



The Town Of Clayton
Regular Council Agenda
Tuesday, September 8, 2015 @ 6:30 PM
Council Chambers

1. CALL TO ORDER

Pledge of Allegiance and 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
[Cover - Draft Minutes - Pdf](#)
[August 3 2015 DRAFT Minutes](#)
[August 17 2015 DRAFT Minutes](#)
[August 26, 2015 DRAFT Minutes](#)
- b. Code of Ordinance - Amend 91.99
[Cover - Amend Code of Ordinance - 91.99 - Pdf](#)
[Ordinance Amend 91.99](#)
- c. 2015 Halloween Parade
[Cover - 2015 Halloween Parade - Pdf](#)
[Special Event Sheet - 2015 Halloween Parade.pdf](#)
- d. Charcot-Marie-Tooth Disease Awareness Month
[Cover - Charcot-Marie-Tooth Disease Request - Pdf](#)
[Charcot Marie Tooth Proclamation](#)
- e. Constitution Week Proclamation
[Cover - Constitution Week Proclamation Request - Pdf](#)
[Constitution Week Proclamation](#)

POTENTIAL ACTION: Approval of Consent Agenda as Presented

4. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. Presentation of 2015 Constitution Week Proclamation
[Cover - Constitution Week Proclamation - Pdf](#)
- b. Charcot-Marie-Tooth Proclamation
[Cover - Charcot Marie Tooth Proclamation - Pdf](#)
- c. Hocutt-Ellington Memorial Library Open House
[Cover - Library Open House - Pdf](#)
[Library Open House Flyer](#)

5. PUBLIC HEARINGS

- a. Comprehensive Plan 2040
[Cover - Comprehensive Plan 2040 - Pdf](#)
[Comprehensive Plan 2040 - DRAFT.pdf](#)

POTENTIAL ACTION: Place on October 5, 2015 Agenda for Approval/Disapproval

- b. RZ 2014-21 - Rezoning - Gordon Tract
[Cover - RZ 2014-21 - Pdf](#)

POTENTIAL ACTION: Withdraw RZ 2014-21 AND waive time lapse requirements in accordance with UDC Section 155.704(M)(5).

- c. Gordon Tract Subdivision - PSD 2014-95
[Cover - Gordon Tract Sub - PSD 2014-95 - Pdf](#)

POTENTIAL ACTION: Withdraw PSD 2014-9 AND waive time lapse requirements in accordance with UDC Section 155.705(N)(5)

- d. Brookside Rezoning - 15-22-01-RZ
[Cover - Brookside Rezoning - 15-22-01-RZ - Pdf](#)
[Staff Report - Brookside Rezoning - 15-22-01-RZ.pdf](#)

[Planning Board Recommendation .pdf](#)
[Consistency Stmt - Brookside rezoning.pdf](#)
[Motion - RZ 15-022-01 Brookside](#)
[Ordinance 15-22-01 RZ](#)

POTENTIAL ACTION: Approval/Disapproval of Rezoning

- e. Brookside Subdivision - 15-22-02-SUB
[Cover - Brookside Sub - 15-22-02-SUB - Pdf](#)
[Staff Report -Brookside Subdivision - .15-22-02-SUB pdf](#)
[Planning Board Recommendation.pdf](#)
[NCDOT letter 8-7-15 Brookside Subdivision.pdf](#)
[Motion Form -Brookside Subdivision](#)

POTENTIAL ACTION: Approval/Disapproval of Subdivision

- f. Amend Unified Development Code - Chapter 155, Article 2 (Public Facilities)
[Cover - Ordinance to Amend UDO - Pdf](#)
[Staff Information](#)
[Ordinance 2015-06-02 RE: Chapter 155 to be Rescinded](#)
[Ordinance - Article 2 UDC](#)
[Motion Form Text Amendment](#)

POTENTIAL ACTION: Rescind Ordinance 2015-06-02

POTENTIAL ACTION #2: Approval/Disapproval of Ordinance

- g. Town Facility Operations Center - Rezoning - RZ 2015-25
[Cover - Town Facility Operations - RZ 2015-25 - Pdf](#)
[Advertising - Public Facilities zoning district](#)
[Staff Report - Town Facility Operations Center Rezoning - RZ 2015-25.pdf](#)
[Planning Board Recommendation.pdf](#)
[Consistency Statement.pdf](#)
[Motion - RZ 2015-25 - Town Facility Operations](#)
[Ordinance RZ 2015-25](#)

POTENTIAL ACTION: Approval/Disapproval of Rezoning

- h. Town Facility - Waste Water Treatment Plant - Rezoning - RZ 2015-26
[Cover - Waste Water Treatment Plant - Rezoning - RZ 2015-26 - Pdf](#)

[Staff Report - Waste Water Treatment Plant - Rezoning - RZ 2015-26.pdf](#)
[Planning Board Recommendation.pdf](#)
[ConsistencyAndReasonableStatement.pdf](#)
[Motion - RZ 2015-26 - Waste Water Treatment Ordinance RZ 2015-26](#)

POTENTIAL ACTION: Approval/Disapproval of Rezoning

- i. Maplewood Cemetery Rezoning - RZ 2015-28
[Cover - Maplewood - Rezoning - RZ 2015-28 - Pdf](#)
[Staff Report - Maplewood Cemetery Rezoning - RZ 2015-28 .pdf](#)
[Planning Board Recommendation.pdf](#)
[ConsistencyAndReasonableStatement .pdf](#)
[Motion - RZ 2015-28 - Maplewood Cemetery Ordinance RZ 2015-28](#)

POTENTIAL ACTION: Approval/Disapproval of Rezoning

6. OLD BUSINESS

- a. Amendment to Town Code of Ordinances - Chapter 95
[Cover - Amend Code of Ordinances - Chapter 95 - Pdf](#)
[Ordinance - Amend Chapter 95](#)

POTENTIAL ACTION: Approval/Disapproval of Ordinance
Amending Chapter 95

- b. Carolina Park - Alternate Sign Plan
[Staff Report - Carolina Park Alt Sign Plan.pdf](#)
[Application - Carolina Park Alt Sign Plan.pdf](#)

7. NEW BUSINESS

- a. Resolution of Intent to Abandon Portion of Cross Street Right of Way
[Cover - Resolution of Intent - Pdf](#)
[Cross St Closing Aerial](#)
[Cross St Closing](#)
[Resolution of Intent](#)

POTENTIAL ACTION:
October 5, 2015

Approve Resolution & Set Public Hearing for

- b. Cross Parking / Cross Access Agreement
[Cover - Cross Parking Agreement - Pdf](#)
[Map - Darlene Earl Site Plan.pdf](#)

POTENTIAL ACTION:

Authorize Town Manager to Enter into
Agreement with Property Owner

8. STAFF REPORTS

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
- d. Other Staff

9. OTHER BUSINESS

- a. Informal Discussion & Public Comment
- b. Council Comments

10. ADJOURNMENT

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

AGENDA LOCATION:

Consent

Meeting Date:

September 8, 2015

ITEM TITLE:

Draft Minutes

DESCRIPTION:

Draft Minutes from the August 3 & August 17, 2015 Regular Minutes, August 26, 2015 Special Meeting and July 20, 2015, August 3 and August 17, 2015 Closed Session are presented for approval.

POTENTIAL ACTION:

DEPARTMENT:

Administration

PRESENTER:

Kimberly Moffett

ITEM HISTORY:

Closed Sessions will be delivered under separate cover.

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

**Minutes
Clayton Town Council Regular Meeting
August 3, 2015**

Present: Mayor McLeod, Mayor Pro Tem Grannis, Council Member Satterfield, Council Member Lawter, Council Member Holder and Council Member Thompson

Others Present: Steve Biggs, Town Manager; Nancy Medlin, Deputy Town Manager; David DeYoung, Planning Director; Stacy Beard, Public Information Officer; Dale Medlin, Electric Systems Director; Tim Simpson, Public Works Director; Tommy Roy, IT Specialist; Katherine Ross, Town Attorney and Kimberly Moffett, Town Clerk.

1. CALL TO ORDER

Mayor McLeod called the meeting to order at 6:31 p.m., led the Pledge of Allegiance and offered the Invocation

2. ADJUSTMENT OF THE AGENDA

Mr. Biggs requested a Closed Session be added to the agenda regarding two issues; Economic Development and Personnel.

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 July 20, 2015 - Closed Session
- b. Appointment to Library Advisory Board
- c. Warranty & Dedication - Creekside Commons Subdivision - Asphalt FINAL
- d. Special Event 2015-14 - Squealin' on the Square
- e. Amend - Resolutions 2015-27 & 2015-33; Cert. of Sufficiency and Public Notice - 15-08-06-ANX - Raven's Ridge 8C

ACTION: Approval of Consent Agenda as Presented

Motion: Council Member Thompson

Second: Council Member Holder

Vote: Unanimous

4. INTRODUCTIONS AND SPECIAL PRESENTATIONS

5. PUBLIC HEARINGS

- a. Public Hearing - 15-18-01-RZ -Young Family Tract Rezoning

Mr. DeYoung provided information on 15-18-01-RZ, Young Family Tract. The property is located in the ETJ and is part of the Johnston County Research and Training Zone.

Applicant is requesting rezoning from R-E (Residential-Estate) to I-1 (Light Industrial). The Young Family Tract is located on Gordon Road, near US Highway 70 Business and is 69.58 acres and the existing use is Agriculture.

Both the Young and Wiggins Tracts are located on the outside boundary of the industrial and technology oriented uses that currently occupy the industrially zoned land to the north and on the developing fringe of Clayton's ETJ.

Staff and Planning Board recommend approval.

Mayor McLeod opened the Public Hearing.

The applicant, Norwood Thompson, addressed the Council and stated he feels the use and rezoning of these properties are proper.

Lisa Wiley who is a homeowner in the subdivision of 41 homes stated she was opposed to the rezoning. She stated her concerns included traffic, pollution, wetlands and noise. She further stated that when the subdivision was built she was told that future additional homes would be built on this location. She also has concerns regarding the value of the homes going down due to a factory being located so close to them

Mayor Pro Tem Grannis asked whether there was any documentation that could substantiate the decreased home values. Ms. Wiley stated that while she does not have anything in writing, she felt sure that should a realtor come in and value the property currently and then value it after something is built and that the value would be decreased.

Mark Turner of 61 Edelstone Court also addressed the Council and stated he would repeat exactly what Ms. Wiley had stated. He also added that while he did not have any paperwork to substantiate the property value, he stated that Mr. Thompson had previously told him and others that the property had been offered for sale numerous times, but due to it backing up to Light-Industrial it never was able to be sold. And now that is exactly what is proposed to happen to his subdivision.

The Public Hearing was closed at 6:43 p.m. and turned over to Council for discussion.

Council Member Lawter stated while he understands the concerns of the citizens of this subdivision, he believes it makes sense for this area to be zoned Light-Industrial and that the Council needs to make the best decision for the town as a whole.

ACTION: Approval of Rezoning 15-18-01-RZ

Motion: Council Member Lawter

Second: Council Member Holder
Vote: Unanimous

b. Public Hearing - 15-19-01-RZ - Wiggins Tract Rezoning

Mr. DeYoung provided information on 15-19-01-RZ, Wiggins Tract. The property is located in the ETJ and is part of the Johnston County Research and Training Zone.

Applicant is requesting rezoning from R-E (Residential-Estate) to I-1 (Light Industrial). The Wiggins Tract is located on Gordon Road, near US Highway 70 Business and is 45.73 acres and the existing use is Agriculture.

Both the Young and Wiggins Tracts are located on the outside boundary of the industrial and technology oriented uses that currently occupy the industrially zoned land to the north and on the developing fringe of Clayton's ETJ.

Staff and Planning Board recommend approval.

Mayor McLeod opened the Public Hearing.

Both Lisa Wiley and Mark Turner echoed their statements as related to the Young Tract Rezoning.

Ms. Wiley asked for additional information and explanation regarding Class C buffers. Mr. DeYoung provided the definition of a Class C buffer.

The Public Hearing was closed at 6:48 p.m. and turned over to Council for discussion.

ACTION: Approval of Rezoning 15-19-01-RZ

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

c. Public Hearing - PSD 2014-97 - Magnolia Pointe Subdivision - Preliminary Plat

Mayor McLeod asked those wishing to offer testimony to approach and be administered the Oath from the Town Clerk. Oath was administered to David DeYoung, Steve Biggs and Mike Stewart.

Mr. DeYoung provided the following information. Applicant is requesting preliminary subdivision plat approval for a new 37 lot single family residential subdivision. This would be an Open-Space R-8 subdivision with 12.5% being dedicated for active open space.

The request is consistent with both with the Strategic Growth Plan and Unified Development Code. It is also compatible with the Surrounding Land Uses.

A perimeter landscape buffer (Class C) is required along the entire boundary of the property. There is a proposed buffer of Leyland Cypress trees along Shotwell Road, in lieu of a traditional Class C buffer.

The Planning Board recommends approval.

Staff is recommending approval with conditions as stated in staff report and approval of waiver request.

There was discussion regarding sidewalks. The applicant has agreed to Council Member Satterfield asked if the

Council Member Satterfield questioned whether there would be sidewalks by the creek area. Mr. DeYoung there would not be sidewalks and that the applicant had agreed to pay fee in lieu. Council Member Satterfield stated it would be his preference for sidewalks to be installed. There was additional discussion regarding sidewalks and pedestrian bridge and requirements for paving. Mr. DeYoung stated he believed the bridge would come close to where the sidewalks would stop, though he would need to verify additional details. Discussion held regarding buffer requirements at the upstream side.

Council Member Lawter questioned what amount and/or percentage of open space is outside the 100 year flood plan. Mr. DeYoung stated that he had not completed all the calculations, but he believed it was all outside the 100 year flood plan and meets the requirement of the Unified Development Code.

Mayor McLeod asked anyone wishing to speak to please step forward.

Mr. Mike Stewart who is a representative for ASCO Builders came forward. He stated this site has seen many revisions and the applicant would like to see the site completed. He further stated they believe they have a good product. He addressed the issue of sidewalk extension they felt that other neighbors had not promoted pedestrian walking in this area and personally felt the same. He stated that the 100 year floor plan did cross over the road. He also stated that he would not want sidewalks to go further than the 100 year flood plan. It was the preference to do fee in lieu but they want to be a good neighbor and take any suggestions.

Mayor Pro Tem Grannis stated he would appreciate an explanation of retaining walls in Sections A and B. Mr. Stewart provided an in depth description of all retaining walls in Sections A – H.

There was a brief discussion regarding the buffer waiver and Mr. Stewart stated the cypress trees were highly recommended by a landscape architect that would provide the desired visual barrier.

With no one else wishing to speak, item was turned over to Council at 7:17 p.m. for consideration and discussion.

Mayor Pro Tem Grannis asked Council Member Lawter his professional opinion as an engineer and whether he felt comfortable with the retaining walls as presented. Council Member Lawter stated he did not see any issues.

ACTION: Approval of Preliminary Plat with modification that Condition #4 read “a sidewalk shall be constructed along Shotwell Road along the entirety of the parcel, site or development, including areas that will remain undeveloped or are reserved for future development with the exception of the area located within 100 year flood plan”. Additionally waiver for landscape buffer is included.

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

- d. Public Hearing - Voluntary Annexation - 15-08-06-ANX - Riverwood Athletic Club - Raven's Ridge 8C

Mr. DeYoung provided information. This property is 8.2 acres adjacent to the Riverwood Development. Property has R-10 zoning. Across the Neuse is the Earp Property. The addition of this tract now makes Riverwood contiguous to the Town of Clayton and is no longer a satellite.

The Mayor opened the Public Hearing at 7:23 p.m. and asked anyone wishing to speak to step forward.

With no one coming forward to speak, the Public Hearing was closed and turned over to Council for consideration.

ACTION: Approval of Annexation

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

6. OLD BUSINESS

- a. Amend - Resolution 2015-36 to Set Public Hearing - 14-111-01-ANX - Parkview

ACTION: Set Public Hearing for August 17, 2015

- b. Sam's Branch Sewer Agreements - Creech and Parkview

Mr. Biggs provided information regarding development agreements. Financial terms are expected and we do have a bin in hand and ready to proceed upon approval.

ACTION: Approval of Sewer Agreements

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

7. NEW BUSINESS

8. STAFF REPORTS

- a. Town Manager
- b. Town Attorney
- c. Town Clerk
- d. Other Staff

9. OTHER BUSINESS

- a. Informal Discussion & Public Comment
- b. Council Comments

Mayor McLeod asked that Nash Dunn come to the podium and thanked him for the great job he has done for the Clayton New Star. He offered his thanks and appreciation on behalf of the town for his fairness and great – journalism.

Mayor Pro Tem Grannis thanked Nash for his accurate reporting as well as his integrity. He stated he would be missed.

Nash stated he has enjoyed his time in Clayton and offered his appreciation for the openness and transparency of the Town.

Council Member Holder wished thanked Nash and wished him well.

Council Member Lawter stated he appreciated the fact that Nash attended so many community events and becoming involved with the town. He stated Nash would be missed.

Council Member Thompson stated that Nash brought a lot to the table. He appreciated that Nash was always out in the community and that he would be missed. He thanked him for a job very well done.

Mayor McLeod once again wished him good luck.

A brief discussion took place regarding study for commercial retail. Mr. Biggs stated this item was not budgeted this year. However, he stated we are looking at something new and fresh that would involve a 3 year obligation. Mr. Biggs stated he would be happy to have a representative attend and discuss further.

Mayor Pro Tem Grannis asked when it might be appropriate to look at electricity rates and determine if there might be a reduction in rates. Mr. Biggs stated that in anticipation of this deal (Electricities), we have been working with a consultant and expectation is that study will be completed by end of September or beginning of October. At that time a presentation will be offered to Town Council

ACTION: At 7:36 p.m. Town Council entered into Closed Session

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

10. ADJOURNMENT

With there being nothing further, the meeting was adjourned at 8:56 p.m.

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

Duly adopted this the 8th day of September, 2015.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett
Town Clerk

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Town of Clayton
August 17, 2015
Work Session Minutes

Present: Mayor Pro Tem Grannis, Council Member Satterfield, Council Member Thompson, Council Member Lawter, Council Member Holder

Absent: Mayor McLeod

Staff Present: Steve Biggs, Town Manager; Nancy Medlin, Deputy Town Manager; David DeYoung, Planning Director; Chris Rowland, Construction Inspector; Jay McLeod, Planner; Katherine Ross, Town Attorney; Tommy Roy, IT Specialist; Kimberly Moffett, Town Clerk; Robert McKie, Finance Director; Christie Starnes, Library Director; Lee Barbee, Fire Chief; Tony Atkinson, Deputy Fire Chief and Larry Bailey, Parks and Recreation Director.

1. CALL TO ORDER

Mayor Pro Tem Grannis called the meeting to order at 6:30 p.m. Mayor Pro Tem Grannis led the Pledge of Allegiance and offered the Invocation.

2. ADJUSTMENT OF THE AGENDA

- a. **ACTION:** Suspend Rules in Order to Take Action

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

- b. Mr. Biggs requested the addition of two Closed Sessions pursuant to NCGS 143-18.11(a)(5) and NCGS 143-18.11(a)(6).

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

ACTION: Approval of Consent Agenda as Presented

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

4. ADMINISTRATIVE ITEMS

- a. Amendment to Code of Ordinance - Chapter 91 Section 99

ACTION: Placed on Consent - September 8, 2015

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

- a. **Introduction – Planner**
Mr. DeYoung introduced Haley Hogg as the new Planner. Town Council members welcomed Ms. Hogg. Ms. Hogg said she was excited to be part of the Town of Clayton Planning Department.
- b. **Introduction - Building Inspector**
Mr. Rowland introduced Mr. Ernest Wilkes as the new Building Inspector. Mr. Wilkes comes to Clayton with previous municipal experience, including Apex and Wake County. Town Council welcomed Mr. Wilkes. Mr. Wilkes said he was happy to be part of Clayton.
- c. **Comprehensive Plan 2040**
Town Council was provided with copies of the 2040 Comprehensive Plan.

This item will be scheduled for presentation at September 8, 2015 Town Council meeting. Public comments will be heard at the September 8, 2015 meeting and Town Council will make decision at the October 5, 2015 Town Council meeting. This item was presented to the Planning Board on July 27, 2015 with their recommendation to move on to the Town Council.

- d. **2015 Halloween Parade**
Mr. DeYoung provided information regarding the 2015 Halloween Parade, which will be held on Friday, October 30, 2015 along Main Street from 2:00 – 4:00 p.m. This event is being sponsored by the Parks & Recreation. Approximately 500 people attend this annual event. Request for street closure for Main Street from O’Neil to Smith Streets from 2:00 – 4:00 p.m.

ACTION: Placed on Consent - September 8, 2015

6. ITEMS SCHEDULED FOR THE REGULAR MEETING

- a. **Gordon Tract - Rezoning - RZ 2014-21**

ACTION: Set Public Hearing - September 8, 2015

Mr. DeYoung presented information regarding this requested rezoning of 61.29 acres to Residential-8. The applicant is Dalton Engineering and Associates. This property is located east of Glen Laurel Road and stretches from Vinson Road to Powhattan Road. It is currently zoned in two categories. A portion is currently zoned Residential Estate and the remainder is zoned Agricultural Residential, which is the County’s designation. We have an agreement with the County that when the subject property is annexed into the Town of Clayton that it will be under all of our zoning so they have allowed us to proceed with the development for the entire property.

A neighborhood meeting was held and no concerns were raised. The uses surrounding the property are primarily agricultural. The property is located within our watershed protection overlay. The proposed rezoning is consistent with the Strategic Growth Plan and Proposed Land Use Map. The Planning Board and Staff are recommending approval of this rezoning.

ACTION: Set Public Hearing for September 8, 2015

b. Gordon Tract Subdivision - PSD 2014-95

Applicant is proposing 177 single family detached residential units. Class B buffer around entire perimeter. Property is located within our watershed protection area which has maximum allowance of 2 dwellings per acre or maximum impervious of 36%. They have chosen to go with the 36%. Sidewalks will be installed on both sides of the streets in the subdivision. A fee-in-lieu for recreation and open space is being accepted. Access will be one main entrance off of Powhattan Road, one main entrance off of Glen Laurel Road and a connection to the adjacent subdivision on Green Path. No waivers are being requested.

Applicant and school board have gotten together to discuss sidewalk for direct access to elementary school.

Applicant has addressed Findings of Fact.

Staff is recommending approval of this subdivision with conditions as listed in staff report.

Council Member Satterfield asked if it were correct that a small cemetery was located off of Powhattan Road. Mr. DeYoung stated it was. Mr. DeYoung further stated that the developer has agreed to provide a parking area for family visit the cemetery.

Mayor Pro Tem stated he had noted there were other concerns and he wanted to ensure the applicant is ready to discuss those appropriately.

ACTION: Set Public Hearing for September 8, 2015

c. Brookside Rezoning - 15-22-01-RZ

Mr. Jay McLeod presented information regarding this requested rezoning. Applicant is Dalton Engineers and requesting rezoning from R-10 to R-8. The property is 20.88 and is located off of Highway 42 West and Short Johnson Road.

The rezoning is compatible with proposed Future Land Use Plan and the Strategic Growth Plan.

Planning board recommends approval. Staff is also recommending approval.

Mayor Pro Tem stated there were several concerns noted in report and concerns were also raised at the Planning Board and he wants to ensure the applicant is ready to address these issues.

Council Member Holder stated he would like to see that an entrance to the subdivision at Highway 42 be considered. He is concerned about the number of complaints heard regarding the proposed entrance. Mr. McLeod stated the applicant would be prepared to address this concern.

ACTION: Set Public Hearing for September 8, 2015

d. **Brookside Subdivision - 15-22-02-SUB**

Mr. Jay McLeod presented information regarding this subdivision which is proposed to be 38 single family residential dwellings. Dalton Engineering is the applicant. There is one access point on Satinwood Drive from the subdivision to the north, with two stub-out roads within the development for future access to the west. No access is currently proposed along NC 42 west.

Proposed minimum parcel size would be 9,064 with only two parcels being less than 10,000 square feet.

Consistent with compatible Surrounding Land Uses, Strategic Growth Plan, Unified Development Code and is also consistent with the Thoroughfare Overlay.

Mr. McLeod provided photos of both Breeze and Satinwood showing vehicles parked on both sides of the street. The width of the road is 26 feet and most residential roads are 27 feet, so conditions are not much different.

Applicant has addressed Findings of Fact

Staff and the Planning Board recommend approval with conditions as listed in Staff Report. Additionally, the Planning Board has added the investigation of providing an alternate entrance at Highway 42.

Mayor Pro Tem also addressed the issue of Breeze Lane possibly being used as an entrance for construction and neighbor concerns.

Mr. McLeod stated the applicant is in discussion with a landowner for a temporary construction entrance location.

Mr. McLeod stated he did not believe that a permit could be conditioned with having an off-site temporary construction location. Attorney Ross stated if applicant was in agreement it could be added, but the Council could not require this unless there was something unreasonable or something not

typically seen. Attorney Ross stated she could provide additional research if requested. It was stated it would not be necessary for the Town Attorney to complete any additional research at this time.

ACTION: Set Public Hearing - September 8, 2015

e. Town Facility Operations Center - Rezoning - RZ 2015-25

Mr. DeYoung provided information regarding this rezoning as well RZ 2015-26 and RZ 2015-28. All three requested rezonings are town facilities that are being requested to be rezoned to P-F (Public Facilities)

The Operations Center is currently zoned B-3 and Maplewood Cemetery and the Wastewater Treatment Plant are zoned R-8.

All locations are consistent with the Strategic Growth Plan. All current existing zoning are non-conformities which will all be corrected with rezoning to P-F (Public Facilities).

A Neighborhood meeting was held with a single attendee and there were no questions or issues raised.

Staff is recommending approval of all three rezonings.

ACTION: Set Public Hearing for September 8, 2015

f. Town Facility - Waste Water Treatment Plant - Rezoning - RZ 2015-26

ACTION: Set Public Hearing for September 8, 2015

g. Maplewood Cemetery Rezoning - RZ 2015-28

ACTION: Set Public Hearing for September 8, 2015

h. Amendment to Town Code of Ordinances - Chapter 95

Mr. DeYoung provided information regarding this item; The North Carolina Administrative Code was amended in March 2015 which allows open burning without air quality permit.

