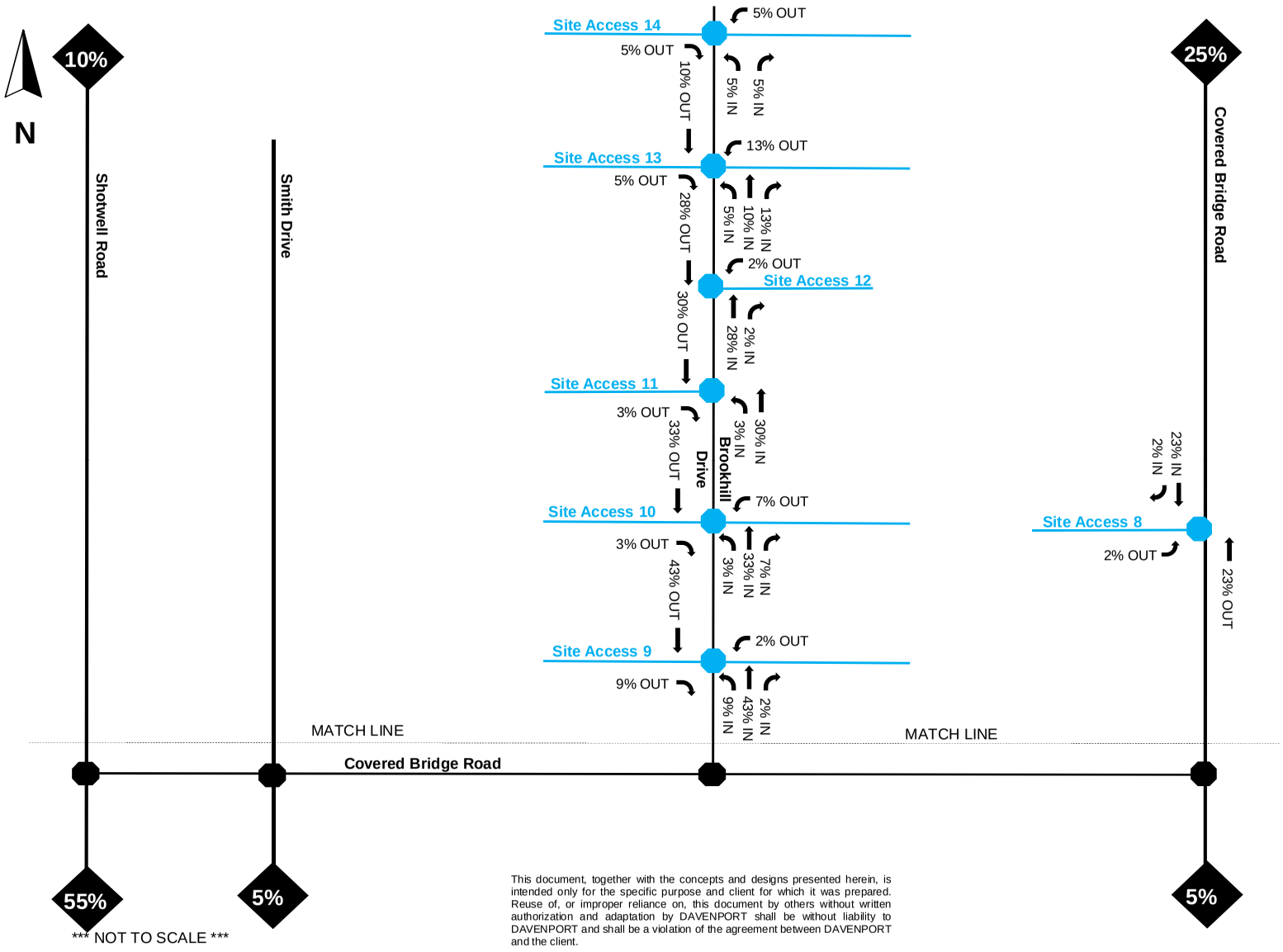

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LEGEND

- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION
- ROADWAY
- TRAFFIC MOVEMENT
- BLACK = EXISTING
  GREY = UNANALYZED
  BLUE = PROPOSED
- % DESTINATION NODE

FIGURE 11A
FULL BUILD
RESIDENTIAL
TRIP DISTRIBUTION

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

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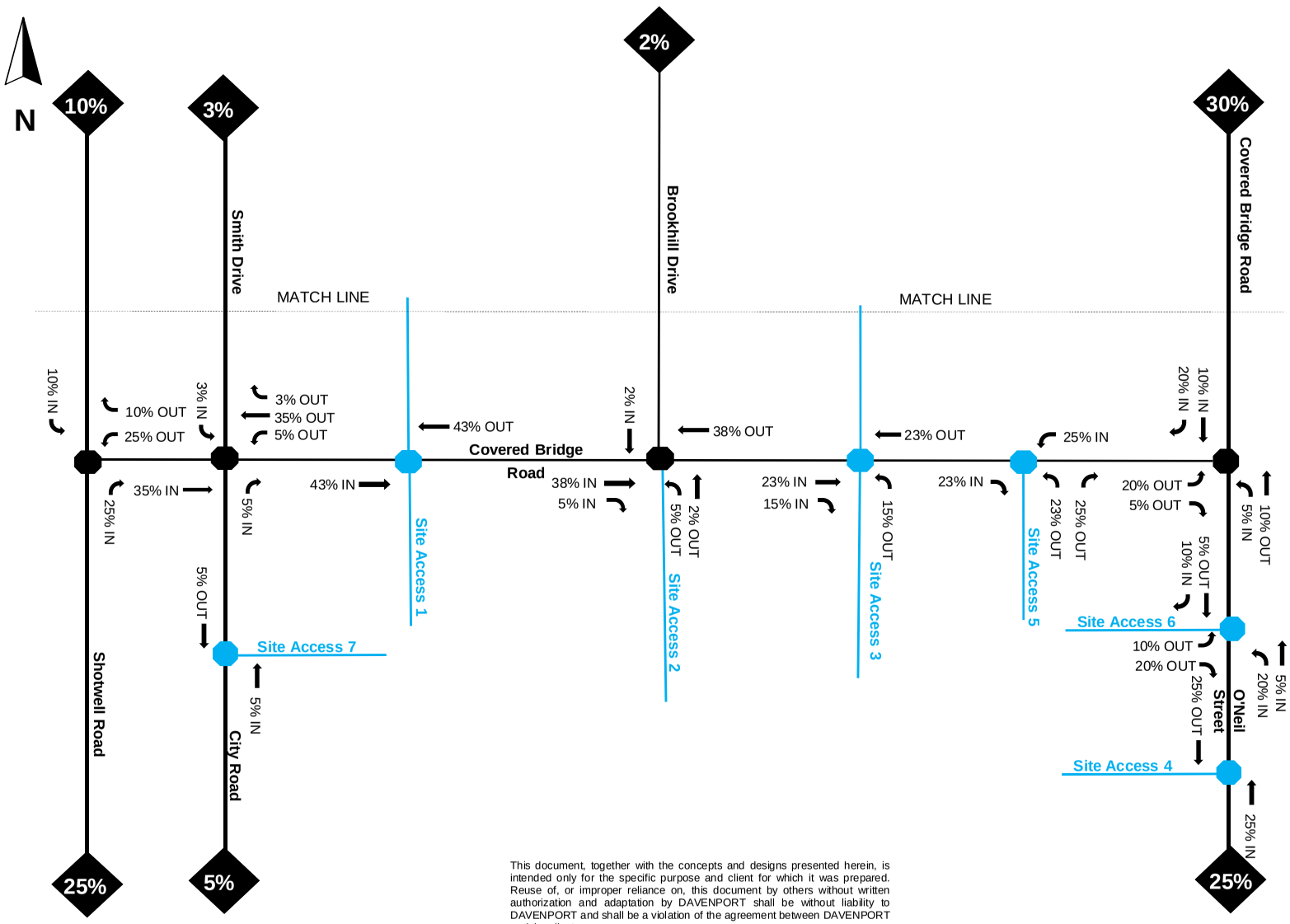

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LEGEND

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- UNSIGNALIZED INTERSECTION
- ROADWAY
- TRAFFIC MOVEMENT
- BLACK = EXISTING
  GREY = UNANALYZED
  BLUE = PROPOSED
- % DESTINATION NODE

FIGURE 11B
FULL BUILD
RETAIL
TRIP DISTRIBUTION

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

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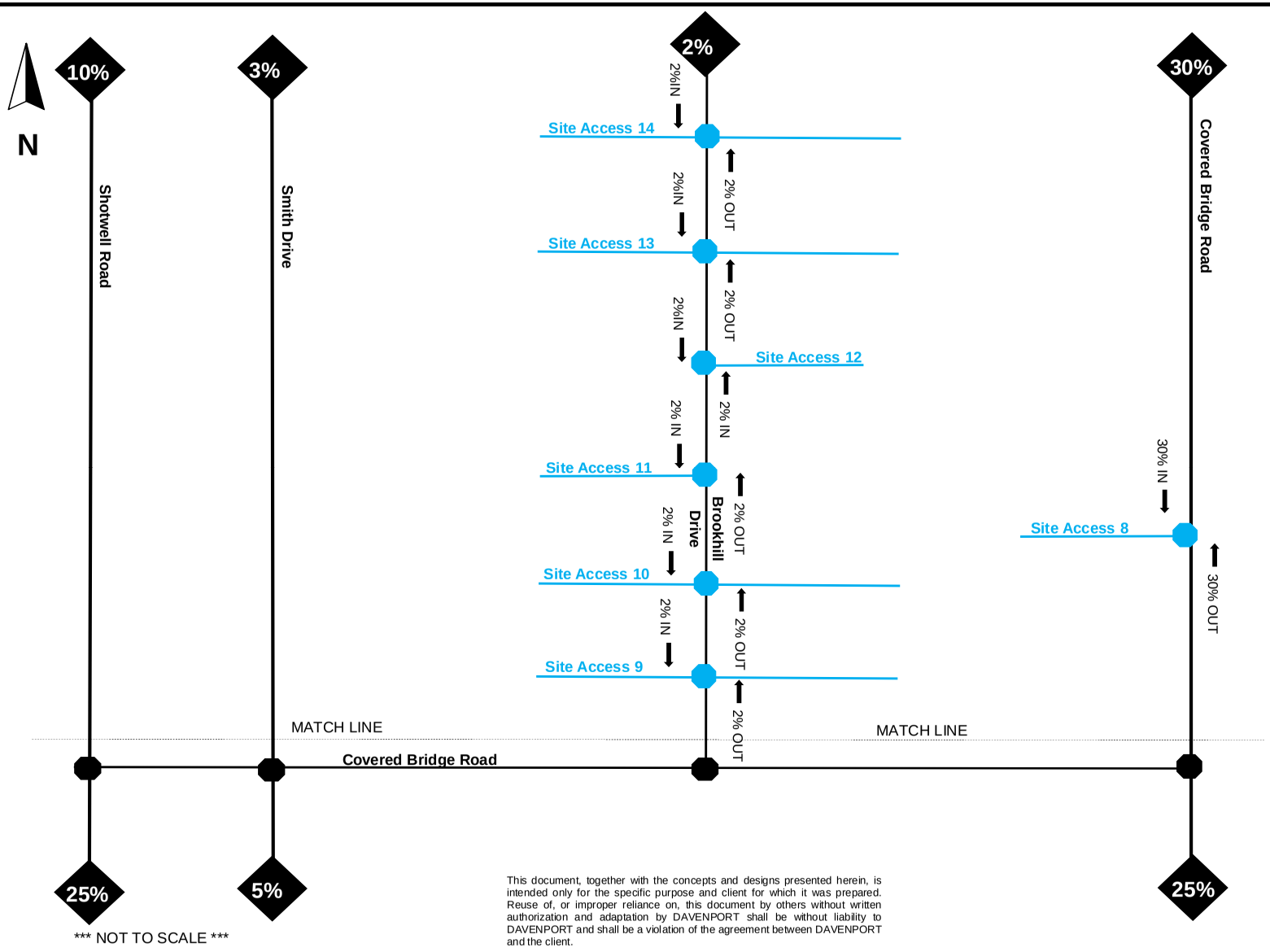

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LEGEND

- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION
- ROADWAY
- TRAFFIC MOVEMENT
- BLACK = EXISTING
  GREY = UNANALYZED
  BLUE = PROPOSED
- % DESTINATION NODE

FIGURE 11B
FULL BUILD
RETAIL
TRIP DISTRIBUTION

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

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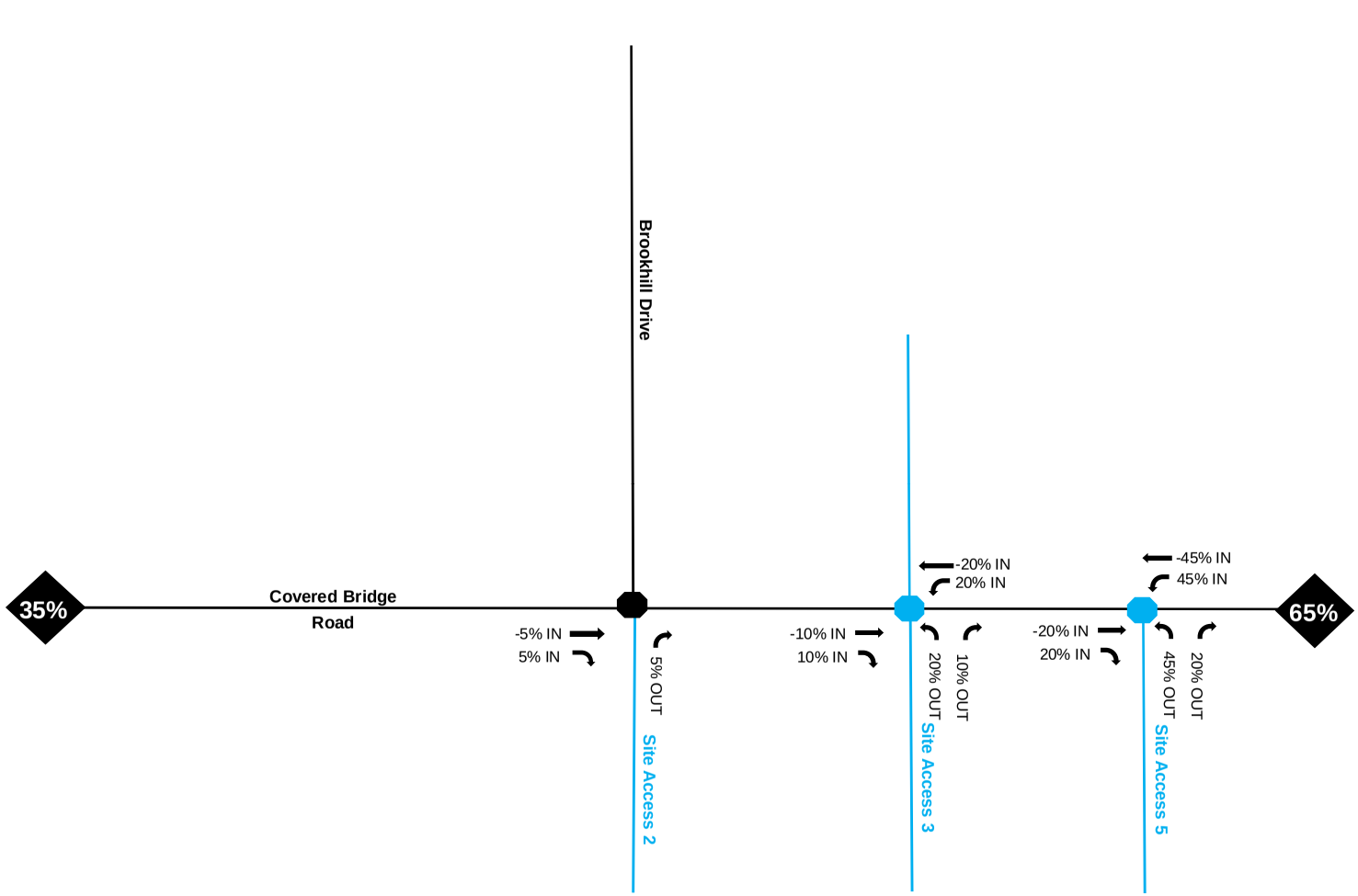

LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING GREY = UNANALYZED BLUE = PROPOSED
%	DESTINATION NODE

FIGURE 11C
FULL BUILD
RETAIL
PASS-BY TRIP
DISTRIBUTION

STEEPLECHASE MIXED-USE DEVELOPMENT

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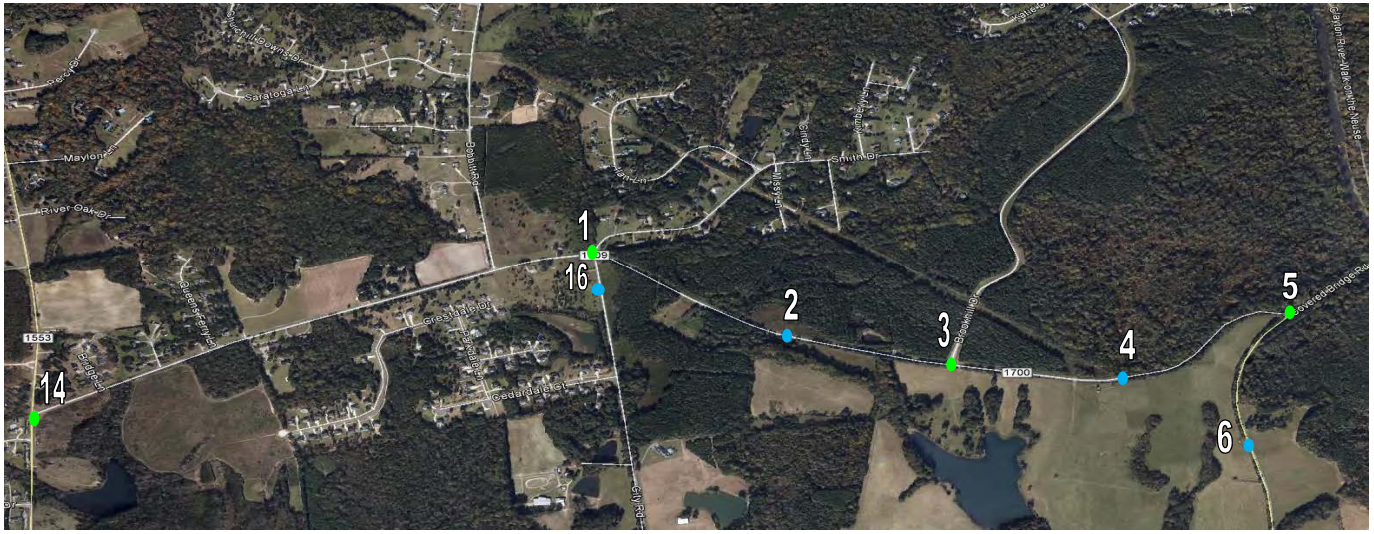

LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING BLUE = PROPOSED GREY = UNANALYZED
	AM / PM

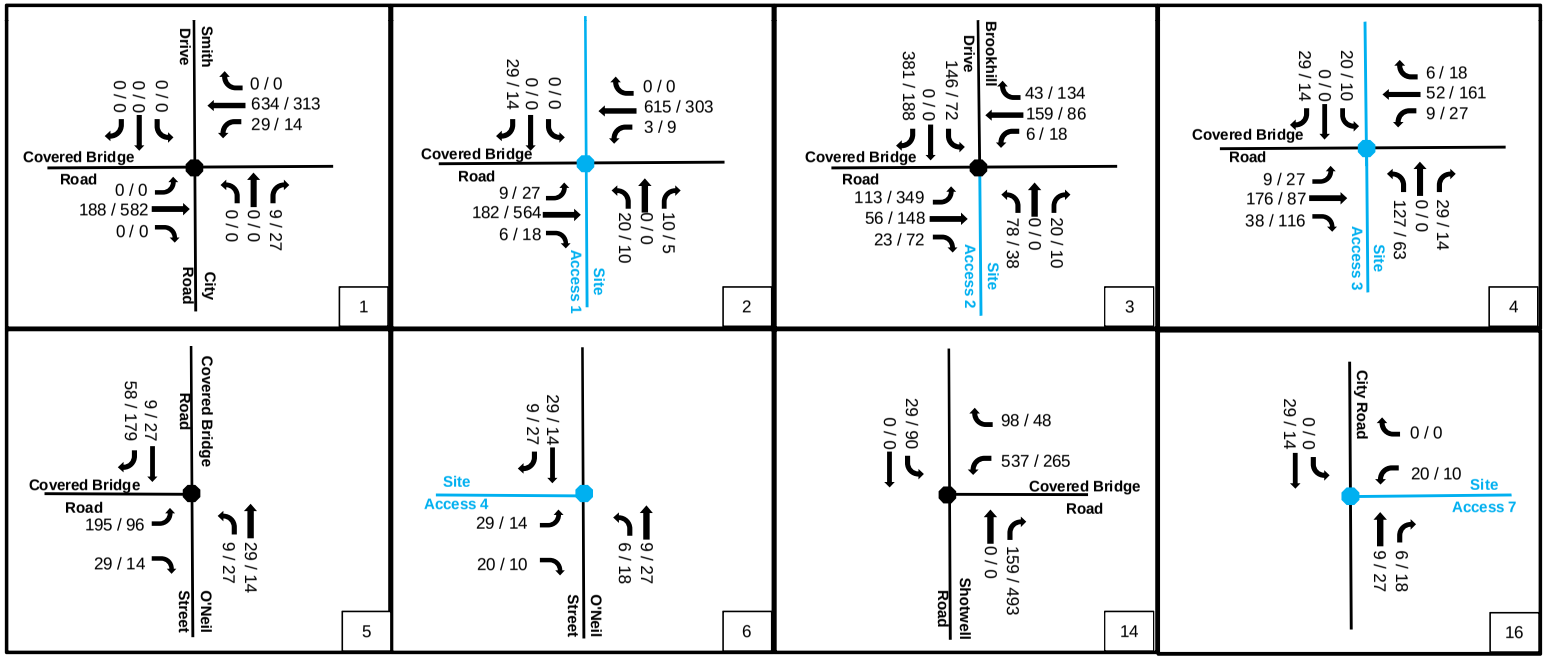

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FIGURE 12A
FULL BUILD - RESIDENTIAL SITE

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

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LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Roadway
- Traffic Movement
- BLACK = EXISTING
  BLUE = PROPOSED
  GREY = UNANALYZED
- AM / PM

FIGURE 12A
FULL BUILD - RESIDENTIAL SITE

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

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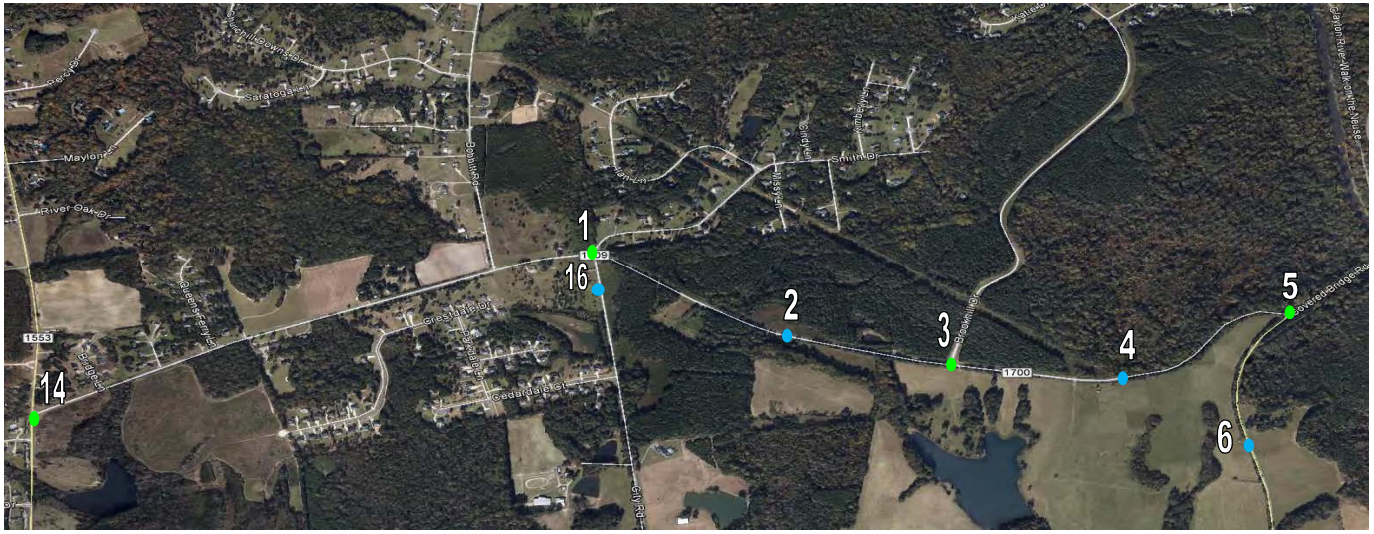

LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING BLUE = PROPOSED GREY = UNANALYZED
	AM / PM

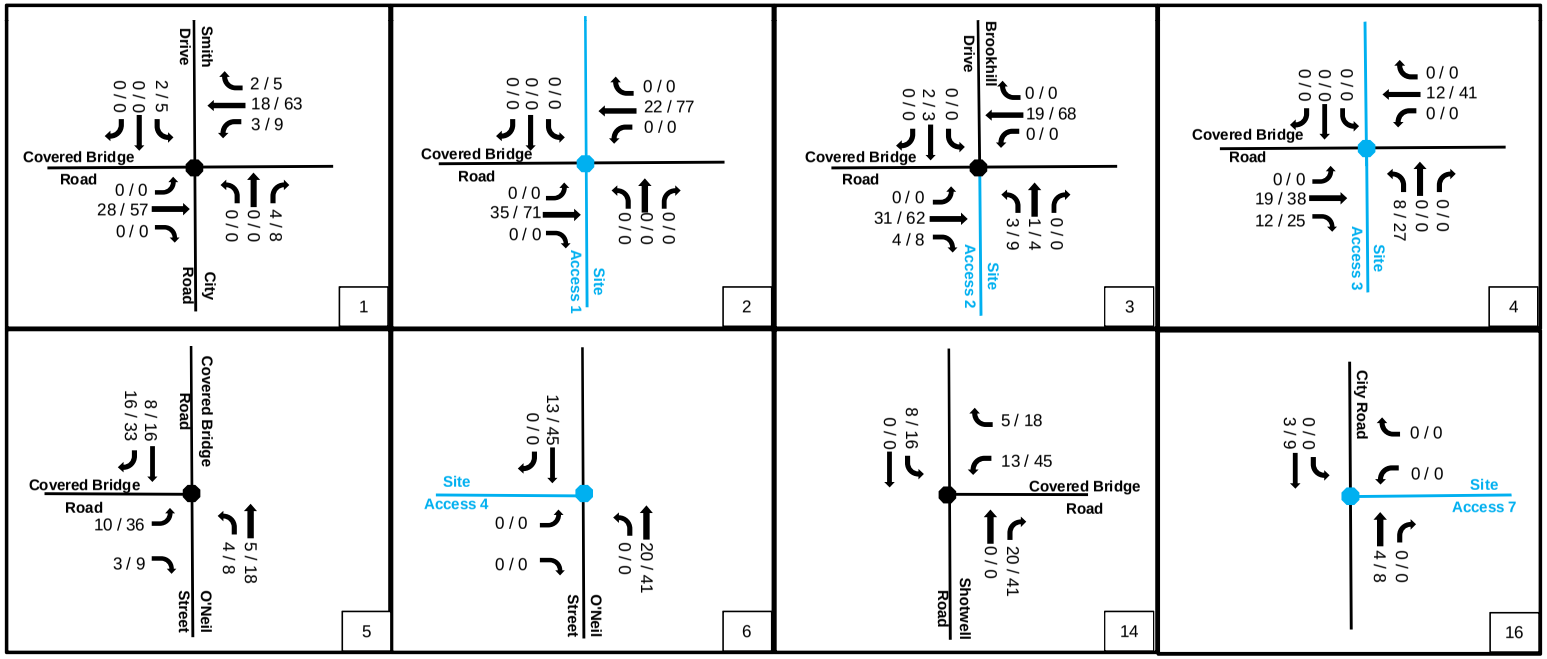

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FIGURE 12B
FULL BUILD - RETAIL
SITE TRIPS

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

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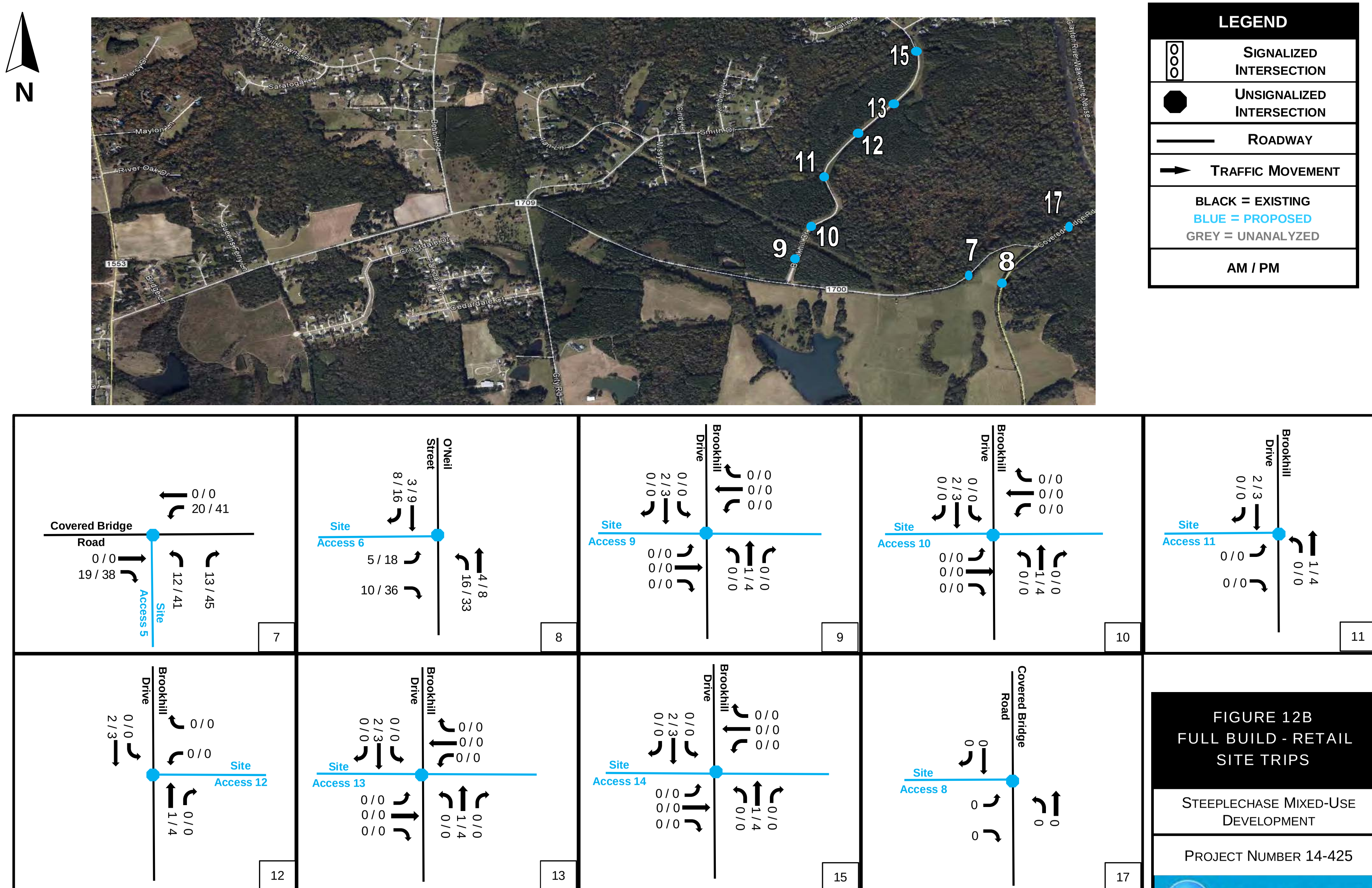

FIGURE 12B
FULL BUILD - RETAIL
SITE TRIPS

STEEPLECHASE MIXED-USE DEVELOPMENT

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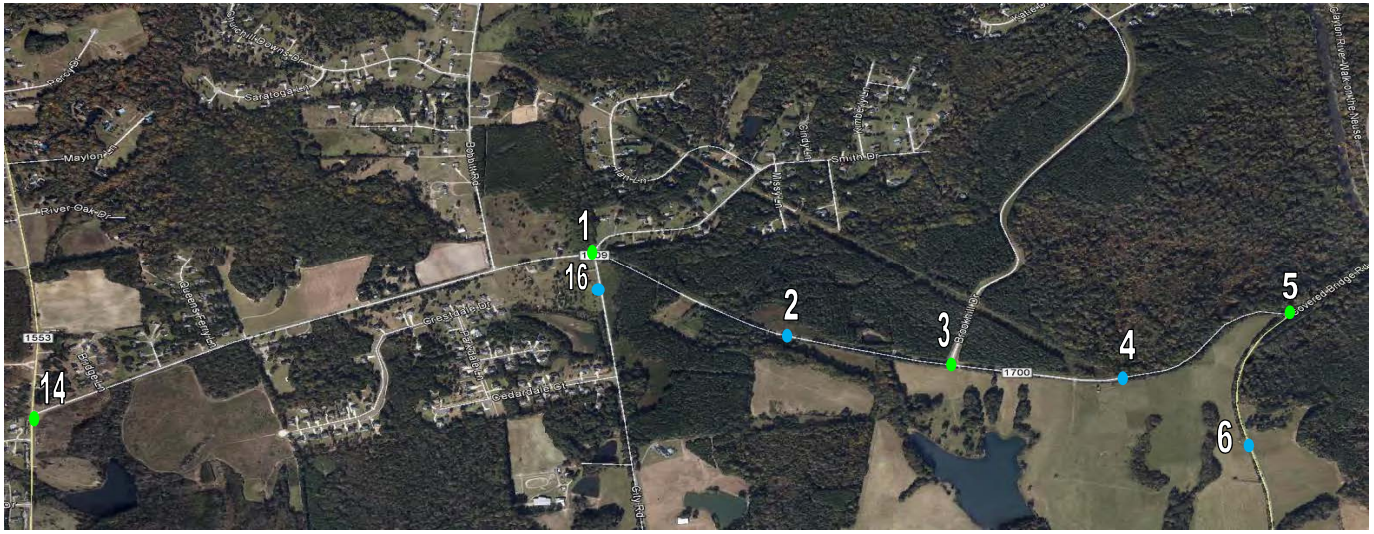

LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING BLUE = PROPOSED GREY = UNANALYZED
	AM / PM

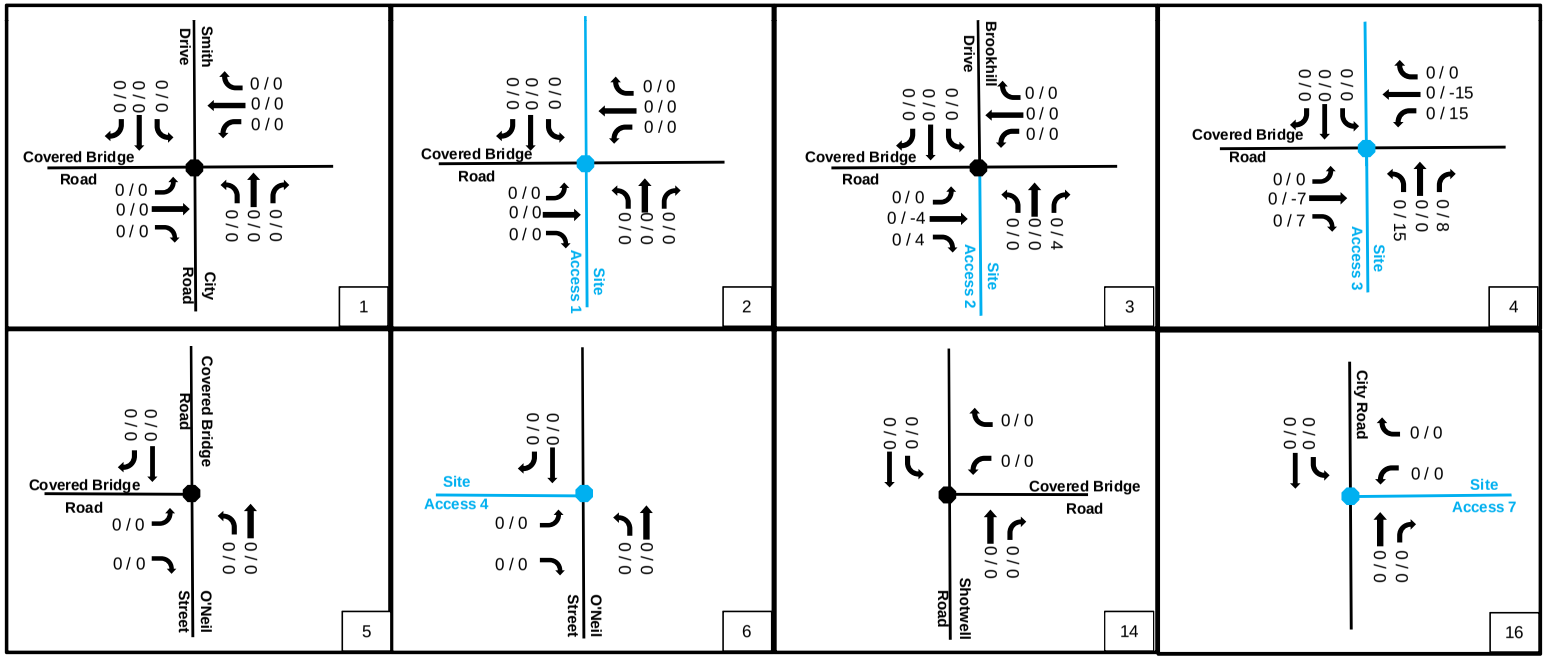

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FIGURE 12C
FULL BUILD - PASS-BY SITE TRIPS

STEEPLECHASE MIXED-USE DEVELOPMENT

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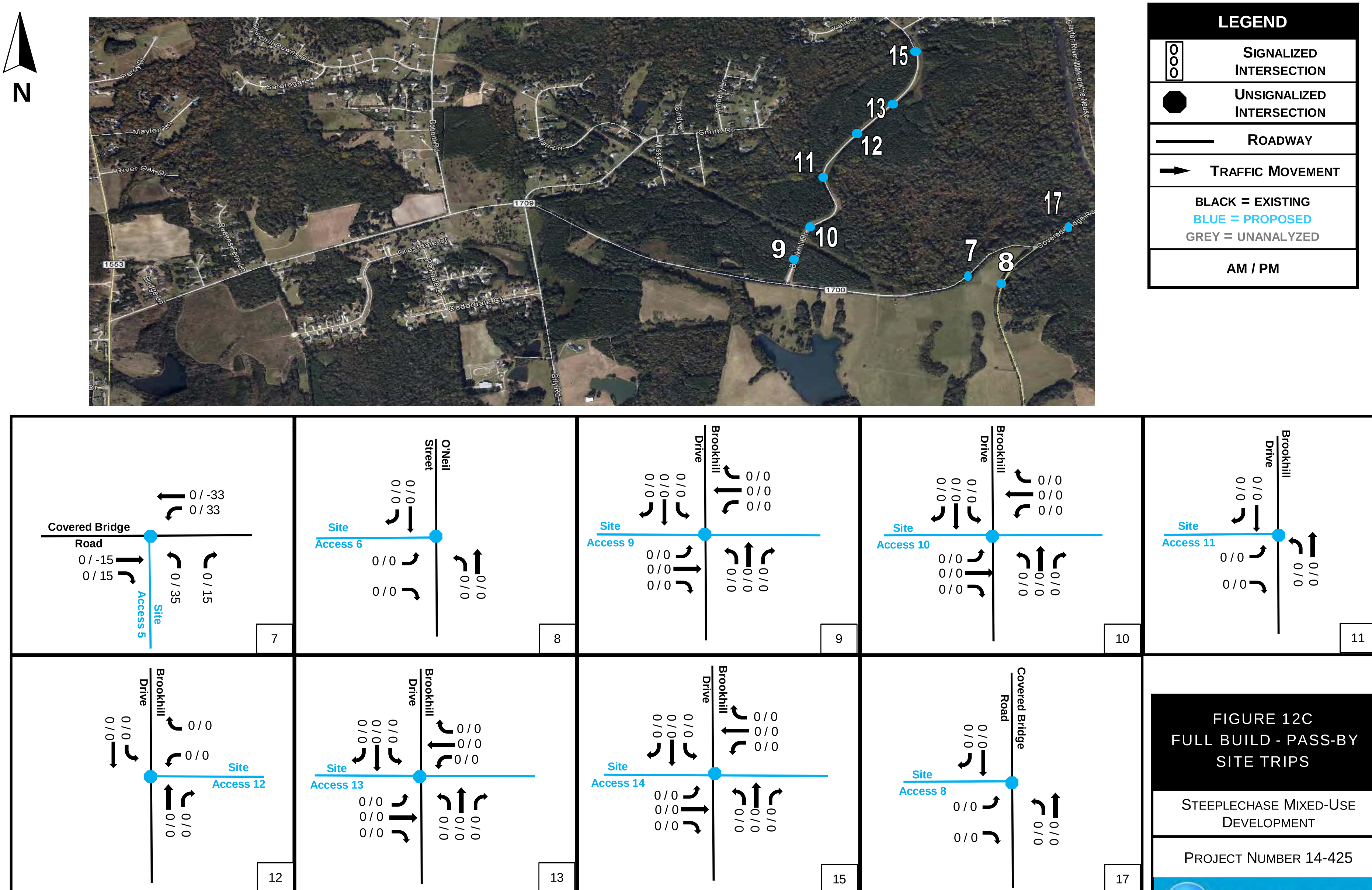

LEGEND

	Signalized Intersection
	Unsignalized Intersection
	Roadway
	Traffic Movement

BLACK = EXISTING
BLUE = PROPOSED
GREY = UNANALYZED

AM / PM

FIGURE 12C
FULL BUILD - PASS-BY SITE TRIPS

Steeplechase Mixed-Use Development

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LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Roadway
- Traffic Movement
  - BLACK = EXISTING
  - BLUE = PROPOSED
  - GREY = UNANALYZED
  - AM / PM

N

FIGURE 13
2025 FULL BUILD
FUTURE VOLUMES

STEEPLECHASE MIXED-USE DEVELOPMENT

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LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Roadway
- Traffic Movement
- BLACK = EXISTING
  BLUE = PROPOSED
  GREY = UNANALYZED
- AM / PM

N

FIGURE 13
2025 FULL BUILD
FUTURE VOLUMES

STEEPLECHASE MIXED-USE DEVELOPMENT

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8.6 Full Build Discussion of Results

The following section discusses 2025 Full Build level of service for each intersection. During the review of the TIA, the Town of Clayton and NCDOT requested that the following intersections: Covered Bridge Road at City Road/ Smith Drive, Covered Bridge Road at Brookhill Drive and Covered Bridge Road at O'Neil Street, be analyzed as a roundabout for the future full build-out conditions. The roundabout analyses were analyzed with SIDRA, reports are in the appendix.