This amendment would add new language which would allow open fire burning in accordance with North Carolina Administrative Code 15A NCAC 02d.1903 and .1904.

Council Member Holder asked for some clarification regarding open burning. Mr. DeYoung stated that anyone who has yard waste collection is not permitted to open burn. This would only allow those without public yard waste collection to open burn and a permit would be necessary.

There was discussion regarding Clayton's Fire District versus within Town limits.

Council Member Satterfield asked Deputy Fire Chief Atkinson if there is an existing issue or problem with fire pits. Chief Atkinson stated there was not.

Staff will bring this item back to Council following modification.

ACTION: Place on Future Agenda after Modification

i. Carolina Park - Alternate Sign Plan

Mr. McLeod provided information regarding this request for an alternate sign plan. The applicant Michael Akins on behalf of Carolina Park LLC. There is a provision in the code called "alternate sign plan" for applicants who feel the master sign plan does not fit their needs.

This is our first alternate sign plan and it is for an in-line commercial building with four tenants and is located in the Walmart Plaza and the back of the businesses face Highway 70. Currently there is one tenant in the building.

The current code permits one shared color per building. The applicant would like additional colors added to sign and is requesting four colors

Staff concludes that four colors is excessive and is recommending denial.

Discussion followed regarding background regarding criteria, restrictiveness and consistency regarding signage. It was agreed that staff will bring this item back to the next Town Council meeting and that applicant would be invited to attend.

ACTION: Place on September 8, 2015 for Public Hearing*
Comment (*Amended Language)

7. PUBLIC HEARINGS

a. Public Hearing - Voluntary Annexation - 14-111-01-ANX - Parkview

Mr. DeYoung provided information. The applicant/owner, Donald C. Adams & City Road, LLC, is requesting the voluntary annexation of 3.55 and 25.33 contiguous acres.

ACTION: Approval of Voluntary Annexation

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

b. Public Hearing - PDD 2014-127- Steeplechase - Rezoning

Mr. DeYoung stated that staff is requesting Town Council withdraw and waive time lapse. The developer of this proposed project has walked away and it is felt it would be prudent to allow the land owner to move forward without time restrictions.

ACTION: Withdraw PDD 2014-127 and waive time lapse requirements in accordance with UDC Section 155.704(M)(5)

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

c. Public Hearing - PSD 2014-128 – Steeplechase – Preliminary Plat/Master Plan

ACTION: Withdraw PSD2014-128 and waive time lapse requirements in accordance with UDC Section 155.705(N)(5)

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

8. ITEMS CONTINGENT FOR THE REGULAR MEETING

9. ITEMS FOR DISCUSSION

a. Resolution - Vactor Truck Capital Lease

Mr. McKie presented information regarding a Resolution authorizing the financing of a Vactor Truck Capital Lease. There would be five (5) equal payments due in September of each year for five years and a final balloon payment due in September of 2020.

ACTION: Adoption of Resolution Authorizing Lease

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

OLD BUSINESS

11. STAFF REPORTS

- a. **Town Manager**
Mr. Biggs asked for blessing from Council regarding removal of holly trees. He stated several months ago, Council approved the removal of several holly trees that were in conflict with the proposed canopy improvements at Manning's Restaurant. At the time of that approval, Council requested that staff formulate a comprehensive policy regarding trees and tree scape related items along Main Street. That project had an assignment but due to some issues we do not have that product at this time. The owner of the former Pittman's Jewelry Store, who is the same owner as Manning's, was advised at that time that we anticipated having such a policy in place shortly. Since that time the owner has approached us again about having those holly trees removed. Mr. Biggs is asking for approval to move forward with the removal of those holly trees in front of Pittman's.

There was additional discussion regarding the possible removal of additional trees along Main Street. Mr. Biggs stated that while he did not receive a request for removal of the tree in front of Medlins, it certainly would help for authorization of removal of additional trees. Mayor Pro Tem Grannis stated it was his belief there may be a plan for an awning at that location and if could be a continuation of the building that Manning's is housed in, he could easily justify saying those trees could be removed.

Mayor Pro Tem Grannis stated he would like to have a deadline for the policy.

ACTION: Authorize Removal of Trees Located In Front of Building on Main Street

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

- b. Town Attorney
- c. Town Clerk
- d. Other Staff

12. OTHER BUSINESS

- a. Informal Discussion & Public Comment
- b. Council Comments

Council Member Lawter stated he would like to organize a committee to plan something for a Veterans' Day Event. He stated he does have several citizens interested in participating in such a committee.

All agreed it was a good idea that should move forward. Mayor Pro Tem Grannis offered his assistance.

- c. Closed Session

ACTION: Closed Session pursuant to NCGS 143-18.11(a)(5) and NCGS 143-18.11(a)(6).

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

Council returned from closed session at 8:06 pm

ACTION: Increase Town Manager 3% to \$147,098 for 2015 and authorize 3% increase retroactive to January 2014.

Motion: Mayor Pro Tem Grannis
Second: Council Member Satterfield
Vote: Unanimous

13. ADJOURNMENT

ACTION: With there being nothing further, the meeting was adjourned at 8:15 p.m.

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

Duly adopted this 8th day of September, 2015.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC
Town Clerk

**Town of Clayton
And
Johnston County Board of Commissioners
Special Joint Meeting
August 26, 2015**

Present: Mayor McLeod, Mayor Pro Tem Grannis, Council Member Lawter, Council Member Satterfield, Council Member Holder and Council Member Thompson

Staff Present: Steve Biggs, Town Manager; Katherine Ross, Town Attorney; Kimberly Moffett , Town Clerk; Nancy Medlin, Deputy Town Manager; Ann Game, Customer Service Director; and Wanda Warren; Assistant to Public Information Officer

The meeting was called to order at 12:31 p.m. by Mayor McLeod. Mayor McLeod led the Pledge of Allegiance.

Chris Johnson, the Johnston County Economic Development Director stated he was beyond excited to be able to speak about this project. He stated how honored he was to work with everyone in Novo Nordisk, Johnston County and the Town of Clayton. Mr. Johnson stated this project could be the largest pharmaceutical project to date in the world. It is projected the project will exceed a figure of 1.2 billion. This project will create 961 jobs with an average salary of \$68,000, which is \$22,000 more than the current average salary in Johnston County. Mr. Johnson addressed the county revenues to be seen and this in turn will equal savings for citizens with reduction in fire district taxes. He also spoke about how a new Wastewater Treatment Plant would be extremely attractive and possibly be a tool to recruit more pharmaceutical trade to the area. Mr. Johnson offered his sincere thanks to everyone for their support and dedication to this project.

Mr. Gary Lohr of Novo Nordisk thanked the County Commissioners and Clayton Town Council Members. He stated he was very proud to be part of this community. He stated the competition for this project was very stringent, and after vetting all the possible site locations, it was very apparent that Clayton was the place to be. He again thanked everyone involved in helping bring the project to Clayton.

Johnston County Commissioner Braswell stated there were no words to express how exciting it was to have this project locate here.

Mayor McLeod stated this project is extremely exhilarating and an answer to a prayer. Mayor McLeod spoke about collaboration and stated today was an example of what can happen when there is a shared common goal and vision.

Mayor McLeod opened the Public Hearing at 12:46 p.m. Anyone wishing to speak was asked to step forward.

Ms. Lynn Austin of 6237 Cornwallis Road, Garner, stepped forward and offered her sincere congratulations and thanks to everyone for all the hard work and dedication that went into this project. She further stated that as a member of the Board of Directors for Johnston County Community College she is extremely proud to be able to help produce an amazing workforce for Johnston County.

With no further comments, Mayor McLeod closed the Public Hearing at 12:49 p.m.

Mayor McLeod read aloud the Resolution for the Town of Clayton that authorized Development Assistance for Economic Development. Said Resolution is attached and hereby made part of the minutes.

ACTION: To ensure the continued prosperity and economic vitality for not only the business community but the citizens of the Town of Clayton, I motion to approve the Resolution.

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

With there being nothing further the meeting was adjourned at 12:57 p.m.

ACTION: Adjournment
Motion: Mayor Pro Tem Grannis
Second: Council Member Thompson

Duly adopted this 8th day of September, 2015.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC
Town Clerk

**RESOLUTION OF THE COUNCIL OF THE TOWN OF CLAYTON AUTHORIZING
DEVELOPMENT ASSISTANCE FOR ECONOMIC DEVELOPMENT**

WHEREAS, Novo Nordisk Pharmaceutical Industries, Inc. (the Company) intends to expand its industrial and commercial operations in the extraterritorial jurisdiction of the Town of Clayton (the Town), including (1) the investment of at least \$1.24 Billion Dollars (\$1,240,000,000) in real and business property for the construction and outfitting of a manufacturing facility for the production of pharmaceutical products (the Facility) and (2) the employment of at least six hundred ninety-one (691) full-time workers to operate the Facility in exchange for the grant by the Town of certain development assistance set forth below and in the Project Summary (the Summary) attached to this resolution (the Development Assistance); and

WHEREAS, North Carolina General Statute 158-7.1(a) authorizes the Town to make appropriations to aid and encourage the location of manufacturing enterprises, industrial and commercial plants in and near the Town and other purposes which will increase the population, taxable property, and business prospects of any city or county; and

WHEREAS, the Council has determined that granting the Development Assistance in exchange for the commitment of the Company to locate and operate the Facility in the extraterritorial jurisdiction of the Town would be beneficial to the Town's efforts to increase economic opportunities for its residents, its population, sales tax revenues, and business prospects in general, including the creation of a substantial number of jobs; and

WHEREAS, the Council has, pursuant to notice, held a public hearing to consider whether to grant the Development Assistance in exchange for the commitment of the Company to locate and operate the Facility in the extraterritorial jurisdiction of the Town on terms not materially inconsistent with the Summary incorporated herein by reference.

NOW THEREFORE, the Council:

A. Authorizes the Mayor to enter into an economic development agreement (the Agreement) on terms not materially inconsistent with the Summary in exchange for the commitment by the Company to (1) invest at least \$1.24 Billion Dollars (\$1,240,000,000) in real and business property for the construction and outfitting of the Facility and (2) employ at least six hundred ninety-one (691) full-time workers to operate the Facility.

B. Determines that

(1) In consideration for the Town entering into the Agreement the Town will receive significant sales tax and other revenues; and

(2) Granting the Development Assistance in exchange for the commitment by the Company to construct and operate the Facility will stimulate the local economy, promote business and result in the creation of a substantial number of jobs.

Duly adopted this the 26th day of August, 2015.



A handwritten signature in black ink, appearing to read 'J. McLeod', written over a horizontal line.

Jody L. McLeod
Mayor

ATTEST:

A handwritten signature in black ink, appearing to read 'Kimberly A. Moffett', written over a horizontal line.

Kimberly A. Moffett, CMC
Town Clerk

PROJECT SUMMARY ATTACHMENT TO RESOLUTION OF THE COUNCIL OF THE TOWN
OF CLAYTON AUTHORIZING DEVELOPMENT ASSISTANCE
FOR ECONOMIC DEVELOPMENT

As an inducement to Novo Nordisk Pharmaceutical Industries, Inc. (the Company) to expand its industrial and commercial operations in the extraterritorial jurisdiction of the Town of Clayton (the Town), the Town agrees to provide the following development assistance:

- For all building inspection services, the Town will only charge the Company fees based upon the Town's actual costs incurred for such inspection services.
- The Town will assign one senior staff member to work with the Company as a liaison in facilitating and expediting all building permits and any other necessary permits and other matters with the Town.
- The Town will use best efforts on behalf of the Company to facilitate all permits, reviews, and other processes in connection with the development of the Company's expansion site in the Town extraterritorial jurisdiction and construction of the new facility.
- The Town agrees to instruct staff to expedite the Company's application for a special use permit. Further, the Town agrees to hold a special meeting of the Council for the quasi-judicial hearing on the application, if such hearing is needed to expedite the application.
- No later than July, 2017, potable water shall be available at the Company's expansion site in the Town extraterritorial jurisdiction at capacity of not less than 700,000 gallons per day (gpd). Service will be provided through the Town acquiring ownership of the potable water lines from Johnston County or executing a joint use agreement with Johnston County, and will be subject to applicable capacity fees as stated in the Town's comprehensive list of fees and charges.
- No later than July, 2017, wastewater treatment lines at the Company's expansion site in the Town extraterritorial jurisdiction shall have the capacity to treat wastewater at a rate of not less than 500,000 gallons per day (gpd). Service will be provided through the Town acquiring ownership of the wastewater treatment lines from Johnston County or executing a joint use agreement with Johnston County, and will be subject to applicable capacity fees as stated in the Town's comprehensive list of fees and charges.
- The Town agrees to evaluate the feasibility of providing reclaimed (gray) water to the Company's expansion site in the Town's extraterritorial jurisdiction.
- The Town and Company agree to explore, and negotiate in good faith, as to the possible construction of a regional wastewater pretreatment facility to serve the needs of the Company and other companies now located in, or to be later located in, the area.
- The Town agrees to apply for a Golden Leaf Foundation grant (the GLF Grant) in an amount of \$4,000,000.00. The GLF grant, up to its full value, will be used to reduce capital costs of the regional wastewater pretreatment facility that would otherwise be ascribed to the Company, if such facility is constructed.
- The Town and Company agree to use best efforts to execute an economic development agreement pursuant to this Resolution and Project Summary by October 31, 2015.

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

AGENDA LOCATION:

Consent

Meeting Date:

September 8, 2015

ITEM TITLE:

Code of Ordinance - Amend 91.99

DESCRIPTION:

On October 4, 2010 Ordinance 2010-10-02 was passed which amended 10.98 (Civil Penalties) in the Town's Code of Ordinances. This amendment increased the fees for violations, however, 91.99 (Animals - Penalty) was not amended to reflect this change/increase.

POTENTIAL ACTION:

DEPARTMENT:

Administration

PRESENTER:

Kimberly Moffett, Town Clerk

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Presentation and Placed on September 8, 2015 Consent Agenda

Information Provided:

Ordinance

Date:

Action Taken:

Information Provided:

TOWN OF CLAYTON

Amendment to the Code of Ordinances: Chapter 91

Animals

BEING HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON, NORTH CAROLINA to amend §91.99 (Penalty) with the following amended language. This change will reflect the changes that were adopted with Ordinance 2010-10-02 which amended Civil Penalties.

§ 91.99 PENALTY

Unless a different fine or penalty is set out in a particular section of this chapter, a violation of any provision of this chapter shall subject the violator to the following schedule for Notices of Violation:

First Note of Violation: _____ \$25.00

Second and Subsequent Notices of Violation: _____ \$75.00

If a higher fine or penalty is set out in section, the highest fine or penalty shall apply.

(Amend. adopted 09-08-15)

Duly adopted this 8th day of September, 2015, while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly Moffett, CMC
Town Clerk

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

AGENDA LOCATION:

Consent

Meeting Date:

September 8, 2015

ITEM TITLE:

2015 Halloween Parade

DESCRIPTION:

Information regarding the 2015 Halloween Parade was provided at August 2015 Work Session. Parade is scheduled to be held on Friday, October 30, 2015

POTENTIAL ACTION:

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:



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 PERMIT APPLICATION

Pursuant to Article 7, Section 155.712 of the Unified Development Code, a property owner/business owner within the jurisdiction of the Town (or a duly authorized agent) may apply for a Special Event Permit from the Planning Department. Special Event Permits are valid for a maximum 30 days within a one year time period.

Applications must be accompanied by one (1) copy of a site plan depicting the special event location, an Owner's Consent Form and the \$100.00 application fee (if applicable). All fees are due when the application is submitted. NOTE: If the event is to be held on public property, approval to use the property must be obtained from Town Council; therefore the application must be submitted 90 days prior to the event.

A special event is a non-routine happening or social activity such as a festival, concert, sporting event, parade, walk or run bringing people together in a defined area on Town property, right of way, or private property. Special events generally require Town services to ensure safety and coordination.

Applications and events are prioritized based on a first come-first served basis and the Town may approve or disapprove an event's requested date based on availability of resources. Events that occur on an annual basis will receive priority the following year.

APPLICANT INFORMATION

Name of Event: Halloween Parade
 Applicant Name and Title: Matt Lorion Recreation Program Supervisor
 Organization: Town of Clayton Parks & Recreation
 Mailing (Billing) Address: PO BOX 879
 City: Clayton State: NC Zip Code: 27528
 Daytime Phone: 919-553-1550 Cell: 919-624-9807 Email: mlorion@townofclaytonnc.org

EVENT INFORMATION

Event Location: Main Street between Smith Street and Town Square
 Event Address: 110 W. Main Street Parcel ID : _____
 Date(s) of Event: 10/30/15
 Event Start Time: 2pm Event End Time: 4pm
 Will roads need to be closed: Yes No
 Set Up Begins: 11am Clean Up Ends: 5pm
 Estimated Attendance: 500
 Description of Event: The participants will Trick or Treat down Main St from Home Sq to Town Sq.
The kids will go to the businesses located on Main St to Trick or Treat. The event will begin at Home at 2:30pm

TOWN OF CLAYTON STAFF USE ONLY

Date Received: 7-24-15 Amount Paid: NA Permit Number: 2015-15

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ORGANIZATION INFORMATION

Please complete the following information if the Special event is benefitting an organization or check the box if not applicable: N/A

Is the Organization a 501(c) 3? Yes No

	Yes	No
1. Is the Special Event being held by or for the benefit of an organization?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the organization a 501(C)3	<input type="checkbox"/>	<input type="checkbox"/>

Briefly describe the purpose of the organization: _____

Name of Organization: _____

Organization Address: _____

Organization Contact Name: _____ Phone Number: _____

Organization Email: _____

Federal Identification Number: _____

TENTS & MEMBRANE STRUCTURES

**** A TENT is a structure, enclosure, or shelter, with or without sidewalls or drops****

To be completed by the applicant:			To be completed by staff: Permit/Inspections Required?	
	Yes	No	Yes	No
1. Will tents be used at the event?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. How many tents will be used?	5			
3. What is the size of the tents being used? <i>Please note that tents greater than 240 square feet in size require a building permit and associated inspections.</i>	10x10			
4. Are there multiple tents without sidewalls being placed side by side? <i>Please note that 12 feet of separation is required between all tents larger than 700 square feet.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

**** A MEMBRANE structure is an air-inflated or air supported structure ****

To be completed by the applicant:			To be completed by staff: Permit/Inspections Required?	
	Yes	No	Yes	No
1. Will a membrane structure(s) be used at the event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. How many membrane structures will be used?				

POWER SOURCES

To be completed by the applicant:	Yes	No	Staff Notes
1. Will you use electric generators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Will you use a Town of Clayton power source?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
PLEASE NOTE: NO direct wiring to any power source is permitted.			

VOICE/MUSIC AMPLIFICATION

	Yes	No	Staff Notes
1. Are there any musical entertainment features related to your event? (If no, proceed to next section) If yes, state the number of bands:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Will a temporary stage be utilized? If yes, please state the number of stages	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Will the event use amplified sound? If yes, please list start time and finish time.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Start Time 2pm	Finish Time 4pm	

HAZARDOUS MATERIALS

	Yes	No	Staff Notes
1. Will the event have any hazardous materials such as propane, butane, gasoline, diesel tanks, helium cylinders or other upright tanks? <i>If yes, note that all tanks must be secured in a manner to prevent accidentally being knocked over. All helium tanks not being used shall have their caps in place.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Will there be any portable heaters?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Will there be any deep fat fryers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Will there be any fireworks, lasers, torches, candles or pyrotechnics? <i>If yes, please contact the Fire Marshall for more 919-553-1520 information.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

ALCOHOL

	Yes	No	Staff Notes
1. Will alcoholic beverages be served? <i>If yes, an ABC permit is required.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Will alcoholic beverages be sold? <i>If yes, an ABC permit is required.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. What type of alcohol will be served?			
Draft Beer Can/Bottle Beer Wine Liquor			
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
4. Who will be serving the alcohol? <i>Please identify on the site plan the locations within event site where alcohol will be served.</i>			
5. List times that alcohol will be served	Start Time	Finish Time	
6. Copies of the ABC permit should be submitted upon receipt to the Planning Department.			

VENDORS

	Yes	No	Staff Notes
1. Will the event include mechanical rides, or other similar attractions? <i>Applicants contracting with amusement ride companies are required to provide the Town of Clayton with a certificate of insurance, naming applicant and the Town of Clayton (if applicable) as additional insured on general liability.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Please list/describe rides and attractions:			
3. Does the event have food vendors? If yes, check all that apply:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
4. If the event includes food concessions and/or cooking areas: <i>Event organizers are required to submit a Temporary Food Event Sponsor form with Johnston County Environmental Health (919-989-5180) at least 14 days prior to the event. A copy of the application must be submitted to the Planning Department at the same time. Fire Code requires a fire extinguisher at each cooking location.</i>	<input type="checkbox"/>	<input type="checkbox"/>	

TOWN SERVICES

The Town of Clayton does not provide amenities such as portable washrooms, sound systems, tables, chairs, tents, canopies or other equipment. The applicant is responsible for arranging and providing services such as solid waste, wastewater, event clean up, traffic control, etc.

TRASH RECEPTICLES/ROLL-OUT CARTS						Yes	No	Staff Notes
1. Does the event require roll-out carts?						<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. What types of trash will be discarded?								
Aluminum Cans	Glass Bottles / Jars	Plastic Bottles / Cups	Paper Cups / Plates	Styrofoam Cups / Plates	Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
3. How many trash roll-out carts are needed?				Number				
				6				
4. How many recycle roll-out carts are needed?								
5. Delivery location?				Town Square				
6. Date roll-out carts are to be delivered/picked up?				Delivered	Picked-up			
				10/30/15	11/2/15			
PUBLIC PROPERTY CLEAN-UP						Yes	No	
7. Will portable toilets be used during the event?						<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Date portable toilets will be delivered/and removed?						Delivered	Picked-up	
9. What is the clean-up plan for the event? The parks and recreation staff will								
clean up town square after the event.								
<p><i>Applicants are responsible for cleaning and restoring the site after the event. Please pick up all trash including paper, plastic, bottles, cans and event marketing signs. Any cost incurred by the Town due to the failure of an applicant to clean and/or restore the site following the event will be borne by the applicant. If you believe that no litter will be generated during your event, please state this in your plan.</i></p>								

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SAFETY AND SECURITY						Yes	No
10. Will security be used during the event?						<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will overnight security be used?						<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. How many off duty officers will be used?							
13. Please check the type(s) of security that will be used:							
Alcohol Security	Stage Security	Event Area Security	Gate Security	Money Handling Security	Other		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
14. Date(s) and time(s) security will be on site:							
<i>Applicant may be required to hire off-duty Town of Clayton police officers to provide security to insure public safety. The Town of Clayton Police Department will determine the number of security personnel required on site.</i>							

SITE PLAN

Provide a detailed Site-Plan sketch of the event. Include maps, outline or diagram of the entire event venue including the names of all streets or areas that are part of the venue and the surrounding area. The plan should include the following information (if applicable):

- Location of the event/activity on the property. Showing adjacent streets/roads and boundaries.
- Location of temporary structures that will be used during the event. Must indicate size of temporary structures, distances between temporary structures and existing buildings.
- Identify how each temporary structure will be used. Example: type of vendor, food preparation, alcohol sales, etc.
- Identify location of all cooking devices and open flames. (Grills only)
- Location of all fencing, barricades, or other restrictions that will impair access to and from the event or property.
- Identify all designated parking areas.
- Identify location of any generators and fuel storage.

SITE PLAN SKETCH

(Note: you may sketch site plan here or attach a drawing to the application.)

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EVENT BOUNDARY AND ROAD TRAFFIC PLAN

EVENT TYPE		Yes	No	Staff Notes	
1. Will the event include use of public streets?		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. How will the route be utilized?					
Parade	March or Walk	Vehicles Only	Vendors	Foot/Bicycle Race	Other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. How many participants are expected?		Number			
		500			
4. How many floats will participate?					
5. How many vehicles will participate?					
		Yes	No		
6. Will animals participate in the event?		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. If yes, please list the types of animals:					
EVENT BOUNDARIES					
<i>Please describe the event boundaries. If event is a road event then include route below. If there is more than one segment to the event, include start and finish times for each segment. (Example: The "GENERIC AWARENESS RUN" may include a 5K, a 10K, and a Fun Run).</i>					
Main St between Smith St and Fayetteville St					

ROAD CLOSURE REQUESTS

All road closure requests are reviewed by the Town of Clayton. Approval, denial, or modification of road closure requests is at sole discretion of the Town, including but not limited to the route, placement and number of all barricades, signs and police/volunteer locations. If your event involves road closures, please attach a Route and Traffic Plan. Include the required information (listed below) and any additional information that you believe applies to your event.

ROAD CLOSURE			Staff Notes
1. List the street(s) and times in which street(s) will need to be closed (Please note that NC and US roadways require approval from the North Carolina Department of Transportation):			
Street(s):	Begins	Ends	
Main St between Smith Street and Fayettevill St	2pm	4pm	
2. How many participants are expected?		Number	
		500	
EVENT ROUTE			Staff Notes
<i>DESCRIBE THE EVENT ROUTE BELOW. IF THERE IS MORE THAN ONE SEGMENT TO AN EVENT, INCLUDE START AND FINISH TIMES FOR EACH SEGMENT. (Example: The "GENERIC AWARENESS RUN" may include a 5K, a 10K, and a Fun Run).</i>			
The event will run on Main St. between Smith St. and Fayetteville St.			
<i>Please note that white temporary water-base paint can be used to mark the route on the street pavement (May be purchased at common hardware stores such as Lowes, Home Depot, etc.).</i>			

ROAD CLOSURE/DETOUR PLAN

Illustrate a plan to include roads that you are requesting to be closed to vehicular or other traffic for your event. Include all proposed locations for barricades, signs and police/volunteers. Identify the proposed locations for emergency access lanes (Minimum 20' width) throughout the event site. Describe planned arrangements to resolve conflicts with people trying to reach businesses, their own residences, places of worship and public facilities including public transportation.

(Note: you may sketch site plan here or attach a drawing to the application.)

SPECIAL EVENT PROCESSING

The applicant must follow the steps below in chronological order to ensure successful processing of the Special Event request:

1. Request a pre-application meeting with the Planning Department to discuss the scope of the Special Event. If the event is downtown, the meeting must include the Downtown Development Coordinator.
2. Submit a completed application with any important supplemental information.
3. Provide proof of \$1,000,000 General Liability Insurance. Certificate naming Town of Clayton as Additional Insured may be required.
4. Meet with the Special Events Committee to review the request, receive comments and a recommendation of approval for the event.
5. If Special Events Committee approves, a staff request will be made to the Town Clerk in order to be placed on a Town Council agenda if Town services or road closures are necessary.
6. Upon agenda scheduling, applicant will present the Special Event request to Town Council to receive authorization.

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7. If the event will utilize Home Square, a \$250.00 deposit is required following approval.
8. Prior to the Event, a meeting to review the incident action plan (IAP) is required

Upon completion of the steps above, the Planning Department will issue a Special Event Permit approval (with or without Conditions), or notify the applicant in writing that the request is denied.

DO NOT ASSUME, ADVERTISE, OR PROMOTE YOUR EVENT UNTIL YOU HAVE A SIGNED PARADE PERMIT FROM THE TOWN OF CLAYTON POLICE DEPARTMENT. CONFLICTS DO ARISE AND CHANGES TO THE REQUEST MAY BE NECESSARY.

USE OF TOWN OWNED PROPERTY

	Yes	No
1. Use policies and procedures obtained and submitted for use of any Town owned property or streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DENIAL OR REVOCATION OF PERMIT

Denial

A Special Event Permit application may be denied if it is found that its granting would not be in the Town of Clayton's or the public's interest. Any applicant denied a permit to utilize Town-owned property for a special event shall receive a written statement outlining the grounds on which the denial is based. The applicant may appeal the denial of the application to the Town Council within fifteen working days of the written denial and the Town Council may take such corrective action as it shall find necessary. The findings and the determination of the Town Council shall be final.

Permit Revocation

The Town may revoke a permit issued pursuant to this section if the applicant or operator of the special event has:

1. Misrepresented or provided false information in the permit application;
2. Violated any provision of the Town of Clayton Unified Development Code or Johnston County Health Department regulations;
3. Violated any law, regulation or ordinance regarding the possession, sale, transportation or consumption of intoxicating beverages or controlled substances; or
4. Operated the special event in such a manner as to create a public nuisance or to constitute a hazard to the public health, safety or welfare, specifically including failure to keep the Town of Clayton owned property clean and free of refuse.

APPLICANT'S AFFIDAVIT

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

The undersigned does understand and agree to the rules and regulations that apply to a Special Event Permit.

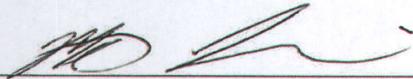
Applicant's Signature: _____ Date: _____

NORTH CAROLINA
JOHNSTON COUNTY



INDEMNIFICATION AGREEMENT

I, Matt Lorion have submitted an application for a Special Event Permit for Halloween Parade on property owned by the Town of Clayton. As the authorized applicant/authorized representative for the Special Event, I hereby agree to indemnify and hold the Town of Clayton, its officers, agents and employees, harmless from all claims, liabilities, demands, expenses, of any nature or kind, expresses or implied, whether sounding in tort or in contract that may be asserted against the Town, its officials, agents and employees by any person, firm, or corporation, that may arise out of any acts or omissions, active or passive, related to operating an event on the Town's property.



Signature of Applicant & Authorized Representative of Event

Sworn to (or affirmed) and subscribed before me this the 23 day of July, 2015.

(Official Seal)

Official Signature of Notary

_____, Notary Public
Notary's printed or typed name

My commission expires: _____

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

AGENDA LOCATION:

Consent

Meeting Date:

September 8, 2015

ITEM TITLE:

Charcot-Marie-Tooth Disease Awareness Month

DESCRIPTION:

Request received for Proclamation recognizing September 2015 as Charcot-Marie-Tooth Disease Awareness Month.

POTENTIAL ACTION:

DEPARTMENT:

Administration

PRESENTER:

Kimberly Moffett

ITEM HISTORY:

N/A

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

Proclamation

WHEREAS, Charcot-Marie-Tooth disease (CMT) is one of the most common inherited neurological disorders, affecting approximately 1 in 2,500 people in the United States, including several Clayton residents; and

WHEREAS, this disorder, named after the three physicians who discovered it in 1886, Jean-Martin Charcot, Pierre Marie, and Howard Henry Tooth, is characterized by a slow and progressive degeneration of the muscles in the feet, lower legs, hands, and arms causing loss of normal function and/or sensation that can be severely disabling and may be accompanied by chronic pain and overwhelming fatigue; and

WHEREAS, patients with CMT must constantly advocate on their own behalf to doctors, medical professionals, and educators who are often unaware of, or insufficiently, educated about the disorder, its symptoms, and the obstacles faced by those affected by the disorder; and

WHEREAS, the mission of the Charcot-Marie-Tooth Association (CMTA) is to support the development of new drugs to treat CMT, to improve the quality of life for people with CMT, and ultimately to find a cure for CMT; and

WHEREAS, the CMTA's Strategy to Accelerate Research (STAR) Initiative is making great strides toward developing therapies for CMT through an innovative public/private partnership combining the National Institute of Health, and universities and laboratories around the world to improve the treatment of CMT.

NOW, THEREFORE, LET IT BE PROCLAIMED by the Honorable Mayor and Town Council of the Town of Clayton that September 2015, be recognized as:

Charcot-Marie-Tooth Awareness Month

Duly adopted this 8th day of September, 2015.

Jody L. McLeod
Mayor

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

AGENDA LOCATION:

Consent

Meeting Date:

September 8, 2015

ITEM TITLE:

Constitution Week Proclamation

DESCRIPTION:

Request was received for Proclamation recognizing the week of September 17 - 23, 2015 as 2015 Constitution Week.

POTENTIAL ACTION:

DEPARTMENT:

Administration

PRESENTER:

Kimberly Moffett

ITEM HISTORY:

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

Proclamation

Constitution Week 2015

WHEREAS, September 17, 2015 marks the two hundred and twenty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

WHEREAS, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and

WHEREAS, public law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week;

NOW, THEREFORE, LET IT BE PROCLAIMED by the Honorable Mayor and Town Council of the Town of Clayton that September 17 – 23, 2015 be recognized as:

CONSTITUTION WEEK

In the Town of Clayton and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787.

Duly adopted this 8th day of September, 2015.

Jody L. McLeod
Mayor

ATTEST:

Kimberly Moffett, CMC
Town Clerk

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

AGENDA LOCATION:

Introductions & Special Presentations

Meeting Date:

September 8, 2015

ITEM TITLE:

2015 Constitution Week Proclamation

DESCRIPTION:

Proclamation will be presented to Regent Mary Aker, who is a member of the Smith-Bryant Chapter of the NSDAR.

POTENTIAL ACTION:

DEPARTMENT:

Administration

PRESENTER:

Mayor

ITEM HISTORY:

Request was received via email for this Proclamation from Phoebe Landfried who serves as the Constitution Week Chairperson.

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

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

AGENDA LOCATION:

Introductions & Special Presentations

Meeting Date:

September 8, 2015

ITEM TITLE:

Charcot-Marie-Tooth Proclamation

DESCRIPTION:

Proclamation will be presented to Margaret Lee, RTP Branch Leader of the CMT Association.

POTENTIAL ACTION:

DEPARTMENT:

Administration

PRESENTER:

Mayor

ITEM HISTORY:

Request was received via email for this Proclamation from Margaret Lee.

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

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

AGENDA LOCATION:

Introductions & Special Presentations

Meeting Date:

September 8, 2015

ITEM TITLE:

Hocutt-Ellington Memorial Library Open House

DESCRIPTION:

The Cultural Arts Team would like to announce the upcoming Open House event for the Hocutt-Ellington Memorial Library.

POTENTIAL ACTION:

None – Informational Only

DEPARTMENT:

Library

PRESENTER:

Christie Starnes

ITEM HISTORY:

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

DOOR PRIZES donated by
Unique Boutiques and Marketplace,
Jewelry Design Studio and Repairs, LLC,
Dylan's Unique Gifts & Weddings,
Rejoyce! Fine Gifts & Home Décor, and
Et Cetera Shops, LLC.



OPEN HOUSE

@ the Clayton Public Library

THURSDAY, SEPTEMBER 24th

5:00 PM — 7:00 PM

Visit the Hocutt-Ellington Memorial Library to learn about the many new services we have to offer! Gourmet catering provided by The Historic Wagner House.

See what's new
@ the library

eBooks by
Overdrive

eAudio by
OneClickdigital

Sign up for a
library card

Demo our Kindle
Paperwhite

Fine out about
school resources

Hocutt-Ellington
Memorial Library
100 S. Church St.
Downtown Clayton
claytonlibrarync.org
(919) 553-5542

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

AGENDA LOCATION:

Public Hearings

Meeting Date:

September 8, 2015

ITEM TITLE:

Comprehensive Plan 2040

DESCRIPTION:

Presentation of Comprehensive Plan 2040 as well as Public Comments.

POTENTIAL ACTION:

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Copy of Plan Distributed to Town Council. Additionally timeline provided as follows: Presentation on September 8 2015 with potential approval taking place at October 5, 2015 meeting.

Information Provided:

2040 Comprehensive Plan

Date:

Action Taken:

Information Provided:



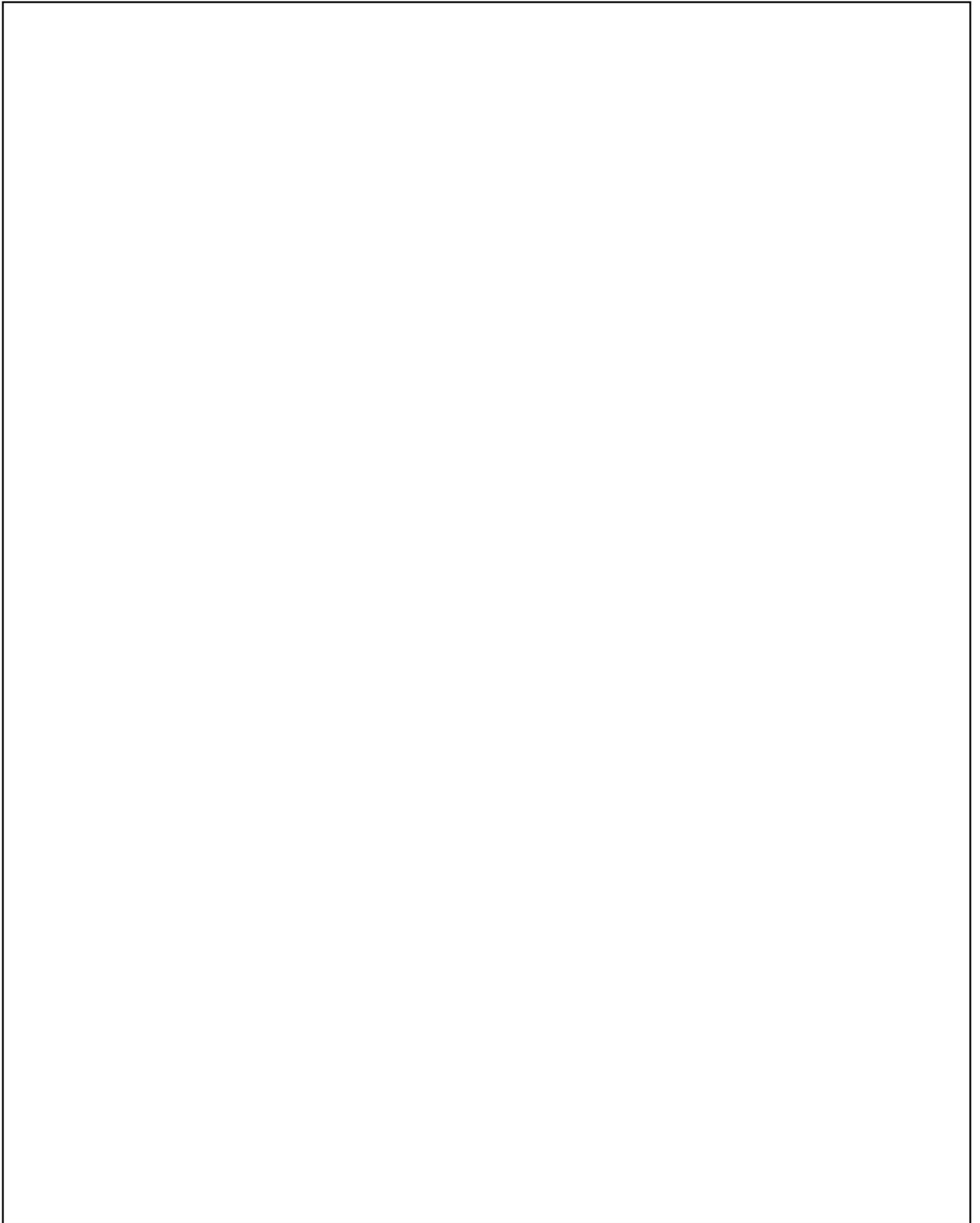
Think
CLAYTON.

Think
B.I.G.



Think CLAYTON. Think B.I.G.
Bold. Innovative. Growth.

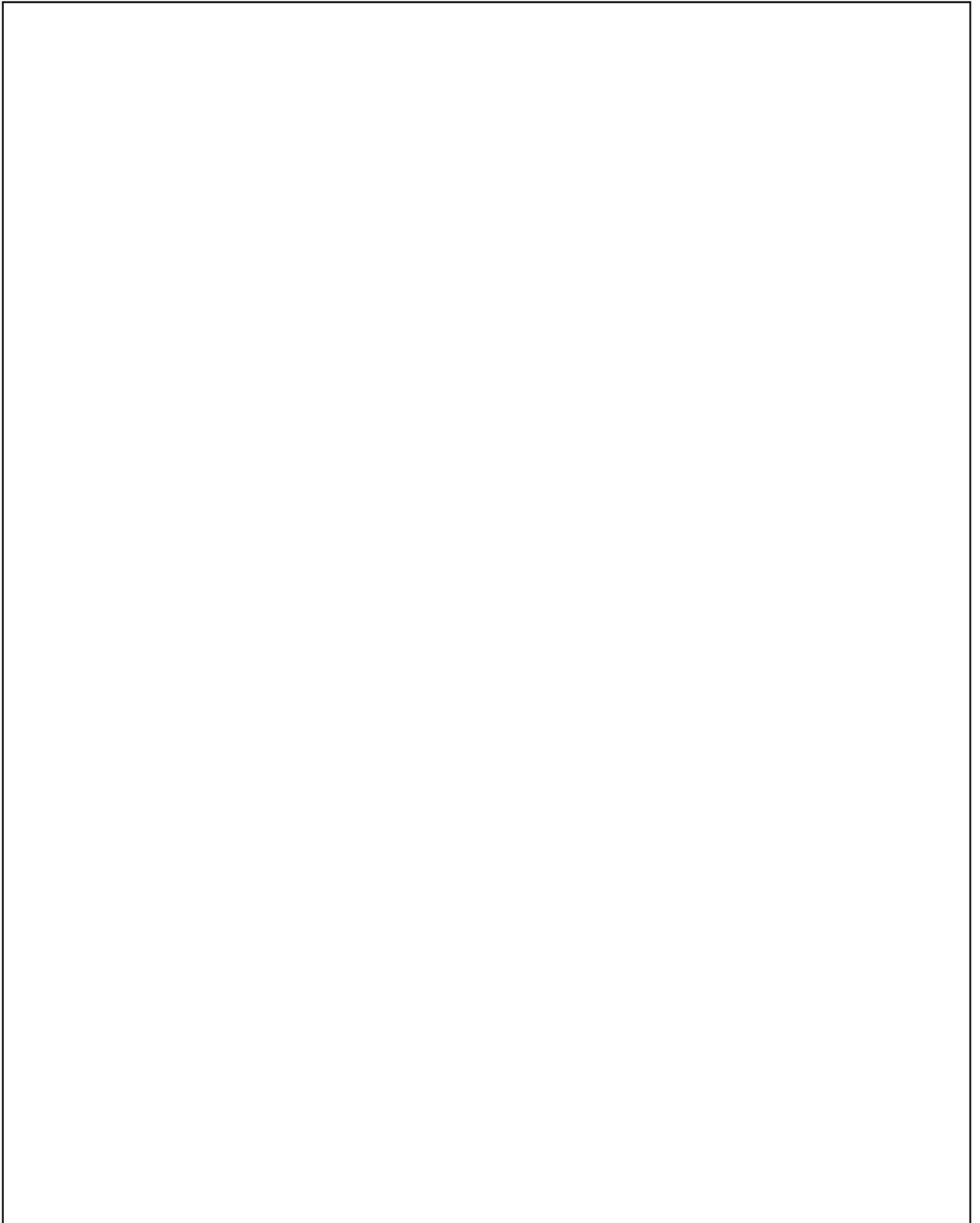
Comprehensive Plan 2040



ThinkCLAYTON. Think B.I.G.
Bold. Innovative. Growth.

Comprehensive Plan 2040

JULY 2015



ACKNOWLEDGEMENTS

Thank you to all the organizations and individuals who committed their time, energy and resources to this effort. This plan would not have been possible without the support of many throughout the process.

ADVISORY COMMITTEE

Lynn Auclair, Deep River Brewery
Debbie Austermuehle, Downtown Business Owner
Rob Bailey, Developer
Donna Bailey-Taylor, Johnston County Tourism
Stacy Beard, Town Public Information Officer
Amy Beshgetoorian, Clayton Visual Arts
Steve Biggs, Town Manager
Paul Black, Southern Traditions
Skip Browder, Former Planning Director
Candace Collier-Lang, Glen Laurel Home Owners Association
Jim Godfrey, Chamber of Commerce
Berry Gray, Johnston County Planning Director
Melinda Hall, Real Estate Broker
Tim Hamm, Grifols
Ivan Hampton, Downtown Business Owner
Jason Hardy, Public Arts Advisory Board
Katie Holverson, Youth Representative
Michael Hubbard, Entrepreneur, Advertising Executive
Chris Johnson, Johnston County Economic Development
Claude King, Youth Representative
Butch Lawter, Town Council
Terence Leathers, Community Leader
Margaret Lee, Women's Club
Jenny Massey, Unique Boutiques & Marketplace
Kelly Norman, Downtown Business Owner
Frank Price, Planning Board
Charenne Riley-Monk, Glen Laurel Home Owners Association
Jean Sandaire, Planning Board
Bob Satterfield, Town Council
Matt Starr, Neuse RiverKeeper
Chris Walker, Riverwood Home Owners Association

PLANNING DEPARTMENT STAFF

David DeYoung
Emily Beddingfield
Jay McLeod
Beth Franson
Bruce Naegelen

TOWN COUNCIL

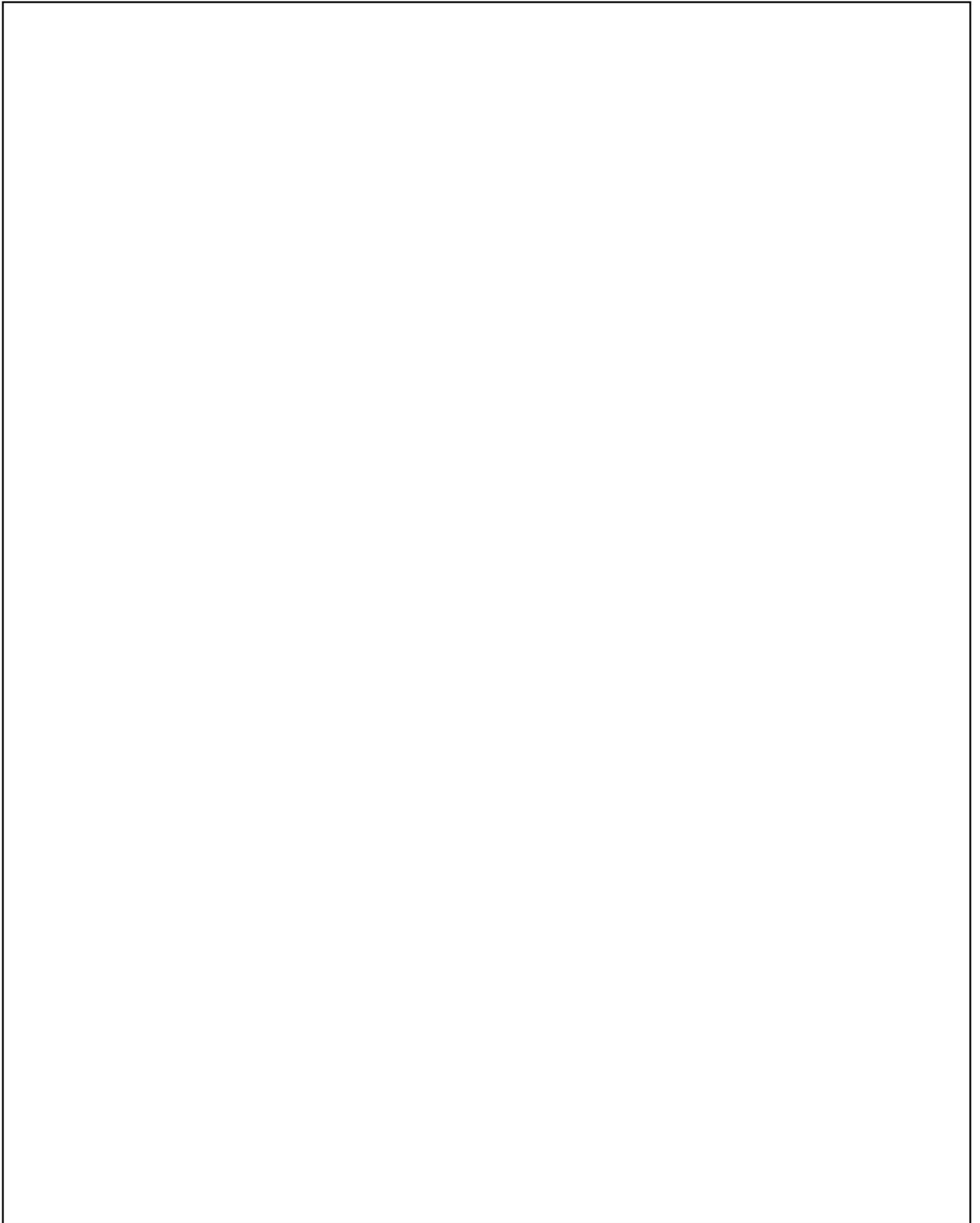
Jody McLeod, Mayor
Michael Grannis, Mayor Pro-Tem
Bob Satterfield, Councilman
Art Holder, Councilman
R.S. "Butch" Lawter, Jr., Councilman
Jason Thompson, Councilman

PLANNING BOARD

Frank Price, Chair
David Teem, Vice-Chair
George Coats
Jim Lee
Ronald Johnson
Dana Pounds
Marty Bizzell
Sarah Brooks
Robert Ahlert
James Lipscomb
Jean Sandaire

CONSULTANT TEAM

Meg Nealon, LandDesign
Kate Pearce, LandDesign
Jake Petrosky, LandDesign
Cara Murph, LandDesign



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Think **CLAYTON**.

**Successful businesses, shops and restaurants.
A place rich with recreation, arts, and culture.
Walkable. Safe. Vibrant. Active.
A unique Downtown experience.**



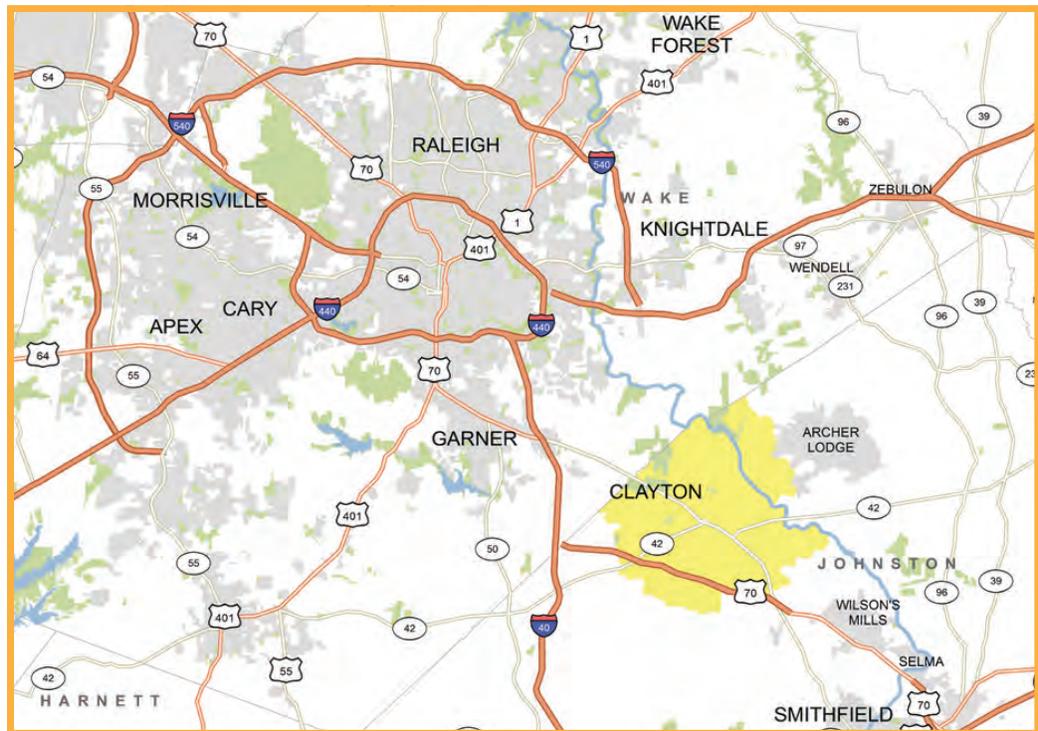
These are all qualities valued by the citizens of Clayton. The community envisions a place where neighbors are able to safely walk and bike; a downtown that offers a variety of activities and opportunities for people to live, create, shop and eat; businesses that are successful and growing; a system of parks and greenways that connect people and places to nature and the Neuse River; neighborhoods with a variety of living options.

This Plan for Clayton advances the ideas described in the Vision. It is organized by themes that expand on the vision and provide specific goals, objectives and strategies necessary to facilitate implementation.

Clayton Yesterday and Today

Clayton looks much different than it did 20 years ago. Major employers including Grifols, Novo Nordisk and Caterpillar opened state-of-the-art facilities within the Town's Planning Area. Johnston UNC Health Care opened a full-service hospital at the intersection of NC 42 and Highway 70. In addition, the Town built a variety of new facilities

to serve the growing population. These facilities include the Clayton Community Center, the new Law Enforcement Center and numerous parks and greenways. Clayton is now a unique combination of old and new. From the historic Downtown to Riverwood, Clayton is a place where individuals prosper, families thrive and businesses grow.