Covered Bridge Road at City Road/ Smith Drive

In 2025 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Full Build site traffic, LOS F is expected in the AM and PM peak. This LOS F condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods. The traffic simulation does not indicate any queuing issues at this intersection. Therefore, no improvements are recommended.

Roundabout Analysis

As requested, a roundabout was tested at the intersection for future conditions. During the 2025 future build conditions, a single-lane roundabout is expected to operate at LOS F in the AM and PM peaks. A dual-lane roundabout was analyzed and is expected to operate at LOS E in the AM and PM peaks. The roundabout is not expected to fail after zero (0) years in the AM and PM peak. The NCDOT Guidelines dictate that "the design of a roundabout should be based on projected traffic 20 years after completion of construction." Based on analysis results, a roundabout is not anticipated to have sufficient capacity for the 20-year timeframe.

Covered Bridge Road at Site Access 1

In Full Build conditions, this intersection is expected to operate at LOS F in the AM and PM peaks. The LOS F condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods. In addition, site traffic will have the opportunity to utilize other site access points, including signals, which will serve as a relief valve should the delay be excessive. Therefore, no improvements are recommended.

Covered Bridge Road at Brookhill Drive/ Site Access 2

In 2025 future no build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. With the addition of Full Build site traffic, LOS F is expected in the AM and PM peaks. In order to improve the operation of this intersection, it is recommended to:

- Signalize the intersection
- Provide an eastbound left turn lane of 425 feet of storage with appropriate taper
- Provide a westbound left turn lane of 150 feet of storage with appropriate taper

- Provide a northbound left turn lane of full storage and a through-right turn lane of 100 feet of storage with appropriate taper
- Provide a southbound left turn lane of 150 feet storage for left turn lane

With this improvement, it is expected to operate at LOS D in the AM and PM peaks.

Roundabout Analysis

As requested, a roundabout was analyzed for this intersection. During the 2025 future build conditions, a single-lane roundabout is expected to operate at LOS F in the AM peak and LOS F in the PM peaks. A dual-lane roundabout was analyzed and is expected to operate at LOS C in the AM and PM peaks but it is expected to fail in four (4) years in the AM peak and two (2) years in the PM peak. Based on analysis results, a roundabout is not anticipated to have sufficient capacity for the 20-year timeframe.

Covered Bridge Road at Site Access 3

With the recommended improvement in place from Phase 1, this intersection is expected to operate at LOS E in the AM peak and LOS F in the PM peak. The LOS E and F condition is typical for minor streets at unsignalized intersections. The delays are expected to be minimal and limited to the peak periods. In addition, site traffic will have the opportunity to utilize other site access points, including signals, which will serve as a relief valve should the delay be excessive. Therefore, no additional improvements are recommended.

Covered Bridge Road at O'Neil Street

In 2025 future no build conditions, this unsignalized intersection is expected to operate at LOS C in the AM peak and LOS F in the PM peak. With the addition of Full Build site traffic and the recommended improvement in place from Phase 1, this intersection is expected to operate at LOS F in the AM and PM peaks. It is recommended to signalize this intersection in order to accommodate future traffic volumes.

With this improvement, this intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak.

Roundabout Analysis

As requested, this intersection was analyzed as a roundabout in future conditions. During the 2025 future build conditions, a single-lane roundabout is expected to operate at LOS C in the AM peak and LOS D in the PM peaks. This roundabout is expected to fail after two (2) years in the AM peak and to exceed the desired level of saturation before the first year in the PM peak. A dual-lane roundabout was analyzed and is expected to operate at LOS B in the AM peak and LOS C in the PM peak. This roundabout is expected to operate for twenty (20) years for the AM peak but fail in nine (9) years in the PM peak. Based on analysis results, a roundabout is not anticipated to have sufficient capacity for the 20-year timeframe.

O'Neil Street at Site Access 4

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended.

Covered Bridge Road at Site Access 5

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM peak and LOS E in the PM peak. Based on projected volumes, an eastbound right turn lane and westbound left turn lane will be warranted on Covered Bridge Road. In order to facilitate turning movements in and out of this site access, the following improvements are recommended:

- Provide eastbound right turn lane with 100 feet of storage and appropriate taper
- Provide westbound left turn lane with 100 feet of storage and appropriate taper

With these improvements in place, this intersection is expected to operate at LOS B in the AM peak and LOS D in the PM peak.

O'Neil Street at Site Access 6

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM peak and LOS C in the PM peak. No improvements are recommended.

Brookhill Drive at Site Access 9

In Full Build conditions, this unsignalized intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 10

In Full Build conditions, this unsignalized intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 11

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 12

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

Brookhill Drive at Site Access 13

In Full Build conditions, this unsignalized intersection is expected to operate at LOS C in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Shotwell Road

In 2025 future no build conditions, this unsignalized intersection is expected to operate at LOS F in the AM and PM peaks. With the addition of Full Build site traffic and the recommended improvements in place from Phase 1, this intersection is expected to operate at LOS D in the AM peak and LOS C in the PM peak. No additional improvements are recommended.

Brookhill Drive at Site Access 14

In Full Build conditions, this unsignalized intersection is expected to operate at LOS B in the AM and PM peaks. No improvements are recommended.

City Road at Site Access 7

In Full Build conditions, this unsignalized intersection is expected to operate at LOS A in the AM and PM peaks. No improvements are recommended.

Covered Bridge Road at Site Access 8

In Full Build conditions, this unsignalized intersection is expected to operate at LOS E in the AM peak and LOS F in the PM peak. A LOS E/F is typical for minor streets at unsignalized intersections, but delays are expected to be minimal. Therefore, no improvements are recommended.

Improvements are illustrated in Figure 14 for Full Build.

8.7 Level of Service Summary

Table 8.2 presents the summary of the level of service analysis for all study intersections.

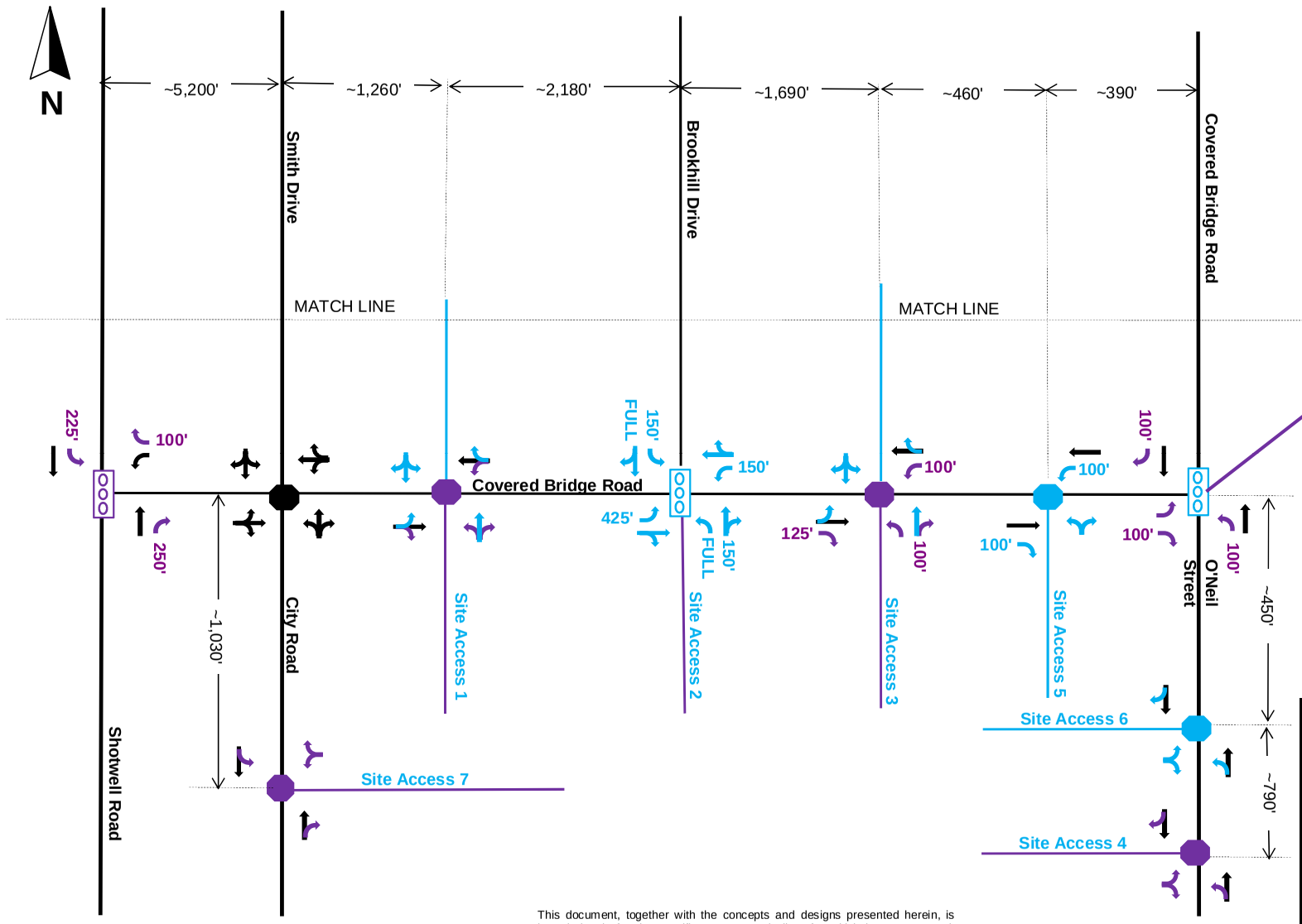
Table 8.2 - Level of Service Summary

AM Peak	2014 Existing	2025 Future No Build	2025 Full Build	2025 Full Build with Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.4) SB Approach	B (14.1) SB Approach	F (80.3) SB Approach	
Covered Bridge Road at Site Access 1			F (64.5) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (11.1) SB Approach	B (12.2) SB Approach	F (Err) NB Approach	D (46.6) Signalized
Covered Bridge Road at Site Access 3			E (40.1) NB Approach	
Covered Bridge Road at O'Neil Street	C (16.8) EB Approach	C (24.5) EB Approach	F (94.9) EB Approach	B (13.7) Signalized
O'Neil Street at Site Access 4			B (14.5) EB Approach	
Covered Bridge Road at Site Access 5			B (14.6) NB Approach	B (14.5) NB Approach
O'Neil Street at Site Access 6			B (12.7) EB Approach	
Brookhill Drive at Site Access 9			C (20.2) WB Approach	
Brookhill Drive at Site Access 10			C (18.2) WB Approach	
Brookhill Drive at Site Access 11			B (11.5) EB Approach	
Brookhill Drive at Site Access 12			B (12.2) WB Approach	
Brookhill Drive at Site Access 13			C (15.2) WB Approach	
Covered Bridge Road at Shotwell Road	D (31.0) WB Approach	F (117.6) WB Approach	D (48.3) Signalized	
Brookhill Drive at Site Access 14			B (11.2) WB Approach	
City Road at Site Access 7			A (9.2) WB Approach	
Covered Bridge Road at Site Access 8			E (36.8) EB Approach	

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

Table 8.2 - Level of Service Summary cont.				
PM Peak	2014 Existing	2025 Future No Build	2025 Full Build	2025 Full Build with Improvements
Covered Bridge Road at City Road/ Smith Drive	B (12.6) NB Approach	B (14.6) NB Approach	F (165.2) SB Approach	
Covered Bridge Road at Site Access 1			F (107.4) NB Approach	
Covered Bridge Road at Brookhill Drive/ Site Access 2	B (12.0) SB Approach	B (13.7) SB Approach	F (Err) NB Approach	D (42.3) Signalized
Covered Bridge Road at Site Access 3			F (88.6) NB Approach	
Covered Bridge Road at O'Neil Street	F (68.9) EB Approach	F (317.6) EB Approach	F (692.7) EB Approach	C (20.6) Signalized
O'Neil Street at Site Access 4			C (17.7) EB Approach	
Covered Bridge Road at Site Access 5			E (37.7) NB Approach	D (35.0) NB Approach
O'Neil Street at Site Access 6			C (16.0) EB Approach	
Brookhill Drive at Site Access 9			C (21.3) WB Approach	
Brookhill Drive at Site Access 10			C (19.0) WB Approach	
Brookhill Drive at Site Access 11			B (10.7) EB Approach	
Brookhill Drive at Site Access 12			B (12.8) WB Approach	
Brookhill Drive at Site Access 13			C (15.6) WB Approach	
Covered Bridge Road at Shotwell Road	E (38.0) WB Approach	F (165.0) WB Approach	C (26.7) Signalized	
Brookhill Drive at Site Access 14			B (11.8) WB Approach	
City Road at Site Access 7			A (9.3) WB Approach	
Covered Bridge Road at Site Access 8			F (59.4) EB Approach	

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay



LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT

BLACK = EXISTING
GREY = UNANALYZED
PURPLE = PHASE 1
BLUE = PROPOSED

Per the site plan, this intersection will be realigned

*** NOT TO SCALE ***

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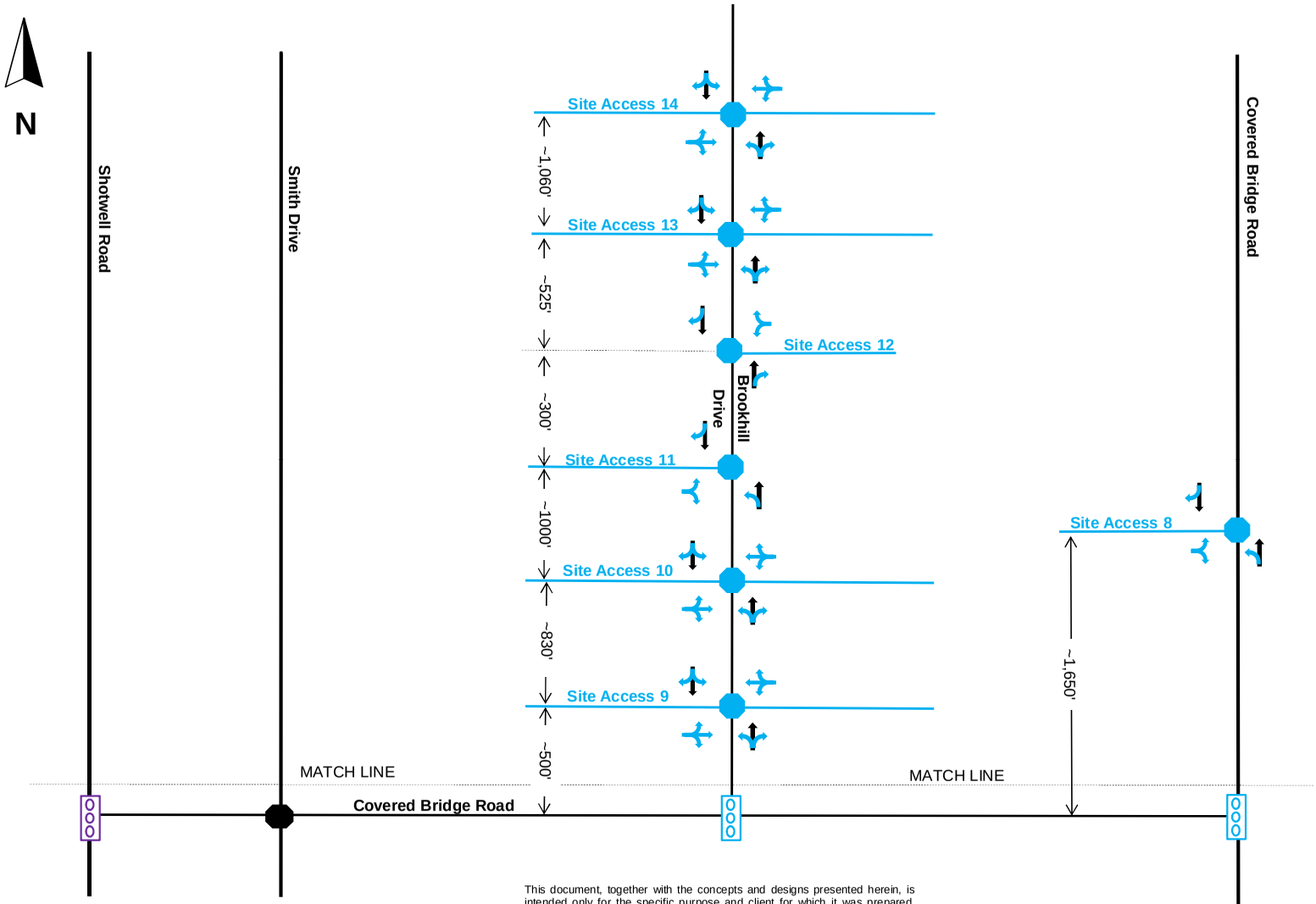
FIGURE 14
FULL BUILD
RECOMMENDED
IMPROVEMENTS

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

DAVENPORT



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LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Roadway
- Traffic Movement

BLACK = EXISTING
GREY = UNANALYZED
PURPLE = PHASE 1
BLUE = PROPOSED

FIGURE 14
FULL BUILD
RECOMMENDED
IMPROVEMENTS

Steeplechase Mixed-Use Development

Project Number 14-425

DAVENPORT

8.8 Left-over Access

As requested by NCDOT, an analysis was conducted for full build conditions with a left-over condition (left in, right in and right out) at Site Access 1, Site Access 3 and Site Access 5. The left turning movements at Site Access 1, 3 and 5 were redirected to the Brookhill Drive access point as shown in Figure 15. Figure 16 illustrates the full build volumes for this condition. The resulting level of service is discussed below for intersections that experienced a change in level of service.

Covered Bridge Road at Site Access 1

In Full Build conditions, with a left-over concept in place, this intersection is expected to operate at LOS C in the AM and PM peaks. Compared to conditions without the left-over, the LOS is expected to improve due to prohibiting minor street left turns.

Covered Bridge Road at Brookhill Drive/ Site Access 2

With the left-over condition in place at Site Accesses 1, 3, and 5, additional traffic was routed to this signalized intersection. With improvements previously recommended in place, this intersection is anticipated to operate at LOS D in the AM and PM peaks.

To accommodate the additional volumes, it is recommended to extend the southbound left turn lane to 175 feet of storage with appropriate taper.

Covered Bridge Road at Site Access 3

In Full Build conditions, with a left-over concept and turn lanes from Phase 1 in place, this intersection is expected to operate at LOS B in the AM and PM peaks. Compared to conditions without the left-over, the LOS is expected to improve due to prohibiting minor street left turns. With the left-over condition in place, a single exiting lane can be provided.

Covered Bridge Road at Site Access 5

In Full Build conditions, with a left-over concept and turn lanes from Phase 1 in place, this intersection is expected to operate at LOS B in the AM and PM peaks. Compared to conditions without the left-over, the LOS is expected to improve due to prohibiting minor street left turns. With improvements previously recommended in place, this intersection is anticipated to operate at LOS B in the AM and PM peaks.

All remaining study intersections' level of service and improvements remained the same as the full access condition.

Improvements are illustrated in Figure 17 for Full Build with the left-over condition.

8.9 Level of Service Summary

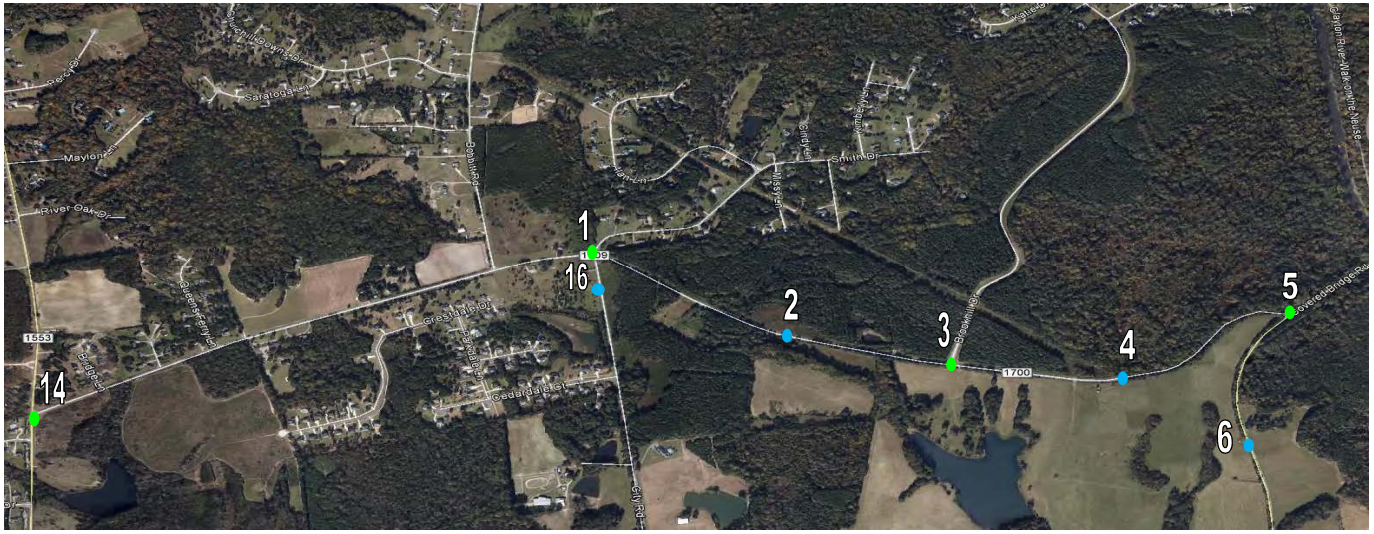
Table 8.3 presents the summary of the level of service analysis for all study intersections.

Table 8.3 - Level of Service Summary – Left-Over Access Conditions

Intersections	Full Build with Improvements	
	AM Peak	PM Peak
Covered Bridge Road at Site Access 1	C (24.1) SB Approach	C (21.0) NB Approach
Covered Bridge Road at Brookhill Drive/ Site Access 2	D (55.0) Signalized	D (52.3) Signalized
Covered Bridge Road at Site Access 3	B (11.5) SB Approach	B (12.3) NB Approach
Covered Bridge Road at Site Access 5	B (10.6) NB Approach	B (12.5) NB Approach

LOS (delay in seconds)
Note for unsignalized conditions, LOS and delay indicates only minor street approach with longest delay

N



LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING BLUE = PROPOSED GREY = UNANALYZED
	AM / PM

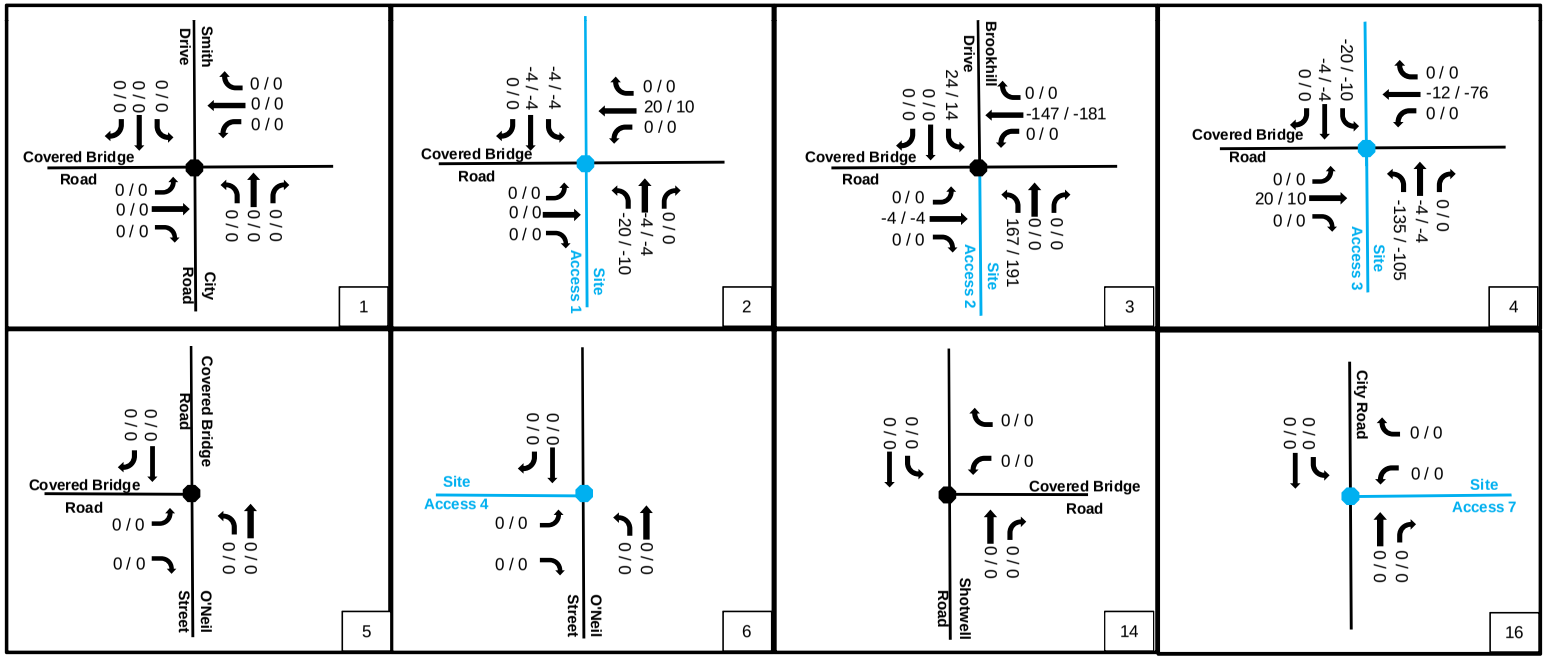


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FIGURE 15
REREOUTED VOLUMES

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

DAVENPORT

N

LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
	BLACK = EXISTING BLUE = PROPOSED GREY = UNANALYZED
	AM / PM

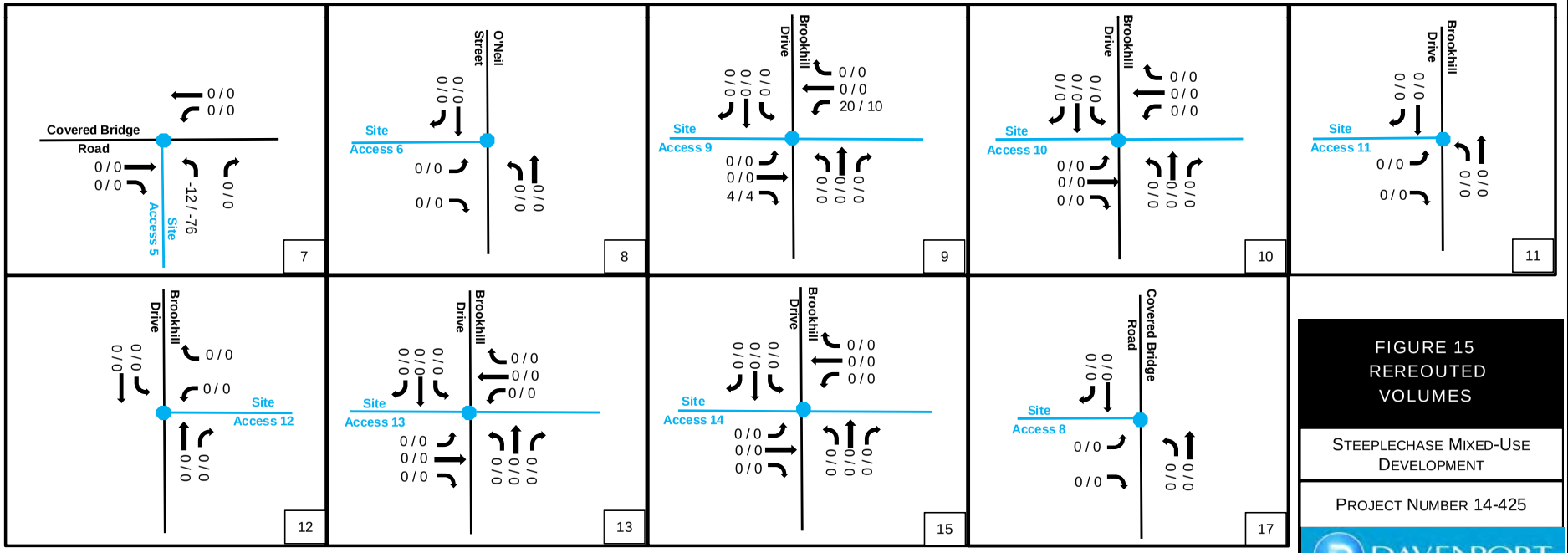

FIGURE 15
REREOUTED VOLUMES

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

DAVENPORT

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LEGEND

- Signalized Intersection
- Unsignalized Intersection
- Roadway
- Traffic Movement
- BLACK = EXISTING
  BLUE = PROPOSED
  GREY = UNANALYZED
- AM / PM

N

*** NOT TO SCALE ***

FIGURE 16
2025 LEFT-OVER CONDITION - FULL BUILD FUTURE VOLUMES

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

DAVENPORT

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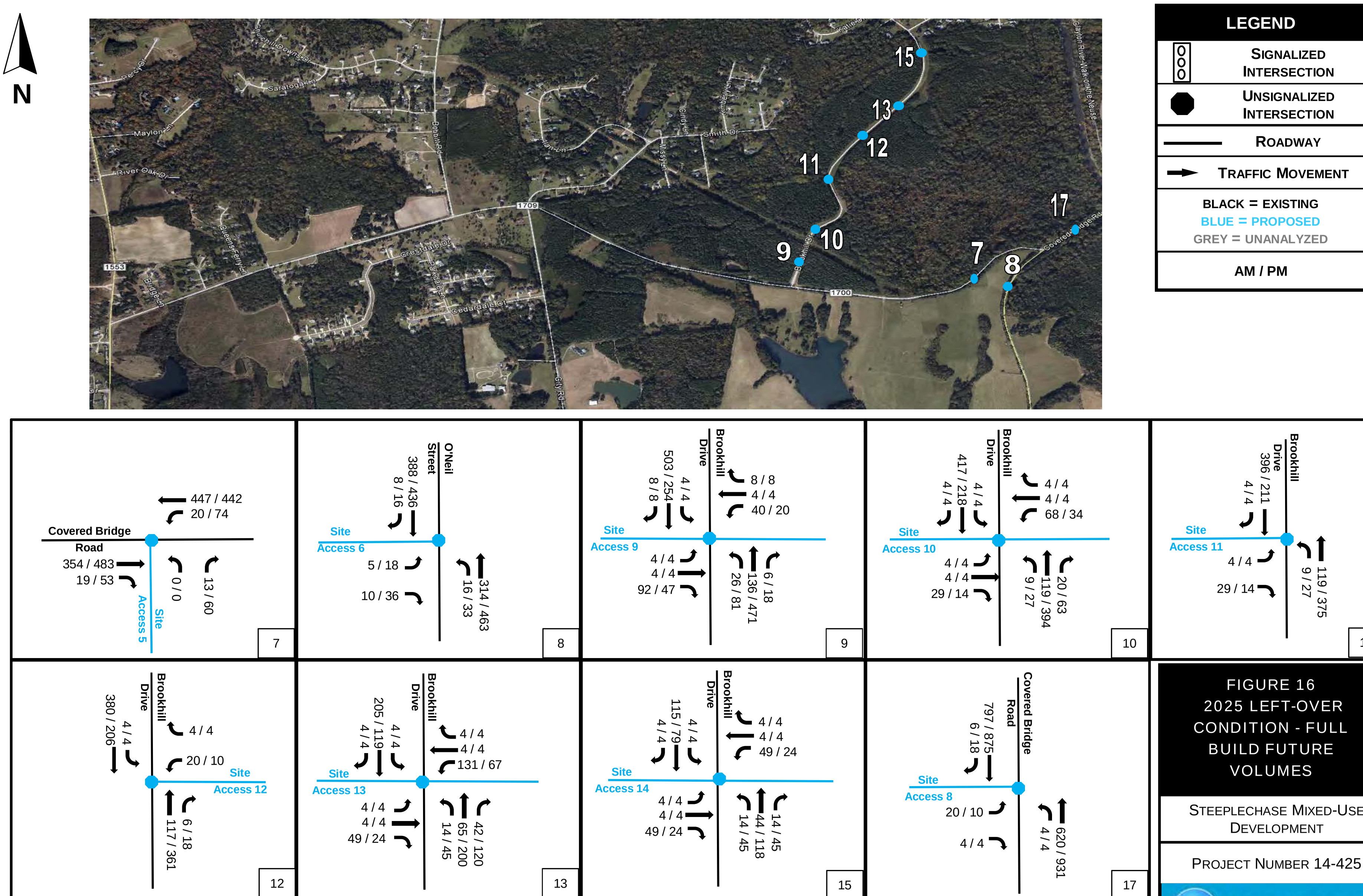

FIGURE 16
2025 LEFT-OVER CONDITION - FULL BUILD FUTURE VOLUMES

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

DAVENPORT

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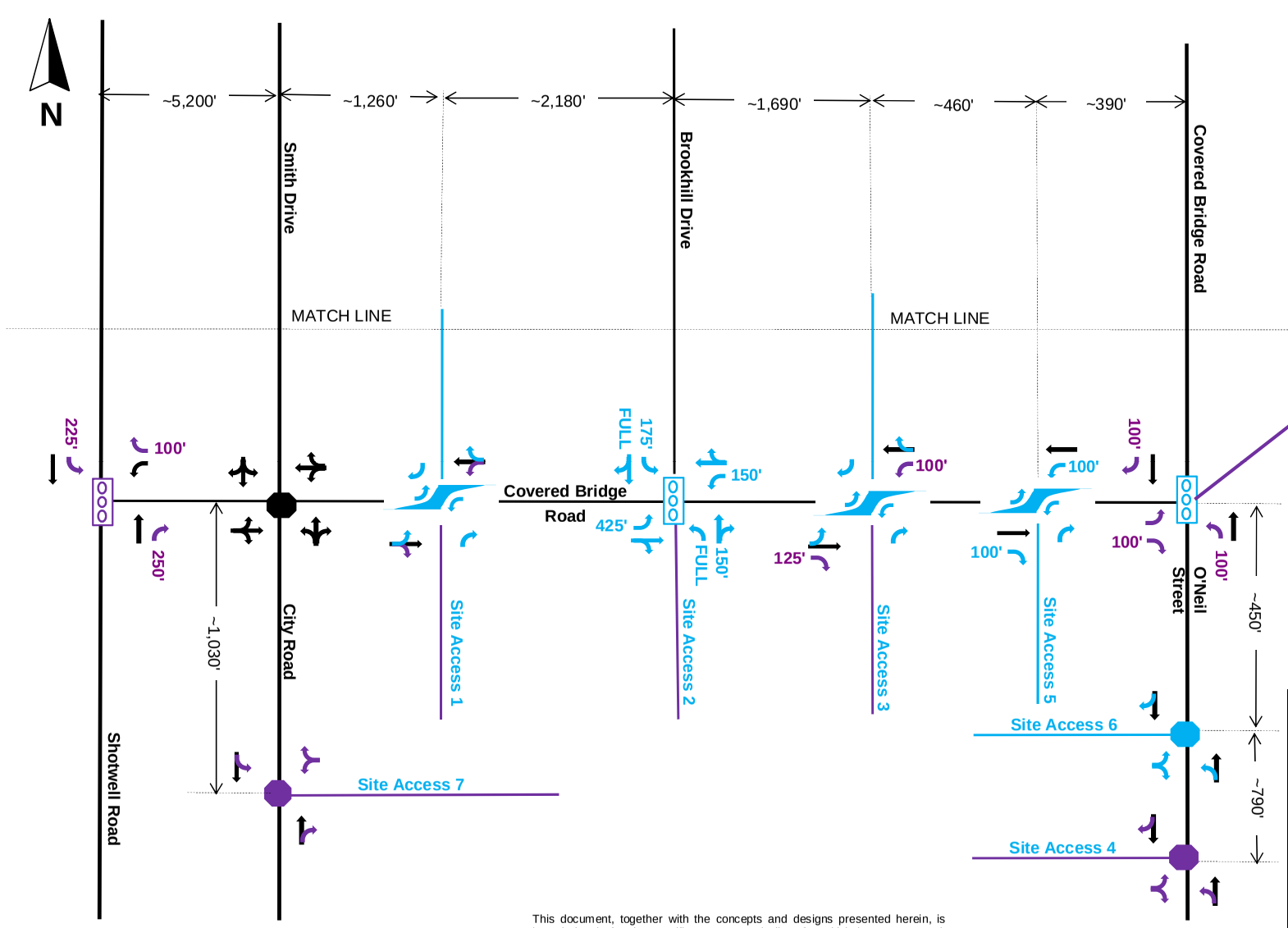

LEGEND

	SIGNALIZED INTERSECTION
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT

BLACK = EXISTING
GREY = UNANALYZED
PURPLE = PHASE 1
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Per the site plan, this intersection will be realigned

*** NOT TO SCALE ***

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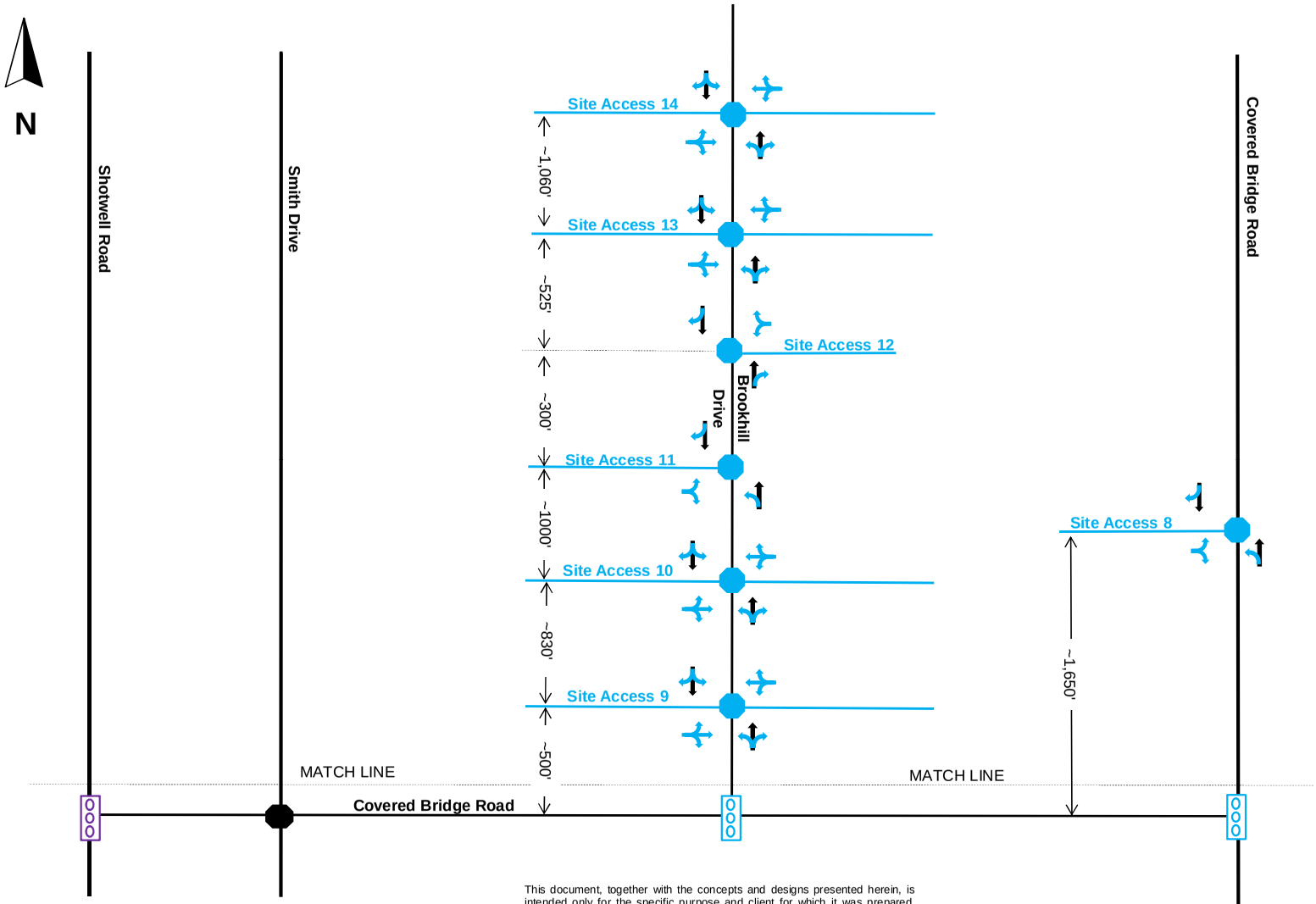
FIGURE 17
LEFT-OVER CONDITION
FULL BUILD
RECOMMENDED IMPROVEMENTS

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

DAVENPORT



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LEGEND

- SIGNALIZED INTERSECTION
- UNSIGNALIZED INTERSECTION
- ROADWAY
- TRAFFIC MOVEMENT

BLACK = EXISTING
GREY = UNANALYZED
PURPLE = PHASE 1
BLUE = PROPOSED

FIGURE 17
LEFT-OVER CONDITION
FULL BUILD
RECOMMENDED IMPROVEMENTS

STEEPLECHASE MIXED-USE DEVELOPMENT

PROJECT NUMBER 14-425

DAVENPORT

9.0 Summary and Conclusion

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

The proposed Steeplechase Mixed-Use Development is located along Covered Bridge Road bordered by City Road and O'Neil Street in Clayton, North Carolina. The land uses, phasing, and build out date estimates were established for analytical purposes and do not necessarily represent a prediction of the development schedule.