SOURCE: ESRI DATE: 2015

Clayton Tomorrow

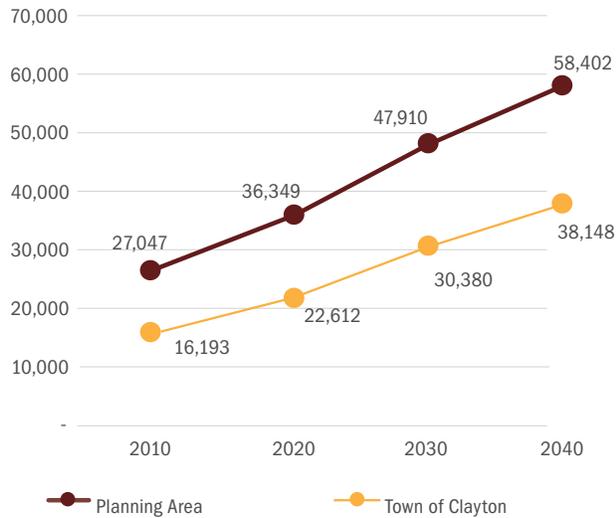
The population of Clayton has grown by more than 150% from 2000 to 2013. If current projections maintain, the Town could double in size during the next 20 years.

Where will people live? What steps can the Town take to ensure quality development? How will growth impact the region's resources? Can the existing systems of infrastructure support additional people, housing, jobs and cars?

These are all important questions that deserve careful thought. This plan will help the community answer some of these questions and keep Clayton on a path to proactively manage growth in a way that results in a stronger and more prosperous community.



PROJECTED POPULATION



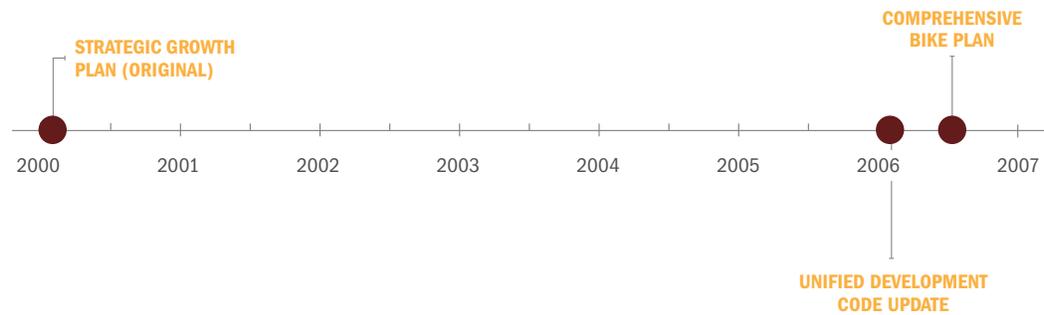
SOURCE: NORTH CAROLINA OFFICE OF STATE AND BUDGET MANAGEMENT

Top: Jones Lunch, est. 1958

Bottom: Deep River Brewing Company, est. 2014

A Plan for Clayton's Future

The Town has a long-standing tradition of preparing plans and making investments to proactively manage growth and create opportunities within the community. The most recent effort, the Strategic Growth Plan, was completed in 2008. The five key goals identified in that plan set Clayton on a course to become a regionally recognized arts and recreation community with an alive downtown, strong employment base and quality neighborhoods. This plan recognizes that a lot has been accomplished since completion of the 2008 plan. It is the next step to ensure that as Clayton grows it continues to be defined by the values that make it a unique, inviting and prosperous place.



GREAT PLANS



transform communities into **GREAT PLACES.**

Plan Development

The process to update Clayton's Comprehensive Plan was divided into five phases. Each phase of work was guided by an inclusive public engagement process (detailed on page 8). The first phase focused on project initiation tasks such as data collection, a review of existing plans, and studies and a kick-off meeting and study area tour. During Phase Two, the consultant team inventoried existing conditions in the study area to provide an overview of issues and opportunities to be considered in subsequent phases. Land use concepts supported by illustrations and imagery were developed in Phase Three. Based on the results of the previous phases, a set of recommendations and implementation strategies that support the concepts were developed during Phase Four. The final phase of the process consisted of merging all plan components into a single comprehensive document. This report is the deliverable of this final phase of work.

THE PLANNING PROCESS

- 1 Project Initiation**
Data collection, review of existing plans & studies, kick-off meeting, study area tour
- 2 Inventory and Assessment**
Assessment of current and emerging conditions, identification of issues and opportunities
- 3 Plan Development**
Development of land use concepts with supporting illustrations and imagery
- 4 Recommendations and Implementation Strategies**
Creation of policies and action steps to realize the desired Future Land Use Plan
- 5 Plan Documentation**
Collection of plan components into a final plan report document to be presented for adoption



How to Use this Plan

The Town's Comprehensive Plan provides the basis for Clayton's regulations and policies that guide its physical development. The Plan establishes priorities for public action and direction for complementary private decisions. It provides a flexible framework that can be updated, revised, and improved upon over time to stay relevant to the issues the Town must confront as well as the opportunities the Town chooses to pursue. This Plan serves as a tool to evaluate new development proposals and direct capital improvements and to guide public policy in a manner that ensures that Clayton continues to be a premier community within the Research Triangle region of North Carolina.

This Plan is made up of the following nine elements. Within each element is a vision statement describing the guiding values of how Clayton should grow. The vision and values were derived primarily from public input. Supporting each vision statement is a set of goals, objectives and strategies. The goals are the overarching principles toward which the Town will direct effort. The objectives provide a measurable, intermediate end that directs progress toward a goal. The strategies provide a specific action or recommendation to achieve an identified goal or objective.



Land Use



Downtown



Economic
Development



Recreation and
Open Space



Housing



Mobility



Utilities



Intergovernmental
Coordination



Natural Resources



Arts and Culture

Public Engagement

Understanding community values today ensures that this plan, implemented in accordance with the recommendations, supports and advances those priorities over the long term. The process included traditional methods and new techniques to encourage a diverse group of citizens to contribute to the plan.

This effort was guided by an Advisory Committee, made up primarily of residents and business owners, and also included representatives from Town Council, Downtown Development Association, Clayton Visual Arts and the development community. This group met regularly through the process to set goals, provide feedback, and advise the project team on plan concepts and recommendations. A list of the Advisory Committee members can be found in the Acknowledgements section of this document.

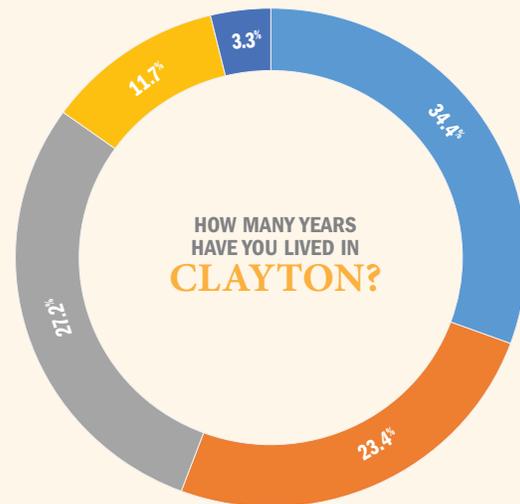
Opportunities for the community to participate included large public meetings and small stakeholder interviews, online surveys, a project web page and social media engagement. Each method encouraged the public to learn and convey their opinions on what was important for the Town to consider over the next 20 years.



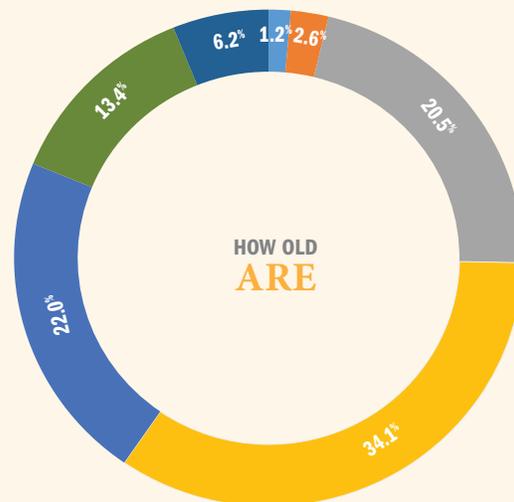
Survey Results

The following is a summary of the survey responses which helped inform the recommendations and implementation strategies that are included in this plan. Nearly 950 people completed the survey which was made available online, in print and at public meetings.

DEMOGRAPHICS OF RESPONDENTS



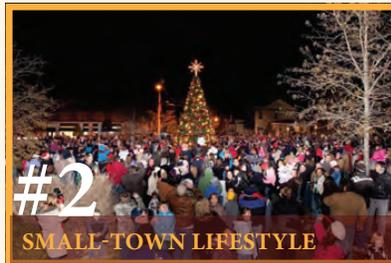
■ Fewer than 5 ■ 5-9 ■ 10-24
■ 25+ ■ N/A



■ Under 18 ■ 18-24 ■ 25-34 ■ 35-44
■ 45-54 ■ 55-64 ■ 65+

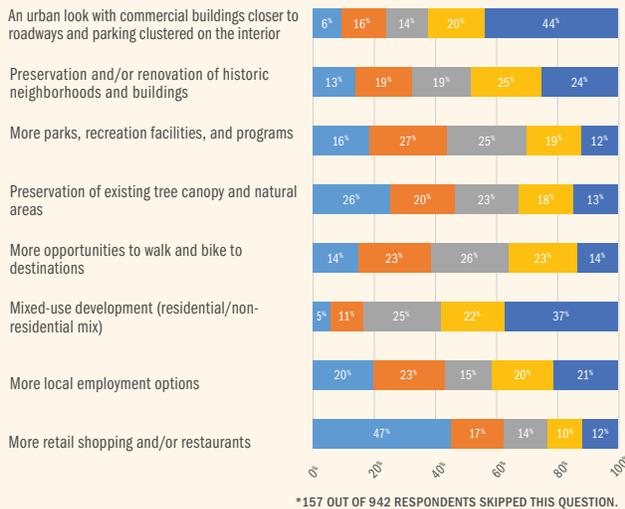
Survey Results (continued)

LOCATION PREFERENCES: WHAT ARE THE TOP THREE REASONS FOR LIVING IN CLAYTON?

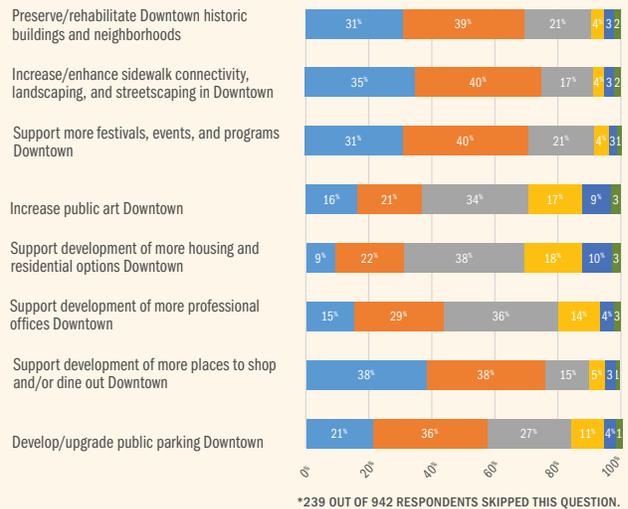


BUDGET AND SPENDING PREFERENCES: "I WOULD BE WILLING TO DEDICATE MORE TAXES AND PUBLIC FEES TO..."

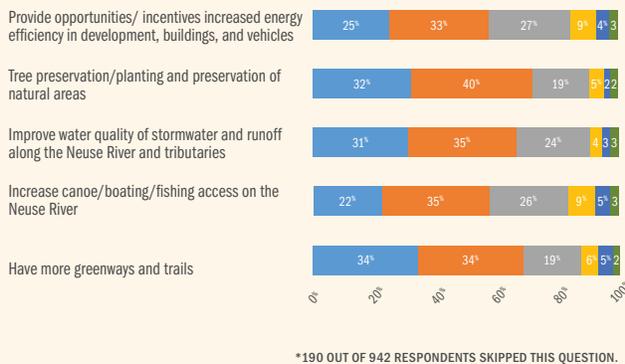
Growth and Development



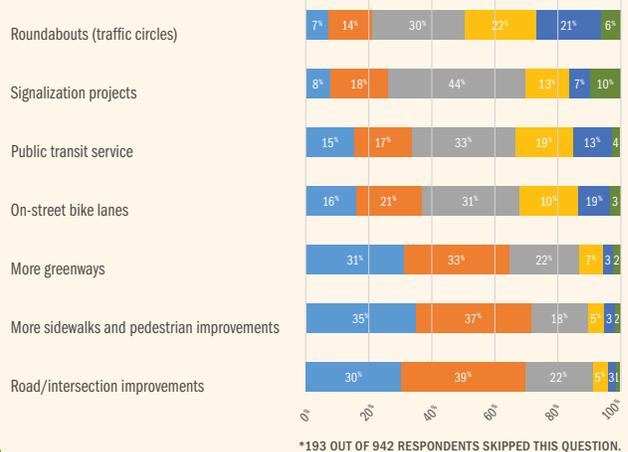
Downtown



Environment



Transportation



Strongly Agree Agree Neutral Disagree Strongly Disagree No Opinion



Think
LAND USE.



Think
ECONOMIC
DEVELOPMENT.



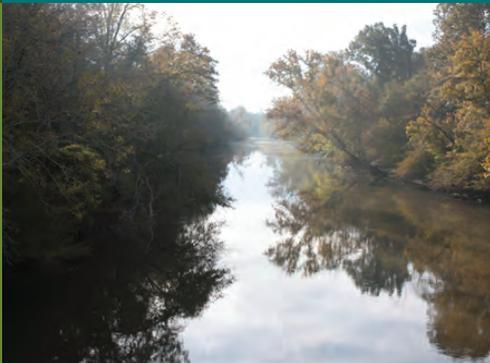
Think
RECREATION AND
OPEN SPACE.



Think
HOUSING.



Think
NATURAL
RESOURCES.

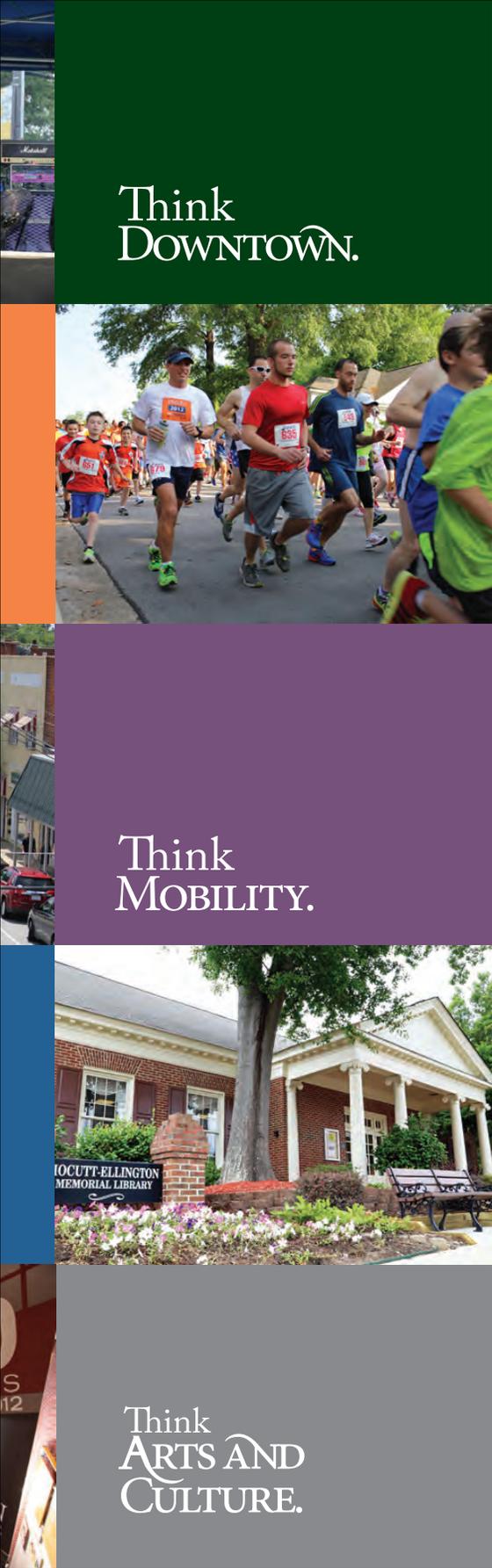


Think
UTILITIES.



Think
INTERGOVERNMENTAL
COORDINATION.





Think
DOWNTOWN.



Think
MOBILITY.



Think
ARTS AND
CULTURE.

Think CLAYTON. Think B.I.G.

Bold. Innovative. Growth.

The Clayton Comprehensive Plan is a policy document intended to guide development of the Town of Clayton to desired community outcomes. By defining a direction forward, public investment decisions can be better informed and result in opportunities that will improve Clayton's quality of life and competitive position in the region, and potentially stimulate subsequent private-sector investment. The plan presents a clear vision for the future of Clayton and outlines strategies so that the public and private sectors can jointly implement the plan.



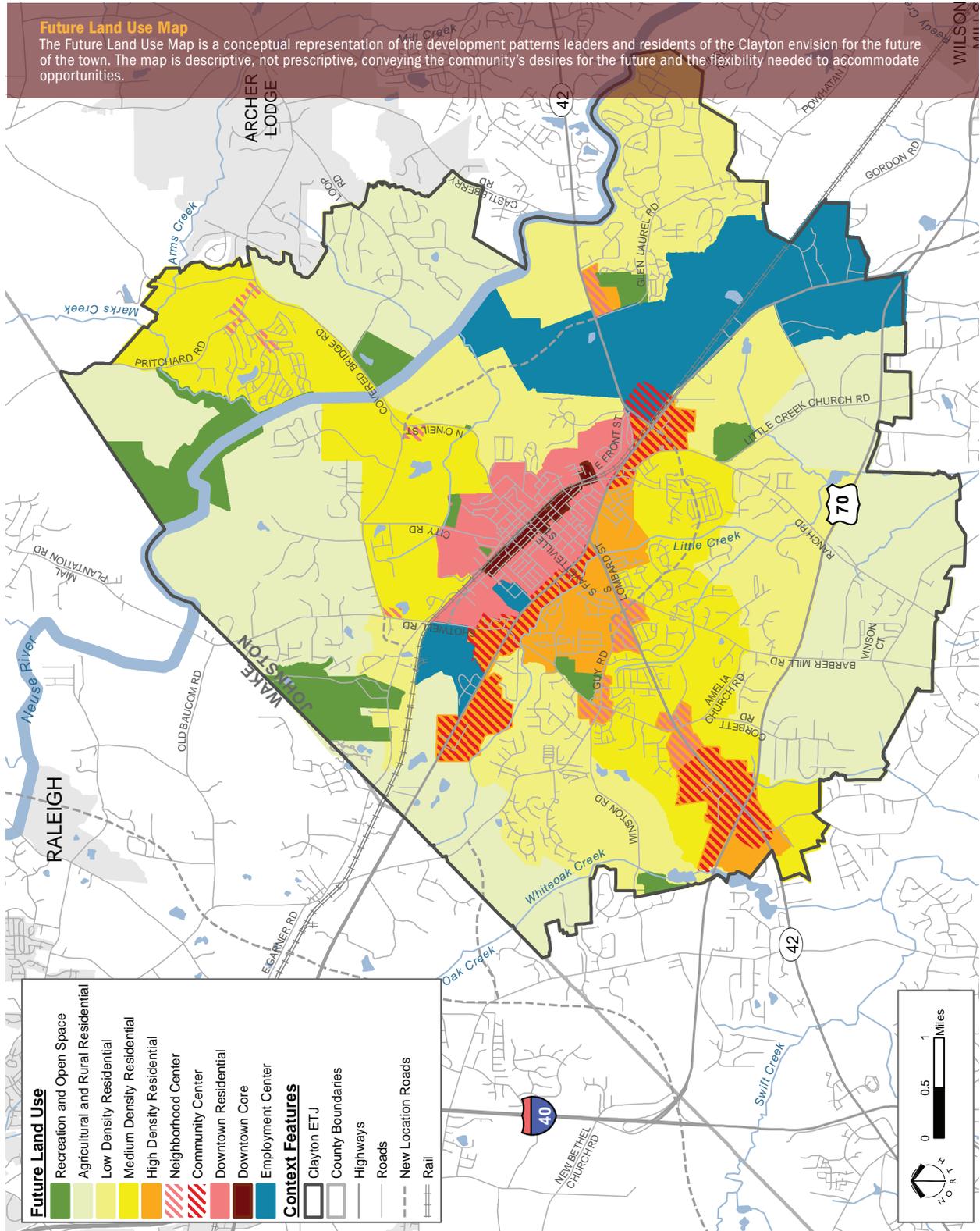
Think LAND USE.



Clayton grows in a way that maintains its small town character while accommodating new opportunities for quality growth and development. The development pattern balances the social, economic and environmental interests of Clayton residents and maximizes return on investment. Land use decisions support Downtown Clayton's development as the social, civic and cultural center of town.

Future Land Use Map

The Future Land Use Map is a conceptual representation of the development patterns leaders and residents of the Clayton envision for the future of the town. The map is descriptive, not prescriptive, conveying the community's desires for the future and the flexibility needed to accommodate opportunities.



14 : Town of Clayton

Description of Future Land Uses

Ten future land use categories are depicted on the map. Each category is intended to indicate a predominant land use—or set of uses—as well as other features that define the character of the category. A brief description of each category is provided below. Each is consistent with the community’s ideas and vision for the future development pattern. Furthermore, these descriptions do not propose a change to existing development within each category; instead, they suggest a direction for moving forward.

RESIDENTIAL LAND USES

Agricultural/Rural Residential (ARR)

Agricultural/Rural Residential areas are primarily located outside of existing and future sewer service areas. Most of these areas rely on septic systems for wastewater treatment, have a limited road network and, in some cases, lie within the watershed protection overlay of the Neuse River. The predominate existing land uses in these areas include low-density residential uses, as well as large tracts of agriculture land. The lack of utility and transportation infrastructure, the established low-density development pattern and ongoing agricultural activities in these areas contribute to their rural character. This character can be enhanced by encouraging only low-intensity uses and context-sensitive rural design. Single family residential at gross densities up to two units per acre are appropriate.

Typical Uses: Agriculture, Large Lot Single-family Residential, Clustered Single-family Residential (dependent on soils or utility availability), Parks and Conservation

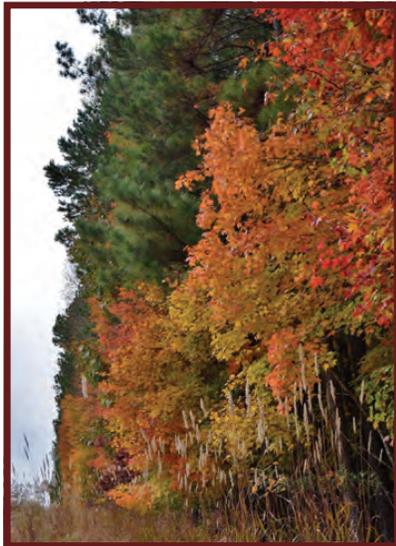
Gross Residential Density: up to 2 dwelling units/acre

Low-Density Residential (LDR)

Areas designated as Low-Density Residential are intended to remain predominantly suburban in character and provide for low-density, single-family residential development on lots smaller than those in Rural Residential areas. Low Impact Development (LID) techniques such as clustering of dwellings to the degree that soils and/or available water and sewer infrastructure allows and flexibility to allow for innovative street cross sections that improve stormwater filtration via swales or other features are appropriate. However, mixed-residential uses may occur under a Planned Development - Residential District to support conservation of open space, so long as a density of 3 units per acre is not exceeded.

Typical Uses: Single-family Residential, Agriculture, Parks and Conservation

Gross Residential Density: up to 3 dwelling units/acre



Example: Agriculture/Rural Residential



Example: Low Density Residential



Top: Example: High Density Residential; Bottom Example: Downtown Core; Right Example: Neighborhood Commercial

Medium Density Residential (MDR)

The Medium Density Residential area is comprised predominantly of neighborhoods with housing units that are more urban in character and in closer proximity to commercial services and centers. This area provides a transition from the more suburban areas of the Town to more developed areas. The density of development in this area will vary based on the presence of utilities, topography and environmental features. This designation is applied to land which is developed, or is to be developed, at a density between three and five units per acre. Densities as high as seven units per acre may occur under a Planned Development - Residential District.

Typical Uses: Residential (all forms)

Gross Residential Density: up to 5 dwelling units/acre. Densities up to 7 dwelling units/acre may be approved as part of a Planned Development - Residential District.

High Density Residential (HDR)

The High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas and Downtown services. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High Density Residential is designed to include all housing types. In some instances, this designation provides for a transition between lower-density residential use and commercial uses. In other instances, this designation allows the establishment of neighborhood commercial uses such as a grocery store or neighborhood services which are compatible with higher-

density residential uses. When neighborhood-serving commercial uses are placed within or adjacent to a residential area, such uses shall be limited to a size which is sufficient to accommodate the needs of an immediate residential neighborhood. These transitional areas will have opportunities for slightly higher-density development than the other residential categories.

Typical Uses: Residential (all forms), Limited Neighborhood Commercial Services
Gross Residential Density: up to 12 dwelling units/acre. Densities greater than 10 dwelling units/acre may be approved as part of a Planned Development.

Downtown Residential (DR)

The Downtown area provides for housing options and office-residential uses located in close proximity to the Downtown Core. The Downtown category is designed to retain established neighborhoods and maintain the historic character while allowing a variety of higher-density housing types that support and foster growth of the Downtown Core. Higher-density development should be directly bordering the Downtown Core or along US 70 Business Highway West. The Downtown area should have a connected street network with short block lengths, a grid-style street system, and adequate pedestrian and bicycle facilities.