This study analyzes two phases for the property's development:

Phase 1 development assumed 511 single family dwelling units and 312 townhome dwelling units. This phase of development is envisioned to be completed in 2017. This phase will utilize three (3) access points on Covered Bridge Road, one (1) access point on City Road and one (1) access point on O'Neil Street.

Full Build development was assumed to have 716 additional single family dwelling units, 317 additional townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. The combination of both Phase 1 and Full build yield a total of 1,227 single family dwelling units, 629 townhome dwelling units, 344 apartment dwelling units and 75,000 square feet of retail. This phase of development is envisioned to be completed in 2025. This phase will add two (2) access points on Covered Bridge Road, one (1) access point on O'Neil Street and six (6) access points on Brookhill Drive.

The Town of Clayton and NCDOT requested roundabout analyses be conducted for the intersections of Covered Bridge Road at City Road/ Smith Drive, Covered Bridge Road at Brookhill Drive and Covered Bridge Road at O'Neil Street. The analysis found that a roundabout was anticipated to operate at an unacceptable level of service in full build conditions, and/or the roundabout was anticipated to fail within the 20 year design timeframe.

In addition, NCDOT requested that Site Accesses 1, 3 and 5 be analyzed with a left-over condition. Analysis results show that acceptable level of service is anticipated at the study intersections with the recommended improvements in place.

Table 9.1 on the following page summarizes the recommended improvements for each Phase. Improvements are illustrated in Figure 9 for Phase 1. Improvements are illustrated in Figure 14 and 17 for Full Build and Full Build with left-over conditions, respectively.

In conclusion, this study has reviewed the impacts of both background traffic and this development traffic, and has determined that with the recommended improvements in place, there will be adequate capacity to accommodate future traffic. The final design of these improvements will need to be coordinated during the site plan approval process.

Please note that all accesses to the site are required to be constructed to NCDOT standards where applicable.

Table 9.1 – Recommended Improvement Summary										
	No Build	Phase 1			Full Build					
	2014 (0 Lots)	2015 (250 Lots)	2016 (500 Lots)	2017 (823 Lots)	2018 (1,075 Lots)	2019 (1,325 Lots)	2020 (1,575 Lots + Retail)	2021 (1,825 Lots)	2022 (2,075 Lots)	2023-2025 (2,200 Lots)
Covered Bridge Road at Brookhill Drive/ Site Access 2						Provide SBL turn lane 150 feet storage and appropriate taper (175 feet in left-over condition)	• Provide EBL turn lane with 425 feet storage and appropriate taper • Provide WBL turn lane with 150 feet of storage and appropriate taper • Provide NB through-right turn lane with 150 feet storage and appropriate taper	Signalize intersection		
Covered Bridge Road at Site Access 3		• Provide EBR turn lane with 125 feet storage and appropriate taper • Provide WBL turn lane with 100 feet storage and appropriate taper • Provide NB through-right turn lane with 100 feet storage and appropriate taper								
Covered Bridge Road at O'Neil Street	(Note: Although turn lanes are currently needed, they will be provided during realignment)			• Realign intersection per site plan • Provide EBR turn lane with 100 feet storage and appropriate taper • Provide NBL turn lane with 100 feet storage and appropriate taper • Provide SBR turn lane with 100 feet storage and appropriate taper	Signalize intersection					
Covered Bridge Road at Site Access 5							• Provide EBR turn lane with 100 feet storage and appropriate taper • Provide WBL turn lane with 100 feet storage and appropriate taper			
Covered Bridge Road at Shotwell Road	Signalize intersection	• Provide NBR turn lane with 250 feet storage and appropriate taper • Provide SBL turn lane with 225 feet storage and appropriate taper • Provide WBR turn lane with 100 feet storage and appropriate taper								

TOWN OF CLAYTON
SUBDIVISION APPLICATION
EVALUATION FORM

Application Number: ***PSD 2014-128***

The Town Council shall decide the matter of Subdivision Application Number ***PSD 2014-128*** *by motion and vote on each of the following four findings of fact. Any motion to find against the application must be supported by statement of specific reasons or conclusions reached in support of the motion.*

Finding One of Four:

Circle One

A. Based on the evidence and testimony presented it is the finding of the Council that the subdivision, if approved, will meet all required specifications and will conform to the Town Unified Development Ordinance. (Applicant meets the criteria for approval).

B. Based on the evidence and testimony presented it is the finding of the Council that the subdivision, if approved, will meet all required specifications and will conform to the Town Unified Development Ordinance: (Applicant meets the criteria for approval upon acceptance of the noted conditions.)

_____
_____
_____
_____

C. Based on the evidence and testimony presented it is the finding of the Council that the subdivision, if approved, will not meet all required specifications and/or will not conform to the Town Unified Development Ordinance for the following stated reasons: (Applicant fails to meet the criteria for approval.)

_____
_____
_____
_____

Finding Two of Four:

Circle One

A. Based on the evidence and testimony presented it is the finding of the Council that the subdivision, if approved, 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. (Applicant meets the criteria necessary for approval.)

B. Based on the evidence and testimony presented it is the finding of the Council that the subdivision, if approved, 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 upon compliance with the following stated conditions: (Applicant meets the criteria necessary for approval upon acceptance of the noted conditions.)

_____
_____
_____
_____

C. Based on the evidence and testimony presented it is the finding of the Council that the subdivision, will be detrimental to the use or orderly development of other properties in the surrounding area and/or will violate the character of existing standards for development of properties in the surrounding area for the following stated reasons: (Applicant fails to meet the criteria necessary for approval.)

_____
_____
_____
_____

Finding Three of Four:

Circle One

A. Based on the evidence and testimony presented it is the finding of the Council that the subdivision design, if approved, 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. (Applicant meets the criteria necessary for approval.)

B. Based on the evidence and testimony presented it is the finding of the Council that the subdivision design, if approved, 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 upon compliance with the following stated conditions: (Applicant meets the criteria necessary for approval upon acceptance of the noted conditions.)

_____
_____
_____
_____

C. Based on the evidence and testimony presented it is the finding of the Council that the subdivision design, if approved, will not provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will not provide for the unified and orderly use of or extension of public infrastructure, and/or will materially endanger the environment, public health, safety, or the general welfare for the following reasons. (Applicant fails to meet the criteria for approval.)

_____
_____
_____
_____

Finding Four of Four:

Circle One

A. Based on the evidence and testimony presented it is the finding of the Council that the subdivision, if approved, 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. (Applicant meets the criteria necessary for approval.)

B. Based on the evidence and testimony presented it is the finding of the Council that the subdivision, if approved, 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 upon compliance with the following stated conditions: (Applicant meets the criteria necessary for approval upon acceptance of the noted conditions.)

_____
_____
_____
_____

C. Based on the evidence and testimony presented it is the finding of the Council that the subdivision, if approved, will adversely affect the general plans for the orderly growth and development of the town and/or is not consistent with the planning policies adopted by the Town Council for the following stated reasons: (Applicant fails to meet the criteria necessary for approval.)

_____
_____
_____
_____

Once all findings have been decided one of the two following motions must be made:

Motion to Approve: Based upon satisfactory compliance with the above four stated findings and fully contingent upon acceptance and compliance with all conditions as previously noted herein and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representative I move to approve Subdivision Application # **_2014-128**

OR

Motion to Deny: Based upon failure to meet all of the above four stated findings and for reasons stated therein, I move to deny Subdivision Application **# 2014-128.**

TOWN OF CLAYTON
MOTION GRANTING SUBDIVISION APPROVALS
SHORT FORM

Motion:

Based on the substantial and competent evidence and testimony presented to the Town Council on this matter, the Council finds and concludes that Subdivision Application **PSD 2014-128, Steeplechase Planned Development**, (subject to the conditions recommended by the Planning Board and Planning Staff and with full incorporation of all statements and agreements entered into the record by the testimony of the applicant and applicant's representatives):

(1) That the subdivision meets all required specifications of the Town Unified Development Ordinance;

(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;

(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; and

(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.

Duly adopted by the Clayton Town Council this 20th day of April, 2015.

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: **6a** **Meeting Date: April 20, 2015**

TITLE: **Sewer Bid Process – Sam's Branch Phase 2**

DESCRIPTION: **Mr. Tim Simpson will present an overview and timeline of the process for Sewer Bids at Sam's Branch Phase 2.**

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	None – Informational only	None

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 6b **Meeting Date:** April 20, 2015

TITLE: Rezoning – 15-05-02-RZ – Riverwood Athletic Club - Ravens Ridge 8C

DESCRIPTION: Mr. DeYoung will present a report regarding request for rezoning of this 8.2 acre property which is adjacent to the original Raven's Ridge Phase 8C (formerly known as the House Tract), east of an adjacent to the Neuse River, south of and adjacent to the existing Riverwood Athletic Club and north of Covered Bridge Road. The applicant is requesting approval to rezone the property from R-E to R-8.

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Set Public Hearing for May 4, 2015	Staff Report Maps Application Consistency & Reasonableness Statement

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

Planning Board
March 23, 2015

STAFF REPORT

Application Number: 15-08-02-RZ
Project Name: **Riverwood Athletic Club, Raven's Ridge Phase 8C Rezoning**

NC PIN / Tag #: 176000-73-7987 / 16I03028G
Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: DC Adams Engineering Inc
Owner: FSC IV LLC

Neighborhood Meeting: March 12, 2015
Public Noticing:

- sign posted March 19, 2015
- letters mailed TBD, 2015
- newspaper ad TBD, 2015

PROJECT LOCATION: This property includes 8.2 acres adjacent to the original Raven's Ridge Phase 8C, (formerly known as the House Tract), east of and adjacent to the Neuse River, south of and adjacent to the existing Riverwood Athletic Club, and north of Covered Bridge Rd.

REQUEST: The applicant is requesting approval to rezone the property from R-E to R-8. The property has recently been, or is currently in process of, annexation into the Town of Clayton.

SITE DATA:

Acreage:	8.2 acres
Present Zoning:	Residential-Estate (R-E)
Proposed Zoning:	Residential-8 (R-8)
Existing Use:	Vacant/Agricultural

ADJACENT ZONING AND LAND USES:

North: Zoning: R-8

	Existing Use:	Single Family Residential (Riverwood Athletic Club Subdivision)
South:	Zoning:	R-E
	Existing Use:	Vacant/Agricultural
East:	Zoning:	R-E
	Existing Use:	Vacant/Agricultural
West:	Zoning:	R-10 and R-E (across the Neuse River)
	Existing Use:	Neuse River, with Residential/Agriculture beyond

---

STAFF ANALYSIS AND COMMENTARY:

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

This rezoning is contingent upon an annexation of this property into the Town of Clayton. It represents the continued expansion of the Riverwood Athletic Club (RWAC) subdivision, and will be part of the Raven's Ridge subdivision, Phase 8C. A master plan modification (to expand the boundaries of RWAC to include the subject property) and subdivision plat (to modify the existing Phase 8C and expand it to include the subject property) (both under project # 15-08-01-SUB) are also occurring concurrently with the annexation and rezoning.

Compatibility with Surrounding Land Uses
This property is compatible with surrounding land uses, as it will be the continued expansion of the RWAC.

Access/Streets:
The property is accessed through the RWAC subdivision.

Consistency with the Strategic Growth Plan
This rezoning is consistent with the 2008 Strategic Growth Plan; see Goal 2.5.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-E to R-8. This is concurrent with master plan modification and annexation to the Riverwood Athletic Club (RWAC).
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with 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.

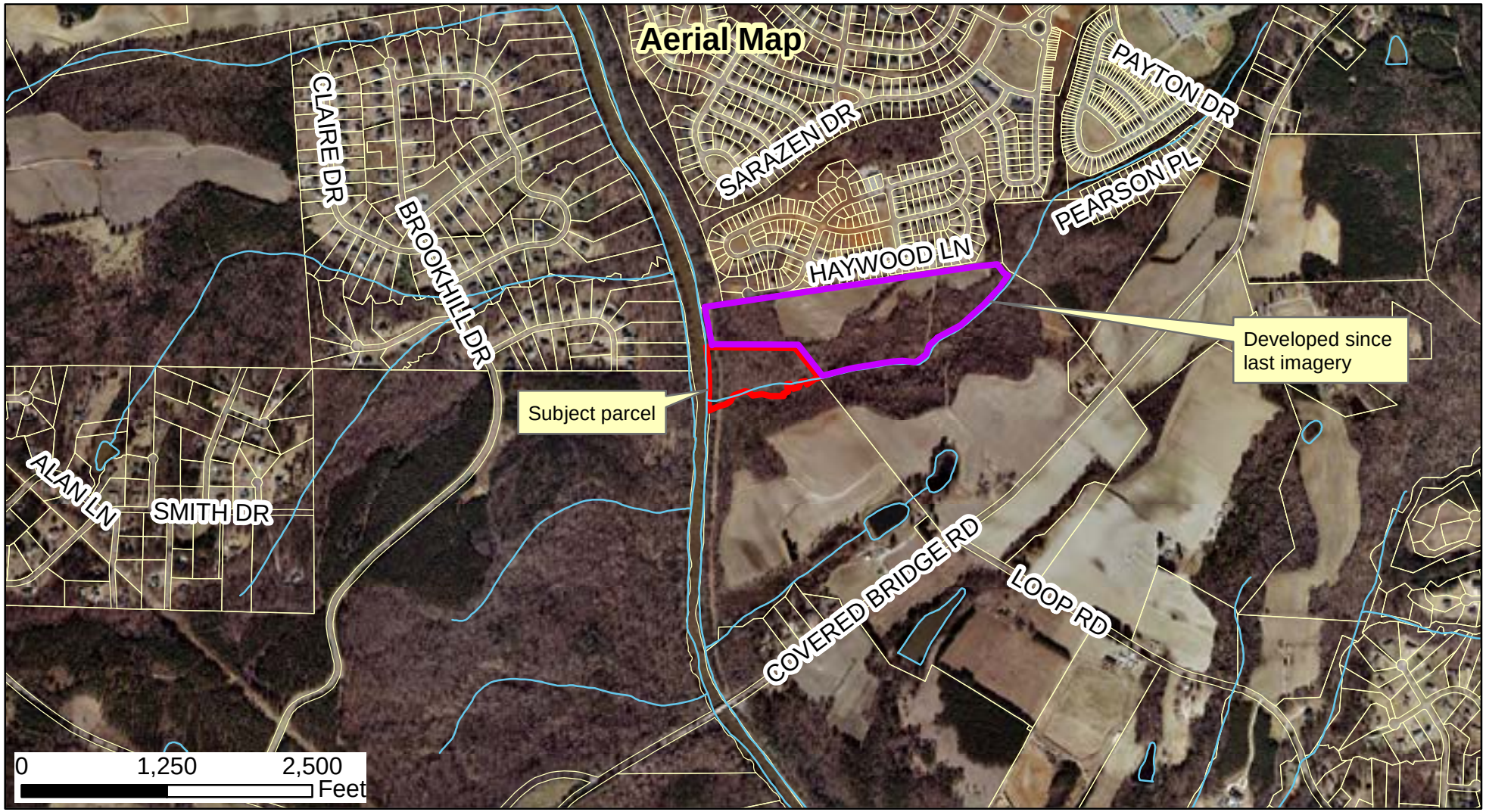
STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning.

PLANNING BOARD RECOMMENDATION:

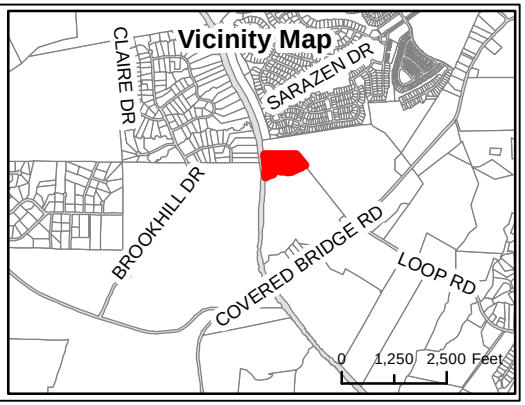
ATTACHMENTS:

1) Aerial Map
2) Existing and Proposed Zoning Map
3) Proposed Land Use Map
4) Table 2.1 – allowed uses
5) Application
6) Neighborhood Meeting Materials (if available)
7) Statement of Consistency and Reasonableness



15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C Subdivision and Rezoning from R-E to R-8

Applicant: DC Adams Engineering, Inc.
Property Owner: FSC IV LLC (Fred Smith Co.)
Parcel ID Number: 176000-73-7987
Tag #: 16I03028G



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Produced by: TOC Planning

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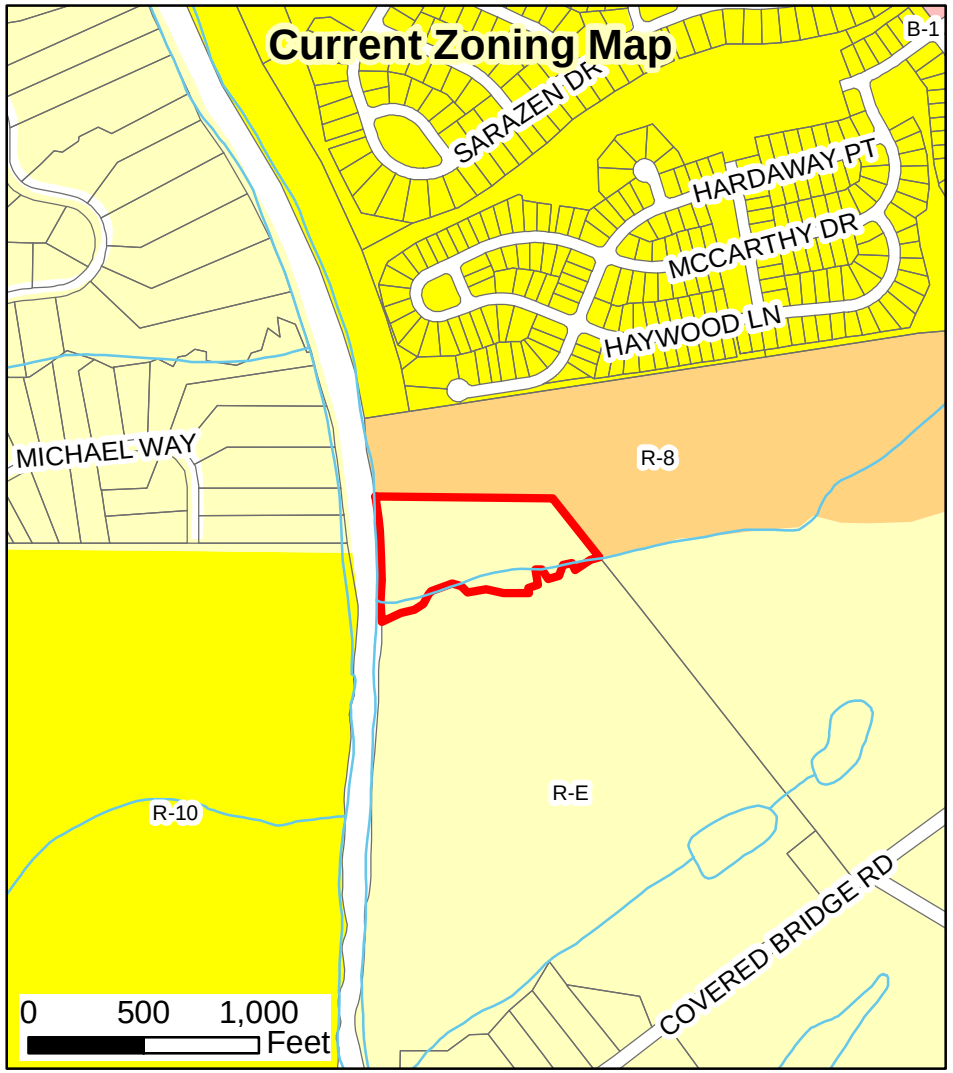
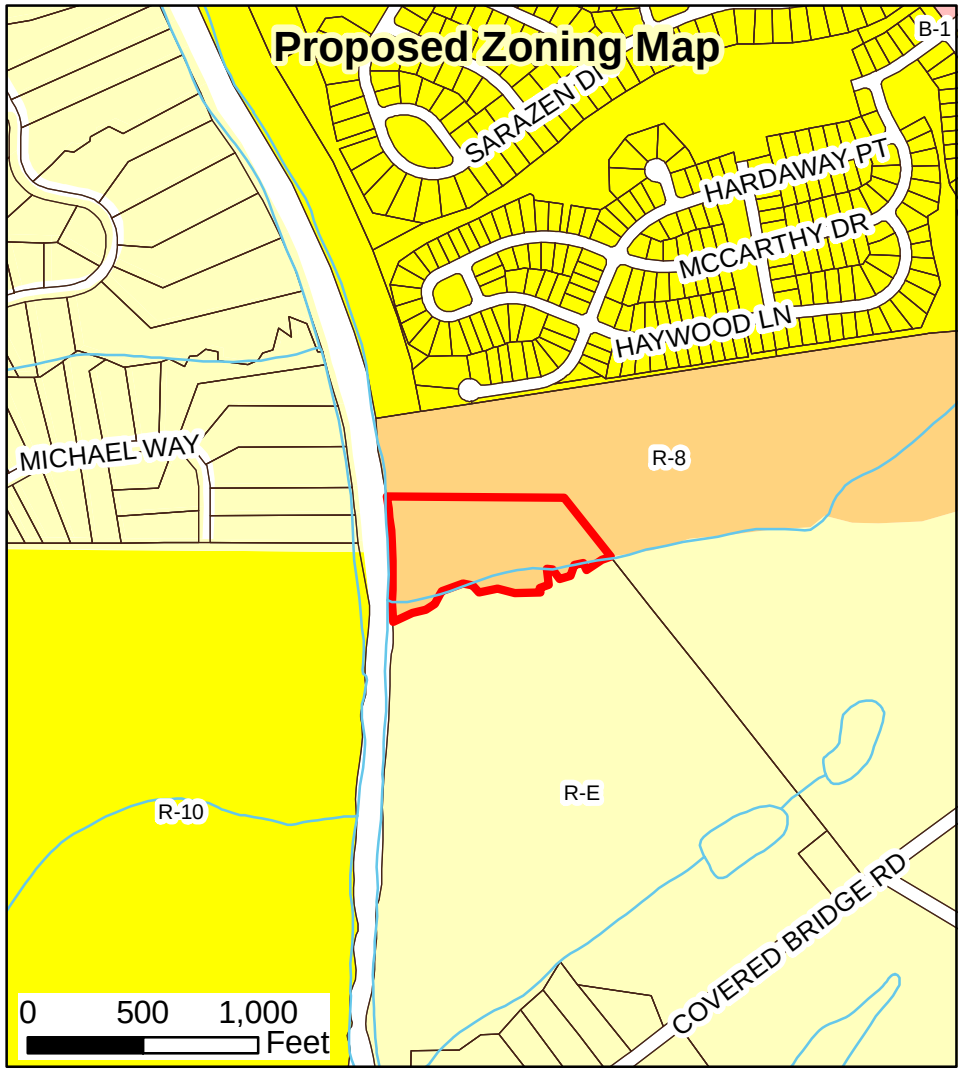
03/14/2015 Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-08-02-RZ - RWAC - Raven's Ridge 8C Rezoning - House Tract\Maps\Staff Rpt Map 15-08-02-RZ - Aerial.mxd





15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C Subdivision and Rezoning from R-E to R-8

Applicant: DC Adams Engineering, Inc.
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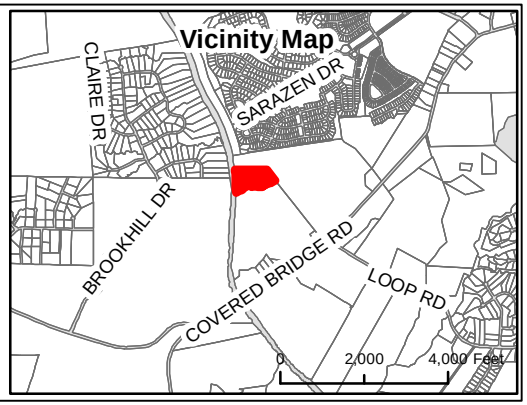
Parcel ID Number: 176000-73-7987
Tag #: 16I03028G

Legend

Subject parcel	B-2
R-E	B-3
R-10	PD-C
R-8	I-1
R-6	I-2
PD-R	O-I
O-R	PD-MU
B-1	

N



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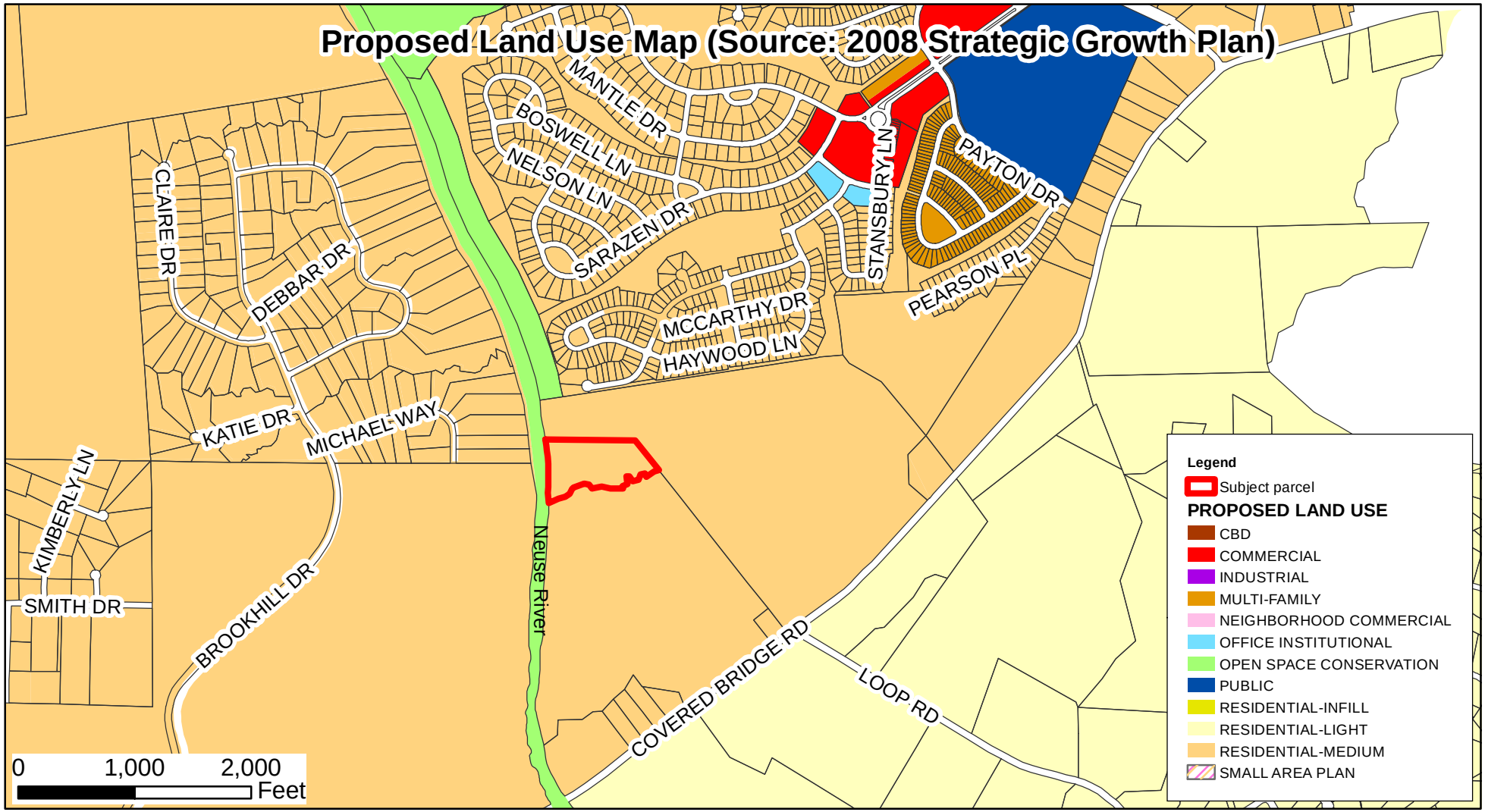
3/14/2015 Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-08-02-RZ - RWAC - Raven's Ridge 8C Rezoning - House Tract\Maps\Staff Rpt Map 15-08-02-RZ - Existing and Proposed Zoning.mxd



Proposed Land Use Map (Source: 2008 Strategic Growth Plan)
15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C Subdivision and Rezoning from R-E to R-8

Applicant: DC Adams Engineering, Inc.
Property Owner: FSC IV LLC (Fred Smith Co.)
Parcel ID Number: 176000-73-7987
Tag #: 16I03028G

Produced by: TOC Planning

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03/14/2015 Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-08-02-RZ - RWAC - Raven's Ridge 8C Rezoning - House Tract\Maps\Staff Rpt Map 15-08-02-RZ - FLUM.mxd

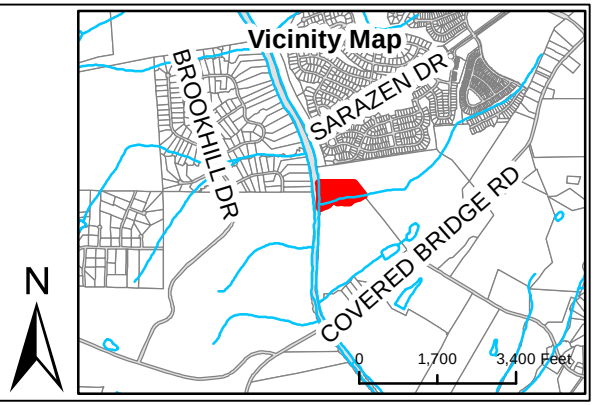


Table 2-1 Use Regulations

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Residential Uses												
Adult Care Home (2-6 Adults)	P	P	P	P								§155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S			§155.301(A)
Adult Care Home (13+ Adults)						C	S	S	S			§155.301(A)
Alley Loaded House		P	P	P								§155.301(B)
Apartments		S	S	S	S	S	S	S	S			§155.301(C)
Boarding House				C		P		P				§155.301(D)
Child Care Home	C	C	C	C	C							§155.301(E)
Manufactured Home	P											§155.301(F)
Manufactured Home Park	S											§155.301(G)
Nursing Home (Congregate Living Facility)	C			C		P		S	P			§155.301(H)
Two family House		S	S	S	S							§155.301(I)
Townhouse		S	S	S	S	S	S	S	S			§155.301(J)
Security/Caretaker Quarters	C								C			§155.301(K)
Single Family House	P	P	P	P								§155.301(L)
Upper-story Residence	S	S	S	S	S	P	P	P	P			§155.301(M)
Zero Lot Line House		P	P	P								§155.301(N)
Public and Civic Uses												
Assembly, Not For Profit	S					P			P			§155.302(A)
Cemetery	P								P			§155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C			§155.302(C)
College or University						P						§155.302(D)
Day Care (Supervision for 3-8)	C	C	C	C	C							§155.302(E)
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P			§155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	§155.302(F)
Hospital or Medical Center						P			P			§155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						§155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	§155.302(I)
Recreational Uses												
Entertainment, Indoor						C	C	C	P	P		§155.303(A)
Entertainment, Outdoor									C	P		§155.303(B)
Fitness Center						C	C	C	P	P		§155.303(C)
Golf Course	P	P	P	P								§155.303(D)
Gun Range							S	S	S	S	S	§155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	§155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	§155.303(G)
Stable, Private	P											§155.303(H)
Agricultural Uses												
Agriculture, Livestock	C										C	§155.304(A)
Agriculture, Sales and Service	P										C	§155.304(B)
Nursery	P					P	P	C	P			§155.304(C)
Commercial Uses												
Adult Oriented Business									S		S	§155.305(A)
Bed and Breakfast	P					P	P	P	P			§155.305(B)
Car Wash/Auto Detailing						C	C	P	P			§155.305(C)
Contractor Office						C	C		P	P	P	§155.305(D)
Contractor Storage Yard									C	C	P	§155.305(E)
Convenience Store with Gas Sales							C	C	P	P	P	§155.305(F)
Creative Studio					P	P	P	P	P			§155.305(G)
Financial Institution					P	P	P	P	P			§155.305(H)
Funeral Home				C	P	P	P	P	P			§155.305(I)
Hotel/Motel						S	S	S	P			§155.305(J)
Kennel	C							C				§155.305(K)
Laundry Services							C		C	P	P	§155.305(L)
Lounge, Cocktail							S		S	S	S	§155.305(M)
Microbrewery							P		P	P	P	§155.305(N)

Abridged Use Table, created: March 16, 2015
Town of Clayton, NC

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Newspaper Publisher									P	P	P	§155.305(O)
Office, General					P	P	P	P	P	P		§155.305(P)
Office, Medical					P	P	P	P	P	P		§155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	C	C			§155.305(R)
Pawn Shop									C	P		§155.305(S)
Radio or Television Studio									P	P	P	§155.305(T)
Restaurant, Drive-Through								C	C	C		§155.305(U)
Restaurant, General						C	P	P	P	C		§155.305(V)
Retail Sales, General							P		P			§155.305(W)
Retail Sales, Neighborhood							P	P	P			§155.305(X)
Self-storage Facility									C	P	P	§155.305(Y)
Service, General							P		P			§155.305(Z)
Service, Neighborhood							P	P	P			§155.305(AA)
Tattoo Parlor									S			§155.305(BB)
Towing Service and Storage									C	C	C	§155.305(CC)
Vehicle Repair or Service									S	P	P	§155.305(DD)
Vehicle Sales and Rental									P	P	P	§155.305(EE)
Veterinary Clinic						C	C	C	P			§155.305(FF)
Video Sweepstakes Operations										S		§155.305(GG)
Industrial Uses												
Building Supplies, Wholesale									C	P	P	§155.306(A)
Crematorium										P	P	§155.306(B)
Gas and Fuel, Wholesale										P	P	§155.306(C)
Laboratory, Research						P			P	P	P	§155.306(D)
Manufacturing, Limited										P	P	§155.306(E)
Manufacturing, General										C	P	§155.306(F)
Manufacturing, Heavy											P	§155.306(G)
Research and Development						P			P	P	P	§155.306(H)
Warehouse, Freight Movement									C	P	P	§155.306(I)
Utilities												
Recycling Center										P	P	§155.307(A)
Renewable Energy Facility	S									C	P	§155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	§155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	§155.307(D)
Utility, Major										P	P	§155.307(E)
Waste Service										C	P	§155.307(F)

Key:

P – Permitted

C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)

S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-05-02, passed 5-7-07; Am. Ord. 2009-06-06, passed 6-1-09; Am. Ord. 2009-08-03, passed 8-3-09; Am. Ord 2014-12-02, passed 12-1-14)

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

REZONING APPLICATION

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

Application fee: Standard Rezoning: $500.00
Rezoning to Planned Development District: $1,000.00 + $5.00 acre
All fees are due when the application is submitted.

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

SITE INFORMATION

Name of Project: 8C Ravens Ridge RIVERWOOD ATHLETIC CLUB (HOUSE TRACT) **Acreage of Property:** 8.2 ACRES

County Tag Number: 16I03028G **NC PIN:** 176000-73-7987

Address/Location: ADJACENT TO PHASE 8A OF RIVERWOOD ATHLETIC CLUB

Existing Zoning District: R-E

Proposed Zoning District: R-8 OPEN SPACE SUBDIVISION

Is project within an Overlay District? ☑ No ☐ Yes (list):

APPLICANT INFORMATION

Applicant: DC ADAMS ENGINEERING, INC

Mailing Address: 335 ATHLETIC CLUB BLVD, CLAYTON, NC 27527

Phone Number: 919-763-7278 **Fax:**

Contact Person: DONNIE ADAMS

Email Address: donnie@dcadamspe.com

RECEIVED FEB 03 2015 Town of Clayton Planning Department

FOR OFFICE USE ONLY

Date Received: Amount Paid: 500.00 File Number: 15-08-02-RZ

PROPERTY OWNER INFORMATION

Name: FSC IV LLC

Mailing Address: 400 RIVERWOOD DR, CLAYTON, NC 27527

Phone Number: 919-868-3222 **Fax:**

Email Address: Brian.Strickland@Fredsmithcompany.com

EXPLANATION OF PROJECT

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

THE PROPOSED REZONING REQUEST IS BEING MADE AS A PART OF MASTER PLAN REVISION FOR RIVERWOOD ATHLETIC CLUB. THIS PROPERTY WILL BE DEVELOPED IN THE SAME MANNER AS ADJACENT PHASES OF RIVERWOOD ATHLETIC CLUB.

REQUIRED INFORMATION (*to be submitted with the application*)

The following items must accompany a Rezoning application.

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

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

THE PROPOSED PLAN WILL BE CONSISTENT WITH ADOPTED PLANS OF THE TOWN AND WILL BE DEVELOPED/INCORPORATED INTO THE OVERALL RIVERWOOD ATHLETIC CLUB MASTER PLAN.

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

THE PROPERTY IS CURRENTLY IN THE TOWN'S ETJ AND WILL NEED TO BE ANNEXED. THE PROPOSED DISTRICT WILL ALLOW FOR DEVELOPMENT OF THE PROPERTY IN A MANNER CONSISTENT WITH ADJACENT DEVELOPMENT.

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

THE REZONING WILL MEET A SPECIFIC DEMAND WITHIN THE TOWN.

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 SEWER, WATER, 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 THE 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 THE 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.

Donna Adams, DC Adams Engineering, INC		2/2/2015
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERTY OWNERS LIST

Project Name: RIVERWOOD ATHLETIC CLUB (HOUSE TRACT)

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
	SEE	
	ATTACHED	

SAMPLE NEIGHBORHOOD MEETING LETTER - PLACE ON AGENT OR OWNER LETTERHEAD

Date

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: _____

Location: _____

Time: _____

Type of Application: _____

General Description: *[Provide information about the project that could assist those reviewing this letter, such as a brief description, layout or map]*

_____

If you have any questions prior to or after this meeting, you may contact us at ***Insert phone number of applicant***

Sincerely,

Applicant

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: February 25, 2015

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

Printed Name: Donnie Adams Signature:

Date of Meeting: March 12, 2015 Time of Meeting: 6:00

Location of Meeting: Riverwood Golf Club

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.*

To give ample time for adjacent owners to arrive, Donnie Adams opened the meeting at 6:10.

Donnie gave a brief description/summary of the property to be rezoned, the RWAC Master Plan revision (addition of the House property) and the preliminary subdivision plan for Phase C1/C2

The floor was opened for questions or comments. Hearing none, the meeting was closed at 6:20pm.

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

FRED SMITH COMPANY
SPORTS CLUB · RANCH · PROPERTIES

February 25, 2015

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:	March 12, 2015
Location:	Riverwood Golf Club
Time:	6:00 PM
Type of Application:	**15-08-01-SUB RIVERWOOD ATHLETIC CLUB MASTER PLAN REVISION and 15-08-02-RZ HOUSE 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 or by email at brian.strickland@fredsmithcompany.com.

Sincerely,

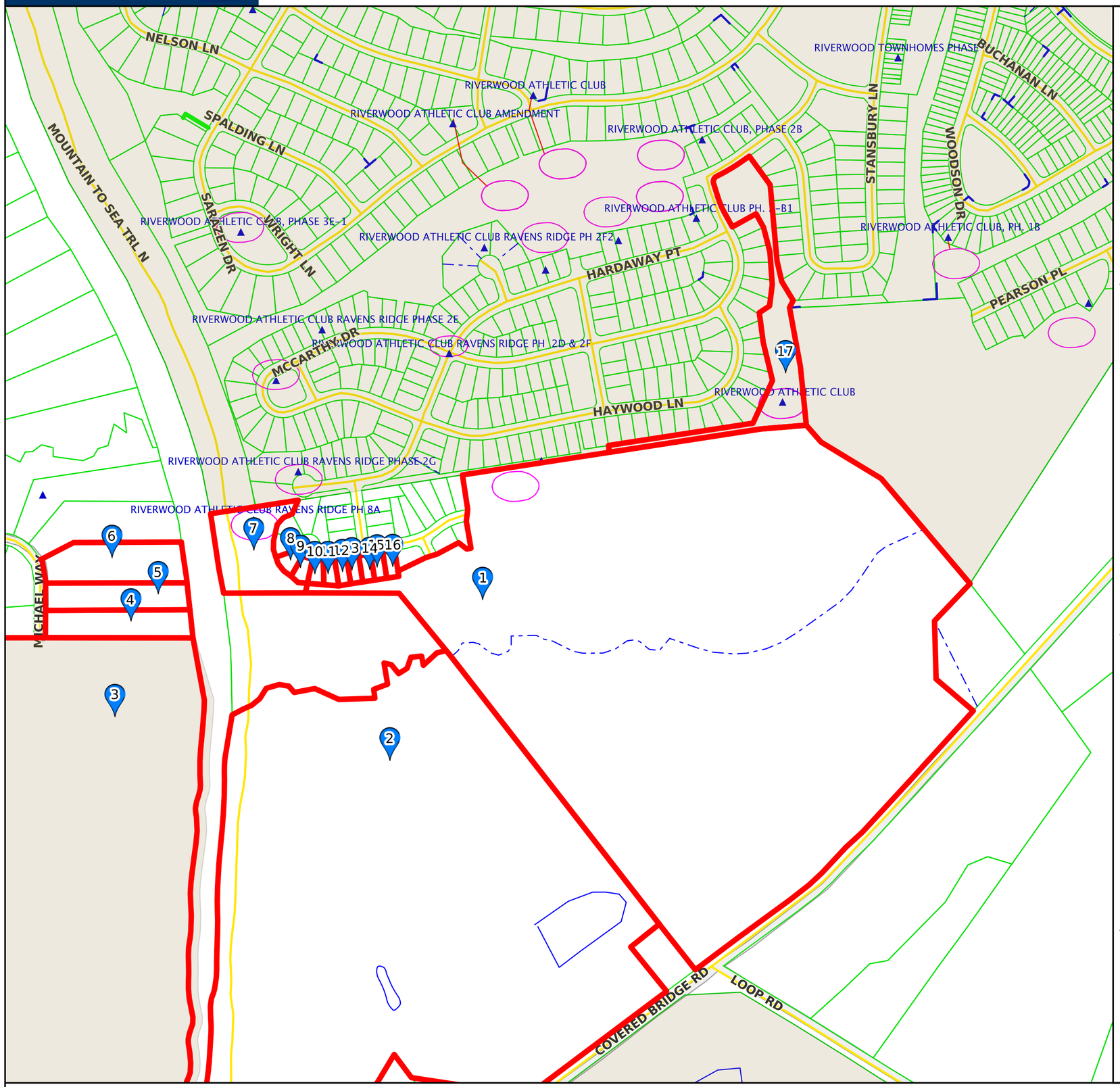
Brian Strickland

cc: Clayton Planning Dept.

www.FredSmithCompany.com
400 Riverwood Drive Clayton, NC 27527 • Phone: (919) 550-8086 • Fax: (919) 550-8186
Building The Way

*** DISCLAIMER ***

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



Result 1

id:	16I03027
Tag:	16I03027
Tax Unique Id:	4272163
NCPin:	176000-93-4951
Mapsheet No:	1760
Owner Name 1:	FSC RANCH LLC
Owner Name 2:	
Mail Address 1:	400 RIVERWOOD DR
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27527-5500
Site Address 1:	3131 COVERED BRIDGE RD
Site Address 2:	CLAYTON, NC 27527-
Book:	04538
Page:	0617
Market Value:	454350
Assessed Acreage:	84.28
Calc. Acreage:	84.08
Sales Price:	0
Sale Date:	2014-12-19

Result 2

id:	16I03028
Tag:	16I03028
Tax Unique Id:	4268744
NCPin:	176000-82-1830
Mapsheet No:	1760
Owner Name 1:	HOUSE, MAVIS C
Owner Name 2:	
Mail Address 1:	2873 COVERED BRIDGE RD
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27527-0000
Site Address 1:	2873 COVERED BRIDGE RD
Site Address 2:	CLAYTON, NC 27527-
Book:	00705
Page:	0629
Market Value:	444620
Assessed Acreage:	68.94
Calc. Acreage:	68.88
Sales Price:	0
Sale Date:	1970-01-01

Result 3

id:	05H02009
Tag:	05H02009
Tax Unique Id:	4265643
NCPin:	166900-38-4997
Mapsheet No:	1669
Owner Name 1:	RAYMOND ELMORE EARP JR IRREVOCABLE TRUST
Owner Name 2:	EARP, NANCY CREWS EXECUTOR
Mail Address 1:	7230 NC HWY 42 E
Mail Address 2:	
Mail Address 3:	SELMA, NC 27576-6005
Site Address 1:	1162 COVERED BRIDGE RD
Site Address 2:	CLAYTON, NC 27520-
Book:	03897
Page:	0735
Market Value:	2189860
Assessed Acreage:	631.06
Calc. Acreage:	631.04
Sales Price:	0
Sale Date:	2010-07-12

Result 4

id:	05H01010I
Tag:	05H01010I
Tax Unique Id:	4231712
NCPin:	176000-64-9005
Mapsheet No:	1760
Owner Name 1:	OBRIEN, ANGELLA J
Owner Name 2:	OBRIEN, DAVID MICHAEL
Mail Address 1:	8307 CAZAVINI CT
Mail Address 2:	
Mail Address 3:	RALEIGH, NC 27613-4467
Site Address 1:	151 MICHAEL WAY
Site Address 2:	CLAYTON, NC 27520-
Book:	04356
Page:	0783
Market Value:	376900
Assessed Acreage:	1.88
Calc. Acreage:	1.76
Sales Price:	365000
Sale Date:	2013-09-18

Result 5

id:	05H01010J
Tag:	05H01010J
Tax Unique Id:	4215648
NCPin:	176000-64-9107
Mapsheet No:	1760
Owner Name 1:	SAMMONS, DAVID H JR
Owner Name 2:	SAMMONS, RENE D
Mail Address 1:	147 MICHAEL WAY
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-0000
Site Address 1:	147 MICHAEL WAY
Site Address 2:	CLAYTON, NC 27520-
Book:	03113
Page:	0040
Market Value:	384520
Assessed Acreage:	1.73
Calc. Acreage:	1.69
Sales Price:	412000
Sale Date:	2006-05-02

Result 6

id:	05H01010K
Tag:	05H01010K
Tax Unique Id:	4223545
NCPin:	176000-64-8382
Mapsheet No:	1760
Owner Name 1:	HARRIS, JONATHAN DAVID
Owner Name 2:	HARRIS, ANGELA NICOLE
Mail Address 1:	143 MICHAEL WAY
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-5507
Site Address 1:	143 MICHAEL WAY
Site Address 2:	CLAYTON, NC 27520-
Book:	04199
Page:	0815
Market Value:	513060
Assessed Acreage:	2.27
Calc. Acreage:	2.39
Sales Price:	417000
Sale Date:	2012-11-02

Scale: 1:4144 - 1 in. = 345.33 feet

(The scale is only accurate when printed landscape on a 11 x 17 size sheet with no page scaling.)

Johnston County GIS
February 25, 2015

* * * DISCLAIMER * * *

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

Result 7

id: 16I02056C
Tag: 16I02056C
Tax Unique Id: 4272092
NCPin: 176000-74-4387
Mapsheet No: 1760
Owner Name 1: FSC RANCH LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04538
Page: 0617
Market Value: 100
Assessed Acreage: 2.55
Calc. Acreage: 2.54
Sales Price: 0
Sale Date: 2014-12-19

Result 8

id: 16I02055K
Tag: 16I02055K
Tax Unique Id: 4272124
NCPin: 176000-74-6353
Mapsheet No: 1760
Owner Name 1: FSC IV LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04404
Page: 0287
Market Value: 40000
Assessed Acreage: 0.17
Calc. Acreage: 0.17
Sales Price: 3000000
Sale Date: 2014-01-17

Result 9

id: 16I02055J
Tag: 16I02055J
Tax Unique Id: 4272121
NCPin: 176000-74-7209
Mapsheet No: 1760
Owner Name 1: RMS INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04547
Page: 0906
Market Value: 40000
Assessed Acreage: 0.16
Calc. Acreage: 0.16
Sales Price: 0
Sale Date: 2015-01-16

Result 10

id: 16I02055I
Tag: 16I02055I
Tax Unique Id: 4272116
NCPin: 176000-74-7268
Mapsheet No: 1760
Owner Name 1: RMS INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04547
Page: 0906
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-16

Result 11

id: 16I02055H
Tag: 16I02055H
Tax Unique Id: 4272114
NCPin: 176000-74-8227
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0342
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 12

id: 16I02055G
Tag: 16I02055G
Tax Unique Id: 4272112
NCPin: 176000-74-8288
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 13

id: 16I02055F
Tag: 16I02055F
Tax Unique Id: 4272107
NCPin: 176000-74-9239
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 14

id: 16I02055E
Tag: 16I02055E
Tax Unique Id: 4272104
NCPin: 176000-74-9380
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 15

id: 16I02055D
Tag: 16I02055D
Tax Unique Id: 4272102
NCPin: 176000-84-0331
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 16

id: 16I02055C
Tag: 16I02055C
Tax Unique Id: 4272099
NCPin: 176000-84-0391
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 17

id: 16I02008R
Tag: 16I02008R
Tax Unique Id: 4236525
NCPin: 176000-95-5856
Mapsheet No: 1760
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02581
Page: 0094
Market Value: 150
Assessed Acreage: 3.8
Calc. Acreage: 3.916
Sales Price: 0
Sale Date: 2003-11-04

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: DC Adams Engineering,Inc (RWAC Master Plan Revision/Phase 8C and House Tract Rezoning)

Location/Date: Riverwood Golf Club / March 12, 2015 @ 6:00PM

	NAME	ADDRESS
1	Donnie Adams	335 Athletic Club Blvd
2	Fred Smith	632 Macedonia Way
3	Duke McNichol	72 Josiah Dr, Clayton
4		
5		
6		
7		
8		
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17		
18		
19		
20		

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

15-08-02-RZ Raven's Ridge Phase 8C Rezoning

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Strategic Growth Plan, specifically:

- Objective 2.5 – More Housing Opportunities: Beyond Starter Homes

Section 2: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically **(insert specifics to case)**

The rezoning of this parcel is consistent and compatible with surrounding uses and zoning and is in an appropriate location for expansion of the Riverwood Athletic Club master planned residential community

_____,

the above referenced zoning amendment is reasonable and in the public interest.

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 6c **Meeting Date:** April 20, 2015

TITLE: Major Subdivision/Preliminary Plat – 15-08-01-SUB - Ravens Ridge 8C

DESCRIPTION: Mr. DeYoung will present a report regarding request for preliminary subdivision plat approval for the major subdivision of Ravens Ridge Phase 8C to allow 33 single family detached residential units, within Town Limits. Request includes modification to the overall Riverwood Athletic Club boundaries to include an additional 8.2 acres (pending annexation)

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Set Public Hearing for May 4, 2015	Staff Report Maps Application

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

Planning Board
March 23, 2015

STAFF REPORT

Application Number: 15-08-01-SUB
Project Name: **RWAC Raven's Ridge 8C**
Master Plan: Riverwood Athletic Club (RWAC)

NC PIN / Tag #: 176000-73-7987 / 16I03028G
Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: DC Adams Engineering Inc
Owner: FSC IV LLC (Fred Smith Co.)

Neighborhood Meeting: March 12, 2015
Public Noticing:

- sign posted March 19, 2015
- letters mailed TBD, 2015
- newspaper ad TBD, 2015

PROJECT LOCATION: This property includes the original Raven's Ridge Phase 8C, plus an additional 8.2 acres of land (formerly known as the House Tract), east of and adjacent to the Neuse River, south of and adjacent to the existing Riverwood Athletic Club, and north of Covered Bridge Rd.

REQUEST: The applicant is requesting preliminary subdivision plat approval for the major subdivision of Raven's Ridge Phase 8C in the Riverwood Athletic Club (RWAC) Planned Development to allow 33 single family detached residential units, within Town Limits. The request includes a modification to the overall RWAC boundaries to include an additional 8.2 acres (pending annexation).

SITE DATA:

Acreage:	12.57 acres
Present Zoning:	Residential-Estate (R-E) and Residential-8 (R-8)
Proposed Zoning:	Residential-8 (R-8) (see 15-08-02-RZ)
Existing Use:	Vacant/Agricultural

DEVELOPMENT DATA:

Proposed Uses:	Single Family detached residential units
Buildings:	33 single family detached residential units
Number of Stories:	Maximum height of 35 feet
Impervious Surface:	Maximum 55% impervious per lot and 55% per entire development
Required Parking:	2 spaces per unit
Proposed Parking:	2 spaces per unit
Fire Protection:	The Town of Clayton Fire Department will provide fire protection.
Access/Streets:	Access via the Riverwood Athletic Club subdivision
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke Energy

ADJACENT ZONING AND LAND USES:

North:	Zoning:	R-8
	Existing Use:	Single Family Residential (Riverwood Athletic Club Subdivision)
South:	Zoning:	R-E
	Existing Use:	Vacant/Agricultural
East:	Zoning:	R-E
	Existing Use:	Vacant/Agricultural
West:	Zoning:	R-10 and R-E (across the Neuse River)
	Existing Use:	Neuse River, with Residential/Agriculture beyond

---

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting preliminary subdivision plat approval for Phase 8C as depicted on the Riverwood Athletic Club (RWAC) Master Plan, which is under concurrent review. The plat includes an additional piece of land, approximately 8 acres, which represents an expansion of the RWAC boundaries. Approval of this preliminary subdivision plat is also subject to approval of a concurrent rezoning (15-08-02-RZ) and annexation of the additional 8 acres.

The applicant is requesting approval for a total of 33 lots single family detached residential units, which will be of a style similar to the surrounding residential neighborhood.

Consistency with the Strategic Growth Plan

The request is consistent with the Strategic Growth Plan, specifically Objective 2.5 – More Housing Opportunities – Beyond Starter Homes.

Consistency with Master Plan
If the RWAC Master Plan amendment is approved as proposed, the request will be consistent with the Master Plan.

Consistency with the Unified Development Code
The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC). Individual lot development specifications including building placement, driveway placement, landscaping, etc. will be required to meet all Town standards and be consistent with the provisions of the approved Master Plan.

Compatibility with Surrounding Land Uses
The proposed development is consistent with the density and patterns of the RWAC Planned Development, and represents a continued expansion of the RWAC community.

Recreation and Open Space
Recreation and open space requirements have been met by the overall RWAC Planned Development.

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. Riparian buffers not considered "stream buffers" by the UDC will meet all state preservation requirements.

Signs
No signage is requested as part of this request.

Access/Streets
Access will be provided via the existing RWAC subdivision.

Multi-Modal Access
No sidewalks are provided in this subdivision. The proposed bike/multi-purpose 10 foot paved pathway will connect to the existing greenway along the Neuse River, and will run along the southern side of the subdivision. Access will be provided via a 30' access easement at the end of the cul-de-sac.

Garbage / Recycling
Roll out containers will be utilized.

Architecture/Design
These density and layout of the lots is similar to existing development in the RWAC subdivision.

Waivers/Deviations/Variances from Code Requirements
None.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for Raven's Ridge Phase 8C.
- This approval is subject to approval of an annexation, rezoning 15-08-02-RZ, and master plan.
- Preliminary Subdivision Plats (major subdivisions) are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.

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 an attachment to the Staff Report.

CONDITIONS:

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision plan:

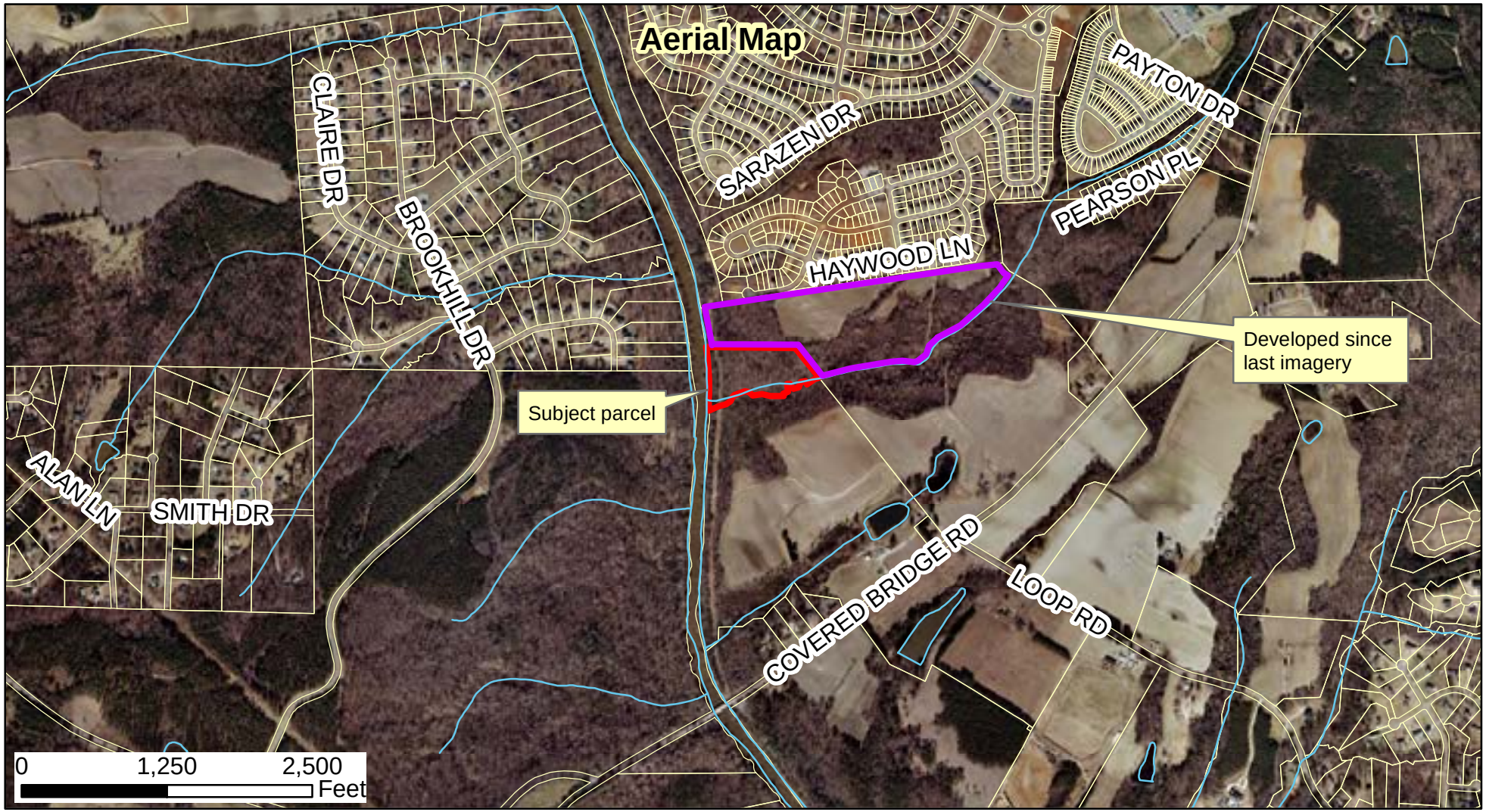
1. Following Board approvals, three copies of the final Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.

2. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
3. The proposed 10' wide multi-use/greenway will be constructed and tied into the existing Neuse River greenway prior to the Certificate of Occupancy being issued for the first dwelling unit.
4. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
5. Resource Conservation Areas (RCAs) as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
6. RCAs shall be protected with orange fencing during the construction of adjacent parcels. Fencing shall be installed prior to any clearing and/or grading.
7. An updated wastewater allocation request must be approved by the Town Manager.

Planning Board Recommendation:

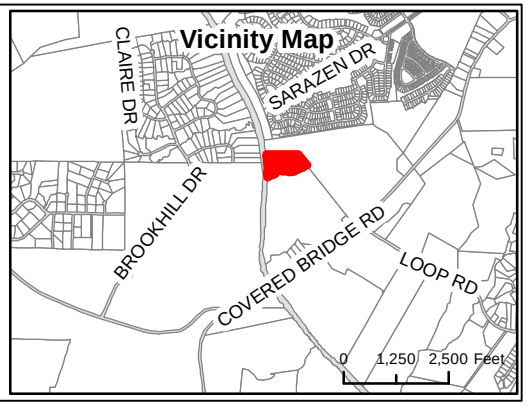
ATTACHMENTS:

1) Aerial Map
2) Existing and Proposed Zoning Map
3) Subdivision Findings of Fact
4) Preliminary Subdivision Plat
5) Application
6) Neighborhood Meeting Materials (if available)
7) Statement of Consistency and Reasonableness



15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C Subdivision and Rezoning from R-E to R-8

Applicant: DC Adams Engineering, Inc.
Property Owner: FSC IV LLC (Fred Smith Co.)
Parcel ID Number: 176000-73-7987
Tag #: 16I03028G



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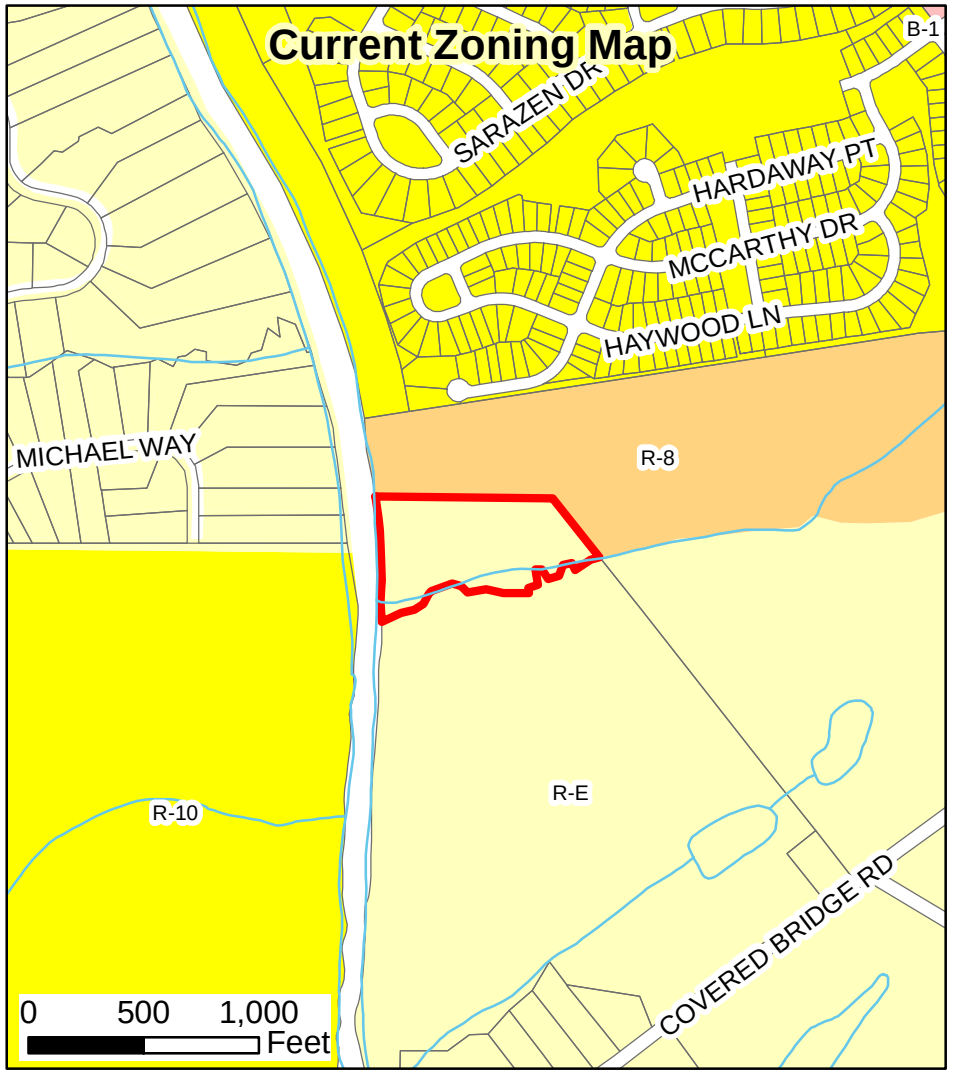
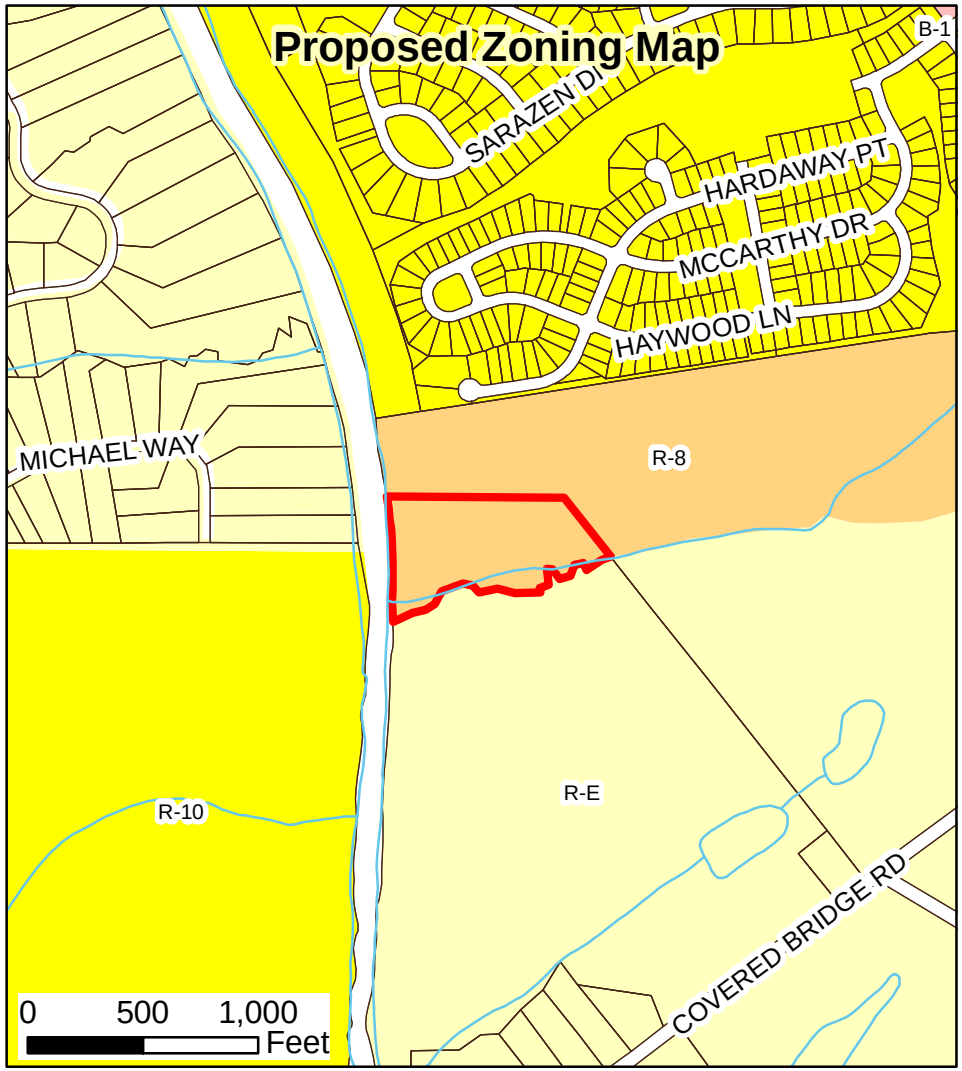
Produced by: TOC Planning

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

03/14/2015 Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-08-02-RZ - RWAC - Raven's Ridge 8C Rezoning - House Tract\Maps\Staff Rpt Map 15-08-02-RZ - Aerial.mxd





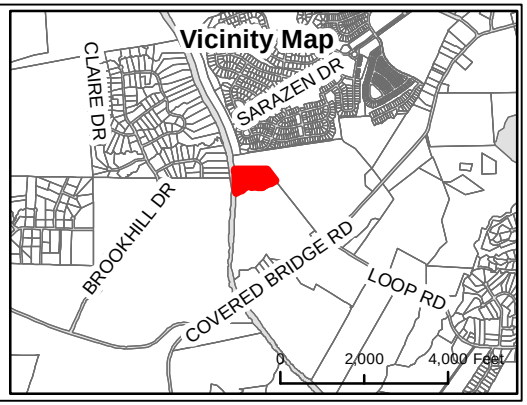
15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C Subdivision and Rezoning from R-E to R-8

Applicant: DC Adams Engineering, Inc.
Property Owner: FSC IV LLC (Fred Smith Co.)
Parcel ID Number: 176000-73-7987
Tag #: 16I03028G

Legend

Subject parcel	B-2
R-E	B-3
R-10	PD-C
R-8	I-1
R-6	I-2
PD-R	O-I
O-R	PD-MU
B-1	

N



Produced by: TOC Planning

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

3/14/2015 Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-08-02-RZ - RWAC - Raven's Ridge 8C Rezoning - House Tract\Maps\Staff Rpt Map 15-08-02-RZ - Existing and Proposed Zoning.mxd

FINDINGS OF FACT

Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

(1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS AND 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 WITHIN THE NEIGHBORHOOD. THE ADDITIONAL PROPERTY IS DESIGNED SUCH THAT IT WILL PROVIDE A DISPERSED 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.

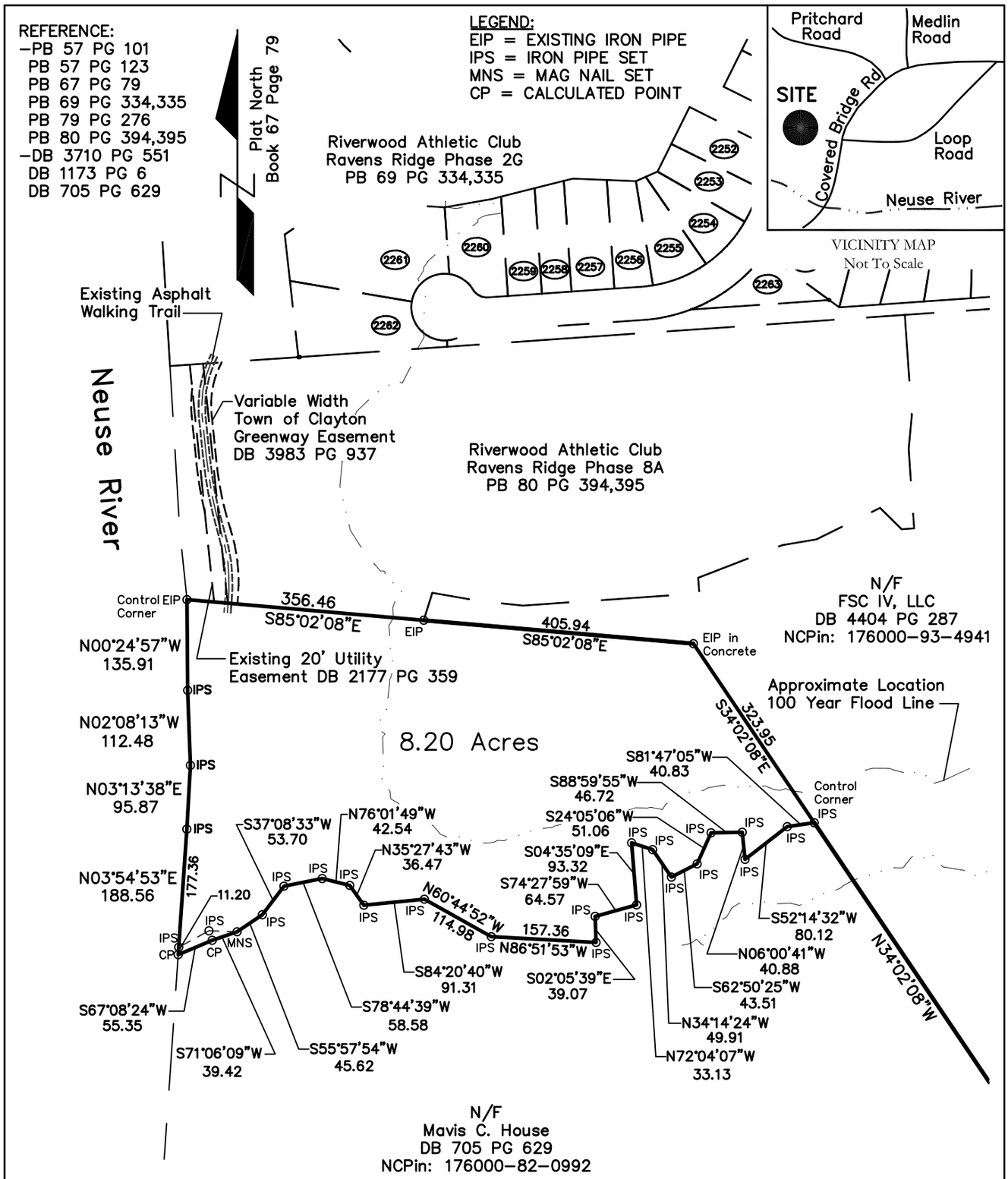
THIS PROJECT IS CONSISTENT WITH THE ORDERLY GROWTH AND DEVELOPMENT PATTERN IN THE TOWN.

Project Name: RIVERWOOD ATHLETIC CLUB

DONNIE ADAMS		2/2/2015
Print Name DC ADAMS ENGINEERING, INC	*Signature of Applicant*	*Date*

REFERENCE:
-PB 57 PG 101
PB 57 PG 123
PB 67 PG 79
PB 69 PG 334,335
PB 79 PG 276
PB 80 PG 394,395
-DB 3710 PG 551
DB 1173 PG 6
DB 705 PG 629

LEGEND:
EIP = EXISTING IRON PIPE
IPS = IRON PIPE SET
MNS = MAG NAIL SET
CP = CALCULATED POINT



VICINITY MAP
Not To Scale

Owner:

Mavis C. House
2873 Covered Bridge Road
Clayton, NC 27527
Deed Book 705 Page 629
NCPin: 176000-82-0992

AREA BY COORDINATE METHOD

200 100 0 200 400

GRAPHIC SCALE

EXHIBIT MAP FOR:

All Distances Are Horizontal Ground
Unless Noted Otherwise

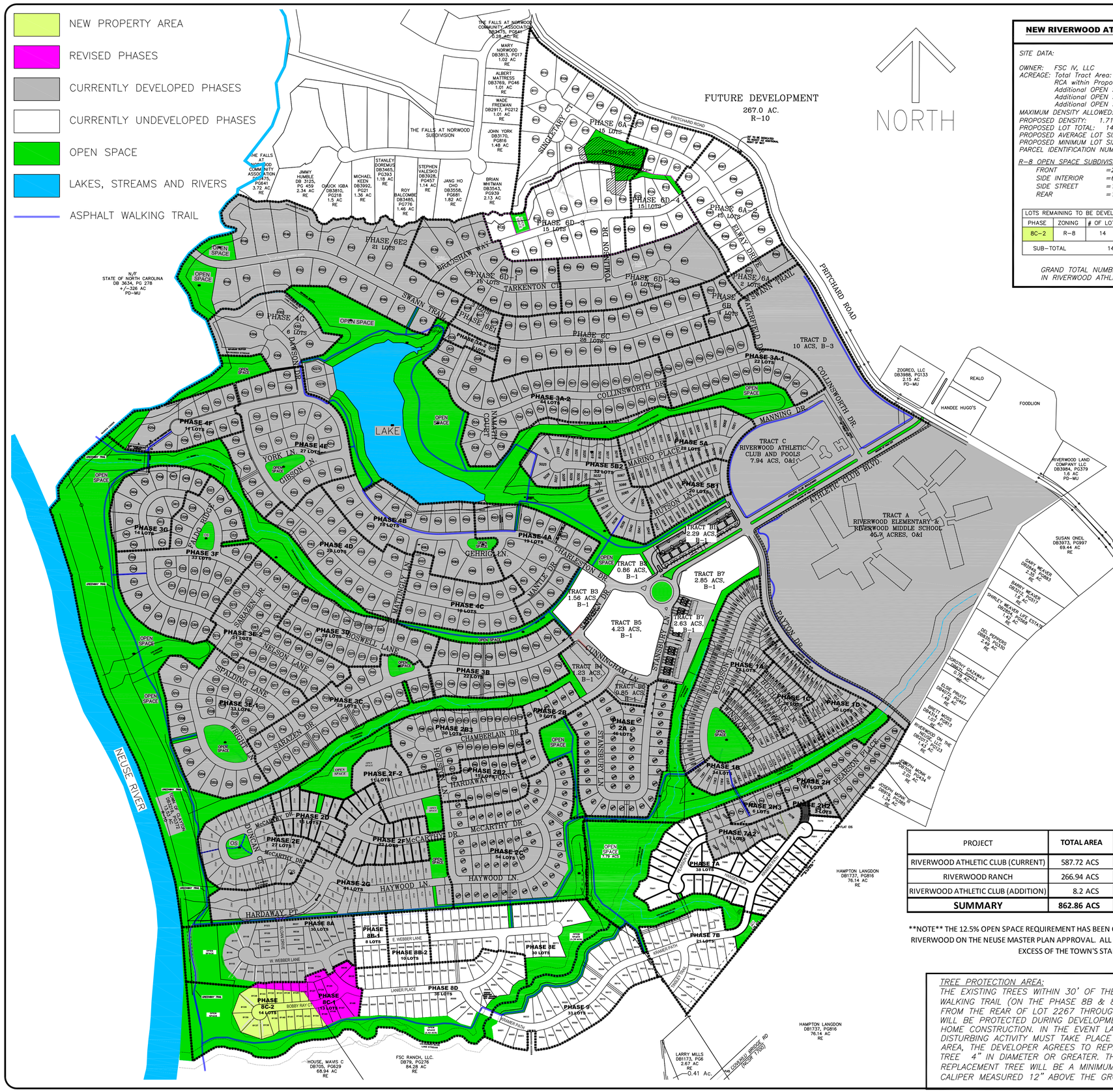
THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

Mavis C. House

Hall Land Surveying, Inc.
1899 Steven's Chapel Road
Smithfield, NC 27577
C-3441 (919) 868-8132

Wilders	TOWNSHIP
Johnston	COUNTY
NC	STATE

SCALE	DATE	DRAWING NO.
1" = 200'	12/05/14	HLS14-0074



NEW RIVERWOOD ATHLETIC CLUB PROPERTY

SITE DATA:

OWNER: FSC IV, LLC
ACREAGE: Total Tract Area: 8.2 Acres
RCA within Proposed Development Area = 4.81 Acs
Additional OPEN SPACE outside RCA = 0.33 Acs
Additional OPEN SPACE inside RCA = 1.99 Acs
Additional OPEN SPACE to TOC = 2.51 Acs
MAXIMUM DENSITY ALLOWED: 6.3 UNITS/AC
PROPOSED DENSITY: 1.71 UNITS/AC
PROPOSED LOT TOTAL: 14 LOTS
PROPOSED AVERAGE LOT SIZE: 6,500 SF
PROPOSED MINIMUM LOT SIZE: 6,000 SF
PARCEL IDENTIFICATION NUMBER: 176000-73-7987

R-8 OPEN SPACE SUBDIVISION SETBACKS:
FRONT =20'
SIDE INTERIOR =6'
SIDE STREET =10'
REAR =15'

LOTS REMAINING TO BE DEVELOPED		
PHASE	ZONING	# OF LOTS
8C-2	R-8	14
SUB-TOTAL		14

**NOTE: PROPOSED ZONING IS R-8 OPEN SPACE SUBDIVISION

GRAND TOTAL NUMBER OF LOTS AND UNITS IN RIVERWOOD ATHLETIC CLUB: ***1,429***

CURRENT RIVERWOOD ATHLETIC CLUB PROPERTY

SITE DATA:

OWNER: RIVERWOOD ON THE NEUSE, LLC.
ACREAGE: Total Tract Area: 537 Acres
Residential Area: 434 Acres
MAXIMUM DENSITY ALLOWED: 4.7 UNITS/AC
PROPOSED DENSITY: 2.8 UNITS/AC
PROPOSED AVERAGE LOT SIZE: 8,000 SF
PROPOSED MINIMUM LOT SIZE: 3,000 SF
PARCEL IDENTIFICATION NUMBERS:
1760-76-6790, 1760-98-1564, 1760-85-2108,
1770-15-1974, 1770-04-4978, 1770-52-3060,
1760-98-0859

MIN. BUILDING SETBACKS:
FRONT R-10 =18', R-6 =10'
SIDE R-10 =6', R-6 =4'
REAR R-10 =15', R-6 =12'
CORNER YARD R-10 =12', R-6 =10'

LOTS/UNITS TO BE DEVELOPED		
PHASE	ZONING	LOTS/UNITS
2B3	R-10	30
6A2	R-10	15
6A3	R-10	15
6D3	R-10	15
6D4	R-10	15
7A	R-8	38
7B	R-8	21
TRACT B2	B1	TBD (MF)
TRACT B3	B1	TBD (MF)
TRACT B5	B1	TBD (MF)
TRACT B7	B1	73 (MF)
SUB-TOTAL		222

EXISTING RECORDED LOTS/UNITS:		
PHASE	ZONING	LOTS/UNITS
1A-1D	R-6	166
2A	R-10	46
2B-2C	R-10	78
2D	R-10	16
2E	R-10	27
2F	R-10	22
2F2	R-10	11
2G	R-10	41
2H	R-10	21
2H2	R-10	2
2H3	R-10	6
3A	R-10	68
3B-E	R-10	131
3F-G	R-10	47
4A-F	R-10	113
4G	R-10	6
5A-5B	R-6	80
6A	R-10	2
6B	R-10	4
6C	R-10	28
6D1	R-10	18
6D2	R-10	16
6E1	R-10	3
6E2	R-10	21
7A2	R-8	13
TRACT B1	B-1	25 (MF)
TRACT B7	B-1	21 (TH)
SUB-TOTAL		1032

GRAND TOTAL NUMBER OF LOTS AND UNITS IN RIVERWOOD ATHLETIC CLUB: 1,260

**NOTE: PROPOSED ZONING IS R-6, R-8 & R-10 CLUSTER/OPEN SPACE SUBDIVISION

PHASES 8A, 8B, 8C-1, 8D, 8E & 9 ADDITION

SITE DATA:

OWNER: FSC IV, LLC
ACREAGE: Total Tract Area: 94.37 Acres (93.23 Acrs Excluding R/W.
Currently Proposed Development Area: 46.19 Acres
RCA within Proposed Development Area = 6.24 Acres
Additional OPEN SPACES excluding RCA = 3.70 Acres
MAXIMUM DENSITY ALLOWED: 6.76 UNITS/AC
PROPOSED DENSITY: 3.42 UNITS/AC
PROPOSED LOT TOTAL: 156 LOTS
PROPOSED AVERAGE LOT SIZE: 6,500 SF
PROPOSED MINIMUM LOT SIZE: 6,000 SF
PARCEL IDENTIFICATION NUMBER: 176000-83-9975

R-8 OPEN SPACE SUBDIVISION SETBACKS:
FRONT =20'
SIDE INTERIOR =6'
SIDE STREET =10'
REAR =15'

LOTS REMAINING TO BE DEVELOPED		
PHASE	ZONING	# OF LOTS
8B	R-8	19
8C-1	R-8	13
8D	R-8	36
8E	R-8	30
9	R-8	33
SUB-TOTAL		131

EXISTING RECORDED LOTS/UNITS:		
PHASE	ZONING	LOTS/UNITS
8A	R-8	30
SUB-TOTAL		30

**NOTE: PROPOSED ZONING IS R-8 OPEN SPACE SUBDIVISION

GRAND TOTAL NUMBER OF LOTS AND UNITS IN RIVERWOOD ATHLETIC CLUB: ***1,415***

NET AFFECTS OF THIS REVISION IN THE CURRENT RIVERWOOD ATHLETC CLUB BOUNDARY

1. TOTAL NUMBER OF LOTS HAS BEEN REDUCED BY 1 LOT.

PROJECT	TOTAL AREA	OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
RIVERWOOD ATHLETIC CLUB (CURRENT)	587.72 ACS	73.47 ACS	127.85 ACS
RIVERWOOD RANCH	266.94 ACS	33.37 ACS	55.46 ACS
RIVERWOOD ATHLETIC CLUB (ADDITION)	8.2 ACS	1.03 ACS	0.33 ACS
SUMMARY	**862.86 ACS**	**107.86 ACS**	**183.64 ACS**

NOTE THE 12.5% OPEN SPACE REQUIREMENT HAS BEEN COMPLETELY FULLFILLED UNDER CURRENT RIVERWOOD ON THE NEUSE MASTER PLAN APPROVAL. ALL OPEN SPACE SHOWN ON THIS PLAN IS IN EXCESS OF THE TOWN'S STANDARDS.