Typical Uses: Residential (single-family, with higher density residential uses limited to areas as described above); Neighborhood Commercial in appropriate locations

Gross Residential Density: up to 12 units/acre, up to 20 units/acre with PD

NON-RESIDENTIAL LAND USES

Downtown Core (DC)

This designation is applied to the Town’s Downtown Core area where the highest-density commercial, employment, residential and other uses are located. It is intended to foster an urban environment characterized by a sensitive blending of carefully preserved older structures, high-quality and context-sensitive new construction, and public spaces all working together and integrated with surrounding neighborhoods. The Downtown Core is the most flexible category and accommodates a variety of uses including commercial services (restaurants, retail, professional services, and entertainment), office, high-density residential, upper-story apartments, and older homes renovated to accommodate commercial uses. A mix of uses that creates a regional draw as well as serving the immediate community is desired. The Downtown Core provides a convenient road network with future transit opportunities and a pedestrian friendly system of sidewalks or greenways for non-motorized accessibility.

Gross Residential Density: up to 30 units/acre

Neighborhood Center (NC)

A Neighborhood Center is generally located near concentrations of existing or planned residences, and areas with access to major thoroughfares and utilities. These areas incorporate neighborhood-serving commercial uses including grocery stores, retail establishments, restaurants and services. A limited amount of office, civic and institutional uses are also appropriate. Higher-density residential including small-lot, single-family, townhomes and apartments should be located in close proximity to shopping and service destinations to provide more walking opportunities to internal and external pedestrian facilities and destinations. The scale of the Neighborhood Center varies depending on the market and competition. Typical Neighborhood Centers have a service area of one to two miles.

Community Center (CC)

Compared to the Neighborhood Center category, a Community Center typically serves a larger population and includes a typical

trade area of three-to-six miles, and is located adjacent to major thoroughfares or situated at a major intersection. A Community Center includes at least one major anchor such as a grocery store or retailer and incorporates community-serving commercial uses and opportunities for office, civic, and institutional uses. Where the market permits, multi-family housing opportunities may be integrated as part of a mix of uses. As with Neighborhood Centers, apartments and townhomes should be located in close proximity to shopping and services. All portions of the development should be accessible by both a convenient road network and a system of sidewalks or greenways.

Employment Center (EC)

Clayton’s Employment Center is designated on the Future Land Use Map to provide locations for primary employment and economic development opportunities. The Employment Center is located along a major transportation corridor, and has adequate levels of infrastructure along access to rail and parcels large enough to accommodate future employment growth. Uses encouraged in the Employment Center include but are not limited to, industrial, warehouse, office, research and development, tech-flex, hospital, renewable energy, recycling, fabrication, assembly, and technology. Employment Center use may also include a limited amount of supporting commercial uses, such as restaurants and convenience retailers to serve employees. However, these uses should only be situated where not in conflict with existing employment land uses and should not be built in such a way as to jeopardize the use of those lands most suitable for office or industrial development.

Recreation and Open Space (ROS)

The Recreation and Open Space designation applies to public recreational areas and open-space areas. Uses include wildlife management, active and passive recreation, environmental restoration/mitigation/preservation, open space, and educational uses. Structures that support or are associated with the intended uses shall be permitted. Land shown under this designation shall not be used for any purpose other than recreation, open space, or conservation.

The following table identifies which zoning districts are consistent with the Future Land Use Map categories (designations).

Future Land Use Designation	COMPATIBLE ZONING DISTRICTS												
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF	PDD
ARR	X											X	
LDR	X	X										X	
MDR		X	X	X								X	
HDR			X	X								X	
DR			X	X	X	X	X					X	X
NC						X	X	X				X	X
CC								X	X			X	X
DC							X					X	X
EC									X	X	X	X	X
ROS												X	

Goals and Recommendations

GOAL LU1

Preserve Clayton’s small-town character while allowing for growth and development in appropriate areas.

Objective LU1.1

Manage future growth and encourage quality development through the implementation of the Comprehensive Plan, the Unified Development Code (UDC), and other plans and regulations adopted by Town Council. Encourage developments which incorporate high-quality design and enhance the quality of life for existing and future residents of the Town.

Strategy LU1.1.1

Review development proposals for consistency with the Future Land Use Map.

Strategy LU 1.1.2

Support residential development at varying densities based on the Future Land Use Map.

Strategy LU1.1.3

Review the existing Design Guidelines and incorporate applicable updates into the Unified Development Code.

Strategy LU1.1.4

Annually review and update Unified Development Code to ensure consistency with the Goals, Objectives and Strategies of the Comprehensive Plan.

Objective LU1.2

Encourage the redevelopment or adaptive reuse of underutilized commercial development.

Strategy LU1.2.1

Consider increased densities and intensities to encourage existing underutilized commercial properties to redevelop.

Objective LU1.3

Encourage a mix of residential and non-residential land uses within Neighborhood and Community centers identified on the Future Land Use Map.

Strategy LU1.3.1

Create and implement small area plans to attract infill development and redevelopment to areas identified as Neighborhood and Community centers on the Future Land Use Map.

Objective LU1.4

Protect and enhance the historic downtown character while promoting quality redevelopment and infill.

Strategy LU1.4.1

Implement the Goals, Objectives and Strategies of the Downtown Chapter of this Plan.

GOAL LU2

Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safety.

Objective LU2.1

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

Strategy LU2.1.1

Consider higher densities and intensities for mixed-use projects which reduce internal vehicular trips and promote pedestrian circulation.

Strategy LU2.1.2

Require vehicular interconnectivity between existing and future adjacent development.

Strategy LU2.1.3

Provide and incentivize street cross-section alternatives that support multi-modal transportation, such as bicycle lanes and multi-modal, off-road pathways.

Strategy LU2.1.4

Require development to integrate sidewalks internally and provide pedestrian connections to existing and future adjacent development and/or destinations.

Strategy LU2.1.5

Prohibit isolated, mid-block or strip commercial development which negatively impacts existing infrastructure, has poor circulation, and inadequate access.

GOAL LU3

Provide a sense of place and enhance aesthetics along major corridors.

Objective LU3.1

Identify and develop gateways into Clayton.

Strategy LU3.1.1

Identify primary and secondary gateway locations into town, and establish a highly visible gateway design which reflects Clayton's brand.

Strategy LU3.1.2

Utilize the US 70 Façade and Site Element Improvement Grant to enhance the aesthetic appearance of businesses along the corridor.

Objective LU3.2

Utilize regulatory standards which preserve or enhance aesthetic standards within and adjacent to the main corridors in town.

Strategy LU3.2.1

Review the Scenic Highway and Thoroughfare Overlay Districts for necessary updates to ensure that regulations support Town character, enhance aesthetics along the roadways, and support successful commercial development.

Objective LU3.3

Utilize landscaping to enhance collector streets that traverse through higher-density land uses to soften the visual impacts of high-intensity/density development.

Strategy LU3.3.1

Update the Town's roadway cross-sections to incorporate street tree requirements and landscaped medians/protected stems.





Think DOWNTOWN.



Downtown Clayton is the social, civic and cultural center of town. New shops and restaurants fill storefronts along Main Street while infill development complements the existing historic fabric. In addition, more people are living and working Downtown. Parking is convenient and accessible. Visitors are able to easily navigate the Town and residents are able to walk and bike from their neighborhoods to Downtown via a convenient and connected system of greenways, bike lanes and sidewalks.

Goals and Recommendations

GOAL D1

Promote quality new, adaptive re-use, and infill development projects Downtown while preserving its historic character and small-town charm.

Objective D1.1

Utilize the Main Street Four Point Approach® to identify barriers and establish initiatives to revitalize and grow the Downtown Core.

Strategy D1.1.1

Allow increased densities and intensities for new development, adaptive re-use and infill projects located in the Downtown Core.

Strategy D1.1.2

Create and implement plans to actively attract development and redevelopment to the existing Downtown area.

Strategy D1.1.3

Enhance the aesthetic quality of Downtown through the continuation of the Façade Grant Program, building rehabilitation, and code enforcement.

Strategy D1.1.4

Support the Downtown Development Association in its duties, activities and events including participation in the NC Main Street Program.

Objective D1.2

Support the renovation and redevelopment of underutilized sites and buildings in an effort to invigorate investment and/or revitalization in Downtown.

Strategy D1.2.1

Market available properties Downtown.

Strategy D1.2.2

Develop a database of grants and incentives available to support Downtown redevelopment including the following:

- ◆ Tax incentives/abatements
- ◆ Incentive grants for projects that meet goals
- ◆ Crowdfunding/local fundraising
- ◆ State and National grant programs

Objective D1.3

Increase the residential activity Downtown and promote mixed-use projects in Downtown.

Strategy D1.3.1

Provide incentives to projects which utilize upper stories for residential uses, increase residential density and/or enhance the commercial character in the Downtown Core.

Objective D1.4

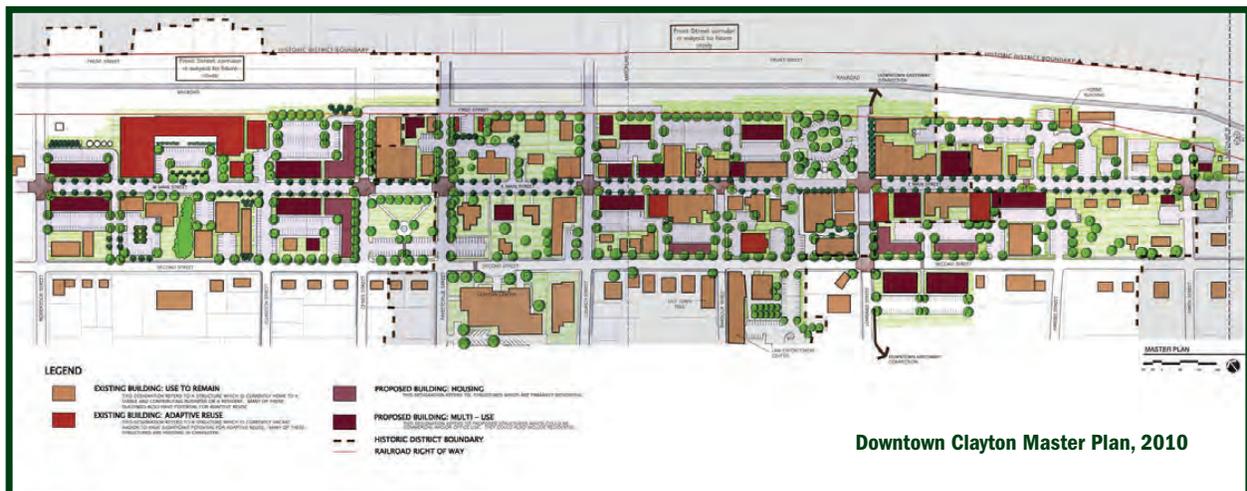
Ensure design of new development or redevelopment reflects and contributes to the historic character of the Downtown.

Strategy D.1.4.1

Update the Downtown Overlay District standards and incentives within the Unified Development Code.

Strategy D.1.4.2

Reference the Downtown Master Plan when reviewing development within the Downtown Core.



GOAL D2

Improve aesthetics in the Downtown Core.

Objective D2.1

Enhance the visual environment through streetscaping and screening of infrastructure.

Strategy D2.1.1

Prepare a streetscape plan for Main Street that accomplishes the following:

- ◆ Defines a plant palette and standards for placement. The installation of trees, shrubs, groundcovers and seasonal plants for color, particularly along Main Street and connecting to arterials will create a more cohesive appearance and welcoming environment.
- ◆ Specifies street furnishings and appropriate use and placement of each type. Lighting, benches, trash cans and other furnishings should improve aesthetics, reinforce the character of Downtown, and add to the comfort and safety of those visiting, living and working Downtown.
- ◆ Provides opportunities for increased pedestrian activity.

Strategy D2.1.2

Implement a unified plan for the placement and screening of Dumpsters.

Objective D2.2

Create a visual entry into the Downtown area.

Strategy D2.2.1

Improve wayfinding signage into Downtown and incorporate the Downtown wayfinding signage into a broader town-wide signage plan.

Strategy D2.2.2

Work in partnership with the North Carolina Railroad to identify and implement aesthetic improvements along the rail corridor in Downtown.

GOAL D3

Reinforce Downtown as the social, civic and cultural center of Town.

Objective D3.1

Develop Downtown public spaces and gathering places that provide both programmed and un-programmed recreation.

Strategy D3.1.1

Inventory Downtown public spaces and develop a programming and investment strategy to enhance these areas.

Objective D3.2

Provide pedestrian and bicycle connections from Downtown from existing neighborhoods, parks and activity centers.

Strategy D3.2.1

Complete the connection to Downtown to Sam's Branch Greenway and the Clayton River Walk on the Neuse.

Strategy D3.2.2

Prioritize sidewalk projects that connect neighborhoods and parks to Downtown.

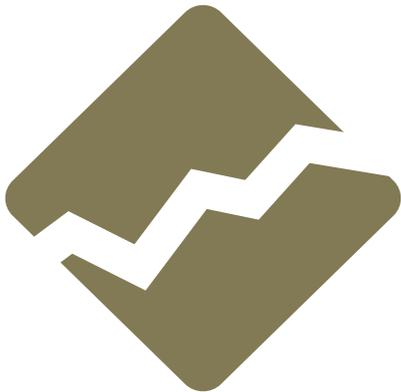
Strategy D3.2.3

Enhance safety of pedestrian crossings over railroad tracks.





Think ECONOMIC DEVELOPMENT.



Clayton has a sound local economy which attracts investors, creates jobs and generates public revenues. Clayton has the reputation as a business-friendly community which motivates more employers locate within the Town and provide jobs for local residents. Moreover, residents are able to do all of their shopping with Clayton retailers. Since the community shops locally, revenue is not lost to other competitor communities.

Goals and Recommendations

GOAL ED1

Increase opportunities for companies which provide well-compensated, highly-skilled positions.

Objective ED1.1

Partner with Johnston County Economic Development, the Clayton Chamber of Commerce, and the Research Triangle Regional Partnership to market Clayton as a premier destination for employers.

Strategy ED1.1.1

Establish regular meetings with these or other groups to discuss economic development and coordinate on marketing materials.

Objective ED1.2

Market available sites to potential developers.

Strategy ED1.2.1

Establish an inventory of existing available non-residential buildings within the Town.

GOAL ED2

Develop Clayton's brand.

Objective ED2.1

Develop an identity and marketing strategy that promotes the Town's unique and distinctive qualities including Downtown, arts and recreation.

Strategy ED2.1.1

Develop a branding plan to formalize Clayton's image and marketing strategy. The plan should include, but not be limited to, standardization of Town documents and marketing materials, signage and events.

GOAL ED3

Monitor and communicate Clayton's economic position in the region.

Objective ED3.1

Market economic data to potential investors and businesses.

Strategy ED3.1.1

Develop a public dashboard of recent economic data compared to competitor jurisdictions.



CLAYTON COMPETITIVE ANALYSIS

FEATURE	MUNICIPALITY								
	Town of Clayton	Wake Forest	Holly Springs	Knightdale	Garner	Fuquay Varina	Smithfield	Butner	Hope Mills
 Population									
POPULATION ESTIMATES (2013)	17,694	34,752	28,915	13,291	26,772	21,277	11560	7699	16248
POPULATION CHANGE - (2010 - 2013)	9.8%	15.5%	17.2%	16.5%	3.9%	18.3%	5.5%	1.4%	4.6%
PERSONS UNDER 18 YEARS	30.9%	32.4%	35.3%	29.4%	24.4%	30.0%	22.5%	26%	30.5%
PERSONS 65 YEARS AND OVER	8.5%	8.1%	4.9%	6.4%	11.8%	11.2%	20.8%	10.4%	7.5%
 Households									
AVERAGE HOUSEHOLD SIZE	2.61	2.82	3.02	2.72	2.45	2.68	2.57	2.68	2.74
OWNER-OCCUPIED RATE	65.2%	73.2%	86.2%	65.9%	68.3%	72.8%	52.4%	66.3%	59.8%
MEDIAN OWNER-OCCUPIED HOME VALUE	\$152,600	\$259,200	\$236,300	\$168,800	\$165,600	\$191,500	\$133,100	\$128,800	\$130,500
MEDIAN AGE	34.8	35	35	32.7	38.5	34.5	42.6	41	32.2
 Education									
HIGH SCHOOL GRADUATE OR HIGHER	92.1%	95.2%	97.0%	89.6%	92.0%	90.7%	77.0%	79.6%	89.0%
BACHELOR'S DEGREE OR HIGHER	31.3%	50.4%	55.4%	41.6%	34.8%	34.5%	19.4%	9.6%	19.6%
 Commute									
AVERAGE WORK COMMUTE TIME (MINS.)	28.4	28.8	27.7	25.4	25.8	30.2	22.5	23.8	24.7
 Economy									
MEDIAN HOUSEHOLD INCOME (2013)	\$57,456	\$75,050	\$89,644	\$71,066	\$60,842	\$58,588	\$31,947	\$46,681	\$51,442
PER CAPITA INCOME (2013)	\$26,985	\$32,474	\$33,517	\$29,263	\$28,829	\$26,372	\$18,647	\$20,530	\$22,913
POVERTY RATE	12.4%	6.9%	3.1%	7.5%	8.6%	10.3%	28.4%	15.1%	15.6%
UNEMPLOYMENT RATE (2013)	4.9%	4.1%	4.6%	5.4%	6.2%	9.2%	7.8%	5.0%	5.5%



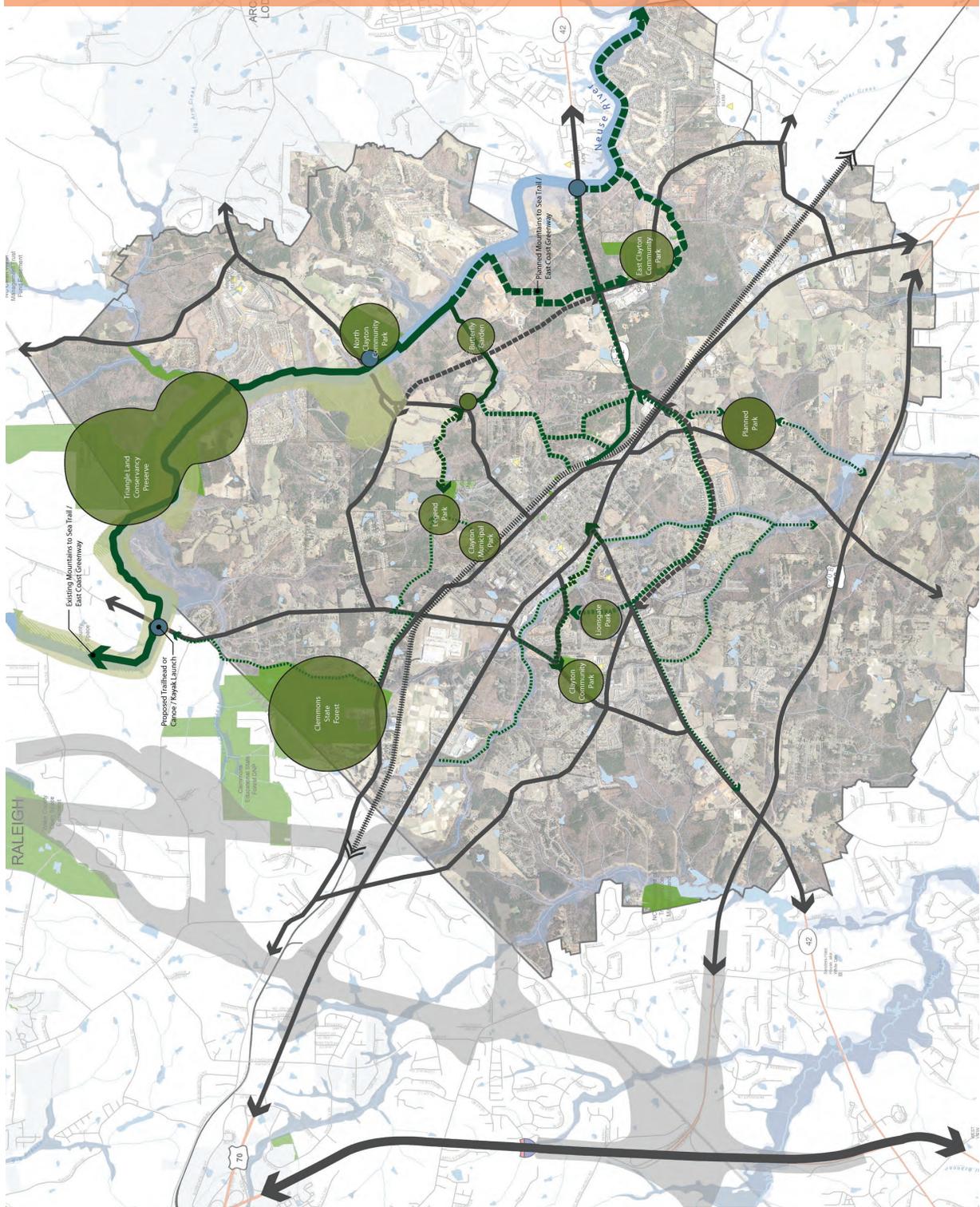
RECREATION AND Think OPEN SPACE.



Clayton is the premier community for active families. The Town provides a wide variety of park and recreation facilities and programs to people of all ages, abilities and skill levels. The local greenway system connects to the Mountains to Sea Trail/ East Coast greenway making Clayton a destination for hikers and nature enthusiasts. Additionally, residents and visitors alike enjoy safe and easy access to the Neuse River.

Parks and Recreation Concept Map

The Parks and Recreation Concept Map represents the system of park and recreation facilities and greenway connections envisioned by the public during the Comprehensive Plan process.



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Goals and Recommendations

GOAL ROS1

Support the development of Clayton as a regional destination for recreation and trail-based tourism.

Objective ROS1.1

Provide safe connections to Downtown and neighborhoods from the Mountains-to-Sea Trail.

Strategy ROS1.1.1

Make strong and safe connections between the Downtown Core, neighborhoods and the greenway system.

Strategy ROS1.1.2

Review development applications for trail connections and contributions to the greenway system.

Objective ROS1.2

Continue to develop the Town greenway network including completion of the Mountains-To-Sea Trail, Sam's Branch Greenway and East Coast Greenway through the Town's planning area.

Strategy ROS1.2.1

Partner with state, regional and private entities to design and fund the trail.

Strategy ROS1.2.2

Review development proposals within the vicinity of the proposed trail path to identify potential trail connections, and work with land owners to dedicate trail easements.

Strategy ROS1.2.3

Adopt, maintain and implement a Comprehensive Greenway Map. (A map depicting current and proposed greenways can be found on page 62.)

Objective ROS1.3

Provide destination-based facilities that attract trail and recreation enthusiasts to Clayton.

Objective ROS1.4

Raise awareness of Clayton's recreational amenities and promote the "trail-friendly" character of the Town.

Strategy ROS1.4.1

Initiate a marketing campaign highlighting Clayton's recreational amenities and trails.

GOAL ROS2

Increase public access to the Neuse River.

Objective ROS2.1

Improve access to the Neuse River.

Strategy ROS2.1.1

Develop canoe and kayak access.

Strategy ROS2.1.2

Develop access for recreational fishing.

Strategy ROS2.1.3

Create and maintain an online map showing public access points for recreation on the Neuse River.

GOAL ROS3

Provide sufficient parks and recreation facilities to meet the recreation and open space needs of residents and attract visitors of the Town of Clayton.

Objective ROS3.1

Implement the Parks and Recreation Master Plan, and periodically review the Plan for needed updates.

Strategy ROS3.1.1

Review development proposals for opportunities to provide greenways and parkland that meet the needs identified in the Parks and Recreation Master Plan.

Objective ROS3.2

Maintain and/or increase the amount of integrated, usable, high-quality and connected open space in new developments.

Strategy ROS3.2.1

Ensure that open space requirements are appropriate and provide integrated, usable, high-quality open space.

Objective ROS3.3

Provide destination-based facilities that attract trail, river, and recreation users to Clayton.

Strategy ROS3.3.1

Develop and enhance active and passive, destination-based facilities that attract regional users.



Think HOUSING.



People continue to move to Clayton for many reasons including its affordability, small-town lifestyle, high quality of schools and sense of safety. There are a variety of housing types with prices ranging from estate housing to townhomes and apartments that are available to accommodate Clayton's diversifying population. Families continue to build wealth and retirees are able to age-in-place. More people live Downtown or within walking distance of services and amenities. New housing construction meets energy efficiency standards and is developed in a way that is sensitive to the natural environment.



Goals and Recommendations

GOAL H1

Encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.

Objective H1.1

Encourage a range of housing types based on the availability of infrastructure, proximity to services and amenities, and compatibility with existing development as described in the Future Land Use map.

Strategy H1.1.1

Review development proposals for consistency with the Future Land Use Map and work with developers to provide a range of quality housing types within developments.

Strategy H1.1.2

Require residential developments to locate high-density housing types in those areas with closest proximity to services, amenities, and infrastructure.

Strategy H1.1.3

Encourage a range of housing types and styles within Planned Developments that include a residential component.

GOAL H2

Provide safe, sound, and well-maintained housing and neighborhoods.

Objective H2.1

Reduce the number of substandard dwelling units and maintain quality housing.

Strategy H2.1.1

Inspect deteriorated and dilapidated housing, and provide uniform standards to maintain quality housing through the Town's Code Enforcement Program.

Strategy H2.1.2

Reduce the number of substandard dwelling units through rehabilitation and demolition activities.

Strategy H2.1.3

Seek federal, state and local funding for the rehabilitation or demolition of substandard housing.

Strategy H2.1.4

Implement code enforcement activities aimed at reducing or eliminating blighted areas of Town.

Think MOBILITY.



Clayton's transportation system provides residents and visitors of the Town with a well-functioning array of transportation alternatives, improved connectivity, and an enhanced quality of life. Existing roadways are improved, while new roadways alleviate congestion and provide quick and safe access around the Town. Intersections are safe and traffic moves freely. People are able to walk and bike from their neighborhoods to destinations throughout town, and every resident is within walking distance of a greenway. Furthermore, regional rail stops in Clayton and carries residents and visitors in and out of the Town.

Goals and Recommendations

GOAL M1

Develop a multi-modal transportation system.

Objective M1.1

Coordinate with Regional, State and Federal Agencies to improve Clayton's transportation network.

Strategy M1.1.1

Partner with the Capital Area Metropolitan Planning Organization to identify and seek funding for roadway, pedestrian, bicycle, and transit opportunities.

Strategy M1.1.2

Coordinate with Johnston County to identify long-term transportation priorities during updates to the Johnston County Comprehensive Transportation Plan.

Strategy M1.1.3

Coordinate with NCDOT to improve the existing roadway network and identify future transportation priorities.