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.

**NOTE: "RECREATION/OPEN SPACE FEES ARE NOT REQUIRED UNTIL 1085 DWELLING UNITS ARE RECORDED" PER TOWN COUNCIL APRIL 1999.

**THE 50' RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREA SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPEMENT CODE.
a. ORANGE FENCING SHALL BE REQUIRED ALONG THE PERIMETER OF THE 50' FIPARIAN (AND ANY OTHER RESOURCE CONSERVATION AREAS) TO ENSURE IT IS NOT ENCROACHED UPON DURING CONSTRUCTION.

NOT RELEASED FOR CONSTRUCTION

REVISED
4:27 pm, Mar 05, 2015

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.

REVISIONS:
2/26/14 UPDATED LOT/UNIT COUNT
2/26/14 ADDED NEW PHASES / REVISED 8D
3/3/2015 REVISED 8C-1/8C-2 PER TOC

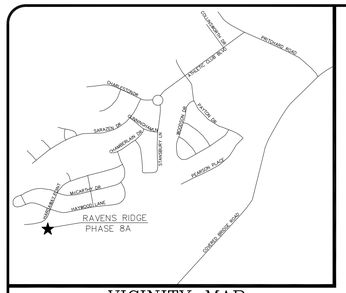
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@dcadamspc.com
919-763-7278
FIRM # C-3894

DC ADAMS ENGINEERING, INC

RIVERWOOD ATHLETIC CLUB
FRED SMITH COMPANY, CLAYTON, NC 27527

MASTER PLAN

FILE	USERNAMEMASTERDA332015
DESIGN	DCA
DRAWN	DCA
CHECKED	DCA
HORIZONTAL SCALE	1"=100'
VERTICAL SCALE	N/A
DATE	3/5/2015
JOB NO.	
SHEET	1 OF 1

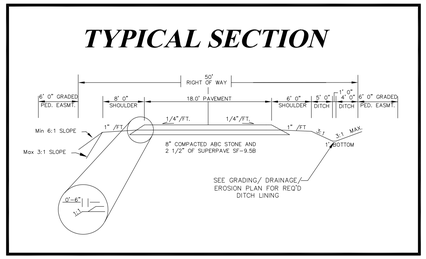


VICINITY MAP
JURISDICTION: TOWN OF CLAYTON
NOT TO SCALE

50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

NORTH
GRAPHIC SCALE

TYPICAL SECTION



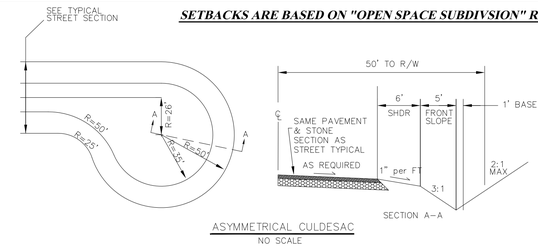
LEGEND

- PHASE LINE
- EXT. ASPHALT WALKING TRAIL
- PROPOSED ASPHALT WALKING TRAIL
- OPEN SPACE OUTSIDE RCA
- OPEN SPACE INSIDE RCA
- OPEN SPACE TO BE DEDICATED TO TOWN OF CLAYTON

LOT STANDARDS TABLE

PHASE	UNIT TYPE	AREA (ACS)	# OF UNITS	MIN. LOT WIDTH (FT)	MIN. LOT AREA (SF)	MAX. IMPERVIOUS AREA PER LOT (SF)	SETBACKS FRONT (FT)	SIDE (FT)	REAR (FT)	STREET SIDE (FT)	MIN. BLDG. SEPARATION (FT)	MAX. BLDG. HEIGHT (FT)
8C-1/8C-2	SINGLE FAMILY	11.27	27	42	6000	55%	20	6	15	10	10	35

SETBACKS ARE BASED ON "OPEN SPACE SUBDIVSION" REQUIREMENTS



SITE INFORMATION

1. OWNER: FSC IV, LLC. & FSC RANCH, LLC
   400 RIVERWOOD DR.
   CLAYTON, NC 27520
2. A PORTION OF SITE IS LOCATED WITHIN TOWN LIMITS. THE REMAINDER WILL BE ANNEXED AFTER APPROVAL.
3. PARCEL #: 176000-93-4941 & 176000-73-7987
4. TAX #: 160103027 & 160303028G
5. TOTAL SITE ACREAGE: (SEE CHART THIS SHEET)
6. TOTAL OPEN SPACE: (SEE CHART THIS SHEET)
7. RESOURCE CONSERVATION AREA: (SEE TABLE THIS SHEET)
8. FLOOD PLAIN EXISTS AS PER FEMA
   FIRM PANEL 37201659001, DATED 12/02/2005
9. CURRENT ZONING: R-E & R-8
10. PROPOSED ZONING R-8 OPEN SUBDIVISION
11. PROPOSED LOTS: RESIDENTIAL LOTS
12. EXISTING USE: VACANT
13. ALL OPEN SPACE TO BE MAINTAINED BY RWAC HOA
14. ELECTRIC PROVIDER: DUKE ENERGY PROGRESS
15. WATER PROVIDER: TOWN OF CLAYTON
16. SEWER PROVIDER: TOWN OF CLAYTON
17. MAXIMUM IMPERVOUS SURFACE ALLOWED: 55%
18. PROPOSED OVERALL IMPERVIOUS AREA: (SEE CHART THIS SHEET)
19. PROPOSED IMPERVIOUS AREA PER LOT: (SEE CHART THIS SHEET)
20. MAXIMUM BUILDING HGT. = 35 FEET
21. MAXIMUM LOT COVERAGE = 35%

TOTAL ACREAGE OF PHASES 8C-1/8C-2:	11.27 ACS
MAX. IMPERVIOUS AREA (55%):	6.20 ACS

IMPERVIOUS AREA IN ROW

PHASE	TOTAL ROW AREA ACS	TOTAL ROW AREA SF	PROPOSED IMPERVIOUS AREA ACS	PROPOSED IMPERVIOUS AREA SF	% OF ROW IN IMPERVIOUS
8C-1/8C-2	1.07	46409	0.43	18659	40%

IMPERVIOUS AREA IN OPEN SPACE

PHASE	TOTAL OPEN SPACE AREA ACS	TOTAL OPEN SPACE AREA SF	PROPOSED IMPERVIOUS AREA ACS	PROPOSED IMPERVIOUS AREA SF	% OF OPEN SPACE IN IMPERVIOUS
8C-1/8C-2	5.46	237838	0.36	15610	7%

IMPERVIOUS AREA IN SUBDIVIDED LOTS

PHASE	# LOTS	TOTAL AREA IN LOTS ACS	TOTAL AREA IN LOTS SF	MAX. IMPERVIOUS AREA (ACS/SF) ACS	MAX. IMPERVIOUS AREA (ACS/SF) SF	MAX. % IMPERVIOUS PER LOT
8C-1/8C-2	27	4.74	206675	2.61	113671	55%

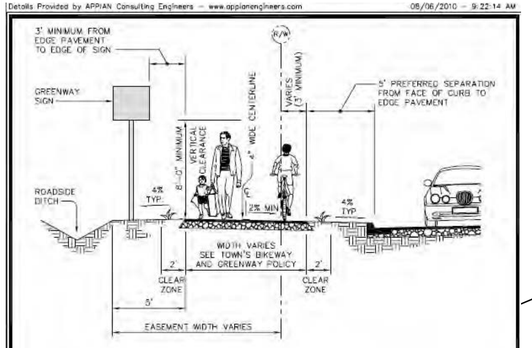
PHASES 8C-1/8C-2 TOTALS - PROPOSED IMPERVIOUS AREA

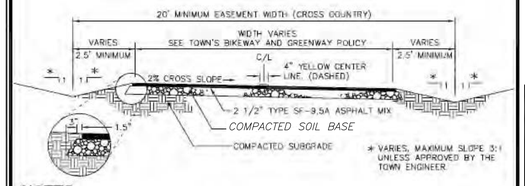
USE TYPE	TOTAL AREA		PROPOSED IMPERVIOUS WITHIN USE TYPE		% OF TOTAL PHASE IN IMPERVIOUS
ROW	1.07	ACS	0.43	ACS	4%
OPEN SPACE	5.46	ACS	0.36	ACS	3%
LOTS	4.74	ACS	2.61	ACS	23%
TOTAL	**11.27**	**ACS**	**3.40**	**ACS**	**30%**

PHASE 8C-1/8C-2 IMPERVIOUS AREA SUMMARY

MAX. IMPERVIOUS AREA ALLOWED:	6.20 ACS	55%
MAX. IMPERVIOUS AREA PROPOSED:	3.40 ACS	30%

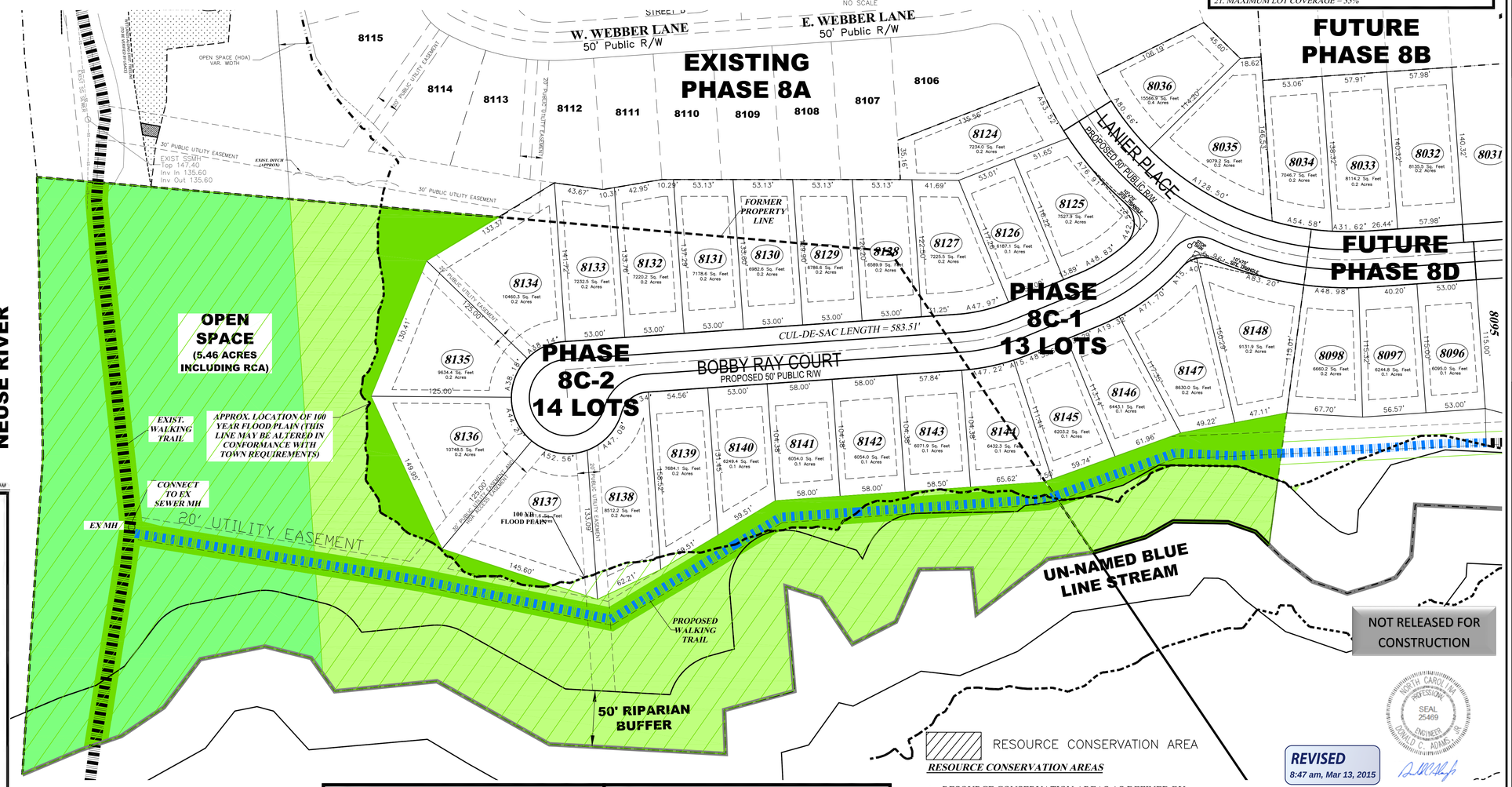
Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 08/06/2010 – 9:22:14 AM





NOTES:
1. See detail 401.01 for road way construction / dimensions.
2. Subgrade must be compacted enough to hold up the paving operation.

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: July, 2010 | SHEET # ___ of ___



RESOURCE CONSERVATION AREA

RESOURCE CONSERVATION AREAS

1. 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).
2. 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.
3. THE 50 FOOT RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPEMENT CODE.
4. ORANGE FENCING SHALL BE REQUIRED ALONG PERIMETER OF THE 50 FOOT RIPARIAN BUFFER AND ANY OTHER RESOURCE CONSERVATION AREAS TO ENSURE IT IS NOT ENCROACHED UPON DURING CONSTRUCTION.

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 CALIPER INCHES AND AT LEAST EIGHT FEET TALL AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN FIVE FEET OR MORE THAN 15 FEET FROM THE BACK OF THE SIDEWALK.

OPEN SPACE

PHASE 8C-1 = 0.36 ACS/15,895 SF
- INSIDE RCA = 0.21 ACS/9300 SF
- OUTSIDE RCA = 0.10 ACS/4515 SF
- GREENWAY TRAIL = 0.05 ACS/2080 SF

PHASE 8C-2 = 5.10 ACS/222,338 SF
- INSIDE RCA = 4.50 ACS/195,785 SF
- OUTSIDE RCA = 0.33 ACS/14,183 SF
- GREENWAY TRAIL = 0.28 ACS/12370 SF

TOTAL OPEN SPACE = 5.46 ACS/238,233 SF

DEDICATED TO TOWN = 2.51 ACS/109,226 SF

RESOURCE CONSERVATION AREAS

PHASE 8C-1
- BUFFER RCA = 0.21 ACS/9300 SF

PHASE 8C-2
- 100 YR FLOOD RCA = 4.81 ACS/209,779 SF

COMBINED TOTAL RCA = 5.03 ACS/219,079SF

NOTE:
ALL STREAM BUFFERS SHOWN ON THIS PLAN ARE SUBJECT TO THE TOWN OF CLAYTON'S RESOURCE CONSERVATION REQUIREMENTS AND SHALL REMAIN UNDISTURBED.

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 ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

REVISED
8:47 am, Mar 13, 2015

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donne@dcadamspc.com
919-763-7278
FIRM # C-3894

REVISIONS:
1. 2/25/2015 REVISED PER TOC COMMENTS.
2. 3/13/2015 REVISED PER TOC COMMENTS.

DC ADAMS ENGINEERING, INC

RIVERWOOD ATHLETIC CLUB
RAVENS RIDGE
PHASES 8C-1 & 8C-2
FRED SMITH COMPANY, CLAYTON, NC 27527

PRELIMINARY SUBDIVISION PLAN

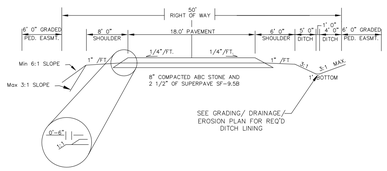
FILE	
PHASEBA	
DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	1"=50'
VERTICAL SCALE	N/A
DATE	2/3/2015
JOB NO.	
SHEET	1 OF 3

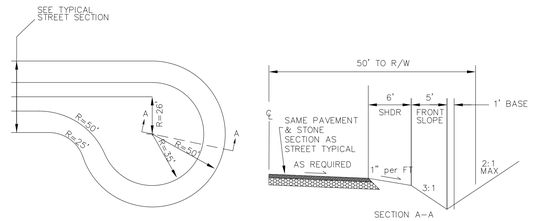
NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

TYPICAL SECTION





ASYMMETRICAL CULDESAC
NO SCALE

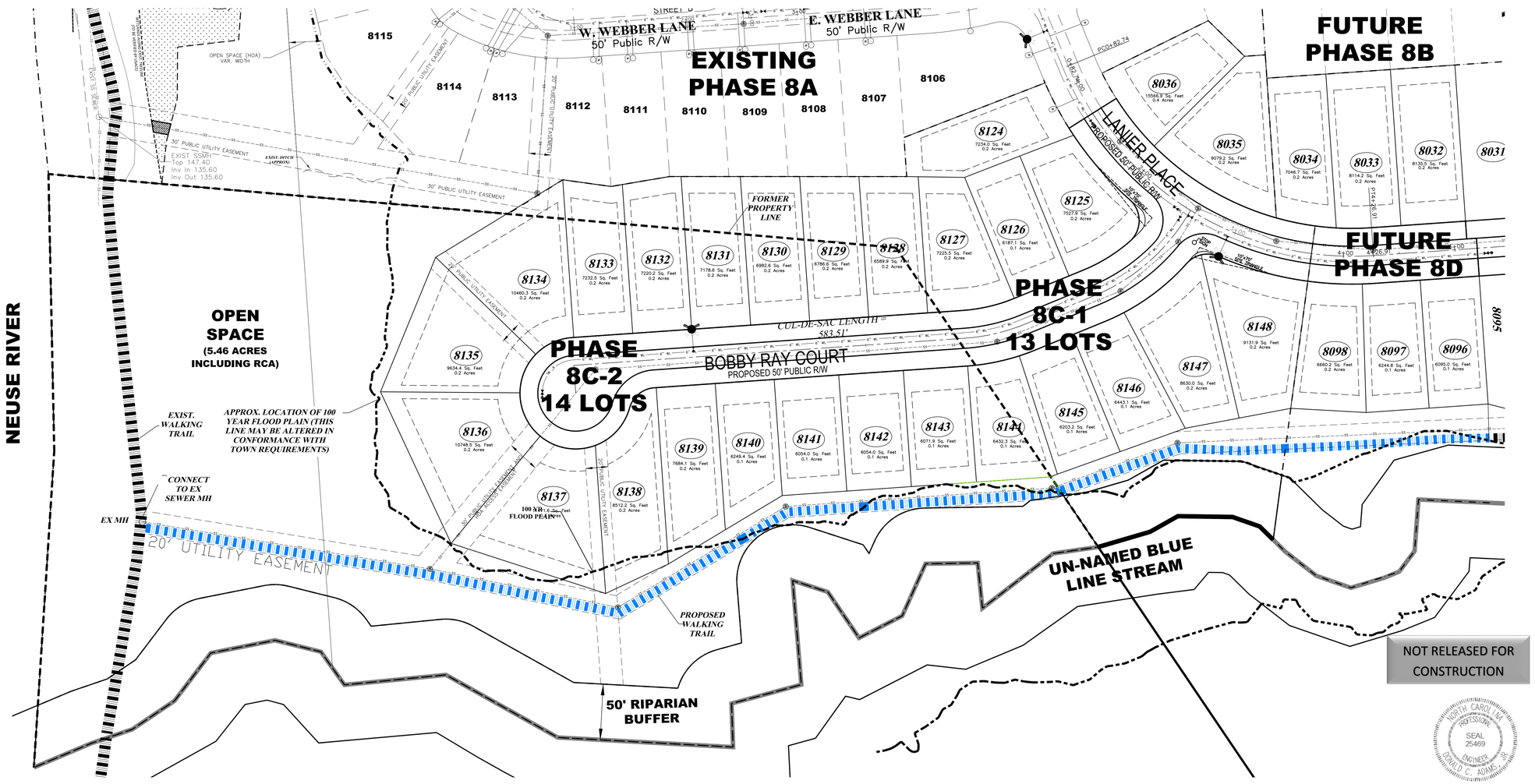
LEGEND

- PHASE LINE
- EXT. ASPHALT WALKING TRAIL
- PROPOSED ASPHALT WALKING TRAIL

LEGEND	
EXISTING	PROPOSED
WATERLINE	
BLOWOFF	
HYDRANT	
VALVE	
REDUCER	
METER	
SEWERLINE	
MANHOLE	
CLEANOUT	
STORM DRAINAGE	
CATCH BASIN	
DROP INLET/YARD INLET	
PROPOSED DITCH FLOW	

NOTE:
ALL STREAM BUFFERS SHOWN ON THIS PLAN ARE SUBJECT TO THE TOWN OF CLAYTON'S RESOURCE CONSERVATION REQUIREMENTS AND SHALL REMAIN UNDISTURBED.

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 ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS JR.

REVISED
8:48 am, Mar 13, 2015

REVISIONS:
1. 2/25/2015 REVISED PER TOC COMMENTS.

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
donnie@dcadamspc.com
919-763-7278
FIRM # C-3894

DC ADAMS ENGINEERING, INC

RIVERWOOD ATHLETIC CLUB
RAVENS RIDGE
PHASEs 8C-1 & 8C-2
FRED SMITH COMPANY, CLAYTON, NC 27527

PRELIMINARY UTILITY PLAN

FILE	
PHASE8A	
DESIGN	DCA
DRAWN	DCA
CHECKED	DCA
HORIZONTAL SCALE	1"=50'
VERTICAL SCALE	N/A
DATE	2/3/2015
JOB NO.	
SHEET	2 OF 3

NORTH

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

PHASE LINE

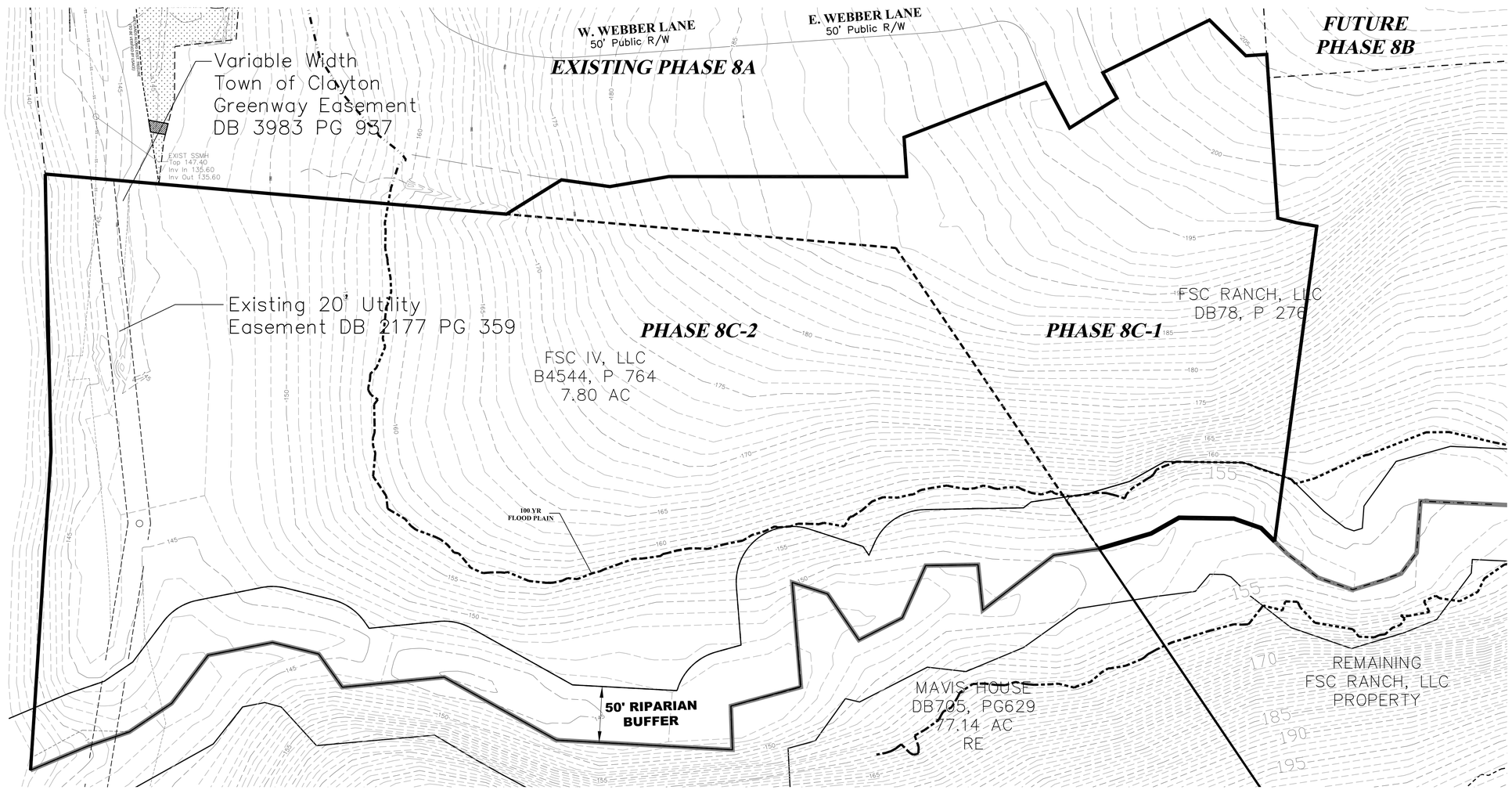
EXT. ASPHALT WALKING TRAIL

NOTE:
ALL STREAM BUFFERS SHOWN ON THIS PLAN ARE SUBJECT TO THE TOWN OF CLAYTON'S RESOURCE CONSERVATION REQUIREMENTS AND SHALL REMAIN UNDISTURBED.

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 ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

NOT RELEASED FOR CONSTRUCTION

REVISED
8:47 am, Mar 13, 2015



REVISIONS:
1. 2/25/2015 REVISED PER TOC COMMENTS.

335 ATHLETIC CLUB BLVD
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FIRM # C-3894

DC ADAMS
ENGINEERING, INC

RIVERWOOD ATHLETIC CLUB
RAVENS RIDGE
PHASES 8C-1 & 8C-2
FRED SMITH COMPANY, CLAYTON, NC 27527

EXISTING CONDITIONS PLAN

FILE	
PHASE8A	
DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	1"=50'
VERTICAL SCALE	N/A
DATE	2/3/2015
JOB NO.	
SHEET	3 OF 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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

Pursuant to Article 7, §155.706 of the Unified Development Code (UDC), an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a subdivision of land. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fees: Major Preliminary Subdivision Plat: $400.00 + $5.00 per lot
Modifications to approved plans:
Major Modification: $400.00 + $5.00 per lot modified
Minor Modification: $200.00 + $5.00 per lot modified

See §155.706(F) of the UDC for a definition of Major vs. Minor Subdivisions.
See §155.706(I) for Preliminary Plat approval (major subdivision) process/approval information.
See§155.203(F), (G), and (H) for information on Conventional vs. Open Space Subdivisions.
See §155.706(N) for information on minor and major modifications.
See UDC Article 6 for Subdivision Standards.

SITE INFORMATION

☐ New Major Subdivision
Conventional: *Open Space:*
☐ New Subdivision Master Plan

☑ Modification to Approved Preliminary Plat
Major: ✓ *Minor:* + -

· Addition of House Tract #1
· revise per Raven's Ridge

Name of Project: Riverwood Athletic Club **Acreage of Property:** EXISTING = 583.19 NEW = 8.2

Tag #: SEE PLAN 16T02005H **NC PIN:** SEE PLAN 1776000-99-7610

Location: Pritchard Rd (Riverwood Athletic Club)

Number of Lots (existing): _____ **(Proposed)** 33 **Min Lot Size:** · EX. VARIES · PROPOSED = 60,000 SF MIN

Zoning District: R-8 **Electric Provider:** Duke Energy Progress

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

Recreation/Open Space Requirement: ☐ Fee in lieu ☐ Land Dedication – Acreage: COVERED IN OVERALL PROJECT

FOR OFFICE USE ONLY

Date Received: RECEIVED FEB 03 2015 Town of Clayton Planning Department Amount Paid: 565.00 File Number: 15-08-01-SUB

PROPERTY OWNER INFORMATION

Name: Riverwood On The Neuse, 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:

Phone Number: **Fax:**

Contact Person:

Email Address:

REQUIRED INFORMATION (*to be submitted with the application*)

The following items must accompany the application:

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application meeting was held with Town Staff. Date:	☑				
2. Completed Application	☑				
3. Review Fee	☑				
4. Findings of Fact, signed *Not required for minor modifications. Form is included in this packet.*	☑	☐			
5. Owner's Consent Form *Required if applicant is not the property owner. Included in this packet*	☑	☐			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed *Checklist is included in this packet*	☑				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	☑	☐			
8. If subdivision waivers are requested, applicant must attach a separate typed document requesting the waivers. The document must specifically list the waivers requested, including Code references, and must address the 4 considerations outlined in §155.706(I)(7).	☑	☐			
9. Adjacent Property Owners List	☑	☐			
10. Road Name Application *Included in this packet*	☑	☐			
11. Wastewater allocation request OR verification of wastewater allocation *Letter format, to the attention of the Town Manager.*	☑	☐			

12. A signed and sealed Traffic Impact Analysis *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☑			
13. Neighborhood Meeting Notice Letter* *See sample letter and meeting requirement, included in this packet.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*	☐	☐			
14. Neighborhood Meeting summary form* *Included in this packet – NOT submitted with application.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*		☐	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*	☐	☐			

EXPLANATION OF PROJECT

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

THIS IS FOR MODIFICATION OF THE RIVERWOOD ATHLETIC CLUB MASTER PLAN. THE APPLICATION INCLUDES THE ADDITION OF A NEW PIECE OF PROPERTY (TO BE ADDED). THE NEW ADDITION IS A REVISION OF PHASE 8C. ALSO, THIS MASTER PLAN INCLUDES A MINOR UPDATE TO PHASE 6D-3 + 2F-2.

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Planning Board of the Town of Clayton to approve the subject Subdivision. 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.

Dwayne Adams / DC Adams ENGINEERING — ***Print Name***

Signature of Applicant

2/2/2015 — ***Date***

FINDINGS OF FACT

Section 155.706(I)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

(1) That the subdivision meets all required specifications of the town Subdivision Regulations and conforms to the town Unified Development Code.

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS AND 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 WITHIN THE NEIGHBORHOOD. THE ADDITIONAL PROPERTY IS DESIGNED SUCH THAT IT WILL PROVIDE A DISPERSED 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.

Project Name: RIVERWOOD ATHLETIC CLUB

Dennis Adams		2/2/2015
Print Name DC ADAMS ENGINEERING, INC	***Signature of Applicant***	***Date***

ADJACENT PROPERTY OWNERS LIST

Project Name: Riverwoods Athletic Club

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
	SEE	
	ATTACHED	

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application.

To be completed by the applicant:			Staff:
	Yes	N/A	
GENERAL (ALL SHEETS):			
1. Plans are a maximum of 24" x 36", folded to an 8.5" x 11" format, with a scale no smaller than 1 inch = 100 feet (scale of 1" = 20' to 60' preferred).	☑	☐	
2. Separate sheets for each: Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	☑	☐	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).	✓		
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	☑	☐	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	☑	☐	
6. Revision Date	☑	☐	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	☑	☐	
8. Vicinity sketch/map.	☑	☐	
9. Surveyor or professional engineer's name and seal.	☑	☐	
10. Date of survey and plat preparation.	☑	☐	
11. Provide the following project data in Tabular form:			
- Area of tract in square feet and acres	☑	☐	
- Parcel Identification # (and/or Tag #)	☑	☐	
- Owner's name and address	☑	☐	
- Within Town limits or ETJ	☑	☐	
- Zoning District	☑	☐	
- Overlay District (if applicable)	☐	☑	
- Indicate if the site is within a Watershed Protection Overlay	☐	☑	
- Total Number of Lots	☑	☐	
- Number of lots per acre (density)	☑	☑	
- Acreage in Resource Conservation Areas (UDC §155.500)	☐	☑	
- Annexation # (if applicable)	☐	☐	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	☑	☐	
- Electric Provider - Water Provider (or indicate if well)	☑	☐	

To be completed by the applicant			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic)	☑	☐	
- Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot	☑	☐	
- Maximum allowed impervious	☑	☐	
- Existing Use	☑	☐	
- Proposed Use	☑	☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☑	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☐	☐	
14. Accurate location and description of all monuments, markers and control points.	☐	☐	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☑	☐	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot __".	☑	☐	
17. Phase lines. Phases are clearly labeled.	☑	☐	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☑	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☑	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☐	☑	
21. Minimum building setbacks /envelope are noted.	☑	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☑	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☑	☐	
24. Width and type of any buffers and easements.	☑	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☑	☐	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☑	☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). If streets are private: - All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat. - Streets are labeled "Private Streets – No Town Maintenance." Street names must be approved by Town of Clayton via a Road Name Application.	☐ ☐	☑ ☑	
27. Lengths of all cul-de-sacs.	☑	☐	
28. Identify proposed traffic control signs and striping.	☐	☑	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.) - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.	☑	☐	
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"	☑	☒	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☐	☑	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☐	☑	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☐	☑	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☐	☑	
35. Location of clustered mailboxes.	☐	☑	
36. Location and orientation of freestanding signs (signage is permitted separately).	☐	☑	
LANDSCAPING PLAN SHEET (*See §155.402 for Landscaping Requirements)*			
37. Show location, width, and type of all landscape buffers.	☐	☑	
38. Provide a plant list summary table which includes: - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed	☐	☑	
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	☐	☑	

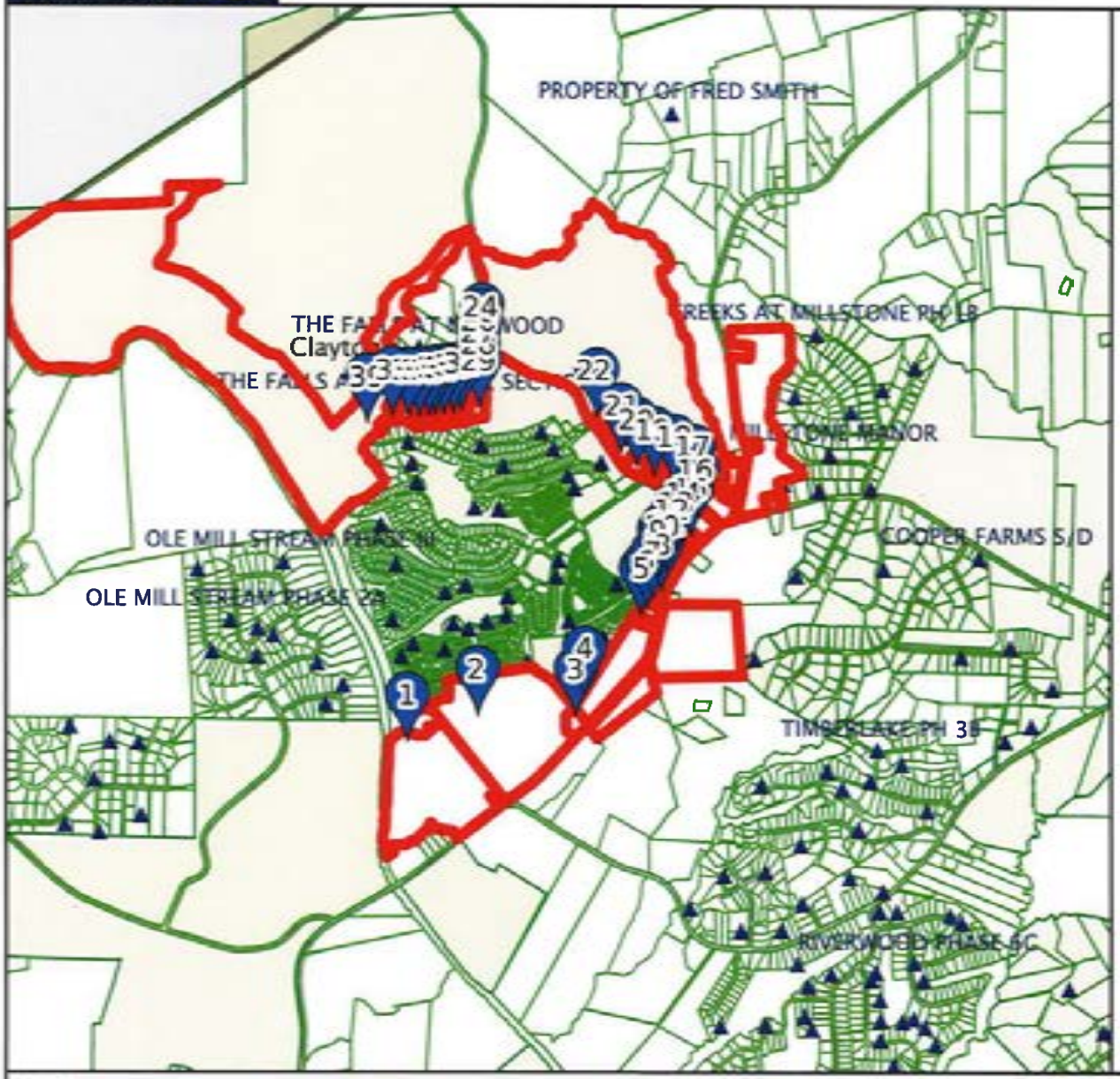
To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☐	☑	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☑	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☐	☑	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☑	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☑	☐	
45. Label subject parcel property owner, acreage, and zoning.	☑	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☑	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☐	☑	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☑	☐	
49. Location of all existing and proposed drainage structures.	☑	☐	
50. Location of all existing and proposed fire hydrants.	☑	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☑	☐	
52. Show street cross-sections.	☑	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☐	☑	
54. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.	☐	☑	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☐	☑	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☐	☑	

Signed by Applicant: _____ Date: 2/2/2015

JOHNSTON COUNTY NORTH CAROLINA

*** DISCLAIMER ***

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



Result 1

id:	16I03028
Tag:	16I03028
Tax Unique Id:	4268744
NCPin:	176000-82-1830
Mapsheet No:	1760
Owner Name 1:	HOUSE, MAVIS C
Owner Name 2:	
Mail Address 1:	2873 COVERED BRIDGE RD
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27527-0000
Site Address 1:	2873 COVERED BRIDGE RD
Site Address 2:	CLAYTON, NC 27527-
Book:	00705
Page:	0629
Market Value:	444620
Assessed Acreage:	68.94
Calc. Acreage:	68.82
Sales Price:	0
Sale Date:	1970-01-01

Scale: 1:35743 - 1 in. = 2978.59 feet

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

Johnston County GIS
February 3, 2015

*** DISCLAIMER ***

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Result 2

id: 16I03027
Tag: 16I03027
Tax Unique Id: 4265144
NCPin: 176000-93-4941
Mapsheet No: 1760
Owner Name 1: FSC RANCH LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1: 3131 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 04538
Page: 0617
Market Value: 454350
Assessed Acreage: 84.28
Calc. Acreage: 84.26
Sales Price: 0
Sale Date: 2014-12-19

Result 3

id: 16I13027
Tag: 16I13027
Tax Unique Id: 3991486
NCPin: 177000-03-6964
Mapsheet No: 1770
Owner Name 1: MILLS, LARRY SHELDON
Owner Name 2: MILLS, CONNIE T
Mail Address 1: 3329 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 3329 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 04405
Page: 0636
Market Value: 210100
Assessed Acreage: 3.05
Calc. Acreage: 2.95
Sales Price: 0
Sale Date: 2014-01-23

Result 4

id: 16I03025
Tag: 16I03025
Tax Unique Id: 4191306
NCPin: 177000-25-7359
Mapsheet No: 1770
Owner Name 1: LANGDON, HAMPTON S
Owner Name 2: MURDOCH, LEANNE L
Mail Address 1: 1185 MARIETTA DR
Mail Address 2:
Mail Address 3: KERNERSVILLE, NC 27284-0000
Site Address 1: 3699 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 01737
Page: 0816
Market Value: 354950
Assessed Acreage: 76.14
Calc. Acreage: 76.14
Sales Price: 0
Sale Date: 1998-08-21

Result 5

id: 16I03025A
Tag: 16I03025A
Tax Unique Id: 4234310
NCPin: 177000-15-8734
Mapsheet No: 1770
Owner Name 1: MONK, JOSEPH HAMPTON III
Owner Name 2:
Mail Address 1: 3783 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9643
Site Address 1:
Site Address 2:
Book: 00919
Page: 0385
Market Value: 31490
Assessed Acreage: 1.34
Calc. Acreage: 1.45
Sales Price: 0
Sale Date: 1982-01-01

Result 6

id: 16I02008G
Tag: 16I02008G
Tax Unique Id: 4264537
NCPin: 177000-15-9829
Mapsheet No: 1770
Owner Name 1: MONK, JOSEPH HAMPTON III
Owner Name 2:
Mail Address 1: 3783 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9643
Site Address 1: 3783 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 00705
Page: 0434
Market Value: 143230
Assessed Acreage: 2.01
Calc. Acreage: 2.07
Sales Price: 0
Sale Date: 1970-01-01

Result 7

id: 16I02026C
Tag: 16I02026C
Tax Unique Id: 4157518
NCPin: 177000-16-9192
Mapsheet No: 1770
Owner Name 1: RIVERWOOD ON THE NEUSE LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02017
Page: 0123
Market Value: 32890
Assessed Acreage: 1.43
Calc. Acreage: 1.5
Sales Price: 20000
Sale Date: 2001-02-12

Result 8

id: 16I02008F
Tag: 16I02008F
Tax Unique Id: 4156177
NCPin: 177000-26-0267
Mapsheet No: 1770
Owner Name 1: MOSS, BRETT N
Owner Name 2: MOSS, SARAH C
Mail Address 1: 3887 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9653
Site Address 1: 3887 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 04314
Page: 0813
Market Value: 145300
Assessed Acreage: 1.07
Calc. Acreage: 1.05
Sales Price: 192000
Sale Date: 2013-06-26

Result 9

id: 16I02008E
Tag: 16I02008E
Tax Unique Id: 4191285
NCPin: 177000-26-1443
Mapsheet No: 1770
Owner Name 1: PRUITT, ELSIE C
Owner Name 2:
Mail Address 1: 3903 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04072
Page: 0497
Market Value: 115750
Assessed Acreage: 1.49
Calc. Acreage: 1.45
Sales Price: 148000
Sale Date: 2012-01-25

Result 10

id: 16I02008X
Tag: 16I02008X
Tax Unique Id: 4217228
NCPin: 177000-26-2504
Mapsheet No: 1770
Owner Name 1: GAZAWAY, DOROTHY
Owner Name 2:
Mail Address 1: 3941 COVERED BRIDGE ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 00689
Page: 0164
Market Value: 23310
Assessed Acreage: 0.74
Calc. Acreage: 0.38
Sales Price: 0
Sale Date: 1967-01-01

Result 11

id: 16I02008D
Tag: 16I02008D
Tax Unique Id: 4217226
NCPin: 177000-26-2631
Mapsheet No: 1770
Owner Name 1: GAZAWAY, DOROTHY
Owner Name 2:
Mail Address 1: 3941 COVERED BRIDGE ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 3941 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 00671
Page: 0213
Market Value: 94000
Assessed Acreage: 0.78
Calc. Acreage: 0.78
Sales Price: 0
Sale Date: 1967-01-01

Result 12

id: 16I02008C
Tag: 16I02008C
Tax Unique Id: 4217225
NCPin: 177000-26-3738
Mapsheet No: 1770
Owner Name 1: PEEPERS, DEL
Owner Name 2:
Mail Address 1: 3991 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 3991 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 00835
Page: 0330
Market Value: 114940
Assessed Acreage: 2.48
Calc. Acreage: 2.49
Sales Price: 0
Sale Date: 1978-01-01

Result 13

id: 16I02008I
Tag: 16I02008I
Tax Unique Id: 4217227
NCPin: 177000-26-4958
Mapsheet No: 1770
Owner Name 1: WEAVER, SHIRLEY G LIFE ESTATE
Owner Name 2: WEAVER, BARRY THURMAN REMDRM
Mail Address 1: 4025 COVERED BRIDGE ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 4025 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 02854
Page: 0568
Market Value: 120540
Assessed Acreage: 1.42
Calc. Acreage: 1.43
Sales Price: 0
Sale Date: 2005-03-04

Result 14

id: 16I02008Y
Tag: 16I02008Y
Tax Unique Id: 4217229
NCPin: 177000-27-5130
Mapsheet No: 1770
Owner Name 1: WEAVER, BARRY T
Owner Name 2:
Mail Address 1: 1464 LOOP RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03212
Page: 0517
Market Value: 25900
Assessed Acreage: 1.4
Calc. Acreage: 1.6
Sales Price: 25000
Sale Date: 2006-10-05

Result 15

id: 16I02008B
Tag: 16I02008B
Tax Unique Id: 4217224
NCPin: 177000-27-6207
Mapsheet No: 1770
Owner Name 1: WEAVER, GARY DANIEL
Owner Name 2: WEAVER, KAY GORDON
Mail Address 1: 2907 SCHOONER LN
Mail Address 2:
Mail Address 3: GRIMESLAND, NC 27837-0000
Site Address 1: 4083 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 02849
Page: 0883
Market Value: 82710
Assessed Acreage: 2.35
Calc. Acreage: 2.25
Sales Price: 0
Sale Date: 2005-02-25

Result 16

id: 16I01014C
Tag: 16I01014C
Tax Unique Id: 4156586
NCPin: 177000-37-9772
Mapsheet No: 1770
Owner Name 1: ONEIL, SUSAN GAIL S
Owner Name 2:
Mail Address 1: 322 MEDLIN ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 4080 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 03973
Page: 0997
Market Value: 313370
Assessed Acreage: 69.44
Calc. Acreage: 68.9
Sales Price: 0
Sale Date: 2011-04-19

Result 17

id: 16I02047W
Tag: 16I02047W
Tax Unique Id: 4205787
NCPin: 177000-27-8907
Mapsheet No: 1770
Owner Name 1: RIVERWOOD LAND COMPANY LLC
Owner Name 2:
Mail Address 1: PO BOX 31827
Mail Address 2:
Mail Address 3: RALEIGH, NC 27622-0000
Site Address 1:
Site Address 2:
Book: 03984
Page: 0379
Market Value: 105600
Assessed Acreage: 1.6
Calc. Acreage: 1.6
Sales Price: 0
Sale Date: 2011-05-20

Result 18

id: 16I02008H
Tag: 16I02008H
Tax Unique Id: 4254227
NCPin: 177000-28-3331
Mapsheet No: 1770
Owner Name 1: RIVERWOOD COMPANY LLC
Owner Name 2:
Mail Address 1: PO BOX 31827
Mail Address 2:
Mail Address 3: RALEIGH, NC 27622-0000
Site Address 1: 272 PRITCHARD RD
Site Address 2: CLAYTON, NC 27527-
Book: 03741
Page: 0997
Market Value: 4520330
Assessed Acreage: 6.52
Calc. Acreage: 6.52
Sales Price: 0
Sale Date: 2009-08-05

Result 19

id: 16I02047V
Tag: 16I02047V
Tax Unique Id: 4191528
NCPin: 177000-28-0238
Mapsheet No: 1770
Owner Name 1: SBOC RIVERWOOD CENTER
Owner Name 2:
Mail Address 1: C/O SAMPSON-BLADEN OIL COMPANY
Mail Address 2: PO BOX 469
Mail Address 3: CLINTON, NC 28329
Site Address 1:
Site Address 2:
Book: 04032
Page: 0959
Market Value: 1125080
Assessed Acreage: 1.3
Calc. Acreage: 1.3
Sales Price: 475000
Sale Date: 2011-10-11

Result 20

id: 16I02008A
Tag: 16I02008A
Tax Unique Id: 4158400
NCPin: 177000-18-7405
Mapsheet No: 1770
Owner Name 1: ZOGREO, LLC
Owner Name 2: WILDER INVESTORS LLS
Mail Address 1: PO BOX 10810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27605-0810
Site Address 1: 2165 PRITCHARD RD
Site Address 2: CLAYTON, NC 27520-
Book: 03988
Page: 0133
Market Value: 322500
Assessed Acreage: 2.15
Calc. Acreage: 2.12
Sales Price: 0
Sale Date: 2011-06-01

Result 21

id: 16I02053Q
Tag: 16I02053Q
Tax Unique Id: 4055942
NCPin: 177000-18-4689
Mapsheet No: 1770
Owner Name 1: RIVERWOOD ON THE NEUSE LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03658
Page: 0966
Market Value: 454500
Assessed Acreage: 3.03
Calc. Acreage: 3.05
Sales Price: 0
Sale Date: 2009-02-24

Result 22

id: 16I02026B
Tag: 16I02026B
Tax Unique Id: 4055954
NCPin: 177000-19-0251
Mapsheet No: 1770
Owner Name 1: RIVERWOOD ON THE NEUSE LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03658
Page: 0966
Market Value: 4983380
Assessed Acreage: 242.54
Calc. Acreage: 242.54
Sales Price: 0
Sale Date: 2009-02-24

Result 23

id: 16I02029Y
Tag: 16I02029Y
Tax Unique Id: 4222089
NCPin: 176100-90-0404
Mapsheet No: 1761
Owner Name 1: THE FALLS AT NORWOOD COMMUNITY
Owner Name 2: ASSOCIATION INC
Mail Address 1: C/O DEBORAH NELSON
Mail Address 2: 61 PARQUE DE SARAH PL
Mail Address 3: CLAYTON, NC 27227-3928
Site Address 1: 1007 PRITCHARD RD
Site Address 2: CLAYTON, NC 27527-
Book: 03475
Page: 0641
Market Value: 10
Assessed Acreage: 0.28
Calc. Acreage: 0.26
Sales Price: 0
Sale Date: 2007-12-31

Result 24

id: 16I02029Y
Tag: 16I02029Y
Tax Unique Id: 4222089
NCPin: 176100-90-0404
Mapsheet No: 1761
Owner Name 1: THE FALLS AT NORWOOD COMMUNITY
Owner Name 2: ASSOCIATION INC
Mail Address 1: C/O DEBORAH NELSON
Mail Address 2: 61 PARQUE DE SARAH PL
Mail Address 3: CLAYTON, NC 27227-3928
Site Address 1: 5 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03475
Page: 0641
Market Value: 10
Assessed Acreage: 0.28
Calc. Acreage: 0.26
Sales Price: 0
Sale Date: 2007-12-31

Result 25

id: 16I02029X
Tag: 16I02029X
Tax Unique Id: 4222088
NCPin: 176100-80-9321
Mapsheet No: 1761
Owner Name 1: NORWOOD, MARY N
Owner Name 2: HEINSOHN, RONALD H
Mail Address 1: 2204 ALEXANDER RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27608-1645
Site Address 1: 75 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03813
Page: 0017
Market Value: 86500
Assessed Acreage: 1.02
Calc. Acreage: 1.021
Sales Price: 0
Sale Date: 2010-02-15

Result 26

id: 16I02029W
Tag: 16I02029W
Tax Unique Id: 4222087
NCPin: 176100-80-9113
Mapsheet No: 1761
Owner Name 1: MATTRESS, ALBERT III
Owner Name 2: MATTRESS, SOPHIA ELIZABETH
Mail Address 1: 115 GRANDE OVERLOOK DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 115 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03769
Page: 0046
Market Value: 524740
Assessed Acreage: 1.01
Calc. Acreage: 1.01
Sales Price: 410000
Sale Date: 2009-10-16

Result 27

id: 16I02029V
Tag: 16I02029V
Tax Unique Id: 4222086
NCPin: 176000-89-9916
Mapsheet No: 1760
Owner Name 1: FREEMAN, WADE JR
Owner Name 2: FREEMAN, CAROL L
Mail Address 1: 149 GRANDE OVERLOOK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3927
Site Address 1: 149 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 02917
Page: 0212
Market Value: 472210
Assessed Acreage: 1.01
Calc. Acreage: 1.005
Sales Price: 65000
Sale Date: 2005-06-15

Result 28

id: 16I02040A
Tag: 16I02040A
Tax Unique Id: 4197531
NCPin: 176000-89-9733
Mapsheet No: 1760
Owner Name 1: YORK, JOHN H
Owner Name 2: YORK, AMY R
Mail Address 1: 193 GRANDE OVERLOOK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3927
Site Address 1: 193 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03170
Page: 0816
Market Value: 583320
Assessed Acreage: 1.48
Calc. Acreage: 1.484
Sales Price: 85000
Sale Date: 2006-08-01

Result 29

id: 16I02040B
Tag: 16I02040B
Tax Unique Id: 4197551
NCPin: 176000-89-9414
Mapsheet No: 1760
Owner Name 1: WHITMAN, BRIAN
Owner Name 2: WHITMAN, GINA
Mail Address 1: 105 KATIE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 227 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03543
Page: 0939
Market Value: 95150
Assessed Acreage: 2.13
Calc. Acreage: 2.132
Sales Price: 106000
Sale Date: 2008-05-12

Result 30

id: 16I02040C
Tag: 16I02040C
Tax Unique Id: 4197552
NCPin: 176000-89-6461
Mapsheet No: 1760
Owner Name 1: CHO, JANG HO
Owner Name 2: KIM, SOOK RYUN
Mail Address 1: 33 PLAZA DELUKE SQ
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 33 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03558
Page: 0681
Market Value: 760720
Assessed Acreage: 1.82
Calc. Acreage: 1.82
Sales Price: 100000
Sale Date: 2008-06-09

Result 31

Id: 16I02040C
Tag: 16I02040C
Tax Unique Id: 4197552
NCPin: 176000-89-6461
Mapsheet No: 1760
Owner Name 1: CHO, JANG HO
Owner Name 2: KIM, SOOK RYUN
Mail Address 1: 33 PLAZA DELUKE SQ
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 220 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03558
Page: 0681
Market Value: 760720
Assessed Acreage: 1.82
Calc. Acreage: 1.82
Sales Price: 100000
Sale Date: 2008-06-09

Result 32

id: 16I02040D
Tag: 16I02040D
Tax Unique Id: 4212452
NCPin: 176000-89-4491
Mapsheet No: 1760
Owner Name 1: VALESKO, STEPHEN M
Owner Name 2: VALESKO, JACQUELINE A
Mail Address 1: 61 PLAZA DE LUKE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 61 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03928
Page: 0457
Market Value: 555180
Assessed Acreage: 1.14
Calc. Acreage: 1.145
Sales Price: 555000
Sale Date: 2010-12-13

Result 33

id: 16I02040E
Tag: 16I02040E
Tax Unique Id: 4217985
NCPin: 176000-89-3460
Mapsheet No: 1760
Owner Name 1: BALCOMBE, ROY L
Owner Name 2: BALCOMBE, GEORGINA M
Mail Address 1: 89 PLAZA DE LUKE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 89 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03485
Page: 0776
Market Value: 576950
Assessed Acreage: 1.46
Calc. Acreage: 1.462
Sales Price: 775000
Sale Date: 2008-01-25

Result 34

id: 16I02040F
Tag: 16I02040F
Tax Unique Id: 4153324
NCPin: 176000-89-2329
Mapsheet No: 1760
Owner Name 1: DOREMUS, STANLEY III
Owner Name 2: DOREMUS, LORI
Mail Address 1: 119 PLAZA DE LUKE SQ
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3989
Site Address 1: 119 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03465
Page: 0393
Market Value: 609840
Assessed Acreage: 1.18
Calc. Acreage: 1.175
Sales Price: 101000
Sale Date: 2007-12-11

Result 35

id: 16I02040G
Tag: 16I02040G
Tax Unique Id: 4153490
NCPin: 176000-89-0397
Mapsheet No: 1760
Owner Name 1: AWAN, AMJAD N
Owner Name 2:
Mail Address 1: 509 CARTER DR
Mail Address 2:
Mail Address 3: COPPELL, TX 75019-4052
Site Address 1: 145 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 04471
Page: 0291
Market Value: 663980
Assessed Acreage: 1.36
Calc. Acreage: 1.362
Sales Price: 575000
Sale Date: 2014-07-10

Result 36

id: 16I02040H
Tag: 16I02040H
Tax Unique Id: 4212699
NCPin: 176000-79-9331
Mapsheet No: 1760
Owner Name 1: IGBA, CHUCK G
Owner Name 2: IGBA, EBI P
Mail Address 1: 167 PLAZA DE LUKE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 167 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03810
Page: 0218
Market Value: 531910
Assessed Acreage: 1.5
Calc. Acreage: 1.496
Sales Price: 510000
Sale Date: 2010-02-04

Result 37

id: 16I02040I
Tag: 16I02040I
Tax Unique Id: 4197553
NCPin: 176000-79-7306
Mapsheet No: 1760
Owner Name 1: HUMBLE, JIMMY TODD
Owner Name 2: HUMBLE, LISA M
Mail Address 1: 336 COLLINSWORTH DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3935
Site Address 1: 175 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03125
Page: 0459
Market Value: 823420
Assessed Acreage: 2.34
Calc. Acreage: 2.343
Sales Price: 105000
Sale Date: 2006-05-22

Result 38

id: 16I02027D
Tag: 16I02027D
Tax Unique Id: 4197450
NCPin: 176100-70-8098
Mapsheet No: 1761
Owner Name 1: THE FALLS AT NORWOOD COMMUNITY
Owner Name 2: ASSOCIATION INC
Mail Address 1: C/O DEBORAH NELSON
Mail Address 2: 61 PARQUE DE SARAH PL
Mail Address 3: CLAYTON, NC 27227-3928
Site Address 1:
Site Address 2:
Book: 03475
Page: 0641
Market Value: 150
Assessed Acreage: 3.72
Calc. Acreage: 3.77
Sales Price: 0
Sale Date: 2007-12-31

Result 39

id: 16I02027
Tag: 16I02027
Tax Unique Id: 4197449
NCPin: 176100-40-7112
Mapsheet No: 1761
Owner Name 1: STATE OF NORTH CAROLINA
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book: 03634
Page: 0278
Market Value: 1796860
Assessed Acreage: 325.71
Calc. Acreage: 343.87
Sales Price: 4941000
Sale Date: 2008-12-18

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: February 25, 2015

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

Printed Name: Donnie Adams Signature:

Date of Meeting: March 12, 2015 Time of Meeting: 6:00

Location of Meeting: Riverwood Golf Club

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.*

To give ample time for adjacent owners to arrive, Donnie Adams opened the meeting at 6:10.

Donnie gave a brief description/summary of the property to be rezoned, the RWAC Master Plan revision (addition of the House property) and the preliminary subdivision plan for Phase C1/C2

The floor was opened for questions or comments. Hearing none, the meeting was closed at 6:20pm.

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

FRED SMITH COMPANY
SPORTS CLUB · RANCH · PROPERTIES

February 25, 2015

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:	March 12, 2015
Location:	Riverwood Golf Club
Time:	6:00 PM
Type of Application:	**15-08-01-SUB RIVERWOOD ATHLETIC CLUB MASTER PLAN REVISION and 15-08-02-RZ HOUSE 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 or by email at brian.strickland@fredsmithcompany.com.

Sincerely,

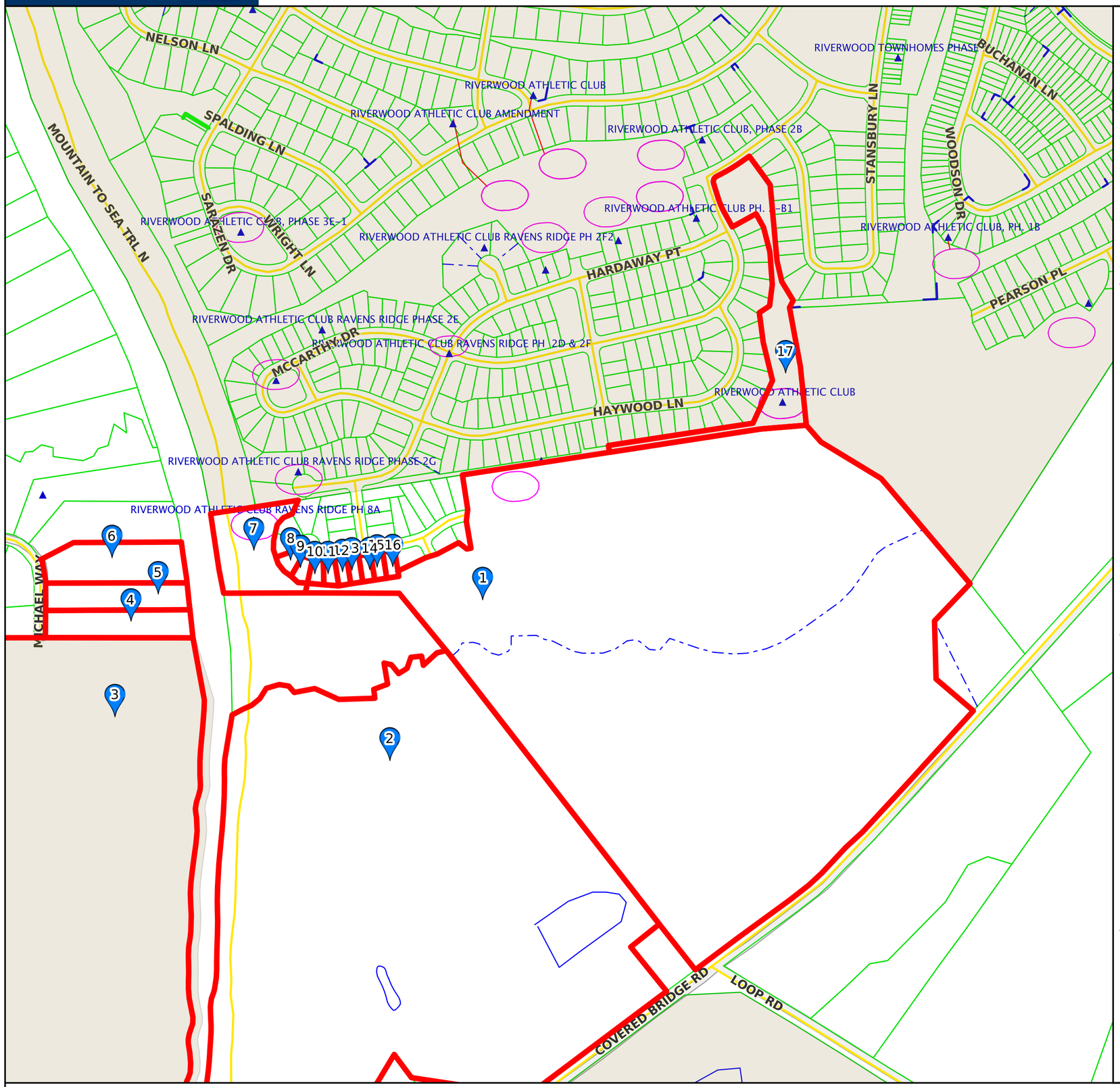
Brian Strickland

cc: Clayton Planning Dept.

www.FredSmithCompany.com
400 Riverwood Drive Clayton, NC 27527 • Phone: (919) 550-8086 • Fax: (919) 550-8186
Building The Way

*** DISCLAIMER ***

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



Result 1

id:	16I03027
Tag:	16I03027
Tax Unique Id:	4272163
NCPin:	176000-93-4951
Mapsheet No:	1760
Owner Name 1:	FSC RANCH LLC
Owner Name 2:	
Mail Address 1:	400 RIVERWOOD DR
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27527-5500
Site Address 1:	3131 COVERED BRIDGE RD
Site Address 2:	CLAYTON, NC 27527-
Book:	04538
Page:	0617
Market Value:	454350
Assessed Acreage:	84.28
Calc. Acreage:	84.08
Sales Price:	0
Sale Date:	2014-12-19

Result 2

id:	16I03028
Tag:	16I03028
Tax Unique Id:	4268744
NCPin:	176000-82-1830
Mapsheet No:	1760
Owner Name 1:	HOUSE, MAVIS C
Owner Name 2:	
Mail Address 1:	2873 COVERED BRIDGE RD
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27527-0000
Site Address 1:	2873 COVERED BRIDGE RD
Site Address 2:	CLAYTON, NC 27527-
Book:	00705
Page:	0629
Market Value:	444620
Assessed Acreage:	68.94
Calc. Acreage:	68.88
Sales Price:	0
Sale Date:	1970-01-01

Result 3

id:	05H02009
Tag:	05H02009
Tax Unique Id:	4265643
NCPin:	166900-38-4997
Mapsheet No:	1669
Owner Name 1:	RAYMOND ELMORE EARP JR IRREVOCABLE TRUST
Owner Name 2:	EARP, NANCY CREWS EXECUTOR
Mail Address 1:	7230 NC HWY 42 E
Mail Address 2:	
Mail Address 3:	SELMA, NC 27576-6005
Site Address 1:	1162 COVERED BRIDGE RD
Site Address 2:	CLAYTON, NC 27520-
Book:	03897
Page:	0735
Market Value:	2189860
Assessed Acreage:	631.06
Calc. Acreage:	631.04
Sales Price:	0
Sale Date:	2010-07-12

Result 4

id:	05H01010I
Tag:	05H01010I
Tax Unique Id:	4231712
NCPin:	176000-64-9005
Mapsheet No:	1760
Owner Name 1:	OBRIEN, ANGELLA J
Owner Name 2:	OBRIEN, DAVID MICHAEL
Mail Address 1:	8307 CAZAVINI CT
Mail Address 2:	
Mail Address 3:	RALEIGH, NC 27613-4467
Site Address 1:	151 MICHAEL WAY
Site Address 2:	CLAYTON, NC 27520-
Book:	04356
Page:	0783
Market Value:	376900
Assessed Acreage:	1.88
Calc. Acreage:	1.76
Sales Price:	365000
Sale Date:	2013-09-18

Result 5

id:	05H01010J
Tag:	05H01010J
Tax Unique Id:	4215648
NCPin:	176000-64-9107
Mapsheet No:	1760
Owner Name 1:	SAMMONS, DAVID H JR
Owner Name 2:	SAMMONS, RENE D
Mail Address 1:	147 MICHAEL WAY
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-0000
Site Address 1:	147 MICHAEL WAY
Site Address 2:	CLAYTON, NC 27520-
Book:	03113
Page:	0040
Market Value:	384520
Assessed Acreage:	1.73
Calc. Acreage:	1.69
Sales Price:	412000
Sale Date:	2006-05-02

Result 6

id:	05H01010K
Tag:	05H01010K
Tax Unique Id:	4223545
NCPin:	176000-64-8382
Mapsheet No:	1760
Owner Name 1:	HARRIS, JONATHAN DAVID
Owner Name 2:	HARRIS, ANGELA NICOLE
Mail Address 1:	143 MICHAEL WAY
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-5507
Site Address 1:	143 MICHAEL WAY
Site Address 2:	CLAYTON, NC 27520-
Book:	04199
Page:	0815
Market Value:	513060
Assessed Acreage:	2.27
Calc. Acreage:	2.39
Sales Price:	417000
Sale Date:	2012-11-02

Scale: 1:4144 - 1 in. = 345.33 feet

(The scale is only accurate when printed landscape on a 11 x 17 size sheet with no page scaling.)

Johnston County GIS
February 25, 2015

* * * DISCLAIMER * * *

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

Result 7

id: 16I02056C
Tag: 16I02056C
Tax Unique Id: 4272092
NCPin: 176000-74-4387
Mapsheet No: 1760
Owner Name 1: FSC RANCH LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04538
Page: 0617
Market Value: 100
Assessed Acreage: 2.55
Calc. Acreage: 2.54
Sales Price: 0
Sale Date: 2014-12-19

Result 8

id: 16I02055K
Tag: 16I02055K
Tax Unique Id: 4272124
NCPin: 176000-74-6353
Mapsheet No: 1760
Owner Name 1: FSC IV LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04404
Page: 0287
Market Value: 40000
Assessed Acreage: 0.17
Calc. Acreage: 0.17
Sales Price: 3000000
Sale Date: 2014-01-17

Result 9

id: 16I02055J
Tag: 16I02055J
Tax Unique Id: 4272121
NCPin: 176000-74-7209
Mapsheet No: 1760
Owner Name 1: RMS INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04547
Page: 0906
Market Value: 40000
Assessed Acreage: 0.16
Calc. Acreage: 0.16
Sales Price: 0
Sale Date: 2015-01-16

Result 10

id: 16I02055I
Tag: 16I02055I
Tax Unique Id: 4272116
NCPin: 176000-74-7268
Mapsheet No: 1760
Owner Name 1: RMS INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04547
Page: 0906
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-16

Result 11

id: 16I02055H
Tag: 16I02055H
Tax Unique Id: 4272114
NCPin: 176000-74-8227
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0342
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 12

id: 16I02055G
Tag: 16I02055G
Tax Unique Id: 4272112
NCPin: 176000-74-8288
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 13

id: 16I02055F
Tag: 16I02055F
Tax Unique Id: 4272107
NCPin: 176000-74-9239
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 14

id: 16I02055E
Tag: 16I02055E
Tax Unique Id: 4272104
NCPin: 176000-74-9380
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 15

id: 16I02055D
Tag: 16I02055D
Tax Unique Id: 4272102
NCPin: 176000-84-0331
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 16

id: 16I02055C
Tag: 16I02055C
Tax Unique Id: 4272099
NCPin: 176000-84-0391
Mapsheet No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 17

id: 16I02008R
Tag: 16I02008R
Tax Unique Id: 4236525
NCPin: 176000-95-5856
Mapsheet No: 1760
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02581
Page: 0094
Market Value: 150
Assessed Acreage: 3.8
Calc. Acreage: 3.916
Sales Price: 0
Sale Date: 2003-11-04

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: DC Adams Engineering,Inc (RWAC Master Plan Revision/Phase 8C and House Tract Rezoning)

Location/Date: Riverwood Golf Club / March 12, 2015 @ 6:00PM

	NAME	ADDRESS
1	Donnie Adams	335 Athletic Club Blvd
2	Fred Smith	632 Marcellus Way
3	Duke McNichol	72 Josiah Dr, Clayton
4		
5		
6		
7		
8		
9		
10		
11		
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15		
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18		
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20		

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

15-08-01-SUB Raven's Ridge Phase 8C Preliminary Subdivision (Major)

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Strategic Growth Plan, specifically:

- Objective 2.5 – More Housing Opportunities: Beyond Starter Homes

Section 2: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically **(insert specifics to case)**

The subdivision site plan for this parcel is consistent and compatible with surrounding uses and neighborhood design and is in an appropriate expansion of the Riverwood Athletic Club master planned residential community
_____,

the above referenced zoning amendment is reasonable and in the public interest.

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: **6d** **Meeting Date: April 20, 2015**

TITLE: **Rezoning – 14-126-01 – Proctor's Place**

DESCRIPTION: **Mr. DeYoung will present a report regarding request for rezoning .75± acres located between apartment building at 444 West Main Street and commercial building at 510 West Main Street, in between Main Street and the railroad tracks.**

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Set Public Hearing for May 4, 2015	Staff Report Maps Application Consistency & Reasonableness Statement

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

Planning Board
March 23, 2015

STAFF REPORT

Application Number: 14-126-01-RZ (Rezoning)
Project Name: Proctor's Place east parking lot rezoning
NC PIN / Tag #: 165916-94-0664 / 05023036B
Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: Calvary Chapel
Owner: Sherald and Diane Lee
Neighborhood Meeting: Held February 16, 2015
Public Noticing:

- sign posted March 19, 2015
- letters mailed TBD, 2015
- newspaper ad TBD, 2015

PROJECT LOCATION: The property is located at 510 W Main Street between an apartment building at 444 W Main Street and a commercial building at 510 W Main Street.

REQUEST: The applicant is requesting approval to rezone .75± acres located between apartment building at 444 W Main Street and commercial building at 510 W Main Street, in between Main St and the railroad tracks.

SITE DATA:

Acreage:	0.75± acres
Present Zoning:	Residential-6 (R-6)
Proposed Zoning:	Business-2 (B-2)
Existing Use:	Vacant

ADJACENT ZONING AND LAND USES:

North:	Zoning:	Residential-10 (R-10)
	Existing Use:	Single Family Residential and Railroad Tracks
South:	Zoning:	Residential-6 (R-6)
	Existing Use:	Single Family Residential

East:	Zoning:	Residential-6 (R-6)
	Existing Use:	Apartments
West:	Zoning:	Business-2 (B-2)
	Existing Use:	Office Building (Proctor's Place)

STAFF ANALYSIS AND COMMENTARY:

Overview
The applicant is requesting approval for rezoning of the subject property from Single Family Residential 6 (R-6) to Neighborhood Business (B-2). The site is currently vacant.

The site is on Main Street and B-2 is a compatible zoning for this area. The applicant has indicated that if approved, the site would be developed as a parking lot for uses at the associated Proctor's Place office complex. However, all uses permitted in the B-2 zoning district would be permitted if the site is rezoned. For example, the following uses are permitted by-right in B-2: Boarding House, Car Wash/Auto Detailing, Bank, Funeral Home, and Medical Office. This list represents some of the more intensive uses that may occur in B-2. Proctor's Place office park is adjacent to this parcel, and represents another use (General Office) that is permitted and generally occurs in B-2.

Compatibility with Surrounding Land Uses
This property is currently a vacant lot that is being used as overflow parking for Proctor's Place (zoned B-2), which is located to the site's west. The railroad Right-Of-Way (ROW) on the north side of the site provides a natural barrier to the residential lots and cemetery that lie on the other side of the ROW. An apartment complex is on the east side. The site is bounded on the south by Main St, which means it is a high-visibility site. Residences are to the south of the site. Overall, B-2 is compatible with the surrounding uses, particularly since the site is on Main St.

The Unified Development Code provides certain protections for residential properties adjacent to commercial uses, primarily in the form of buffering. Adjacent properties could expect a minimum six foot visual screening from the property if developed as a commercial use. Landscaped buffers (Class B) would be required on all sides of the property except the west. (See §155.402(E)).

Access/Streets:
The property fronts on and is currently accessed from Main St. Access is not a problem.

Consistency with the Strategic Growth Plan
This rezoning is consistent with Objective 2.1, and while not consistent with the proposed land use map (it is shown as residential on the proposed land use map – see attached map), the growth of downtown and existing uses and zoning surrounding this property make B-2 an appropriate designation.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-6 to B-2.
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with 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:

ATTACHMENTS:

1) Aerial Map
2) Existing and Proposed Zoning Map
3) Proposed Land Use Map
4) Table 2.1 – allowed uses
5) Application
6) Neighborhood Meeting Materials (if available)
7) Statement of Consistency and Reasonableness

14-126-01-RZ Proctor's Place East Parking Lot
Rezoning from R-6 to B-2

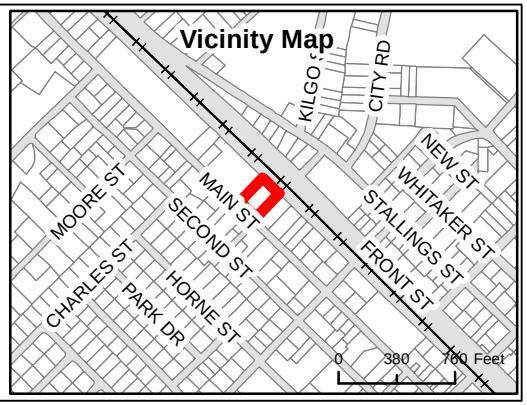
Applicant: Calvary Chapel
Property Owner: Sherald and Donald Lee
Parcel ID Number: 165916-94-0664
Tag #: 05023036B

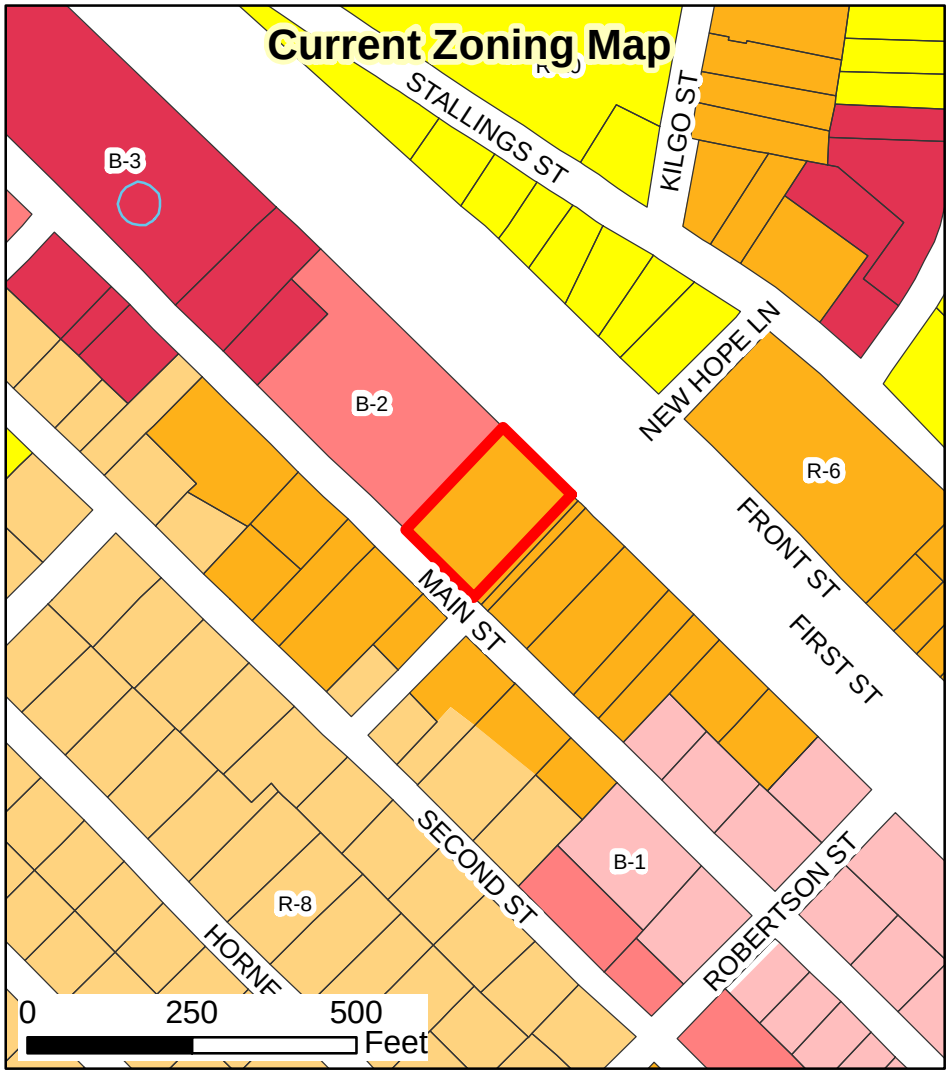
Produced by: TOC Planning

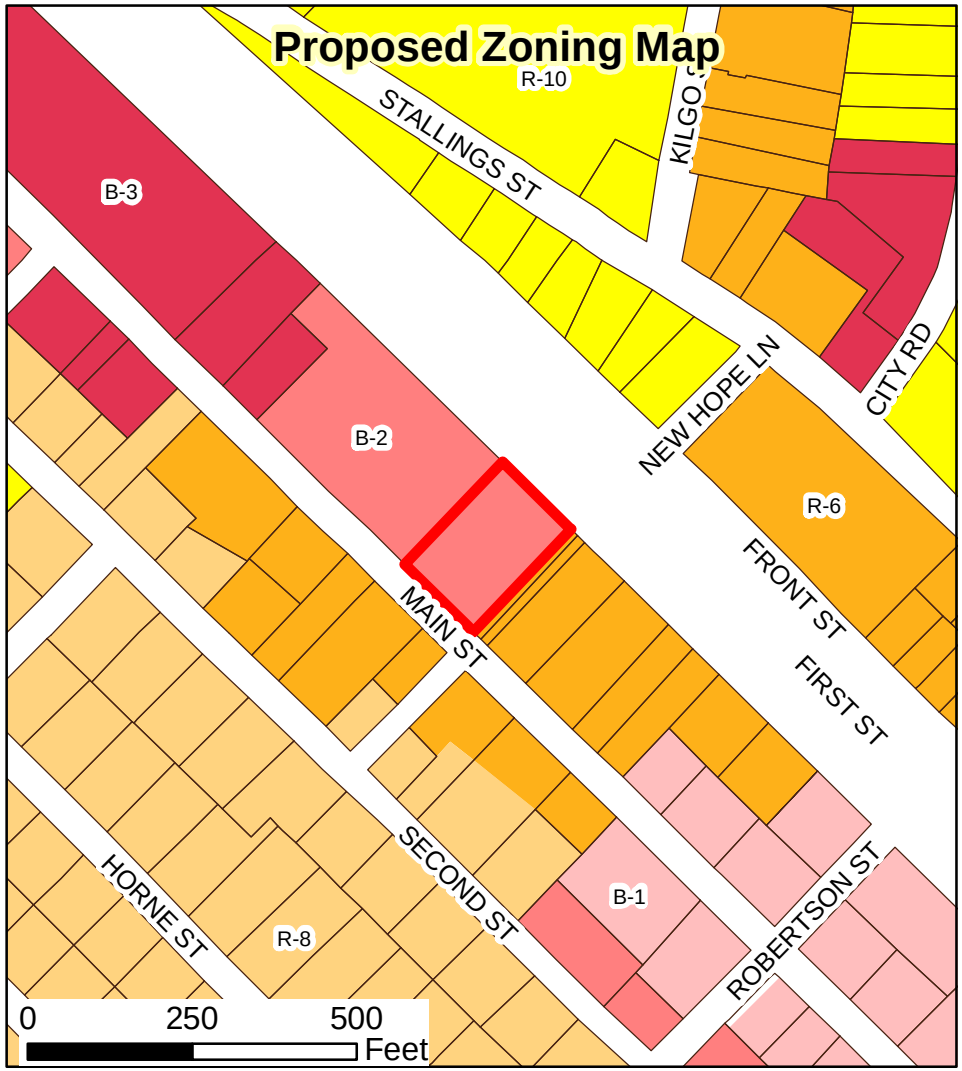
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

03/14/2015

N







14-126-01-RZ Proctor's Place East Parking Lot Rezoning from R-6 to B-2

Applicant: Calvary Chapel
Property Owner: Sherald and Donald Lee
Parcel ID Number: 165916-94-0664
Tag #: 05023036B