Strategy M1.1.4

Partner with Johnston County Area Transit System, Triangle Transit, the Capital Area Metropolitan Planning Organization, NCDOT Rail Division and the North Carolina Railroad to identify locations for commuter rail, park-and-ride, and express bus transit stops within the Town.

Objective M1.2

Plan for the construction of roads, sidewalks, greenways, bike facilities, and transit facilities.

Strategy M1.2.1

Update the 2006 Comprehensive Bicycle Plan and convert it to a joint Bicycle and Pedestrian Plan.

Objective M1.3

Promote the development of "Complete Streets".

Strategy M1.3.1

Update the Town's street cross sections to address the needs of automobiles and non-motorized modes of travel such as walking and bicycling.

Strategy M1.3.2

Coordinate with NCDOT to install pedestrian and bicycle facilities on roadways as a part of road improvement projects.

Strategy M1.3.3

Establish a meeting schedule with NCDOT to review planned road improvement projects and facilitate installment of pedestrian and bicycle facilities.



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Objective M1.4

Provide sidewalks, multi-use paths, and bicycle infrastructure along roadways as part of new development or redevelopment.

Strategy M1.4.1

Require new development to install pedestrian facilities along roadways except along rural corridors where no demand exists.

Strategy M1.4.2

Require new development to incorporate pedestrian connections when located in proximity to destinations such as existing or future schools, parks, greenways and commercial areas.

GOAL M2

Support interconnected street systems that efficiently disperse traffic.

Objective M2.1

Evaluate and mitigate potential impacts of new or future development on existing and future roadway infrastructure.

Strategy M2.1.1

Require Traffic Impact Analyses (TIA) for development projects which meet or exceed the established trip count thresholds.

Strategy M2.1.2

Require new developments to include: 1) an interconnected system of streets; 2) stub streets for future connections to adjacent parcels where there is potential for future development that is compatible with the developing uses; and 3) street connections that tie into existing adjacent stub streets.

Objective M2.2

Preserve right-of-way for future road widening and new location roads.

Strategy M2.2.1

Develop a thoroughfare map which identifies the facility type (local, collector, arterial) and the ultimate right-of-way width for each facility.

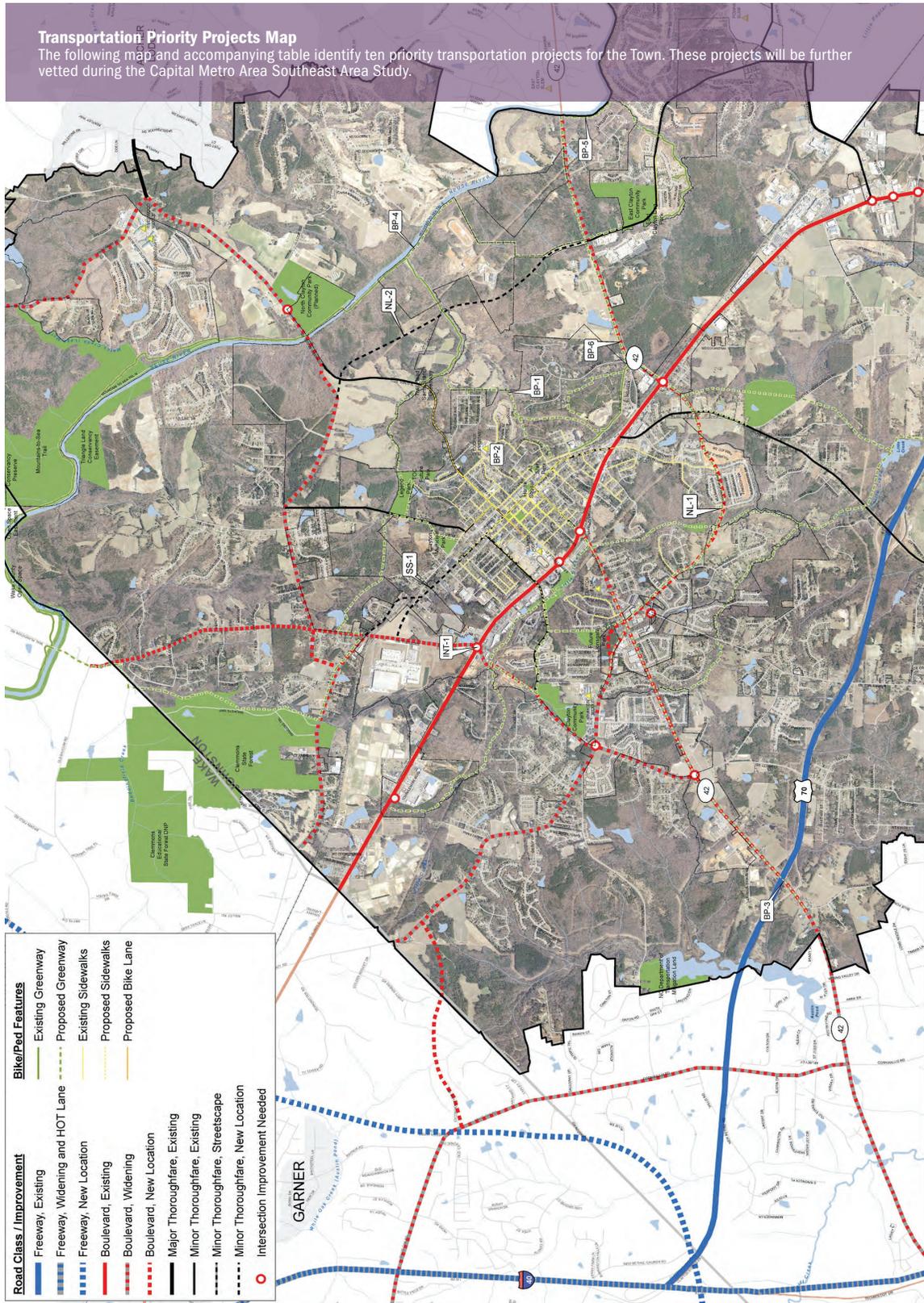
Strategy M2.2.2

Require new development to dedicate right-of-way for widening and new location roads.



Transportation Priority Projects Map

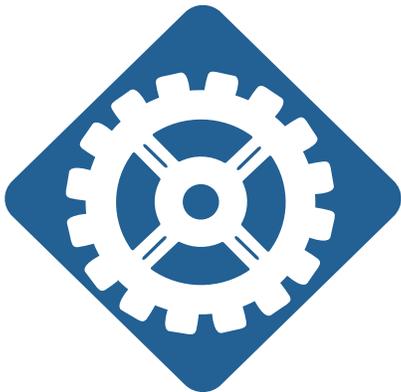
The following map and accompanying table identify ten priority transportation projects for the Town. These projects will be further vetted during the Capital Metro Area Southeast Area Study.



PRIORITY PROJECTS		
Project #	Name	Concern/Source
INT-1	US 70 Bus Hwy W @ Shotwell Road	Level-of-service and safety improvements, Crashes 2013-2014
NL-1	Southern Connector	New location roadway from NC 42 to US 70
NL-2	Northern Connector	New location roadway from Covered Bridge Road to NC 42
SS-1	Main Street Streetscape Improvements	Aesthetic and safety improvements into and through Downtown Clayton
BP-1	Downtown-Sam's Branch Greenway Connection	Add greenway connection from Downtown Clayton to Sam's Branch Greenway
BP-2	Cooper Elementary Pedestrian Connections	N Mial Street, E Stallings, Lombard Street, Wilson Street Sidewalks
BP-3	NC 42 West Sidewalks	Add sidewalks during widening (TIP Road Project R-3410)
BP-4	Mountains To Sea Trail (Middle Segment)	Sam's Branch Greenway and Existing MST to NC 42 West
BP-5	Mountains to Sea Trail (East Segment)	NC 42 to East Clayton Community Park
BP-6	Front Street Pedestrian Connection	From Front Street to MST (along Hwy 42) to Glen Laurel on Greenway Map



Think UTILITIES



Residents have reliable water, sewer, electric and solid waste services. Clayton's growth occurs where adequate infrastructure exists to support the influx of residents and employers.

Goals and Recommendations

GOAL U1

Invest in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

Objective U1.1

Consolidate infrastructure where appropriate.

Strategy U1.1.1

Periodically review existing infrastructure for potential efficiency improvements and consolidation opportunities.

GOAL U2

Ensure adequate water and sewer capacity to support quality development.

Objective U2.1

Require that adequate water and sewer infrastructure is available to support development.

Strategy U2.1.1

Review future development to ensure that necessary infrastructure (a) is available or will be in place when development occurs; (b) is funded; or (c) is addressed by a developer through performance guarantees.

Strategy 2.1.2

Track water/wastewater allocation approvals for proposed developments.

Strategy U2.1.3

Require annexation to connect to the Town's water or wastewater system.

Objective U2.2

Plan for adequate future water and wastewater needs.

Strategy 2.2.1

Coordinate closely with Johnston County and the City of Raleigh to ensure the Town's estimates of future wastewater needs and flows based on population projections, development activity, and wastewater generation estimates are met.

Strategy 2.2.2

Implement and update the Five-Year Local Water Supply Plan as required by the State of North Carolina.

Strategy U2.2.3

Study capacity of water and sewer infrastructure as a component an update for the Downtown Master Plan.

GOAL U3

Support the conservation and reuse of water.

Objective U3.1

Support innovative site and street design that reduces the impact of the built environment on water quality including exceeding requirements for riparian buffers and incorporating pervious pavements, rain gardens, bio-swales, stormwater planters and other features in new development.

Objective U3.2

Continue to enforce stormwater ordinances in coordination with Johnston County.

Strategy U3.2.1

Ensure flows are based on population projections and development activity.

GOAL U4

Coordinate the timing and location of electric utilities to minimize cost and service disruptions.

Objective U4.1

Improve electric service to accommodate growth in a timely manner.

Strategy U4.1.1

Encourage new development to utilize the Town's electric system.

Strategy U4.1.2

Construct a new sub-station on the northern side of Town.

GOAL U5

Encourage undergrounding of overhead utilities and co-location of utilities to reduce aesthetic impacts.

Objective U5.1

To the extent feasible, require underground utility networks in new developments in Town's service area.

Strategy U5.1.1

Where significant work in existing rights-of-way will occur, pursue underground or buried lines where existing overhead lines are presently located.

GOAL U6

Continue to provide support for solid waste service.

Objective U6.1

Support and encourage the collection of waste and recycling of materials.

Strategy U6.1.1

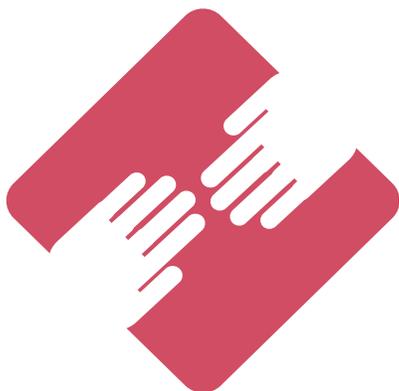
Coordinate with waste service providers to provide adequate solid waste facilities for development.

Strategy U6.1.2

Continue to provide yard waste pick-up to residents within Town limits to reduce yard waste in landfills.



Think INTERGOVERNMENTAL COORDINATION.



Clayton provides unparalleled services and facilities to citizens. From the library, to police and fire service, residents feel safe, secure and comfortable in all areas of Town.

Goals and Recommendations

GOAL IC1

Coordinate with local, regional, state, and federal agencies to ensure consistency among plans and policies, identify and resolve conflicts, and promote cooperation.

Objective IC1.1

Facilitate communication between the Town and other governmental entities.

Strategy IC1.1.1

Support and facilitate coordination of planning with Johnston County Schools for the location and development of public educational facilities to support both existing and future population growth.

Strategy IC1.1.2

Expand coordination with Johnston County Schools by tracking approved developments.

Strategy IC1.1.3

Coordinate and assist Johnston County with the five-year updates to the Multi-Jurisdictional Hazard Mitigation Plan.

Strategy IC1.1.4

Operate the Emergency Operation Center for conducting emergency services during major storm events and other natural or human-caused disasters.



Think NATURAL RESOURCES.



Clayton is celebrated for its unique natural resources and new development respects these assets. Water quality in the Neuse River has improved and supports recreation, tourism and the protection of rare aquatic species.

Goals and Recommendations

GOAL NR1

Protect and enhance Clayton's natural resources.

Objective NR1.1

Preserve key natural areas while accommodating new development.

Strategy NR1.1.1

Continue to discourage development in Primary Resource Conservation Areas (PRCAs), which include floodplains, protected riparian buffers, and wetlands.

Strategy NR1.1.2

Encourage the conservation of Secondary Conservation Areas (SRCA), which includes areas of high biodiversity (identified on the NCDENR Biodiversity and Wildlife Habitat Assessment), Natural Heritage Natural Areas, mature forest, un-protected riparian areas (>50 ft away from perennial streams), rock outcrops, vernal pools, seeps, heath bluffs, steep slopes, vistas, and other unique natural features.

Strategy NR1.1.3

Encourage the incorporation of SRCAs as passive recreational amenities into the design of new developments.

Strategy NR 1.1.4

Create and maintain an inventory of public and private open space.

Objective NR1.2

Preserve and enhance the Town's tree canopy and other green infrastructure.

Strategy NR1.2.1

Preserve and enhance the Town's tree canopy by developing a local tree ordinance or by preparing a Street Tree Planting Master Plan to address areas where retrofitting existing streets with trees would add to the comfort of pedestrians and/or improve aesthetics, or where publicly-owned properties would benefit.

Strategy NR1.2.2

Consider the incorporation of green infrastructure planning elements into town funded plans at the planning area, small-area, site and project levels. These elements should address tree canopy and stormwater enhancements needed in the study areas.

Objective NR 1.3

Preserve high quality, connected open space.

Strategy NR1.3.1

Consider including the NCDENR Biodiversity and Wildlife Habitat Assessment in the development review process by creating project-specific maps using the North Carolina Natural Heritage Data Explorer.

Strategy NR1.3.2

Support and encourage protection of connected and intact habitats and corridors by locating passive recreation areas adjacent to PRCA and SRCAs on adjacent parcels.

Strategy NR1.3.3

Encourage open space subdivisions, which allow density bonuses in return for preservation of habitat and open space.

Strategy NR1.3.4

Consider requiring an Existing Resources Map (ERM) for all projects over 50 acres. This map should show tree canopy or stands of mature trees, areas high in biodiversity (see NR1.3.1), and any other significant features as determined by a biologist or landscape architect based on existing GIS data and a site walk (preferably occurring in the spring).

Strategy NR1.3.5

Support the Johnston County Green Infrastructure Plan by encouraging integrated, usable, high quality and connected open space in new developments.

GOAL NR2

Protect water quality and quantity.

Objective NR2.1

Protect water quality and quantity in the Neuse River and major tributaries by supporting Low-Impact Development (LID) strategies.

Strategy NR2.1.1

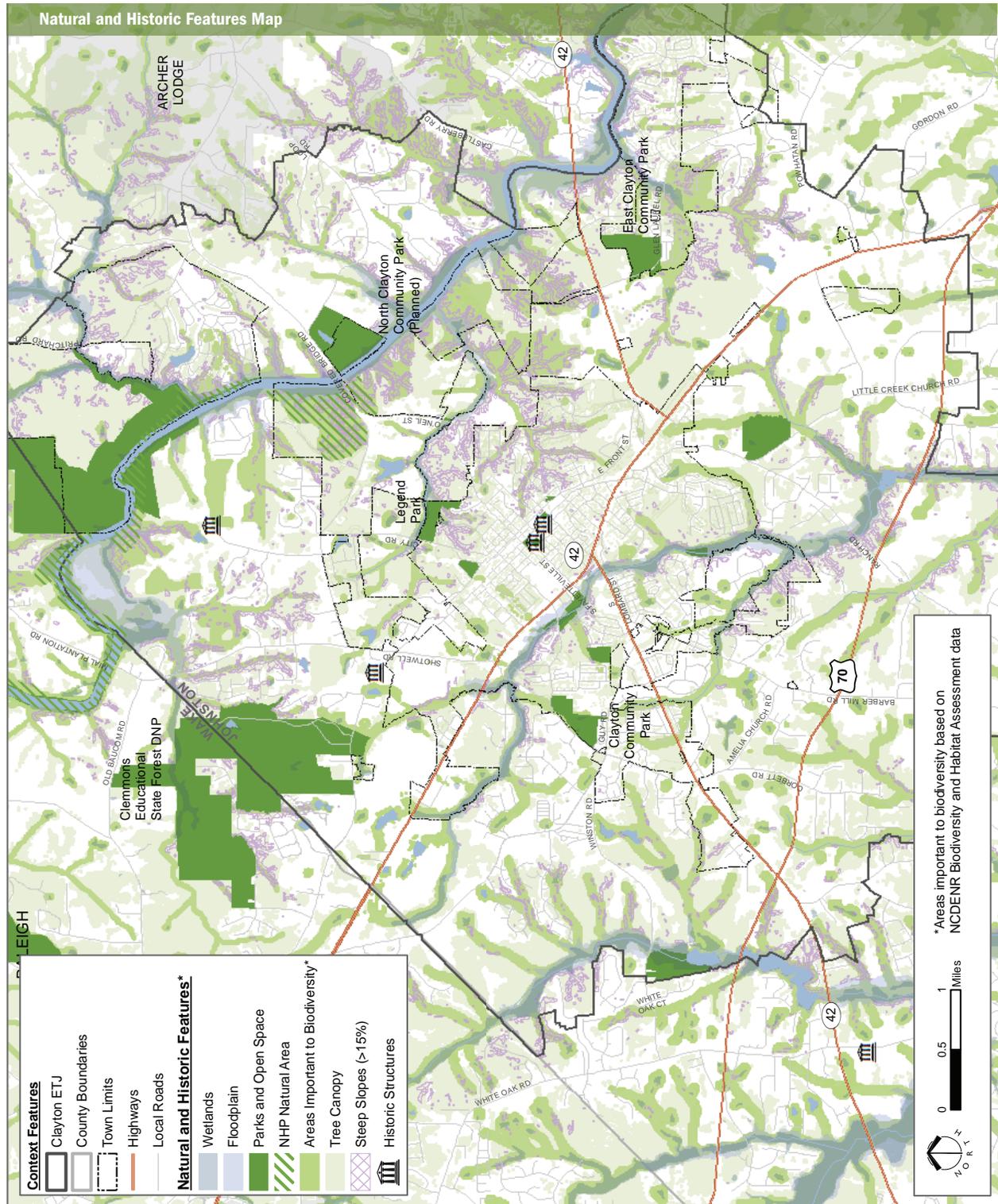
Revise the UDC to support additional innovative site and street design that reduces the impact of the built environment on water quality including exceeding requirements for riparian buffers and incorporating pervious pavements, rain gardens, bio-swales, stormwater planters and other features in new development.

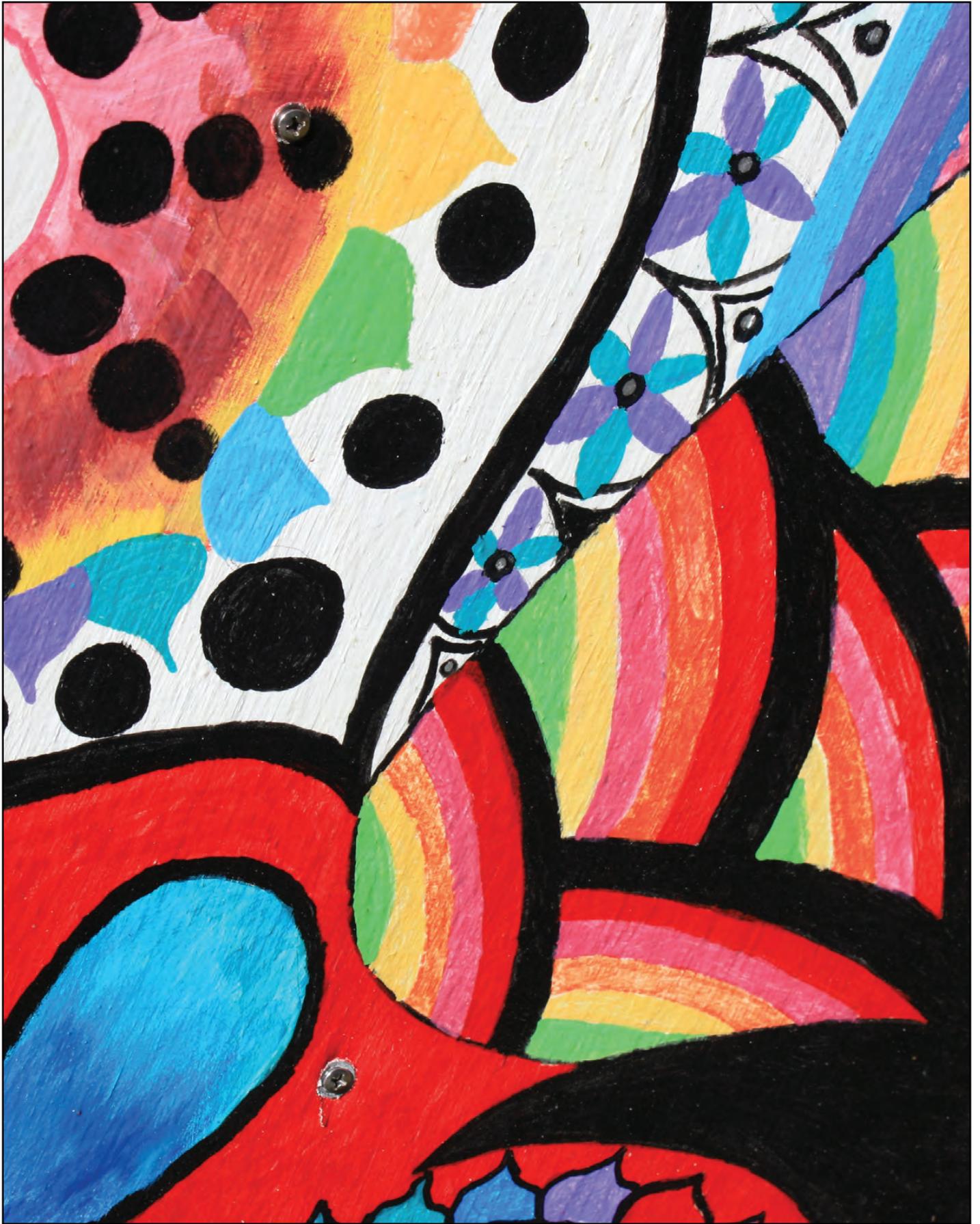
Strategy NR2.1.2

Offer density bonuses for the (1) preservation of large stands of mature upland and riparian forests, (2) restoration of riparian forest on previously cultivated lands that are proposed to transition to residential use.

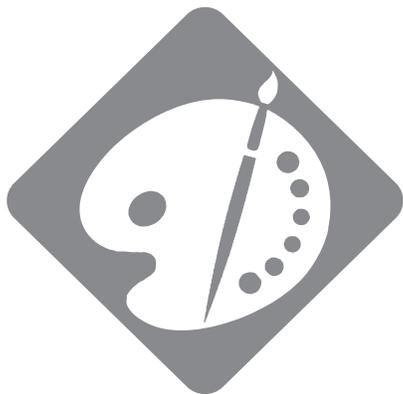
Strategy NR2.1.3

Discourage mass grading.





Think ARTS AND CULTURE.



Clayton is a regionally-recognized arts, culture and event destination. Creative entrepreneurs continue to live and work in Clayton. Galleries, showrooms and studios line Main Street. Downtown is the epicentre of Clayton's creative economy.

Goals and Recommendations

GOAL AC1

Support Clayton as a regional destination for cultural and arts-based tourism.

Objective AC1.1

Support a strong public art presence implement strategies to enhance and expand public art in Downtown.

Strategy AC1.1.1

Coordinate with Clayton Visual Arts and the Public Arts Advisory Board to enhance existing or establish new public art events in the Downtown.

Strategy AC1.1.2

Provide opportunities to install public art at key Town gateways:

- ◆ Expand the number and type of public art displays; and
- ◆ Allow elements of the public realm (sewer manholes, transformers, etc.) which are owned and maintained by the Town) to serve as canvasses for local artists.

Objective AC1.2

Market Clayton as a destination for cultural and arts-based tourism.

Strategy AC1.2.1

Develop a market strategy to position Clayton as a regional destination for cultural and arts-based tourism.

Strategy AC1.2.2

Prepare marketing materials to support public art and culture in Clayton such as the Downtown Sculpture Trail brochure.



APPENDIX



Think IMPLEMENTATION.



The following section provides an action plan to move from the Plan to implementation. The action plan identifies the strategy, timeline, and responsible entity for implementation. It also suggests metrics the Town can track to measure progress over time.