Produced by: TOC Planning

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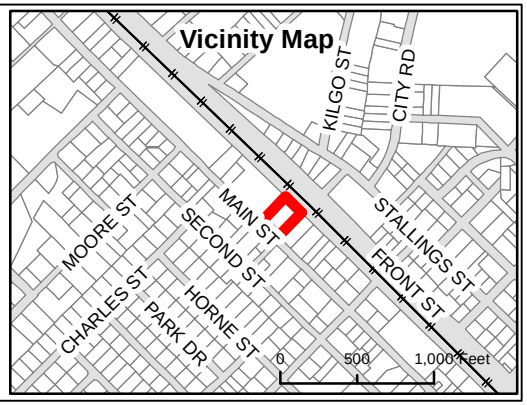
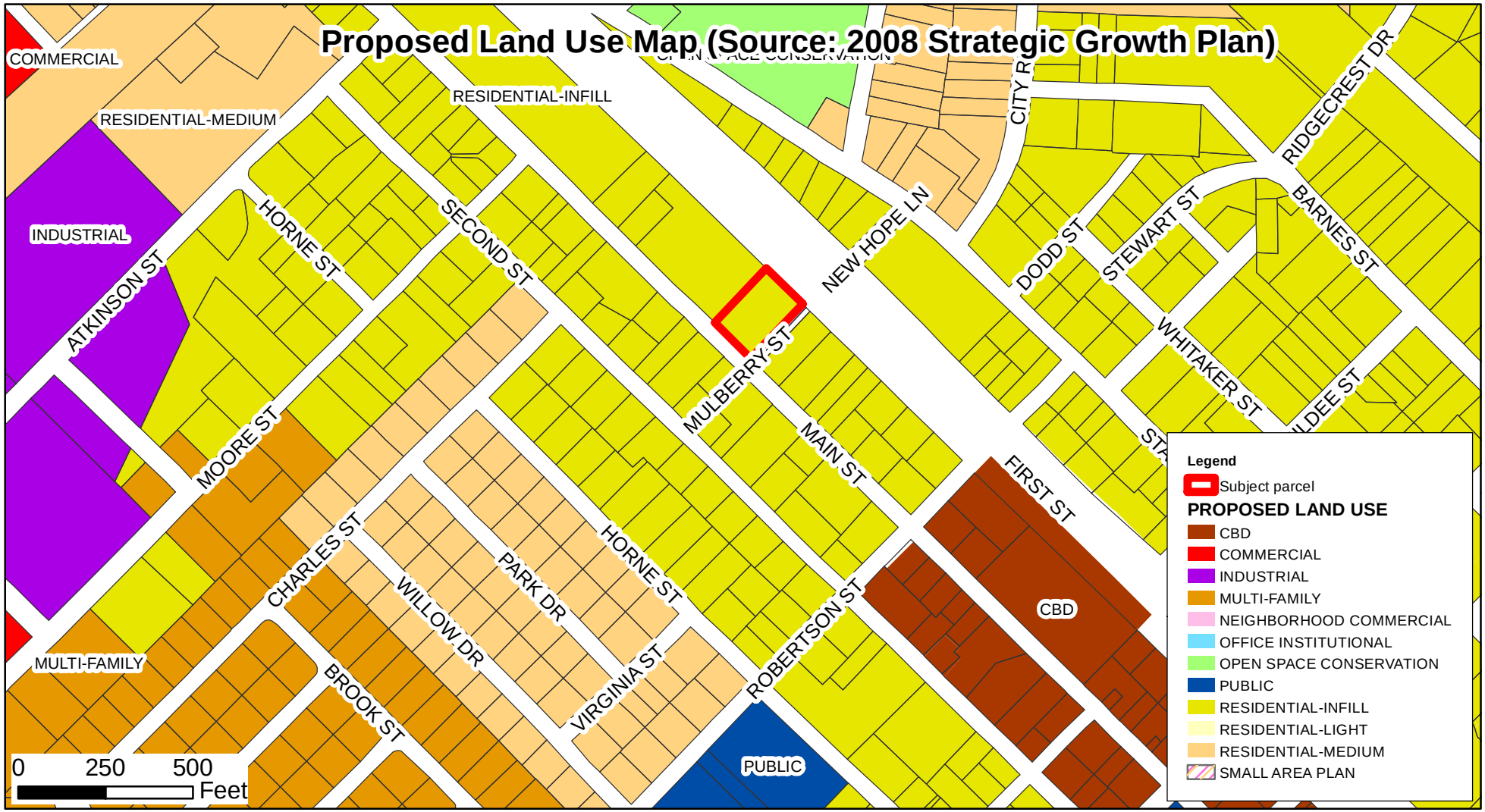
3/14/2015

Legend

- Subject parcels
- R-E
- R-10
- R-8
- R-6
- PD-R
- O-R
- B-1
- B-2
- B-3
- PD-C
- I-1
- I-2
- O-I
- PD-MU

N





Proposed Land Use Map (Source: 2008 Strategic Growth Plan)
14-126-01-RZ Proctor's Place East Parking Lot Rezoning - R-6 to B-2

Applicant: Calvary Chapel
Property Owner: Sherald and Donald Lee
Parcel ID Number: 165916-94-0664
Tag #: 05023036B

Produced by: TOC Planning

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

03/14/2015

N

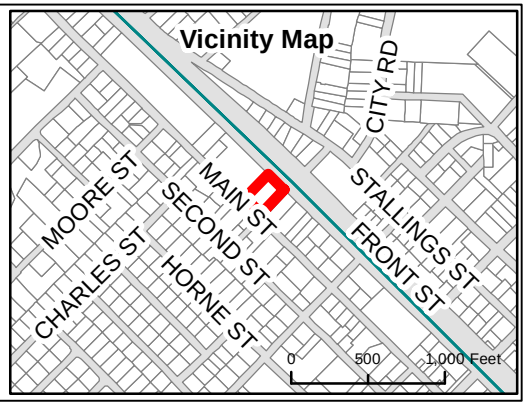


Table 2-1 Use Regulations

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Residential Uses												
Adult Care Home (2-6 Adults)	P	P	P	P								§155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S			§155.301(A)
Adult Care Home (13+ Adults)						C	S	S	S			§155.301(A)
Alley Loaded House		P	P	P								§155.301(B)
Apartments		S	S	S	S	S	S	S	S			§155.301(C)
Boarding House				C		P		P				§155.301(D)
Child Care Home	C	C	C	C	C							§155.301(E)
Manufactured Home	P											§155.301(F)
Manufactured Home Park	S											§155.301(G)
Nursing Home (Congregate Living Facility)	C			C		P		S	P			§155.301(H)
Two family House		S	S	S	S							§155.301(I)
Townhouse		S	S	S	S	S	S	S	S			§155.301(J)
Security/Caretaker Quarters	C								C			§155.301(K)
Single Family House	P	P	P	P								§155.301(L)
Upper-story Residence	S	S	S	S	S	P	P	P	P			§155.301(M)
Zero Lot Line House		P	P	P								§155.301(N)
Public and Civic Uses												
Assembly, Not For Profit	S					P			P			§155.302(A)
Cemetery	P								P			§155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C			§155.302(C)
College or University						P						§155.302(D)
Day Care (Supervision for 3-8)	C	C	C	C	C							§155.302(E)
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P			§155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	§155.302(F)
Hospital or Medical Center						P			P			§155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						§155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	§155.302(I)
Recreational Uses												
Entertainment, Indoor						C	C	C	P	P		§155.303(A)
Entertainment, Outdoor									C	P		§155.303(B)
Fitness Center						C	C	C	P	P		§155.303(C)
Golf Course	P	P	P	P								§155.303(D)
Gun Range							S	S	S	S	S	§155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	§155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	§155.303(G)
Stable, Private	P											§155.303(H)
Agricultural Uses												
Agriculture, Livestock	C										C	§155.304(A)
Agriculture, Sales and Service	P										C	§155.304(B)
Nursery	P					P	P	C	P			§155.304(C)
Commercial Uses												
Adult Oriented Business									S		S	§155.305(A)
Bed and Breakfast	P					P	P	P	P			§155.305(B)
Car Wash/Auto Detailing						C	C	P	P			§155.305(C)
Contractor Office						C	C		P	P	P	§155.305(D)
Contractor Storage Yard									C	C	P	§155.305(E)
Convenience Store with Gas Sales							C	C	P	P	P	§155.305(F)
Creative Studio					P	P	P	P	P			§155.305(G)
Financial Institution					P	P	P	P	P			§155.305(H)
Funeral Home				C	P	P	P	P	P			§155.305(I)
Hotel/Motel						S	S	S	P			§155.305(J)
Kennel	C							C				§155.305(K)
Laundry Services							C		C	P	P	§155.305(L)
Lounge, Cocktail							S		S	S	S	§155.305(M)
Microbrewery							P		P	P	P	§155.305(N)

Abridged Use Table, created: March 16, 2015
Town of Clayton, NC

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Newspaper Publisher									P	P	P	§155.305(O)
Office, General					P	P	P	P	P	P		§155.305(P)
Office, Medical					P	P	P	P	P	P		§155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	C	C			§155.305(R)
Pawn Shop									C	P		§155.305(S)
Radio or Television Studio									P	P	P	§155.305(T)
Restaurant, Drive-Through								C	C	C		§155.305(U)
Restaurant, General						C	P	P	P	C		§155.305(V)
Retail Sales, General							P		P			§155.305(W)
Retail Sales, Neighborhood							P	P	P			§155.305(X)
Self-storage Facility									C	P	P	§155.305(Y)
Service, General							P		P			§155.305(Z)
Service, Neighborhood							P	P	P			§155.305(AA)
Tattoo Parlor									S			§155.305(BB)
Towing Service and Storage									C	C	C	§155.305(CC)
Vehicle Repair or Service									S	P	P	§155.305(DD)
Vehicle Sales and Rental									P	P	P	§155.305(EE)
Veterinary Clinic						C	C	C	P			§155.305(FF)
Video Sweepstakes Operations										S		§155.305(GG)
Industrial Uses												
Building Supplies, Wholesale									C	P	P	§155.306(A)
Crematorium										P	P	§155.306(B)
Gas and Fuel, Wholesale										P	P	§155.306(C)
Laboratory, Research						P			P	P	P	§155.306(D)
Manufacturing, Limited										P	P	§155.306(E)
Manufacturing, General										C	P	§155.306(F)
Manufacturing, Heavy											P	§155.306(G)
Research and Development						P			P	P	P	§155.306(H)
Warehouse, Freight Movement									C	P	P	§155.306(I)
Utilities												
Recycling Center										P	P	§155.307(A)
Renewable Energy Facility	S									C	P	§155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	§155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	§155.307(D)
Utility, Major										P	P	§155.307(E)
Waste Service										C	P	§155.307(F)

Key:

P – Permitted

C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)

S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-05-02, passed 5-7-07; Am. Ord. 2009-06-06, passed 6-1-09; Am. Ord. 2009-08-03, passed 8-3-09; Am. Ord 2014-12-02, passed 12-1-14)

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: PROCTOR'S PLACE **Acreage of Property:** .754

Parcel ID Number: 165916-94-0664 **Tax ID:** Tag#: 05023036 B

Deed Book: **Deed Page(s):**

Address: 510 W. MAIN ST. CLAYTON

Location: BETWEEN APT. BUILDING @ 444 W. MAIN ST. & COMMERICAL BLDG. @ 510 W. MAIN ST.

Existing Use: Vacant **Proposed Use:** Parking

Existing Zoning District: R-6

Requested Zoning District B-2

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):

FOR OFFICE USE ONLY

File Number: 14-126-01-RZ Date Received: RECEIVED FEB 03 2015 Town of Clayton Planning Department Amount Paid: 500.00

OWNER INFORMATION:

Name: SHERALD & DONALD LEE

Mailing Address: 2160 SHOTWELL RD. CLAYTON, N.C.

Phone Number: 919-553-5733 **Fax:**

Email Address:

APPLICANT INFORMATION:

Applicant: CALVARY CHAPEL

Mailing Address: 510 W. MAIN ST. SUITE #104 CLAYTON, N.C.

Phone Number: 919-359-0802 **Fax:**

Contact Person: KEVIN

Email Address:

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 scaled 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.

Additional parking is needed to accompany the commercial building at 510 West Main Street.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

Yes

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

Property in question is an empty lot at this time and is zoned R-6

Request is being made to rezone this lot for use as B-2.

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

Proposed plan will improve uses of

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

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

yes

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.

yes

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.

yes

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.

SHERALD L. LEE		2-2-15
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERY OWNERS LIST

Project Name: _____

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
7672	CHARLES LONG	5005 SATINWOOD DR.
7426	VIRGIL BOONE	3366 BARBER MILL RD.
7389	PORTER CASEY JR.	326 PAGE ST.
4684	HORNE MEMORIAL CHURCH	121 E. SECOND ST.
2862	NEW HOPE BAPTISTCHURCH	700 NEW HOPE LANE
2827	WHITNEY SCURATO	701 W. STALLINGS ST.
1858	SHELLY JARMAN	703 W. STALLINGS ST.
1905	JAMES KEPLEY	705 W. STALLINGS ST.

PROC'S PLACE LLC
510 West Main Street
Clayton, N.C. 27520
919-553-5733

Date FEB. 2, 15

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: FEBRUARY 16, 2015

Location: 510 W. MAIN ST.

Time: 7:00 P.M.

Type of Application: ~~SPECIAL USE PERMIT~~ REZONING

General Description: CHANGE ZONING FROM R-6 TO B-2

If you have any questions prior to or after this meeting, you may contact us at 919-553-5733

Sincerely, SHERRALD L. LEE

Applicant

cc: Clayton Planning Dept.

Lots 1, 2, 3, 4, 5 and 6, Gower Estate property, Clayton

Prepared by and Hold for: Kristoff Law Offices, P.A. (No Title Examination)

Revenue Stamps: $0

NORTH CAROLINA
JOHNSTON COUNTY

Parcel ID No.: 05023036

GENERAL WARRANTY DEED

THIS DEED made this 25th day of February, 2002, by and between PERCY YATES LEE, Trustee, PERCY YATES LEE, as Executor of the Estate of Lena F. Lee, PERCY YATES LEE and wife, JOYCE C. LEE, HUBERT L. LEE and wife, BONNIE Y. LEE, RAYMOND E. LEE and wife, JEAN LEE, CHARLES FRED LEE and wife, TEXIE LEE, and GEORGE R. LEE and wife, CATHY LEE, TED RICHARD LEE, a single person, and JOYCE L. BLACKLEY and husband, ERNEST L. BLACKLEY, TROY A. LEE, JR. and wife, TRACY LEE, ROY LEE and wife, DENISE LEE, and ERNEST L. LEE and wife, NOLA LEE, Grantor; and SHERALD L. LEE and wife, DIANE T. LEE, and DONALD G. LEE and wife, CONNIE Y. LEE, Grantee, whose address is 2098 Shotwell Road, Clayton, North Carolina 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 Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does give, grant, bargain, and convey unto the Grantee, that certain lot or parcel of land situated in the Town of Clayton, Clayton Township, Johnston County, North Carolina and more particularly described as follows:

Bounded on the northeast by Southern Railroad right-of-way, on the southeast by Mulberry Street, on the southwest by Main Street and BEGINNING at an iron stake in the northwestern right-of-way of Mulberry Street and the northeastern right-of-way of Main Street, where the two intersect and runs thence with Main Street, North 40-00 West 452.90 feet; thence North 48-16 East 150 feet; thence North 40-00 West 75 feet; thence North 48-16 East 53.38 feet to the Southern Railroad right-of-way; thence with the Southern Railroad right-of-way 534 feet to the right-of-way of Mulberry Street; thence with Mulberry Street, South 50-00 West 203.29 feet to the point of BEGINNING, shown and designated as Lots 1, 2, 3, 4, 5 and 6, all of said lots except Lot No. 1 having a frontage on Main Street of 75 feet and Lot No. 1 having a frontage of 77.19 feet according to a map of the Gower Estate property prepared by Ragsdale Engineers, to which map reference is made.

Charles Fred Lee (SEAL)
CHARLES FRED LEE

Texie C. Lee (SEAL)
TEXIE LEE

George R. Lee (SEAL)
GEORGE R. LEE

Cathy Lee (SEAL)
CATHY LEE

Ted Richard L (SEAL)
TED RICHARD LEE

Joyce L. Blackley (SEAL)
JOYCE L. BLACKLEY

Ernest Lee Blackley (SEAL)
ERNEST L. BLACKLEY

Troy A. Lee Jr. (SEAL)
TROY A. LEE, JR.

Tracy Lee (SEAL)
TRACY LEE

Roy Lee (SEAL)
ROY LEE

Denise Lee (SEAL)
DENISE LEE

Ernest L. Lee (SEAL)
ERNEST L. LEE

Nola Lee (SEAL)
NOLA LEE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, the undersigned notary public, in and for the County and State aforesaid, do hereby certify that Troy A. Lee Jr. and Tracy Lee personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial stamp or seal on this the 21 of May, 2002.

Susan A. Canady
NOTARY PUBLIC

My commission expires 10-21-2002

SUSAN A. CANADY NOTARY PUBLIC JOHNSTON COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, the undersigned notary public, in and for the County and State aforesaid, do hereby certify that Roy Lee and Denise Lee personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial stamp or seal on this the 21 of May, 2002.

Susan A. Canady
NOTARY PUBLIC

My commission expires 10-21-2002

SUSAN A. CANADY NOTARY PUBLIC JOHNSTON COUNTY, N.C.

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, the undersigned notary public, in and for the County and State aforesaid, do hereby certify that Ernest L. Lee and Nola Lee personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial stamp or seal on this the 16th of MAY, 2002.

Denise U. Sullivan
NOTARY PUBLIC

My commission expires 8/1/2006

DENISE U. SULLIVAN NOTARY PUBLIC JOHNSTON COUNTY, N.C.

State of North Carolina-Johnston County
The foregoing Certificate(s) of Denise U. Sullivan
Susan A. Canady
Notary (Notaries) Public is (are) certified to be correct.
This instrument was presented for registration and recorded in Book 2255 Page 810
This July 9, 2002 at 1:35 PM
Cecil W. Massengill
Register of Deeds
Deputy Register of Deeds

RECEIVED
MAR 03 2015

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Sherald & Donald Lee

Location/Date: 510 West Main St Clayton 2-16-15

	NAME	ADDRESS
1	No One Showed	
2		
3		
4		
5		
6		
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JOHNSTON COUNTY NORTH CAROLINA

*** DISCLAIMER ***

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

Result 1

id:	05023036
Tag:	05023036
Tax Unique Id:	4225238
NCPin:	165916-84-8890
Mapsheet No:	165916
Owner Name 1:	PROCS PLACE LLC
Owner Name 2:	
Mail Address 1:	2160 SHOTWELL ROAD
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-0000
Site Address 1:	
Site Address 2:	
Book:	03450
Page:	0493
Market Value:	1378880
Assessed Acreage:	1.54
Calc. Acreage:	1.66
Sales Price:	345000
Sale Date:	2007-11-19

Result 2

id:	05023014
Tag:	05023014
Tax Unique Id:	4223398
NCPin:	165916-84-7672
Mapsheet No:	165916
Owner Name 1:	LONG, CHARLES LUCAS
Owner Name 2:	LONG, HEATHER L
Mail Address 1:	5005 SATINWOOD DR
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-5895
Site Address 1:	517 W MAIN ST
Site Address 2:	CLAYTON, NC 27520-
Book:	03199
Page:	0732
Market Value:	48010
Assessed Acreage:	0.26
Calc. Acreage:	0.25
Sales Price:	0
Sale Date:	2006-09-15

Result 3

id:	05023015
Tag:	05023015
Tax Unique Id:	4223391
NCPin:	165916-84-7426
Mapsheet No:	165916
Owner Name 1:	BOONE, VIRGIL E
Owner Name 2:	
Mail Address 1:	3366 BARBER MILL RD
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-8571
Site Address 1:	513 W MAIN ST
Site Address 2:	CLAYTON, NC 27520-
Book:	00930
Page:	0418
Market Value:	51630
Assessed Acreage:	1
Calc. Acreage:	0.275
Sales Price:	0
Sale Date:	1983-01-01

Result 4

id:	05023016
Tag:	05023016
Tax Unique Id:	4156846
NCPin:	165916-84-7389
Mapsheet No:	165916
Owner Name 1:	CASEY, PORTER JR
Owner Name 2:	CASEY, TIMPLA
Mail Address 1:	326 PAGE ST
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-2452
Site Address 1:	505 W MAIN ST
Site Address 2:	CLAYTON, NC 27520-
Book:	04145
Page:	0171
Market Value:	111120
Assessed Acreage:	0.49
Calc. Acreage:	0.49
Sales Price:	70000
Sale Date:	2012-07-13

Result 5

id:	05023017
Tag:	05023017
Tax Unique Id:	4152677
NCPin:	165916-84-8367
Mapsheet No:	165916
Owner Name 1:	LEE, DONALD G
Owner Name 2:	LEE, CONNIE Y
Mail Address 1:	2099 SHOTWELL RD
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-8220
Site Address 1:	
Site Address 2:	
Book:	01490
Page:	0926
Market Value:	68770
Assessed Acreage:	1
Calc. Acreage:	0.133
Sales Price:	0
Sale Date:	1996-01-16

Result 6

id:	05023021
Tag:	05023021
Tax Unique Id:	4166386
NCPin:	165916-84-9259
Mapsheet No:	165916
Owner Name 1:	LEE, RAYMOND E
Owner Name 2:	LEE, SHIRLEY B
Mail Address 1:	2117 SHOTWELL RD
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-0000
Site Address 1:	
Site Address 2:	
Book:	01941
Page:	0258
Market Value:	64880
Assessed Acreage:	0.39
Calc. Acreage:	0.389
Sales Price:	85000
Sale Date:	2000-06-05

Result 7

id:	05023036A
Tag:	05023036A
Tax Unique Id:	4210364
NCPin:	165916-94-0530
Mapsheet No:	165916
Owner Name 1:	LEE, SHERALD L
Owner Name 2:	LEE, DIANE T
Mail Address 1:	2098 SHOTWELL ROAD
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-0000
Site Address 1:	
Site Address 2:	
Book:	02869
Page:	0096
Market Value:	330
Assessed Acreage:	1
Calc. Acreage:	0.074
Sales Price:	0
Sale Date:	2005-03-29

Result 8

id:	05023035A
Tag:	05023035A
Tax Unique Id:	4166379
NCPin:	165916-94-0459
Mapsheet No:	165916
Owner Name 1:	LEE, DONALD G
Owner Name 2:	LEE, CONNIE Y
Mail Address 1:	2099 SHOTWELL RD
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-8220
Site Address 1:	
Site Address 2:	
Book:	01505
Page:	0449
Market Value:	5940
Assessed Acreage:	1
Calc. Acreage:	0.073
Sales Price:	0
Sale Date:	1996-05-26

Result 9

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W B MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 10

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W D MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 11

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W C MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 12

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W F MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

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Result 13

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W A MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 14

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W H MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 15

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W G MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 16

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W E MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 17

id: 05030006
Tag: 05030006
Tax Unique Id: 4166557
NCPin: 165916-94-4684
Mapsheet No: 165916
Owner Name 1: HORNE MEMORIAL CHURCH
Owner Name 2:
Mail Address 1: 121 E SECOND ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 103020
Assessed Acreage: 1.78
Calc. Acreage: 1.785
Sales Price: 0
Sale Date:

Result 18

id: 05030007
Tag: 05030007
Tax Unique Id: 4166558
NCPin: 165916-94-2862
Mapsheet No: 165916
Owner Name 1: NEW HOPE BAPTIST CHURCH
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book: 00699
Page: 0579
Market Value: 182990
Assessed Acreage: 0.32
Calc. Acreage: 0.316
Sales Price: 0
Sale Date: 1970-01-01

Result 19

id: 05030073
Tag: 05030073
Tax Unique Id: 4223674
NCPin: 165916-94-2827
Mapsheet No: 165916
Owner Name 1: SCURATO, WHITNEY L
Owner Name 2:
Mail Address 1: 701 W STALLINGS STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 701 W STALLINGS ST
Site Address 2: CLAYTON, NC 27520-
Book: 03399
Page: 0151
Market Value: 73970
Assessed Acreage: 0.21
Calc. Acreage: 0.211
Sales Price: 104000
Sale Date: 2007-08-10

Result 20

id: 05030074
Tag: 05030074
Tax Unique Id: 4223675
NCPin: 165916-94-1858
Mapsheet No: 165916
Owner Name 1: JARMAN, SHELLY JEAN
Owner Name 2:
Mail Address 1: 703 WEST STALLINGS STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 703 W STALLINGS ST
Site Address 2: CLAYTON, NC 27520-
Book: 02454
Page: 0919
Market Value: 74680
Assessed Acreage: 0.25
Calc. Acreage: 0.253
Sales Price: 52500
Sale Date: 2003-05-19

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Result 21

id: 05030075
Tag: 05030075
Tax Unique Id: 4224570
NCPin: 165916-94-1905
Mapsheet No: 165916
Owner Name 1: KEPLEY, JAMES LAWRENCE
Owner Name 2:
Mail Address 1: 705 W STALLINGS ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1632
Site Address 1: 705 W STALLINGS ST
Site Address 2: CLAYTON, NC 27520-
Book: 03404
Page: 0087
Market Value: 36810
Assessed Acreage: 0.19
Calc. Acreage: 0.186
Sales Price: 0
Sale Date: 2007-08-20

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

14-126-01-RZ Proctor's Place Rezoning East Parking Lot

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Strategic Growth Plan, specifically:

- Objective 2.1 – Balanced Development/Investment: Old & New

Section 2: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically **(insert specifics to case)**

The rezoning of this parcel is consistent and compatible with surrounding uses and zoning and is in an appropriate location for business-related uses
_____,

the above referenced zoning amendment is reasonable and in the public interest.

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 6e **Meeting Date:** April 20, 2015

TITLE: Rezoning – 15-05-01-RZ - Horne Memorial Church

DESCRIPTION: Mr. DeYoung will present a report regarding request for rezoning of three parcels (.71 acres) located on Church Street between Horne and Pages from Residential R-6 to Office-Institutional O-I.

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Set Public Hearing for May 4, 2015	Staff Report Maps Application Consistency & Reasonableness Statement

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

Planning Board
March 23, 2015

STAFF REPORT

Application Number: 15-05-01-RZ
Project Name: Horne Memorial Rezoning

NC PIN / Tag #: 166917-02-3423/05015059, 166917-02-2346/05015060, 166917-02-2480/05015060A
Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: True Line Surveying
Owner: Horne Memorial United Methodist Church

Neighborhood Meeting: Held January 21, 2015
Public Noticing:

- sign posted March 19,, 2015
- letters mailed TBD, 2015
- newspaper ad TBD, 2015

PROJECT LOCATION: The property is located near Horne, Page, and Church Streets, on the same block at Town Hall. See inset map.

REQUEST: The applicant is requesting approval to rezone three parcels (0.71 acres) located on Church Street between Horne and Page from Residential-6 (R-6) to Office-Institutional (O-I).

SITE DATA:

Acreage:	0.714 acres
Present Zoning:	Residential-6 (R-6)
Proposed Zoning:	Office-Institutional (O-I)
Existing Use:	Church, church daycare, and church offices.

ADJACENT ZONING AND LAND USES:

North:	Zoning:	Office-Institutional (O-I)/Business-1 (B-1)
	Existing Use:	Clayton Center/Town of Clayton Library & Event Venue (the Wagner House)
South:	Zoning:	Residential-6 (R-6)
	Existing Use:	Single Family Residential
East:	Zoning:	Residential-6 (R-6)
	Existing Use:	Single Family Residential, Women's Club
West:	Zoning:	Residential-6 (R-6)/Office-Institutional (O-I)
	Existing Use:	Single Family Residential/Clayton Center

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting approval for rezoning of the subject parcels from Residential-6 (R-6) to Office-Institutional (O-I). The site is currently used for church and church-related activities. The three parcels occupy approximately 0.714 acres, and include the historic Horne Memorial Church, the church daycare, and some church-related office space in an existing residential house (the Lassiter House).

The Horne Memorial Church is an urban church that the town has grown up around. The applicant is looking to rezone these parcels in preparation of recombination of the three parcels; the daycare playground (in particular) is on a nonconforming lot. Rezoning and recombining the parcels on this block would allow the Church to accommodate their future needs for this part of their operations, reduce the non-conformity of the lot, and place the church into a more appropriate zoning district. A church is permitted in both the existing and proposed zoning district, but staff feels that the O-I district is a better fit for this church and its associated uses, particularly given its location immediately adjacent to the Clayton Center.

Currently allowed uses, either by right or as a conditional use in R-6 (the current zoning on the property), include most types of residential uses, Adult Care Home (potentially up to 12 adults), Nursing Home, Boarding House, Church, Daycare, School, Park, and Funeral Home. Office-Institutional (O-I) zoning allows for uses that are common in office buildings, such as Boarding House, Nursing Home, Daycare, Bed and Breakfast, Funeral Home, Financial Institution, General and Medical Offices, and Research Laboratories, among some other less common uses. Even though offices are only permitted as primary uses in O-I, they are allowed in R-6 as accessory uses for the Church. Self-storage Facilities are not allowed as a primary use in either zoning district.

Compatibility with Surrounding Land Uses

The site is located on the boundary between office, event-space, and public uses (library) to the north, and the historic, downtown single-family residential neighborhood to the south. Further to the north is the business core of downtown Clayton. The Church shares the block with Town Hall, which is also an office-type use that hosts events at somewhat regular intervals. The Church and Town Hall are very compatible uses to share a block, and

serve as an appropriate step-down in intensity between the bustle of the downtown business district to the north and the less intensive residential area to the south.

Access/Streets:
The property has adequate access, being bounded on three sides by two-way streets. Most parking occurs on-street or in nearby public parking lots.

Consistency with the Strategic Growth Plan
This rezoning is consistent with the 2008 Strategic Growth Plan; see Goal 2.1.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-6 to O-I.
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of these three parcels.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

1) Aerial Map
2) Existing and Proposed Zoning Map
3) Proposed Land Use Map
4) Table 2.1 – allowed uses
5) Application
6) Neighborhood Meeting Materials – original
7) Neighborhood Meeting Materials – Planning Dept. response
8) Neighborhood Meeting Materials – applicant-corrected minutes
9) Statement of Consistency and Reasonableness

15-05-01-RZ Horne Memorial Rezoning
Rezoning from R-6 to O-I

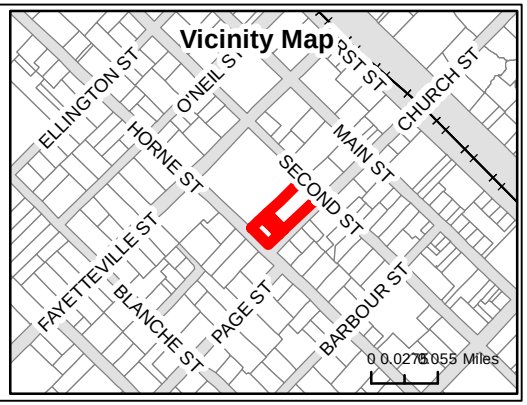
Applicant: True Line Surveying
Property Owner: Horne Memorial United Methodist Church
Parcel ID Number: 166917-02-3423, 166917-02-2480, 166917-02-2346
Tag #: 05015059, 05015060A, 05015060

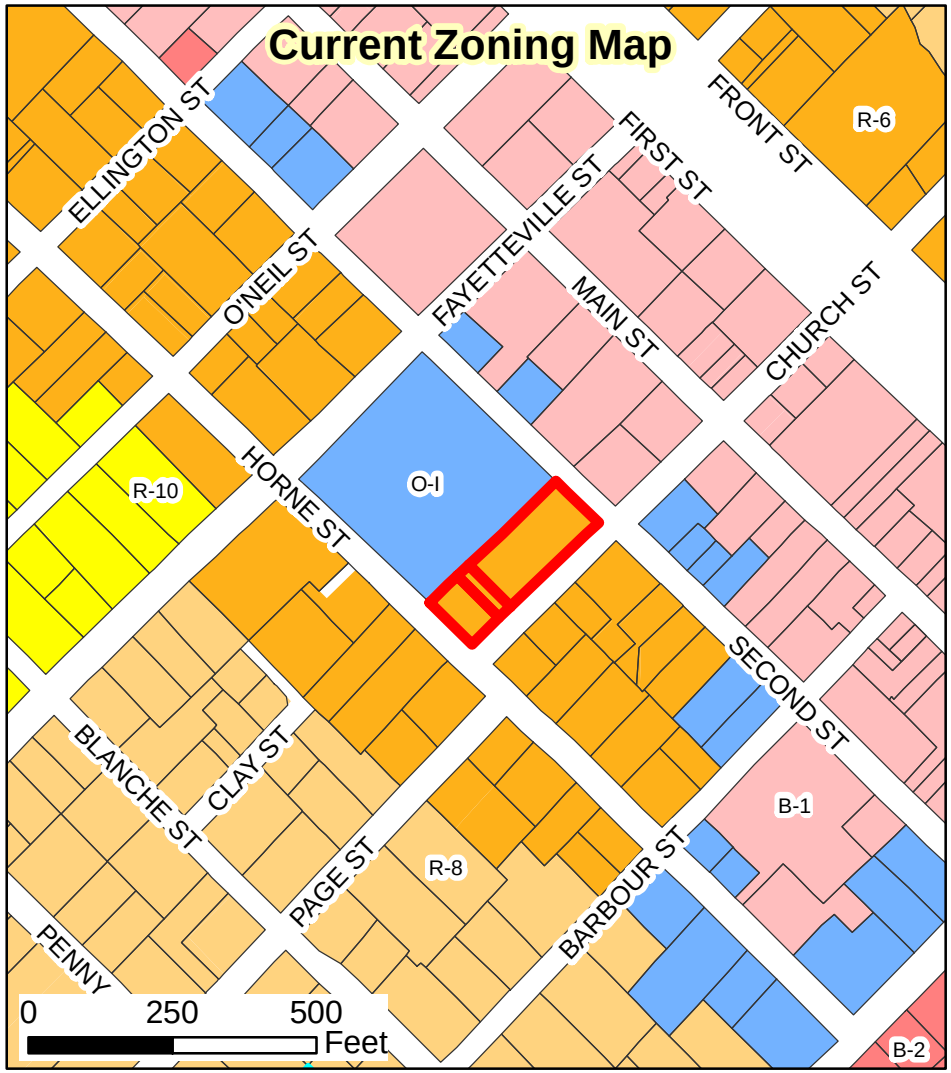
Produced by: TOC Planning

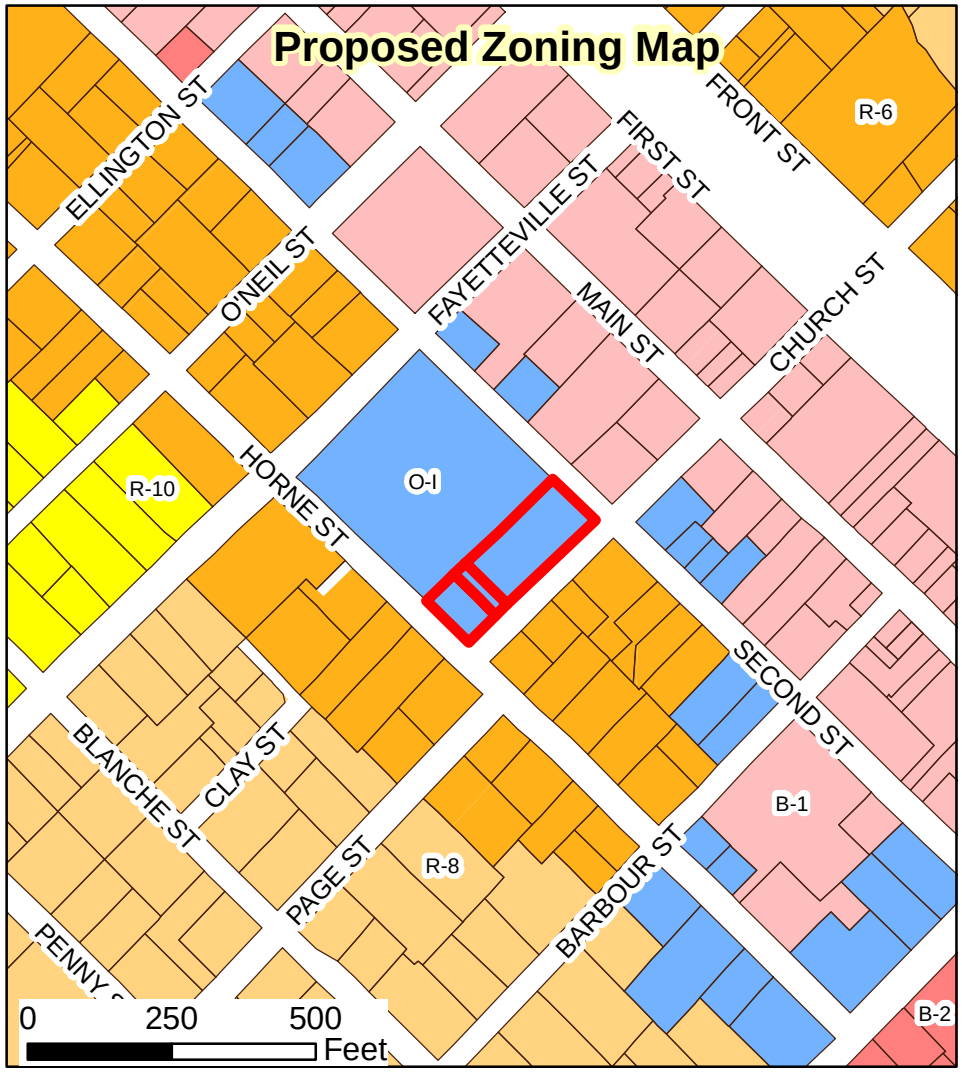
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

03/14/2015

N







15-05-01-RZ Horne Memorial Rezoning
Rezoning from R-6 to O-I

Applicant: True Line Surveying
Property Owner: Horne Memorial United Methodist Church
Parcel ID Number: 166917-02-3423, 166917-02-2480, 166917-02-2346
Tag #: 05015059, 05015060A, 05015060

Produced by: TOC Planning

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3/14/2015

Legend

- Subject parcels
- R-E
- R-10
- R-8
- R-6
- PD-R
- O-R
- B-1
- B-2
- B-3
- PD-C
- I-1
- I-2
- O-I
- PD-MU

N

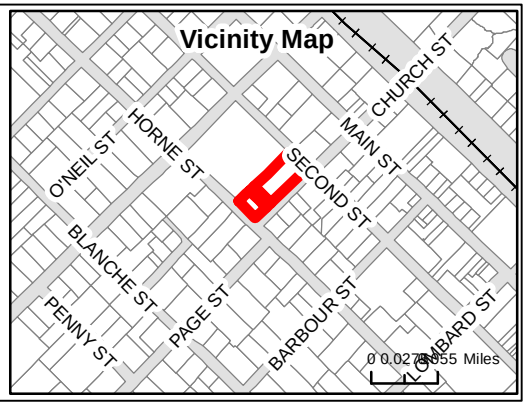


Table 2-1 Use Regulations

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Residential Uses												
Adult Care Home (2-6 Adults)	P	P	P	P								§155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S			§155.301(A)
Adult Care Home (13+ Adults)						C	S	S	S			§155.301(A)
Alley Loaded House		P	P	P								§155.301(B)
Apartments		S	S	S	S	S	S	S	S			§155.301(C)
Boarding House				C		P		P				§155.301(D)
Child Care Home	C	C	C	C	C							§155.301(E)
Manufactured Home	P											§155.301(F)
Manufactured Home Park	S											§155.301(G)
Nursing Home (Congregate Living Facility)	C			C		P		S	P			§155.301(H)
Two family House		S	S	S	S							§155.301(I)
Townhouse		S	S	S	S	S	S	S	S			§155.301(J)
Security/Caretaker Quarters	C								C			§155.301(K)
Single Family House	P	P	P	P								§155.301(L)
Upper-story Residence	S	S	S	S	S	P	P	P	P			§155.301(M)
Zero Lot Line House		P	P	P								§155.301(N)
Public and Civic Uses												
Assembly, Not For Profit	S					P			P			§155.302(A)
Cemetery	P								P			§155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C			§155.302(C)
College or University						P						§155.302(D)
Day Care (Supervision for 3-8)	C	C	C	C	C							§155.302(E)
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P			§155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	§155.302(F)
Hospital or Medical Center						P			P			§155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						§155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	§155.302(I)
Recreational Uses												
Entertainment, Indoor						C	C	C	P	P		§155.303(A)
Entertainment, Outdoor									C	P		§155.303(B)
Fitness Center						C	C	C	P	P		§155.303(C)
Golf Course	P	P	P	P								§155.303(D)
Gun Range							S	S	S	S	S	§155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	§155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	§155.303(G)
Stable, Private	P											§155.303(H)
Agricultural Uses												
Agriculture, Livestock	C										C	§155.304(A)
Agriculture, Sales and Service	P										C	§155.304(B)
Nursery	P					P	P	C	P			§155.304(C)
Commercial Uses												
Adult Oriented Business									S		S	§155.305(A)
Bed and Breakfast	P					P	P	P	P			§155.305(B)
Car Wash/Auto Detailing						C	C	P	P			§155.305(C)
Contractor Office						C	C		P	P	P	§155.305(D)
Contractor Storage Yard									C	C	P	§155.305(E)
Convenience Store with Gas Sales							C	C	P	P	P	§155.305(F)
Creative Studio					P	P	P	P	P			§155.305(G)
Financial Institution					P	P	P	P	P			§155.305(H)
Funeral Home				C	P	P	P	P	P			§155.305(I)
Hotel/Motel						S	S	S	P			§155.305(J)
Kennel	C							C				§155.305(K)
Laundry Services							C		C	P	P	§155.305(L)
Lounge, Cocktail							S		S	S	S	§155.305(M)
Microbrewery							P		P	P	P	§155.305(N)

Abridged Use Table, created: March 16, 2015
Town of Clayton, NC

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Newspaper Publisher									P	P	P	§155.305(O)
Office, General					P	P	P	P	P	P		§155.305(P)
Office, Medical					P	P	P	P	P	P		§155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	C	C			§155.305(R)
Pawn Shop									C	P		§155.305(S)
Radio or Television Studio									P	P	P	§155.305(T)
Restaurant, Drive-Through								C	C	C		§155.305(U)
Restaurant, General						C	P	P	P	C		§155.305(V)
Retail Sales, General							P		P			§155.305(W)
Retail Sales, Neighborhood							P	P	P			§155.305(X)
Self-storage Facility									C	P	P	§155.305(Y)
Service, General							P		P			§155.305(Z)
Service, Neighborhood							P	P	P			§155.305(AA)
Tattoo Parlor									S			§155.305(BB)
Towing Service and Storage									C	C	C	§155.305(CC)
Vehicle Repair or Service									S	P	P	§155.305(DD)
Vehicle Sales and Rental									P	P	P	§155.305(EE)
Veterinary Clinic						C	C	C	P			§155.305(FF)
Video Sweepstakes Operations										S		§155.305(GG)
Industrial Uses												
Building Supplies, Wholesale									C	P	P	§155.306(A)
Crematorium										P	P	§155.306(B)
Gas and Fuel, Wholesale										P	P	§155.306(C)
Laboratory, Research						P			P	P	P	§155.306(D)
Manufacturing, Limited										P	P	§155.306(E)
Manufacturing, General										C	P	§155.306(F)
Manufacturing, Heavy											P	§155.306(G)
Research and Development						P			P	P	P	§155.306(H)
Warehouse, Freight Movement									C	P	P	§155.306(I)
Utilities												
Recycling Center										P	P	§155.307(A)
Renewable Energy Facility	S									C	P	§155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	§155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	§155.307(D)
Utility, Major										P	P	§155.307(E)
Waste Service										C	P	§155.307(F)
Key:												
P – Permitted												
C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)												
S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)												

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-05-02, passed 5-7-07; Am. Ord. 2009-06-06, passed 6-1-09; Am. Ord. 2009-08-03, passed 8-3-09; Am. Ord 2014-12-02, passed 12-1-14)

updated appl.