Appendix A: Implementation

Goals and Recommendations

In order to facilitate implementation the Town should consider the following general recommendations:

GOAL I1

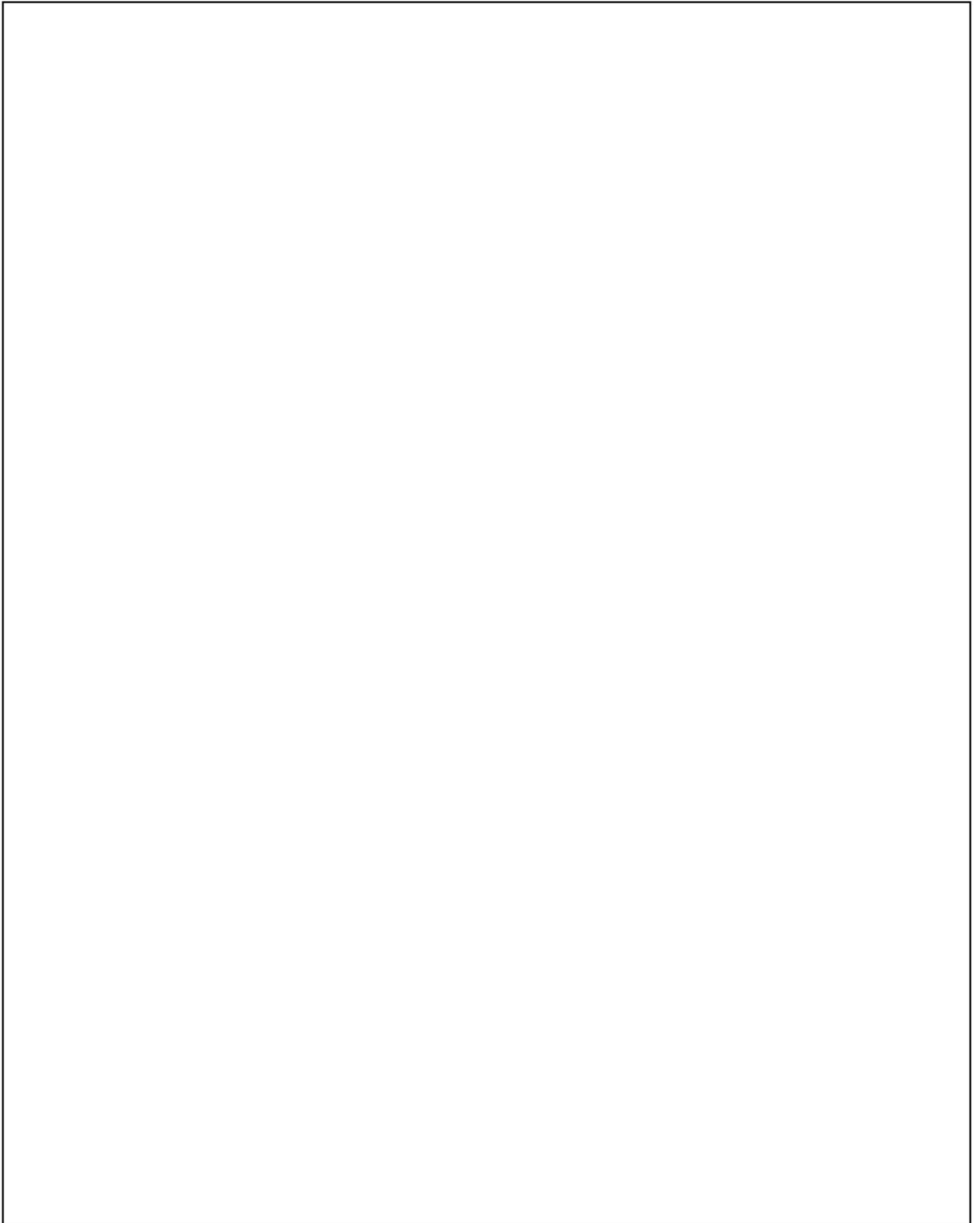
Raise awareness of the plan and the opportunities described within to facilitate implementation by a variety of public and private sector partners.

- ▶ Make presentations to local groups and organizations.
- ▶ Prepare and distribute press releases to area media outlets.

	GOAL	TIMEFRAME	ENTITY	METRIC
THINK LAND USE	GOAL LU1 Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.	Ongoing	Town Council	Land use mix ratio
	GOAL LU2 Encourage quality development which maximizes existing infrastructure, promotes walking and biking, and enhances travel safety.	Ongoing	Planning, Public Works, Electric	New connectivity (customers) to existing infrastructure vs. new customers on new infrastructure
	GOAL LU3 Provide a sense of place and enhance aesthetics along major corridors.	Short-Term	Planning, Public Works, Public Information Office (PIO), Town Council	Updated entry features, branding, aesthetic improvements in corridors
THINK DOWNTOWN	GOAL D1 Promote quality new development, adaptive re-use projects and infill development in downtown.	Ongoing	Downtown Development Association, Planning, Town Council	
	GOAL D2 Improve aesthetics in the Downtown Core.	Short-Term	Downtown Development, Association, Planning, Town Council	Facade grants issued
	GOAL D3 Reinforce Downtown as the social, civic and cultural center of Town.	Ongoing	Downtown Development, Association, Planning, Clayton Visual Arts	In Downtown: pedestrian improvements, programming, public spaces developed
THINK ECONOMIC DEVELOPMENT	GOAL ED1 Increase opportunities for companies which provide well compensated, highly-skilled positions.	Ongoing	Town Council, Town Manager	
	GOAL ED2 Develop Clayton's brand.	Short-Term	Public Information Office, Town Manager	Branded places and documents
	GOAL ED3 Monitor and communicate Clayton's economic position in the region.	Ongoing	Town Council, Town Manager, Public Information Office	
THINK RECREATION AND OPEN SPACE	GOAL ROS1 Support the development of Clayton as a regional destination for recreation and trail-based tourism.	Ongoing	Parks & Recreation, Chamber	
	GOAL ROS2 Increase public access to the Neuse River.	Short-Term	Parks & Recreation, Planning	Number of new and/or enhanced access points
	GOAL ROS3 Provide sufficient parks and recreation facilities to meet recreation and open space needs of residents and attract visitors of the Town of Clayton.	Ongoing	Parks & Recreation, Town Council	Add new and/or novel facilities (i.e. additional to Clayton, or new types of facilities to Clayton)

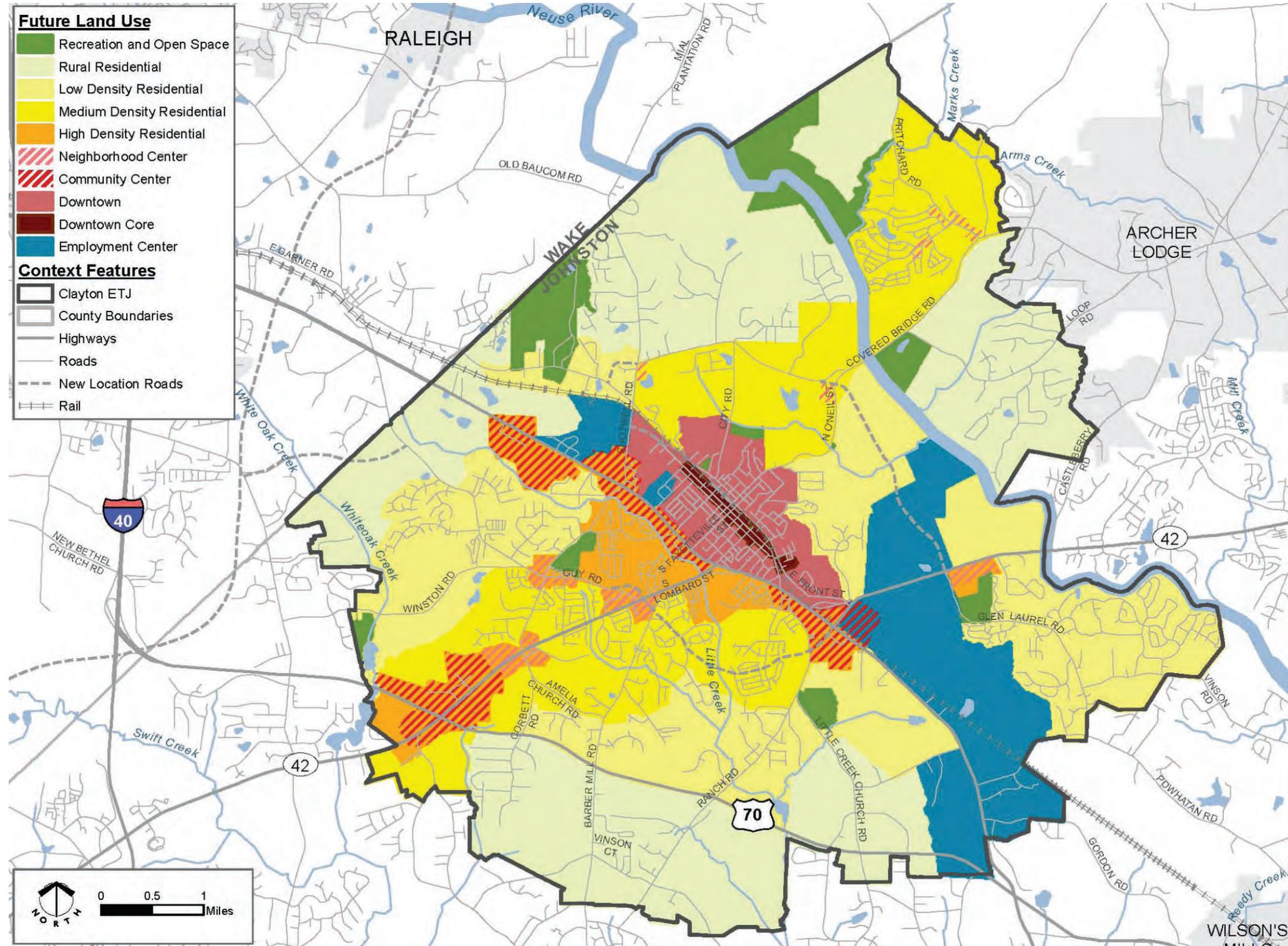
Appendix A: Implementation

	GOAL	TIMEFRAME	ENTITY	METRIC
THINK HOUSING	GOAL H1 Encourage a range of housing types and lot sizes that meets the needs of various income levels, family sizes, and ages.	Ongoing	Planning	
	GOAL H2 Provide safe, sound, and well-maintained housing and neighborhoods.	Ongoing	Planning & Inspections, Code Enforcement	
THINK MOBILITY	GOAL M1 Establish a multi-modal transportation system.	Ongoing	Planning, Public Works, CAMPO, NCDOT, Town Council	
	GOAL M2 Support interconnected street systems that efficiently disperse traffic.	Ongoing	Planning, Public Works, CAMPO, NCDOT, Town Council	Level of Service
THINK UTILITIES AND INTERGOVERNMENTAL COORDINATION	GOAL U1 Invest in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.	Ongoing	Public Works, Planning, Electric	Percentage of customers (households and businesses) in the Utility Service Area (vs. total customers within the Area)
	GOAL U2 Ensure adequate water and sewer capacity to support quality development. envisioned by the Future Land Use Map.	Ongoing	Public Works, Planning	
	GOAL U3 Support the conservation and reuse of water.	Ongoing	Public Works, Planning, Engineering, Johnston County Environmental Health	Number of LID projects
	GOAL U4 Coordinate the timing and location of electric utilities to minimize cost and service disruptions.	Ongoing	Electric	Cost reduction, service downtime, electric load management/redundancy
	GOAL U5 Encourage undergrounding of overhead utilities and co-location of utilities to reduce aesthetic impacts.	Long-Term	Public Works, Planning, Electric	
	GOAL U6 Continue to provide support for solid waste service.	Ongoing	Public Works	
	GOAL IC1 Coordinate with local, regional, state, and federal agencies to ensure consistency among plans and policies, identify and resolve conflicts, and promote cooperation.	Ongoing	Multiple	
	GOAL NR1 Protect and enhance Clayton's natural resources.	Ongoing	Planning, Johnston County, DENR	
	GOAL NR2 Protect water quality and quantity.	Ongoing	Planning, Johnston County, DENR, Engineering, Johnston County Environmental Health	Miles of impaired streams
	THINK ARTS AND CULTURE	GOAL AC1 Support Clayton as a regional destination for cultural and arts-based tourism.	Ongoing	Clayton Arts Advisory Board, The Clayton Center, Clayton Visual Arts, Chamber

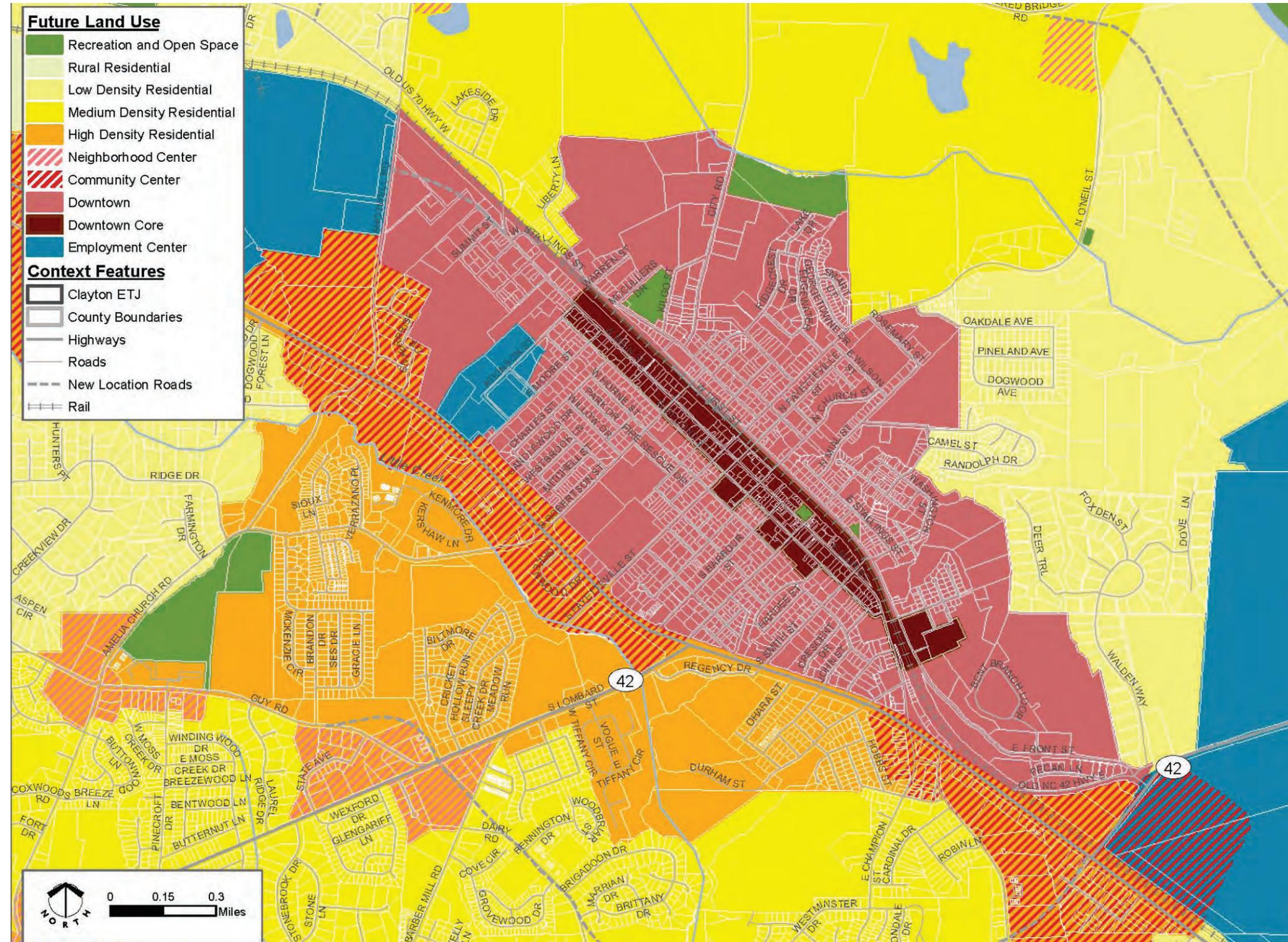


Appendix B: Maps

Future Land Use Map



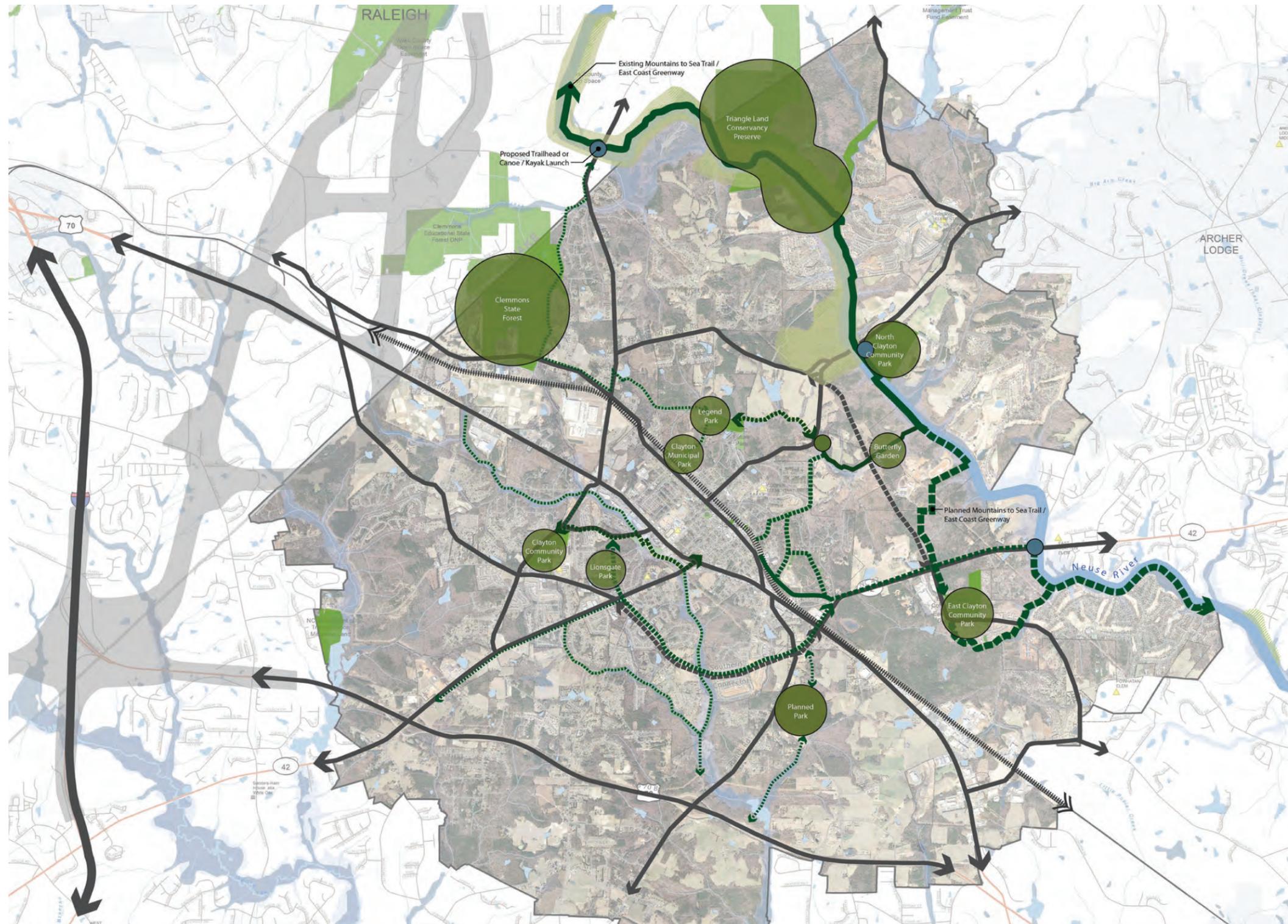
Appendix B: Maps



Downtown Future Land Use Map

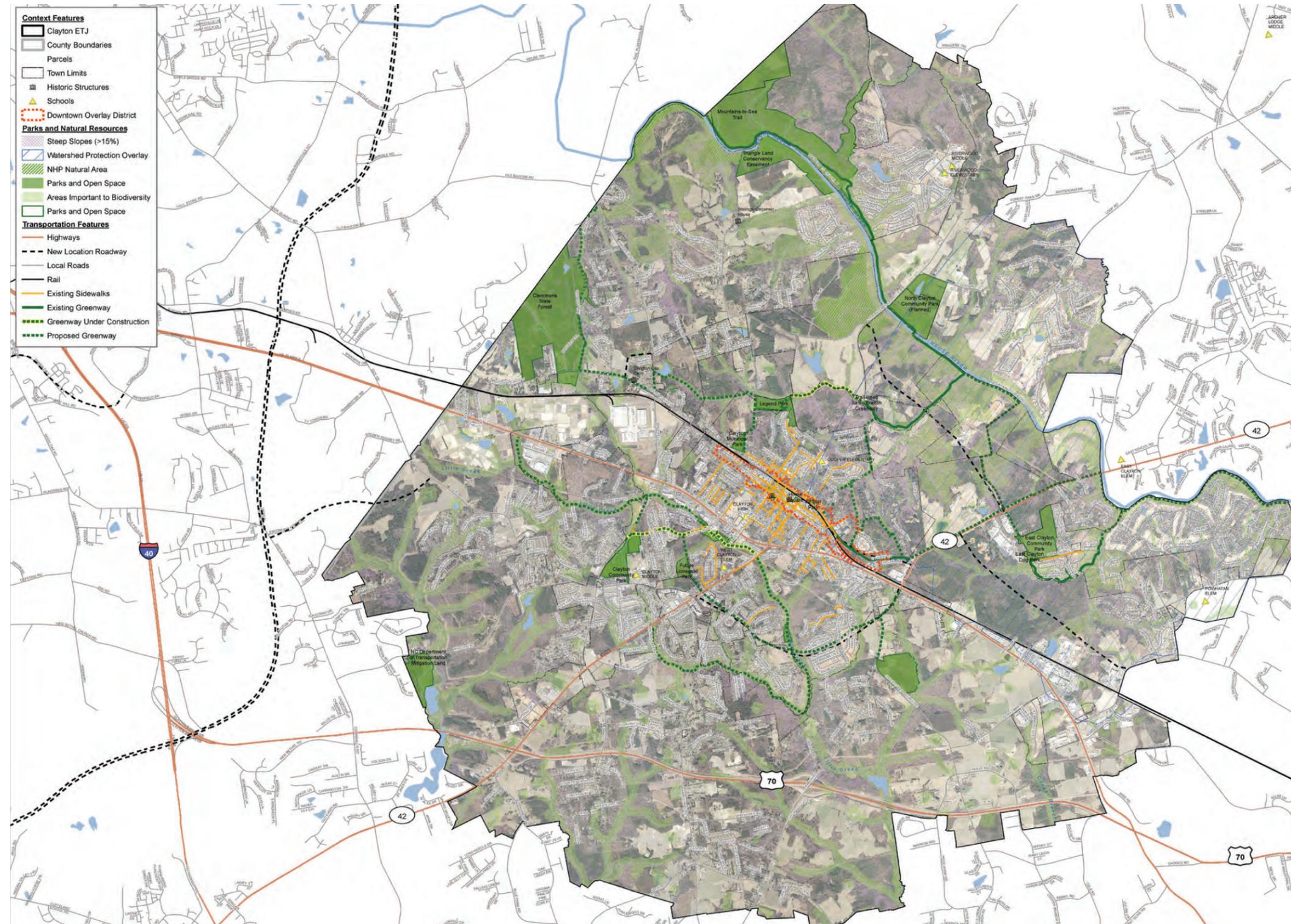
Appendix B: Maps

Parks and Recreation Concept Map



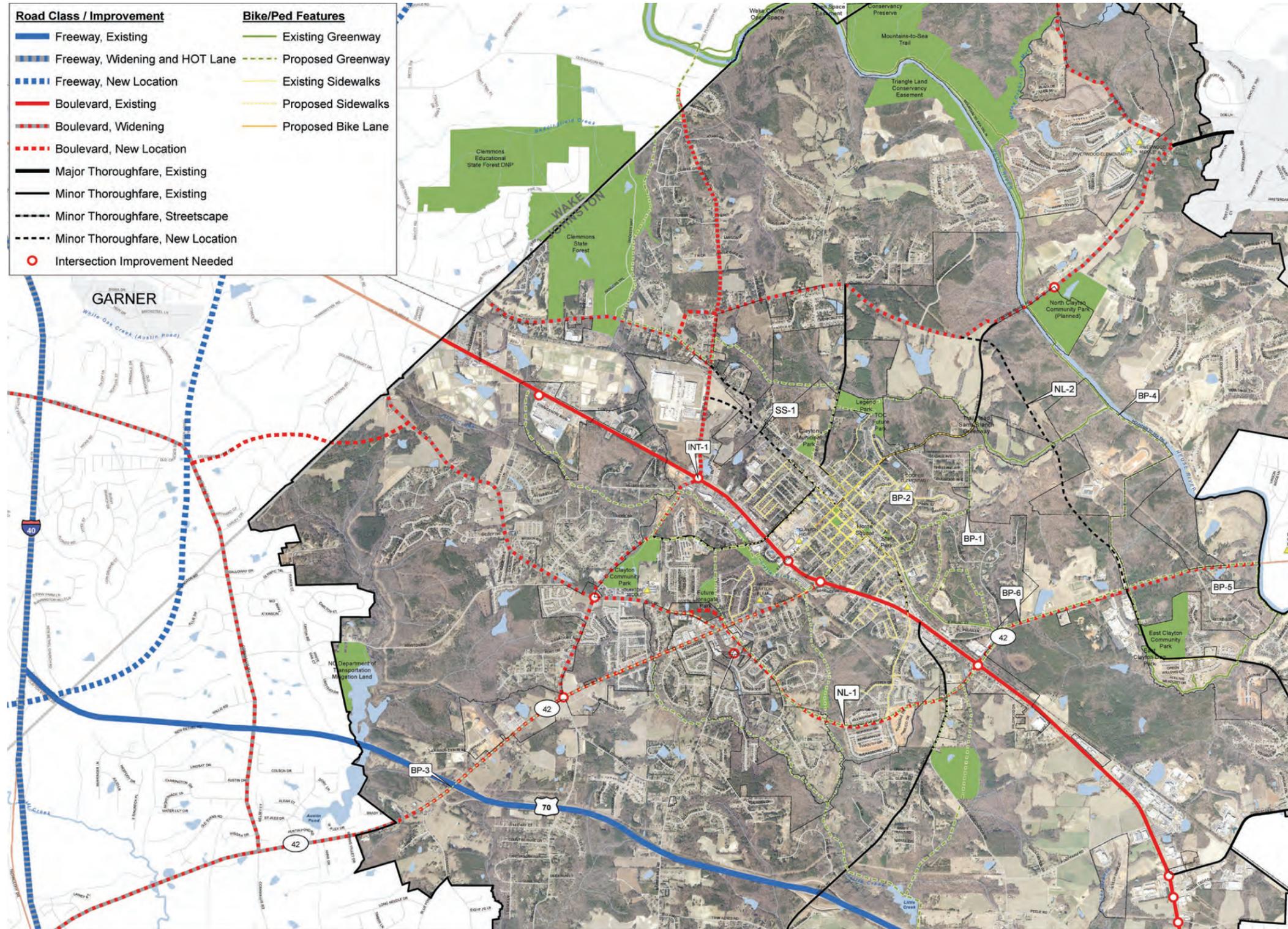
Appendix B: Maps

Bicycle and Pedestrian Linkages



Appendix B: Maps

Transportation Priority Projects Map



Appendix C: State of the Town

Think **CLAYTON.**

Comprehensive Plan 2030

STATE OF THE TOWN

Prepared by:
LandDesign.