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

REZONING APPLICATION

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

Application fee: Standard Rezoning: $500.00
Rezoning to Planned Development District: $1,000.00 + $5.00 acre
All fees are due when the application is submitted.

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

SITE INFORMATION

Name of Project: Horne Memorial **Acreage of Property:** 0.7143
County Tag Number: 05015059,05015060A,05015060 **NC PIN:** 166917-02-3423,166917-02-2480
Address/Location: Horne, Page St., Church St. (Pin: 166917-02-2346)

Existing Zoning District: R-6
Proposed Zoning District: O-I
Is project within an Overlay District? ☒ No ☐ Yes (list):

APPLICANT INFORMATION

Applicant: True Line Surveying
Mailing Address: 205 W. Main St., Clayton, NC
Phone Number: 919-359-0427 **Fax:** 919-359-0428
Contact Person: Curk Lane
Email Address: curk@truelinesurveying.com

FOR OFFICE USE ONLY

Date Received: RECEIVED FEB 23 2015 Town of Clayton Amount Paid: pd w/ orig. submission. File Number: 15-05-01-RZ

PROPERTY OWNER INFORMATION

Name: Home Memrial United Methodist Church

Mailing Address: PO Box 475, Clayton, NC

Phone Number: _____ **Fax:** _____

Email Address: _____

EXPLANATION OF PROJECT

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

Rezoning from R-6 to O&I to use property for church related use

REQUIRED INFORMATION (*to be submitted with the application*)

The following items must accompany a Rezoning application.

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

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   ~~Yes, church use is an allowed use under current zoning. Changing to O&I is better suited for future expansion.~~

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

   ~~Portion of property is currently being used for church use, other portion is vacant for future use.~~

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

   ~~The church is expanding and office and parking needs already exist.~~

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.

   ~~All streets and utilities are in place.~~

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

Yes

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.

Yes. Church is expanding and no land left on the block it currently uses.

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

No. Not to the detriment of the general public.

APPLICANT AFFIDAVIT

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

Molly Herring	Molly Herring	2/23/15
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERTY OWNERS LIST

Project Name: Horne Memorial

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
166913-02-1690	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528-0000
166917-02-5398	LOCKLEAR, HARVEY D LOCKLEAR, KAREN D	205 E 2ND ST ,CLAYTON, NC 27520-2461
166917-02-5434	TORMEY, ANDREW PATRICK	308 CHERRY LAUREL DR, Clayton, NC 27527
166917-02-4302	THOMPSON, WILLIAM A	217 S CHURCH ST, CLAYTON, NC 27520
166917-02-3256	SOUTH FAYETTEVILLE STREET LLC	603 SOUTH FAYETTEVILLE STREET CLAYTON, NC 27520
166917-02-0390	TORCHIANO, DOROTEA	123 HORNE STREET CLAYTON, NC 27520
166917-02-4225	WILLIAMS, MARGARET M	210 E HORNE ST CLAYTON, NC 27520
166913-02-6512	WOMANS CLUB - CLAYTON	109 S CHURCH ST., CLAYTON, NC 27520
166913-02-5850	AVENT, MCGOWEN	PO BOX 395, BRIDGETON, NC 28519
166917-02-3423	HORNE MEMORIAL METHODIST CHRCH	PO BOX 475 CLAYTON, NC 27528

TRUE LINE SURVEYING, P.C.

February 23, 2015

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a rezoning application to rezone 3 lots owned by Horne Memorial United Methodist Church at the corners of Horne, Page and Church Streets from R-6 to O&I. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: March 10, 2015

Location: True Line Surveying, 205 W. Main Street Clayton

Time: 6:00 PM

Type of Application: Rezoning

General Description: rezone 3 lots owned by Horne Memorial United Methodist Church at the corners of Horne, Page and Church Streets from R-6 to O&I

If you have any question prior to or after this meeting, you may contact True Line Surveying at (919) 359-0427.

Sincerely,

Curk T. Lane
True Line Surveying

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 • Fax: (919) 359-0428

JOHNSTON COUNTY NORTH CAROLINA

*** * * DISCLAIMER * * ***

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

Scale: 1:2266 - 1 In. = 188.8 feet

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

Johnston County GIS
February 23, 2015

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: True Line Surveying

Location/Date: 205 W. Main St. Clayton, NC 1/21/15

	NAME	ADDRESS
1	Kristy Dean	207 E. Horne St. Clayton
2	Margaret Canady	315 Page St., Clayton
3	Robin & Craig Pulley	334 Page St., Clayton
4	Susan & Dwayne Mullins	323 Page St., Clayton
5	Jason & Angle Sutphin	331 Page St., Clayton
6	Jay McLeod	Town Planning Dept.
7	Ross Carter	Horne Memorial UMC
8	Margaret Williams	210 E. Horne St., Clayton
9	Bill Ogle	Horne UMC
10	Bill Brewer	Horne UMC
11	Porter Timpla Casey	326 Page St., Clayton
12	Anthony & Courtney Garich	224 E. Horne St., Clayton
13	Kay Moy	505 W. Main St., Clayton
14	Dorotea Torchiano	123 E. Horne St., Clayton
15	Bill Irwin	2914 Jack Rd., Clayton
16		
17		
18		
19		
20		

1/21/15 Horne Meeting

Name	Address	Phone
Kristy Dean	207 E. Hornest.	919-369-3463
Margaret & Canady	315 Page St	919-553-6507
Robin Pulley	334 Page St	919-946-7340
Craig Pulley	334 Page St.	919-946-7343
Susan & Duwayne Mullins	323 Page St.	919-417-0045
Jason / Angie Sutphin	331 Page St	919-333-8893
JAY McLEOD	TOWN PLANNING DEPT.	jwmcleod@townofclayton
Ross Carter	Horne Memorial UMC	ross@hornemc.net
Margaret Williams	210 E Horne	9196080245
Bill Ogle	Horne UMC	919-390-8334
Bill Brewer	" "	919-801-2092
Porter Timpa	Casey 326 Page St	919-395-2607
ANTHONY & COURTNEY GARCIA	224 E. HORNE	919-601-2141
KAY MOY	505 W. Main	919-801-0778
Dorotea Torchiano	123 E Horne St	347-331-984
BILL IRWIN	2914 JACK RD. CLAYTON	314 PAGE ST.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 12/31/14

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

Printed Name: Curk Lane Signature:

Date of Meeting: 1/21/15 Time of Meeting: 6:00pm

Location of Meeting: True Line Surveying, 205 W. Main St.

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.*

Adjacent property owners didn't want to change anything. No changes were made by the applicant.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: True Line Surveying

Location/Date: 205 W. Main St. Clayton, NC 3/10/15

	NAME	ADDRESS
1	Ross Carter	Horne Memorial UMC
2	Dorotea Torchiano	123 E. Horne St., Clayton
3	Bill Irwin	2914 Jack Rd., Clayton
4	Jessica Schwab	314 Page St., Clayton
5	Susan & Dwayne Mullins	323 Page St., Clayton
6	Bobby Parker	2052 Walden Way, Clayton
7	Michael Grannis	507 E. Second St., Clayton
8	Bob Satterfield	2045 Walden Way, Clayton
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

Horne Memorial Church Meeting
3-10-15 6:00pm

Ross Carter - Horne Inc, 121 E Second St,
Dorotea Torchiuno - 123 E Horne St
Bill Irwin - Home 2914 Jack Rd. (314 Page St. Clayton 27520
Jessica Schwab 314 Page street Clayton, NC 27520
Susan & Dwayne Mullins 323 Page St. Clayton NC 27520
Bobby Parker 2052 Walden Way Clayton 27527
Michael Grammis 507 E. Second St. Clayton 27520
Bob Satterfield 2045 Walden Way Clayton 27527

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 2/23/15

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

Printed Name: Curk Lane Signature:

Date of Meeting: 3/10/15 Time of Meeting: 6:00pm

Location of Meeting: True Line Surveying, 205 W. Main St.

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.*

Adjacent property owners didn't want to change anything. No changes were made by the applicant.

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

Jay McLeod

From: Jay McLeod
Sent: Wednesday, March 18, 2015 12:28 PM
To: Molly Herring (molly@truelinesurveying.com)
Cc: Curk Lane (curk@truelinesurveying.com); David DeYoung; Rebecca Powers; Emily Beddingfield
Subject: FW: Horne Memorial, Minutes Insufficient
Attachments: Neighborhood Meeting.pdf

Hi Molly,

The attached, submitted minutes for the neighborhood meetings for the Horne Memorial rezoning applications (15-05-01-RZ and 15-05-02-RZ) are insufficient and do not meet the spirit or requirements of the Code. I was at the first meeting, and I have two pages of handwritten notes detailing issues raised by residents and neighbors. The two sentences in this attachment that describe the meeting hardly do justice to the meeting or the residents and applicants. It might even be argued that the submitted minutes intentionally misrepresent the discussions that have taken place. These minutes will be submitted as statements of fact to the Planning Board and Town Council, as well as scrutinized by the residents that attended these meetings, and must represent to the best of all of our abilities a factual accounting of what has transpired.

In addition to sign-in sheets (which are part of your submission and do meet the requirement), sufficient minutes will have a record of what issues were raised, how they were addressed by the applicant, and what (if any) resolution was agreed upon. I am also aware that a rendering was presented at the March neighborhood meeting. Any presented or discussed materials should also be part of the submitted minutes.

Planning Board agenda packets are going out today. Please resubmit sufficient minutes ASAP.

Thanks,
Jay McLeod, AICP
Planner
Town of Clayton
111 East Second Street | PO Box 879 | Clayton, NC 27528
P (919)359-9335 | F (919)553-1720
jwmcleod@townofclaytonnc.org

From: Molly Herring [mailto:molly@truelinesurveying.com]
Sent: Wednesday, March 18, 2015 10:22 AM
To: Jay McLeod
Subject: RE: Horne Memorial

Neighborhood Meeting

Molly Herring
True Line Surveying
205 West Main St.
Clayton, NC 27520
919-359-0427
919-359-0428 Fax

From: Jay McLeod [mailto:jwmcleod@townofclaytonnc.org]
Sent: Monday, March 16, 2015 12:39 PM
To: 'Molly Herring'
Subject: RE: Horne Memorial

Hi Molly,
The schedule for the Horne Memorial rezoning applications is below:

15-05-01-RZ Horne Memorial rezoning
Rezoning to O-I for the three parcels owned by Horne Memorial Church, that include the Church, the playground/daycare lot behind it, and the office/house on the same block.
Applicant: Curk Lane, True Line Surveying
Planning Board will make a recommendation to approve or deny the request, and the request will move on to the Town Council March 23rd workshop and April 6th meeting for decision.

15-05-02-RZ Horne Memorial rezoning
Rezoning to O-I for the two parcels owned by Horne Memorial Church, in the residential neighborhood generally south of the Church.
Applicant: Curk Lane, True Line Surveying
Planning Board will make a recommendation to approve or deny the request, and the request will move on to the Town Council March 23rd workshop and April 6th meeting for decision.

Everything seems to be moving along. Please send over the neighborhood meeting minutes (from both meetings) as soon as you all are able. Thanks a bunch.

Please let me know if there's anything else,
Jay McLeod
Ext. 5405
919-359-9335

From: Molly Herring [mailto:molly@truelinesurveying.com]
Sent: Monday, March 16, 2015 12:03 PM
To: Jay McLeod
Subject: Horne Memorial

Hey Jay,
Are there any other meetings for Horne besides the March 23 planning board meeting?

Thanks,

Molly Herring
True Line Surveying
205 West Main St.
Clayton, NC 27520
919-359-0427
919-359-0428 Fax

This email is free from viruses and malware because avast! Antivirus protection is active.

Horne Memorial UMC

Neighborhood Meeting Summary

03-18-2015

Neighborhood meeting held on 01-21-15 was well attended. Many discussion topics of concern were brought up as follows;

What will happen to existing house – Neighbors want to keep it and the Church is deciding if it can be saved, used or needs to be taken down.

What kind of building will be done on the lots – Neighbors are concerned about parking on the lots and how it affects their property, such as lights from headlights, screening required how many spaces. The Church is still trying to decide what can be built on the lots and have no immediate plans.

Why does the Church need to rezone the properties – Neighbors want to keep the zoning the same and the Church wants to rezone because the future use will not be residential in nature but will be a combination of uses best described by O/I zoning. Once the rezoning is complete then the Church will know what is an allowed use and what the setbacks and buffer requirements are.

Discussions also were had on how the Church came about owning the property and why they did not see a for sale sign on the lots. The property was offered for sale and the Church purchased them from the owners with the hopes for future use to serve the Church's needs for the community.

Concerned with how changing the use of these lots will affect the neighborhood. Neighbors want it to stay as is. Church is a part of same community and expressed its desire to better serve the community it needs to be able to change and grow just like the houses do around them.

Property value was discussed but a consensus was not determined.

Needs for the Church to expand were discussed as mix of parking, office use and storage.

The conclusion from the neighbors is that the lots need to stay as are and let the Church expand elsewhere as any parking would not be in keeping with surroundings. Church would like to stay a part of the neighborhood and would like to be able to grow and change as the need arises.

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

15-05-01-RZ Horne Memorial Church Rezoning I

The Town Council of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS CONSISTENT with:

The Town of Clayton's Strategic Growth Plan, specifically:

- Objective 2.1 – Balanced Development/Investment: Old & New

Section 2: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically **(insert specifics to case)**

The rezoning and recombination of these three parcels will allow this urban Church to continue to meet the needs of their constituents and is consistent with the uses on this block (which includes Town Hall) and serves as the border between the more intense uses in downtown and the less intense uses in the historic, residential neighborhood to the south of Horne Street

_____,

the above referenced zoning amendment is reasonable and in the public interest.

PPAB 2574608v1

CERTIFICATION OF MAILING NOTICE
TOWN OF CLAYTON

In accordance with the requirements of Section 105.702(D)(2)(c) of the Unified Development Code of the Town of Clayton, I hereby certify that the undersigned has this date mailed a notice of the proposed request to the owners of all parcels of land within 100 feet and immediately abutting that (those) parcel(s) of land[1], as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, in an envelope addressed to the property owners whose names and address are as follows:

(see attached addresses and copy of letter)

This the _____ day of 04/15/2015

Name (print): JAY McLEOD

Signed: _____

PROJECT #/Name: 15-05-01-RZ
Horne Mem. Church rezoning I

Notes:

1. 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.

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

April 15, 2015

NOTICE

SUBJECT: Project #15-05-01-RZ, Horne Memorial Church Rezoning I

Address: 3 parcels located on the corners of Horne St, Page St, & Church St.
Tag #: 05015059,05015060A, 05015060
Applicant: True Line Surveying, c/o Curk Lane
(curk@truelinesurveying.com)

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will first open this item at their **April 20, 2015** meeting and will hold a public hearing to decide this application at their **May 4, 2015** meeting**.** The Town Council meetings are held at 6:30 PM at Town Hall, 111 E Second Street. The above-referenced application is requesting the rezoning **of 0.71 acres** at the above-referenced location. Please see the map on the back of this letter. The requested rezoning change is **from R-6 (Residential-6) to O-I (Office Institutional).**

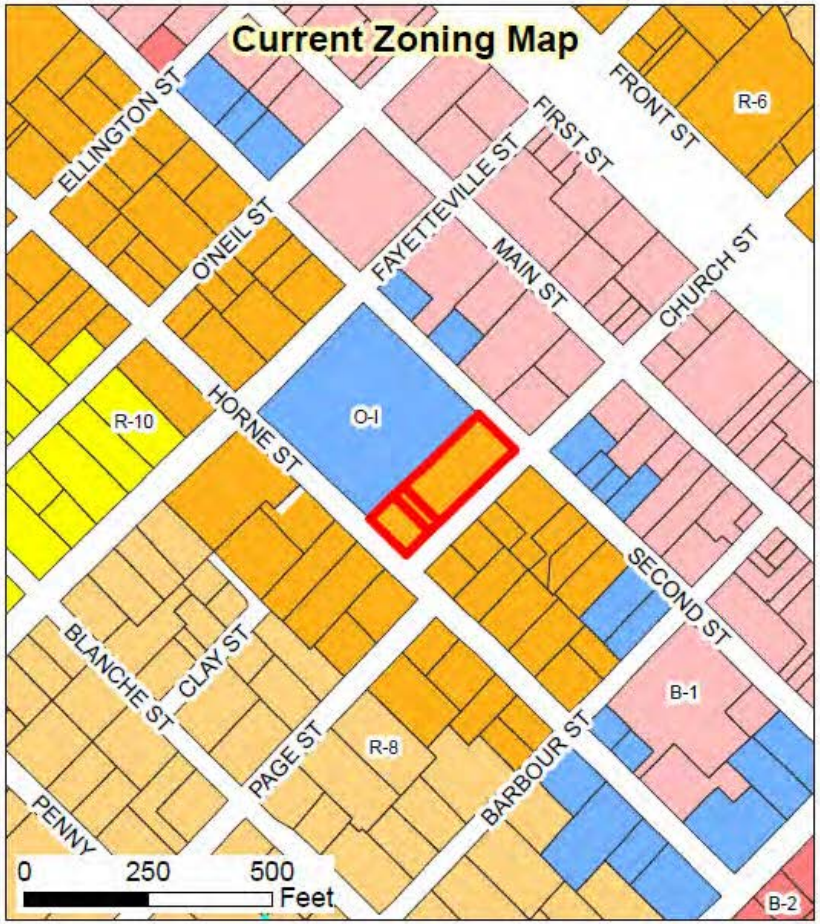
Based upon records in the Johnston County Tax Office, you are the owner of property that is within 100 feet of this proposed rezoning request. You are invited to attend these meetings and express your opinions on this request to Council. If you wish to submit a petition of protest and intend to invoke the rules established by N.C. Statute 160A-385 you must submit the petition on forms provided by the Town Clerk, Kimberly Moffett, not later than 5:00 p.m. on Wednesday, May 1, 2015. Ms. Moffett may be reached at 919-553-5002.

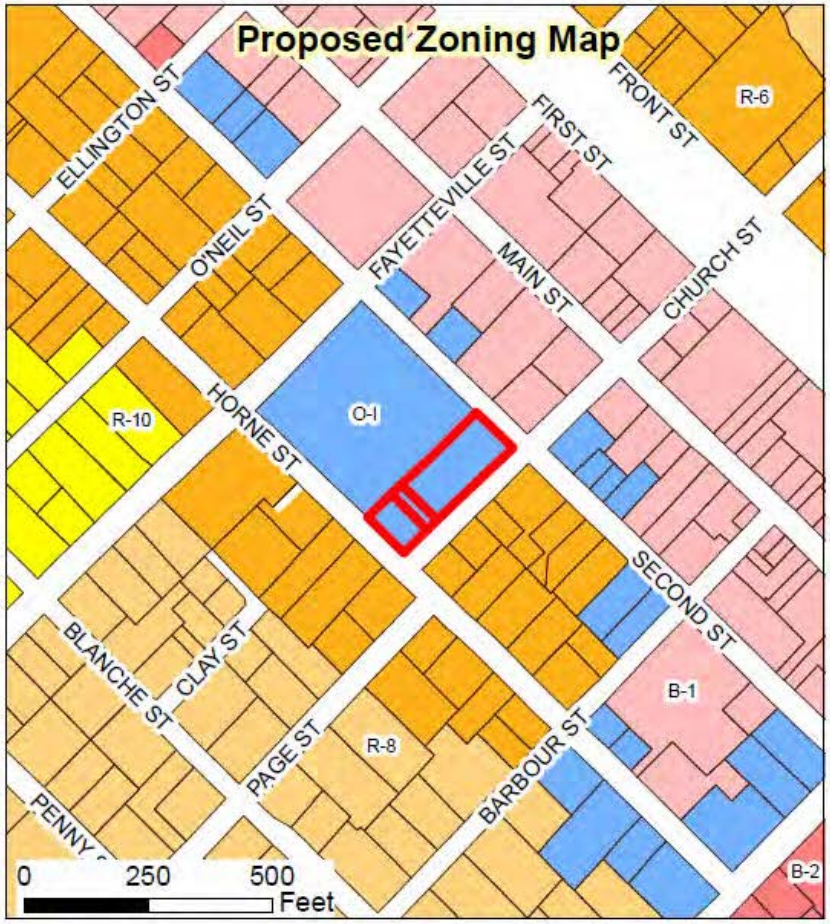
If you should need additional assistance or information, please contact Jay McLeod, in the Planning Department at (919) 359-9335 or email at jwmcleod@townofclaytonnc.org.

Sincerely,

Jay McLeod, AICP
Planner

cc: File folder: 15-05-01-RZ
Kimberly Moffett, CMC, Town Clerk





15-05-01-RZ Horne Memorial Rezoning
Rezoning from R-6 to O-I

Applicant: True Line Surveying
Property Owner: Horne Memorial United Methodist Church
Parcel ID Number: 166917-02-3423, 166917-02-2480, 166917-02-2346
Tag #: 05015059, 05015060A, 05015060

Produced by: TOC Planning
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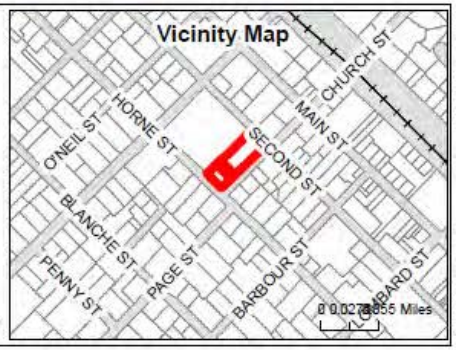
3/14/2016

Legend

- Subject parcels
- R-E
- R-10
- R-8
- R-6
- PD-R
- O-R
- B-1
- B-2
- B-3
- PD-C
- I-1
- I-2
- O-I
- PD-MU

N



TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 7a **Meeting Date:** April 20, 2015

TITLE: Warranty and Dedication Acceptances - Cleveland Draft House of Clayton

DESCRIPTION: Acceptance public water and sewer utilities along with all related utility easements. Following acceptances, utilities will be subject to a one-year warranty period. Upon expiration of warranty, final inspection will be done and all deficient items corrected by developer prior to final acceptance.

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Place on May 4, 2015 Consent Agenda	Inspectors Memos

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: Kimberly Moffett, Town Clerk

From: Chris Rowland, Utility Inspector

Copy: Steven Sanderson, Sanderson Engineering
David DeYoung, Planning Director

Date: March 13, 2015

Subject: Cleveland Draft House of Clayton

Please place a warranty acceptance request for the subject public water and sewer utilities along with all related utility easements 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. Upon expiration of said warranty, a final inspection will be done and all deficient items corrected by the developer prior to final acceptance.

653 Highway 42 West • P.O. Box 879 • Clayton, North Carolina 27520 • (919) 553-1530 • Fax (919) 553-1541

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 7b **Meeting Date:** April 20, 2015

TITLE: Ordinance amending Chapter 112 Section 17 of the Town of Clayton Code of Ordinances.

DESCRIPTION: Chief Bridges will be present this ordinance which will amend the Town Code of Ordinances by authorizing the Clayton Police Department to seek access to SBI/DCI criminal record information for use in making recommendations with regard to suitability of person(s) seeking an ABC permit within the Town of Clayton

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Place on May 4, 2015 Consent Agenda	Ordinance

Ordinance No.

AN ORDINANCE AMENDING CHAPTER 112 SECTION 17 OF THE CODE OF ORDINANCES OF THE TOWN OF CLAYTON, NORTH CAROLINA.

AUTHORIZING THE CLAYTON POLICE DEPARTMENT TO SEEK STATE ACCESS TO SBI/DCI CRIMINAL RECORD INFORMATION FOR USE IN MAKING RECOMMENDATIONS ON THE SUITABILITY OF A PERSON OR OF A LOCATION FOR AN ABC PERMIT.

WHEREAS, North Carolina General Statute § 18B-904(f) provides that the governing body of a town may designate an official of the town, either by name or position, to make recommendations to the State ABC Commission on behalf of the town concerning the suitability of a person or of a location for issuance of an ABC permit when the proposed location is within the Town; and

WHEREAS, The Chief of Police, or any Police Captain designated by the Chief of Police, is designated as the official authorized to make recommendations on behalf of the governing body concerning the suitability of a person or of a location for an ABC permit within the Town of Clayton jurisdiction pursuant to North Carolina General Statute § 18B-904(f); and

WHEREAS, in order to make said recommendations, the Clayton Police Department, desires State access to the SBI/CCI Criminal History Record information to obtain criminal history information on all persons applying for ABC permits for proposed locations within the Town of Clayton; and

WHEREAS, the Clayton Police Department will obtain said criminal history on each applicant based upon identification regarding the applicant contained in the notice of permit application received from the State ABC Commission; and

WHEREAS, if said criminal history information reveals that an applicant has been convicted or any felony, a misdemeanor involving drugs or alcohol, or any offense in violation of Article 26 of Chapter 14 of the North Carolina Statutes, the Clayton Police Department will file a written objection to the issuance of the permit; and

WHEREAS, the State ABC Commission is the government agency responsible for the issuance of all ABC permits;

NOW, THEREFORE, BE IT ORDAINED by the Town Council for the Town of Clayton, North Carolina, that Chapter 112 of the Code of Ordinance, Clayton, North Carolina, shall be amended as follows:

Section 17 – Section is added as follows:

Section 17: Police authority regarding criminal history information for applicants for ABC Permits.

The Clayton Police Department shall be authorized to seek state access to SBI/DCI Criminal History Record Information to obtain criminal history information on all persons applying for ABC permits for proposed locations within the Town of Clayton.

All ordinances in conflict herewith are hereby repealed.

Should any provision of this ordnance by declared invalid or unconstitutional by any court of any competent jurisdiction, such deliberation shall not affect the validity of this ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

This ordinance shall take effect immediately following date of adoption.

Duly adopted this _____ day of _____, 2015.

_____

Jody L. McLeod
Mayor

ATTEST:

_____

Kimberly A. Moffett, CMC, NCCMC
Town Clerk

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: **7c** **Meeting Date: April 20, 2015**

TITLE: **Special Event – 2015-06 – Harvest Festival**

DESCRIPTION: **Bruce Naegelen will present an overview of the request and details for the 2015 Harvest Festival.**

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Place on May 4, 2015 Consent Agenda	Special Event Report

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: Harvest Festival **File Number:** 2015-06

Event Description: Rides, food vendors, vendor booths selling various items, concerts, talent shows and contest

Event Date(s): 9/16-20/2015 **Event Time(s):** Various

Event Location: Main Street, Horne Square & Town Square

Event Coordinator: Polly Mudd **Contact Number:** 919-255-2662

Contact Email: polly@claytonchamber.com

Attendees (Per Day): 20,000

TOWN SERVICES REQUESTED:

Department / Division	Requested Services	Date/Time	Primary Contact	Contact Phone #
Electric Dept	Activation of all power sources (Town Square, Horne Square, Main St & Library, Main Street @ Community Garden)	9/14/15	Dale Medlin	359-1292
Public Works	Roll-Out Trash & Recycled carts Road closure blockades & cones per IAP	Deliver: 9/16/15 & Pick-up: 9/21/15	Steve Blasko	359-1287
Police Department	Road-blocking and detour planning per IAP		Ken Lunger	550-0826
Police Department	Install barricades & cones for road blocking per IAP	Deliver: 9/18 at 5:00 am Pick-up: 9/20 at 5:00 pm	Ken Lunger	550-0826
Parks & Recreation	3 sets of bleachers (if available) at Town Square & lime machine to mark vendor spaces	Deliver: 9/16/15 & Pick-up: 9/21/15	Larry Bailey	359-9372
Town Council	Authorize closure of Horne Square parking lot, Town Square Parking Lot, and public streets as requested (attached)	9/13/15 to 9/20/15		

STAFF USE:

Cmte Approval	☒ Approved ☐ Denied	Date: 3/26/15	☐ No Council Action needed
Council Action	Presentation	Date: 4/20/15	☐ Approved ☐ Denied
	Consent Agenda	Date: 5/4/15	Date:
Pending Actions	☒ DOT Road Closure Approval ☒ ABC Permit Submittal ☐ Other		☐ Issue Permit Date:

Road & Parking Lot Closure Request
Clayton Harvest & Music Festival
2015-6

Council Request:

- September 13-21, 2015 (Monday – Monday)
  - Closure of **Horne Square & parking lot** *all day and night*
- September 16, 2015 (Wednesday)
  - Closure of **Town Square Parking Lot** *4:00 pm – 11:00 pm*
- September 18-19, 2015 (Friday-Saturday)
  - Closure of **Town Square Parking Lot** *from 4:00 pm on 9/18 to 11:59 pm on 9/19*
- September 18-20, 2015 (Friday-Saturday)
  - Closure of **Fayetteville Street from Main to Second** *from 5:00 am on 9/18 to 11:59 pm on 9/19*
- September 19, 2015 (Saturday)
  - Closure of **Main Street from O'Neil St to Second St** 5:00 am – 6:00 pm
  - Closure of **Lombard Street from Main to Second Street** 5:00 am – 6:00 pm
  - Closure of **N. Lombard Street** from Main to Second Street 5:00 am – 6:00 pm
  - Closure of **S. Church Street** from Main to Second Street 5:00 am – 6:00 pm
  - Closure of **N. Church Street** from Main to Second Street 5:00 am – 6:00 pm
  - Closure of **N. Fayetteville Street** from Main to Second Street 5:00 am – 6:00 pm
  - Closure of **Barbour Street** from Main to Second Street 5:00 am – 6:00 pm
  - Closure of **Smith Street** from Main to Second Street 5:00 am – 6:00 pm
  - Closure of **Main Street** from **O'Neil Street to S. Fayetteville Street** 5:00 am – 11:00 pm (New)

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: **7d** **Meeting Date: April 20, 2015**

TITLE: **Special Event – 2015-07 – Clayton Shindig**

DESCRIPTION: **Bruce Naegelen will present an overview of the request and details for the 2015 Clayton Shindig.**

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Place on May 4, 2015 Consent Agenda	Special Event Report

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: The Clayton Shindig **File Number:** 2015-07

Event Description: Music festival sponsored by Clayton Mid-Day Rotary proceeds to local charities

Event Date(s): 10/10/2015 **Event Time(s):** Set up: start 10/9 (Friday) at 10:00 am end 10/10 (Saturday) at 11:30 pm

Event Location: 110 W. Main Street

Event Coordinator: Dave Brown **Contact Number:** 919 812-6969

Contact Email: dave@earthplow.org

Attendees (Per Day): 2000

TOWN SERVICES REQUESTED:

Department / Division	Requested Services	Date/Time	Primary Contact	Contact Phone #
Public Works	24 roll-out trash carts; 19 roll-out recycled carts *Organizer is negotiating with a potential vendor to handle trash and will communicate needs to TOC 45 days prior to event*	Deliver to Town Square: 10/9 and pick up 10/11	Steve Blasko	359-1287
Public Works	Barricades to close: Town Square parking lot; Fayetteville Street from Main & Second; Second Street from Fayetteville to O'Neil	Deliver: 10/9/15 by 10 am Pick-Up on 10/11/15	Steve Blasko	359-1287
Electric Dept.	Assure power sources at Town Square (O'Neil St & Fayetteville St) are in working order	10/9/15	Dale Medlin	359-1292
Town Council	Authorize Closure of Town Square parking lot & Fayetteville Street between Main & Second from 10:00 am 10/9/15 *(Friday)* to 11:30 pm on 10/10/15 *(Saturday)*; Second Street between Fayetteville & O'Neil from 6:00 am to 11:30 pm; and The Clayton Center Parking Lot on 10/10/15 from 6:00 am to 11:30 pm			

STAFF USE:

SEC Approval	☒ Approved ☐ Denied	Date: 3/26/15	☐ No Council Action needed
Council Action	Presentation	Date: 4/20/15	☐ Approved ☐ Denied
	Consent Agenda	Date:5/4/15	Date:
Pending Actions	☐ DOT Road Closure Approval ☒ ABC Permit Submittal ☐ Other		☐ Issue Permit Date:

Road & Parking Lot Closure Request
Clayton Shindig
2015-7

Council Request:

- Fayetteville St. from Main Street to Second St. - 10/09/15 *(Friday)* 3:00 pm to 11:30 pm 10/10/15 *(Saturday)*
- Second St. from O'Neil to Fayetteville Streets 10/10/15 *(Saturday)* 6:00 am to 11:30 pm
- Town Square Parking Lot 10/09/15 (Friday) 3:00 pm to 11:30 pm 10/10/15 *(Saturday)*
- Horne St. Parking lot at The Clayton Center 10/10/15 *(Saturday)* 6:00 am to 11:30 pm

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 8a **Meeting Date:** April 20, 2015

TITLE: Archer Lodge Animal Control Service Request

DESCRIPTION: The Town of Clayton has received a request from the Town of Archers Lodge with reference to Animal Control Services. Mr. Biggs and Chief Bridges will offer additional information with regard to this request.

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-20-15	Staff Direction	Request/Memo from Archers Lodge.

TOWN OF ARCHER LODGE
14094 Buffalo Road
Clayton, NC 27527
919-359-9727
919-359-3333 *fax*

Mayor:
Mike Gordon

Town Council:
Carlton Vinson
Mayor Pro-Tem
Mark Jackson
Clyde Castleberry
Matt Mulhollem
Mark Wilson

Request for Contractual Animal Control Services Agreement between the Town of Archer Lodge and the Town of Clayton

Background:

The Town of Archer Lodge is in the process of taking control of its own animal control services, having been served by the County of Johnston until the end of calendar year 2014. While the Town of Archer Lodge remains under the jurisdiction of the County's animal control enforcement ordinances, the Town is in the process of developing its own set of ordinances.

The Town of Archer Lodge is comprised of approximately 4,400 citizens, less than one third the Town of Clayton. In addition, while majority of citizens do reside in single-family residential subdivisions, the Town is sixty percent agricultural/residential in nature. Bearing these facts in mind, the Town's needs certainly do not justify the hiring of even a single full-time officer or the purchase of the equipment and storage facilities associated with an on-going animal control effort.

The proximity of the Town of Clayton to the Town of Archer Lodge, combined with the shared inefficiencies of their similar distances from the County animal shelter and the similar land use make-up of their areas (particularly east of the Neuse River) indicate the potential for the combination of efforts.

Proposal

A. By mutual, formal agreement: Have the animal control activities of the Town of Archer Lodge provided via contractual agreement by Town of Clayton Animal Control for a defined period (likely one year under the initial contract).

   i. Define normal operating expectations.
   ii. Define financial consideration (per call fee or hourly consideration, plus mileage).
   iii. Town of Archer Lodge agrees to purchase any necessary traps or other equipment, or reimburse Town of Clayton for any purchases made on our behalf.

The Town of Archer Lodge would entertain a proposal for a contract based upon these qualifications.

We look forward to hearing from you.

Sincerely,

Mike Gordon, Mayor

Proposal for Joint Animal Control Services
By Clayton and Johnston County

Background: The Town of Clayton provides animal control services within Town boundaries. Services consist of one full-time animal control officer (non-sworn position) in the Police Department. The position also has responsibility for solid waste enforcement and certain nuisance enforcement duties. The Town provides the full range of animal welfare and enforcement activities but does not kennel or otherwise impound animals. Every effort is made to hold identified owners responsible for the legal and proper care of their pet but strays, once collected, are delivered on a daily basis to the Johnston County Animal Shelter. The single position is scheduled to a regular work week. After hours availability is limited.

The Town of Clayton is currently in the process of restructuring and reorganizing its entire Code Enforcement Program. The areas under evaluation include nuisance abatement, abandoned vehicle enforcement, solid waste enforcement, minimum housing code enforcement, and enforcement on activities within the public right-of-way such as illegal signs and third party utility work. As animal control is currently handled by the same Division as other enforcement activities the Town is also exploring how to restructure or improve that activity as well. Staff and operating costs for the combined functions of animal control and other code enforcement activities performed by the assigned staff amount to about $47,000 per year.

Based on review of provided reports the position attends to about 1.3 animal related incidents per day with a maximum of about 4 animal related incidents per day. As noted the position also attends to other code enforcement related activities.

Considerations

1. The Town needs better after hours (on-call) availability for animal control cases.
2. The process of transporting animals from Clayton to the shelter is inefficient.
3. The position does not specialize in animal control. Duties are divided between animal control and other enforcement activities.
4. The extent of animal control activities does not indicate full time duties.
5. Johnston County has a comparatively larger staff that works in close coordination with the shelter.
6. The Animal Control Ordinances are not the same. This issue will be resolved to mutual satisfaction through an interlocal agreement and/or Council action.

Proposal

A. By mutual, formal agreement- Transition Town of Clayton animal control activities to Johnston County Animal Control.
    i. Define acceptable regular, in-town operating hours.
    ii. Define normal operating expectations.
    iii. Define financial consideration.
    iv. Define term of agreement.

B. Provide funding and equipment support to Johnston County to expand their program and provide animal control services in the Town of Clayton.

Discussion of Disadvantages

a. Partial loss of in-town, daytime weekday presence.
b. Partial on-call status during daytime hours.
c. Unknown resources and preference at Johnston County Animal Control Services.

Discussion of Advantages

d. Greater evening and weekend support/availability for dog bite and urgent cases.
e. Efficiency of operation in coordination with Shelter.
f. Opportunity for specialization (duties not split with other enforcement activities.)

Specific Proposed Financial Terms

I. Financial:
    a. Payment of $20,000 per year for initial term of agreement.
    b. Loan of existing animal control vehicle without cost for initial term of agreement.
    c. Payment of $200 per dispatched call for all calls outside of scheduled hours.
II. Hours:
    a. In-town operating hours: Minimum of sixteen hours per week based on fixed or flexed scheduled.
    b. Response on calls for service for additional time as needed but not more than 35 hours per week except in extraordinary circumstances.
III. Scope of Services
    a. Enforcement of Animal Control Laws.
    b. Collection of stray or loose animal in accordance with normal practices of JCACS.
    c. Assistance in identifying pet owners for purposes of accountability.
    d. Counseling of pet owners on applicable laws, as beneficial.
    e. Coordination with Town of Clayton code enforcement and police department.
IV. Term: Four years, unless terminated sooner by mutual consent.

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 9a **Meeting Date: April 20, 2015**

TITLE: **Hocutt Ellington Memorial Library Long Range Plan**

DESCRIPTION: **Ms. Starnes recently presented the Long Range Plan for the Hocutt Ellington Memorial Library at the April 6, 2015 Town Council meeting. At that time the Council directed this item be placed on consent for the April 20, 2015 meeting. However, some changes were made to the plan and will be presented this evening for approval.**

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-6-15	Approval	Long Range Plan
4-20-15	Approval	Amended Long Range Plan

TOWN OF CLAYTON
TOWN COUNCIL
AGENDA COVER SHEET

Agenda Item: 9b **Meeting Date: April 20, 2015**

TITLE: **Library User Fees**

DESCRIPTION: **Ms. Medlin recently offered a presentation regarding suggested Library Card User Fees at the April 6, 2015 Town Council meeting. At that time the Council directed this item be placed on consent for the April 20, 2015 meeting. However, some adjustments have been made. Ms. Medlin will present these changes for approval.**

RELATED GOAL:

ITEM SUMMARY:

Date:	Action:	Info. Provided:
4-6-15	Approval	Report
4-20-15	Approval	Ordinance Amending Fees

Town of Clayton
Amendment to the Comprehensive
List of Fees and Charges
Regarding Library User Fees

BE IT HEREBY APPROVED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON, NORTH CAROLINA, THAT THE FOLLOWING SHALL BE AMENDED TO ITS COMPREHENSIVE LIST OF FEES AND CHARGES:

LIBRARY

I.	Copy Machine or Computer Printouts	$.20 per copy
II.	Lost Book Charge	Cost to replace book or audio book
III.	Overdue Fines for book or audio book	$.25 per day
IV.	Library Card Replacement (unexpired)	$5.00
V.	User Fees:	
	Non-Resident	
	Annual	$25.00
	Semi-Annual	$15.00
	Quarterly	$10.00
	Non-Resident Family (annual)	$50.00
	Resident Taxpayer	No Fee
	Non-Resident Taxpayer	No Fee
	Town of Clayton Employee	No Fee
	Educational Employee (All Johnston County)	No Fee
	Non-Resident Internet Use	$5.00/hour

Duly adopted this 20th day of April, 2015.

_____
Jody McLeod
Mayor

ATTEST:

_____
Kimberly A. Moffett
Town Clerk