February, 2015

Appendix C: State of the Town

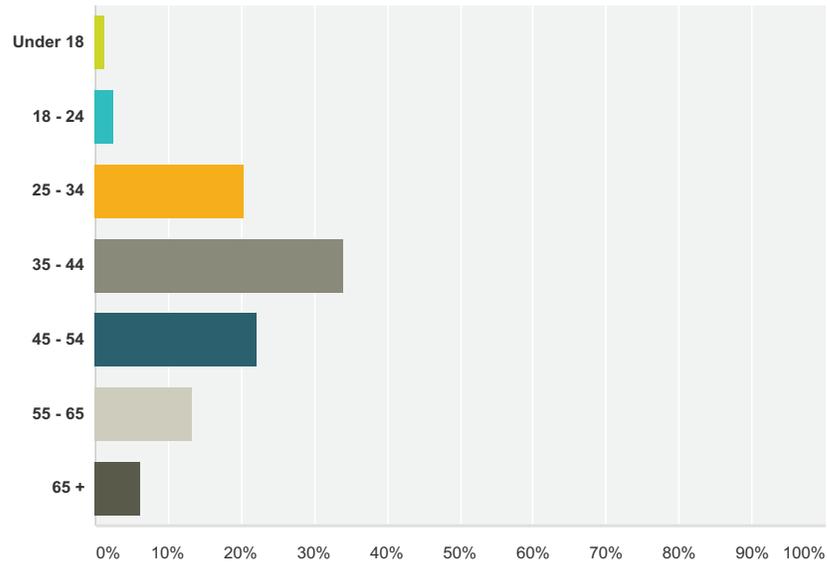
Previously distributed to Planning Board as a bound, hardcopy report.

Additional copies are available upon request.

Appendix D: Survey Results

Q2 Age

Answered: 935 Skipped: 7

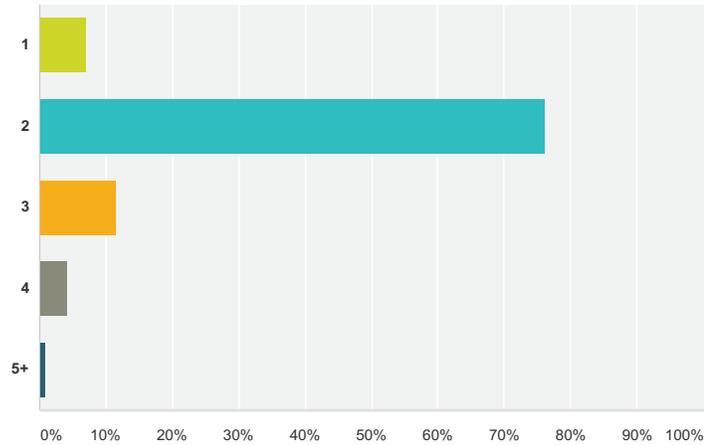


Answer Choices	Responses	Count
Under 18	1.18%	11
18 - 24	2.57%	24
25 - 34	20.53%	192
35 - 44	34.12%	319
45 - 54	22.03%	206
55 - 65	13.37%	125
65 +	6.20%	58
Total		935

Appendix D: Survey Results

Q3 Number of Adults (18+) in household

Answered: 935 Skipped: 7

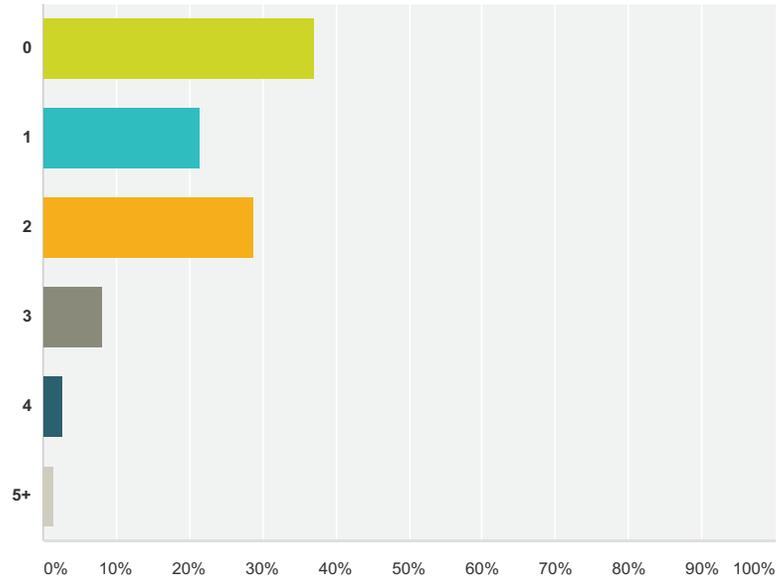


Answer Choices	Responses	
1	7.06%	66
2	76.26%	713
3	11.55%	108
4	4.28%	40
5+	0.86%	8
Total		935

Appendix D: Survey Results

Q4 Number of Children (under age 18) in household

Answered: 931 Skipped: 11

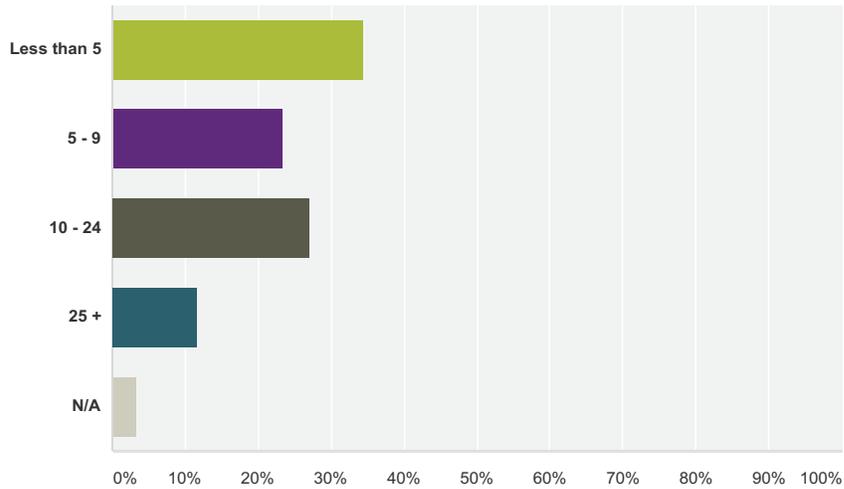


Answer Choices	Responses	
0	37.16%	346
1	21.59%	201
2	28.89%	269
3	8.16%	76
4	2.69%	25
5+	1.50%	14
Total		931

Appendix D: Survey Results

Q5 How many years have you lived in Clayton?

Answered: 934 Skipped: 8

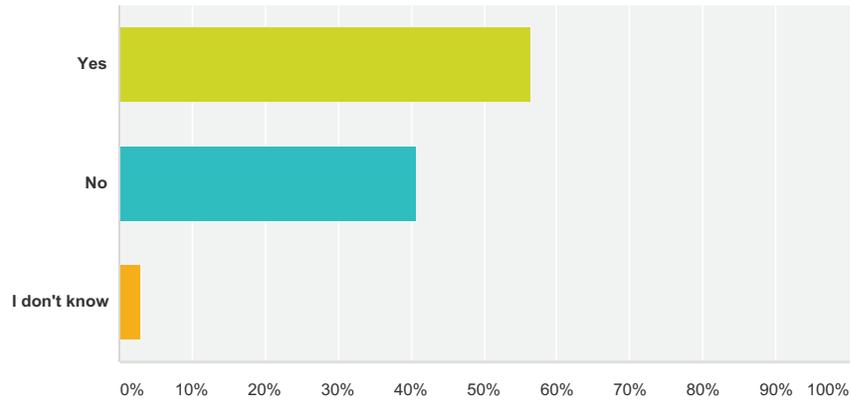


Answer Choices	Responses	
Less than 5	34.37%	321
5 - 9	23.45%	219
10 - 24	27.19%	254
25 +	11.67%	109
N/A	3.32%	31
Total		934

Appendix D: Survey Results

Q6 Do you pay your electric and/or water bill to the Town of Clayton?

Answered: 938 Skipped: 4

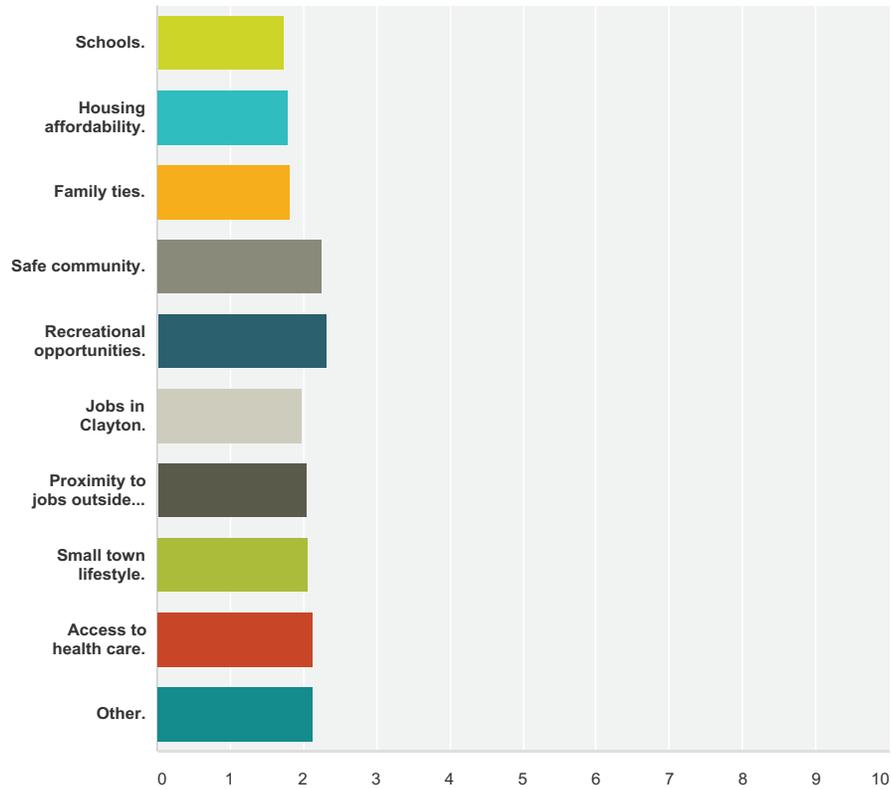


Answer Choices	Responses	
Yes	56.29%	528
No	40.72%	382
I don't know	2.99%	28
Total		938

Appendix D: Survey Results

Q7 What are the top 3 reasons you chose to live in Clayton? Please rank in order of importance (with 1 being the most important):

Answered: 882 Skipped: 60



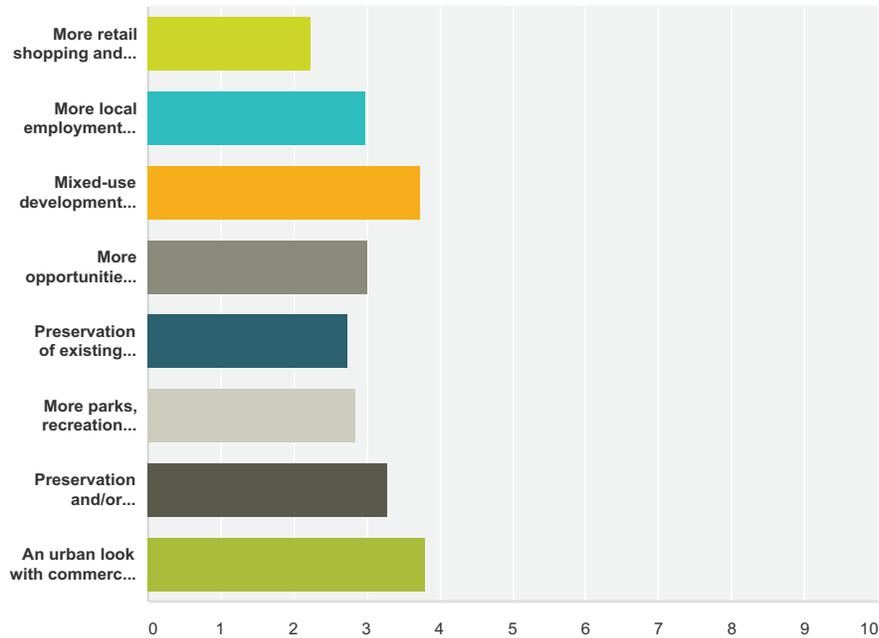
Appendix D: Survey Results

	1	2	3	Total	Weighted Average
Schools.	47.91% 183	31.68% 121	20.42% 78	382	1.73
Housing affordability.	43.02% 222	33.53% 173	23.45% 121	516	1.80
Family ties.	51.05% 97	16.32% 31	32.63% 62	190	1.82
Safe community.	17.75% 68	38.90% 149	43.34% 166	383	2.26
Recreational opportunities.	18.39% 16	32.18% 28	49.43% 43	87	2.31
Jobs in Clayton.	32.95% 29	36.36% 32	30.68% 27	88	1.98
Proximity to jobs outside of Clayton.	30.27% 79	34.48% 90	35.25% 92	261	2.05
Small town lifestyle.	30.25% 144	32.56% 155	37.18% 177	476	2.07
Access to health care.	20.29% 14	46.38% 32	33.33% 23	69	2.13
Other.	32.73% 18	21.82% 12	45.45% 25	55	2.13

Appendix D: Survey Results

Q11 Rank your top 5 choices, in order of your preference (with 1 being the most preferred): “Clayton should actively work to promote...”

Answered: 732 Skipped: 210

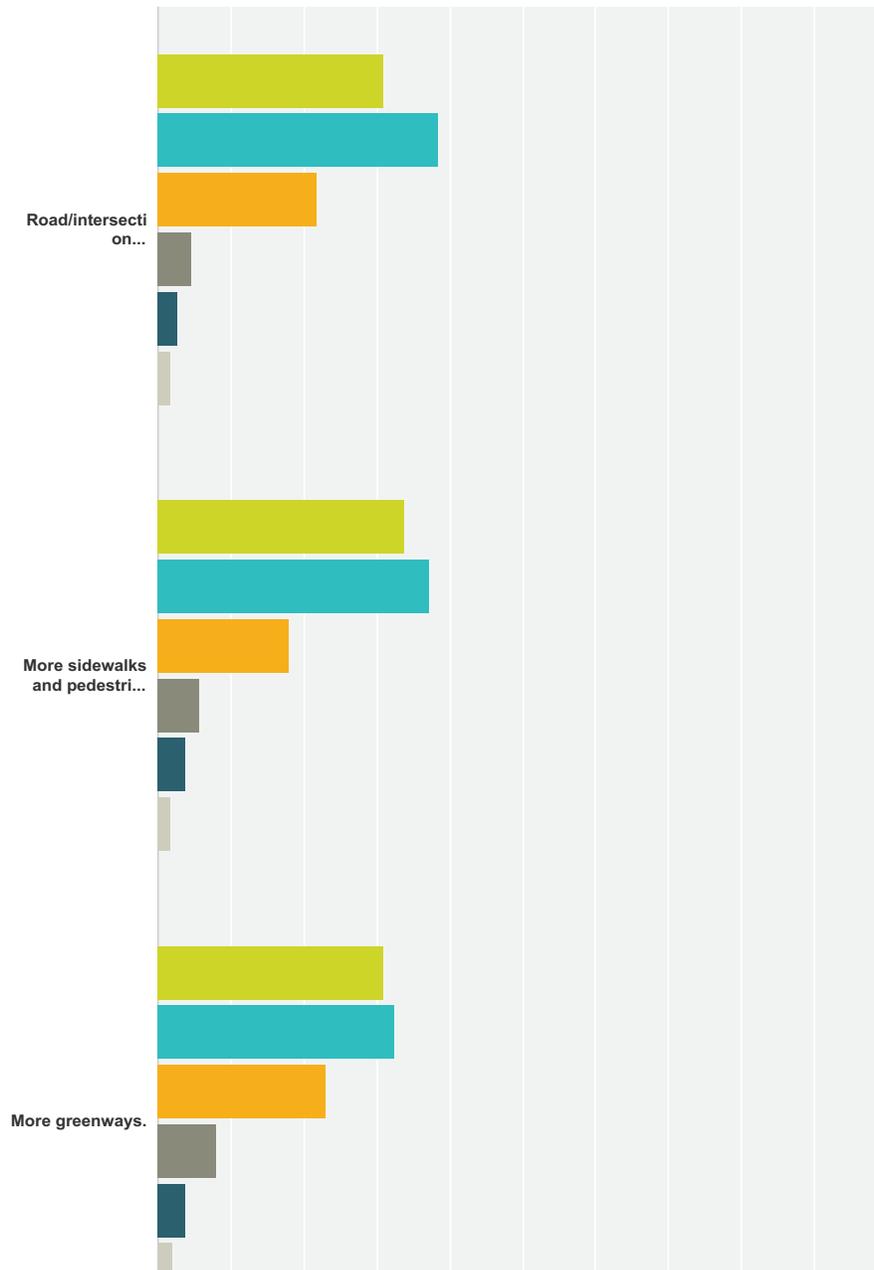


	1	2	3	4	5	Total	Weighted Average
More retail shopping and/or restaurants.	47.17% 267	16.96% 96	13.78% 78	10.07% 57	12.01% 68	566	2.23
More local employment options.	20.41% 89	23.39% 102	15.37% 67	19.72% 86	21.10% 92	436	2.98
Mixed-use development (residential/non-residential mix).	5.43% 12	10.86% 24	24.89% 55	22.17% 49	36.65% 81	221	3.74
More opportunities to walk and bike to destinations.	14.34% 71	22.83% 113	25.86% 128	22.83% 113	14.14% 70	495	3.00
Preservation of existing tree canopy and natural areas.	25.80% 121	19.83% 93	23.24% 109	17.70% 83	13.43% 63	469	2.73
More parks, recreation facilities, and programs.	16.45% 87	27.41% 145	24.76% 131	19.09% 101	12.29% 65	529	2.83
Preservation and/or renovation of historic neighborhoods and buildings.	13.00% 62	19.08% 91	19.29% 92	24.74% 118	23.90% 114	477	3.27
An urban look with commercial buildings closer to roadways and parking clustered on the interior.	6.25% 12	15.63% 30	14.06% 27	20.31% 39	43.75% 84	192	3.80

Appendix D: Survey Results

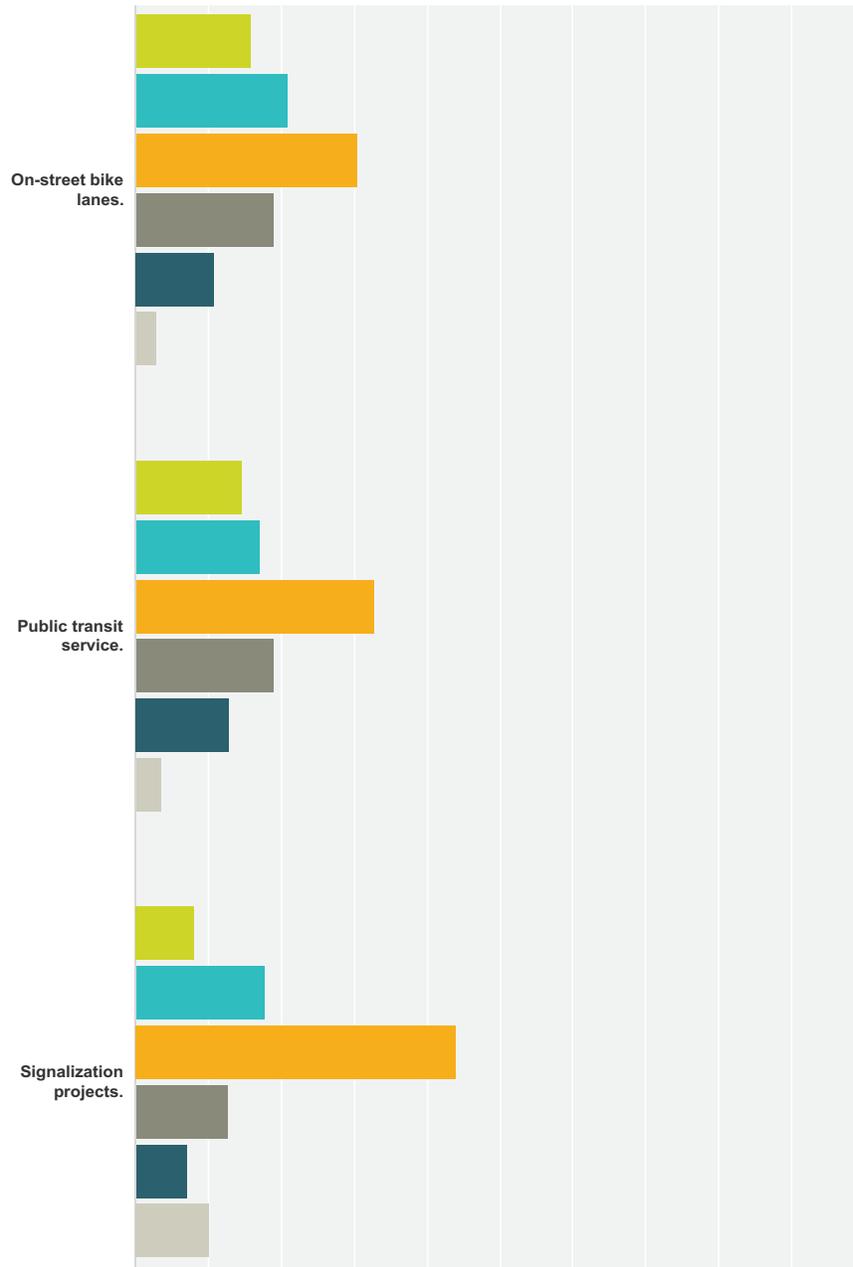
Q12 Level of Agreement: 1- Strongly Agree, 2- Agree, 3-Neutral, 4- Disagree, 5- Strongly Disagree, 6- No Opinion
“I would be willing to dedicate more taxes and public fees to pay for...”

Answered: 703 Skipped: 239

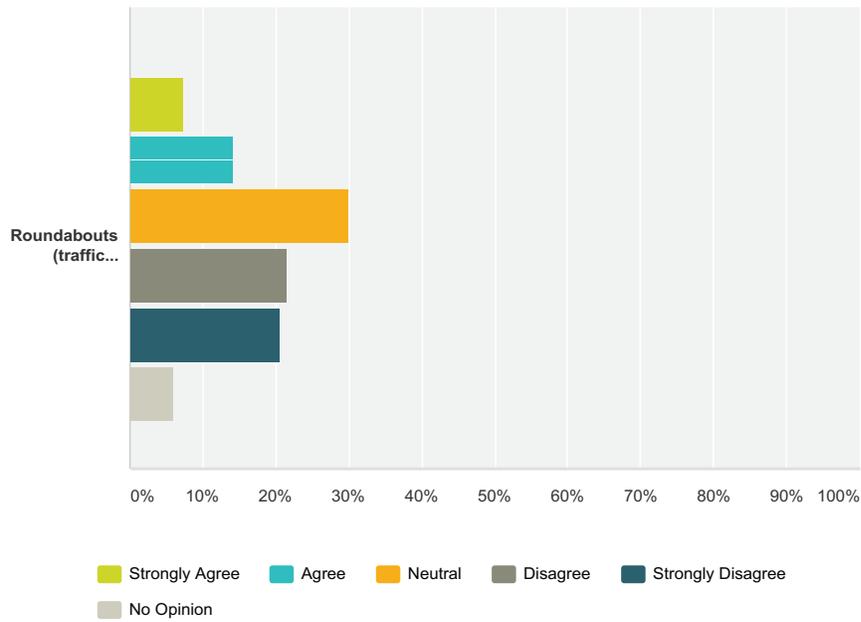


Comprehensive Plan 2040 : 131

Appendix D: Survey Results



Appendix D: Survey Results

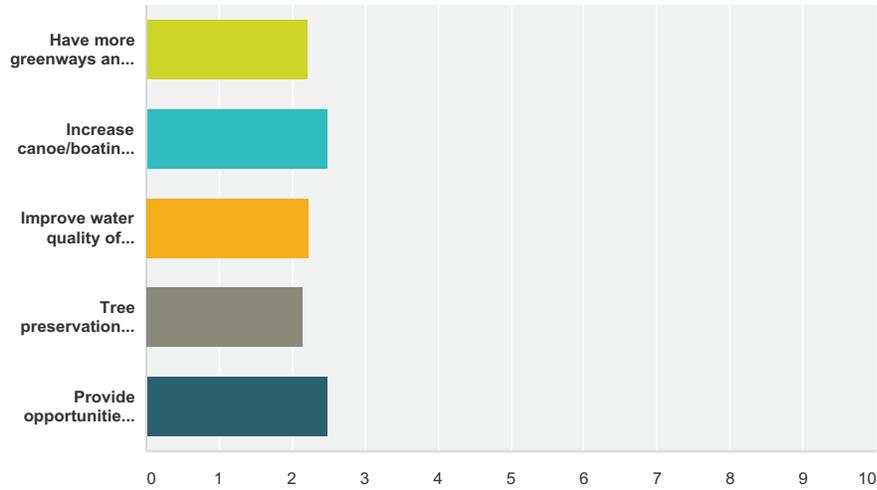


	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion	Total	Weighted Average
Road/intersection improvements.	30.80% 211	38.39% 263	21.75% 149	4.67% 32	2.77% 19	1.61% 11	685	2.15
More sidewalks and pedestrian improvements.	33.87% 233	37.06% 255	18.02% 124	5.67% 39	3.78% 26	1.60% 11	688	2.13
More greenways.	30.98% 211	32.45% 221	22.91% 156	7.93% 54	3.67% 25	2.06% 14	681	2.27
On-street bike lanes.	15.88% 107	20.92% 141	30.42% 205	18.99% 128	10.83% 73	2.97% 20	674	2.97
Public transit service.	14.56% 99	17.21% 117	32.79% 223	18.97% 129	12.94% 88	3.53% 24	680	3.09
Signalization projects.	8.11% 55	17.85% 121	43.95% 298	12.83% 87	7.08% 48	10.18% 69	678	3.23
Roundabouts (traffic circles).	7.29% 50	14.29% 98	30.03% 206	21.57% 148	20.70% 142	6.12% 42	686	3.52

Appendix D: Survey Results

Q13 Level of Agreement: 1- Strongly Agree, 2- Agree, 3-Neutral, 4- Disagree, 5- Strongly Disagree, 6- No Opinion “I would be willing to dedicate more taxes and public fees to...”

Answered: 688 Skipped: 254

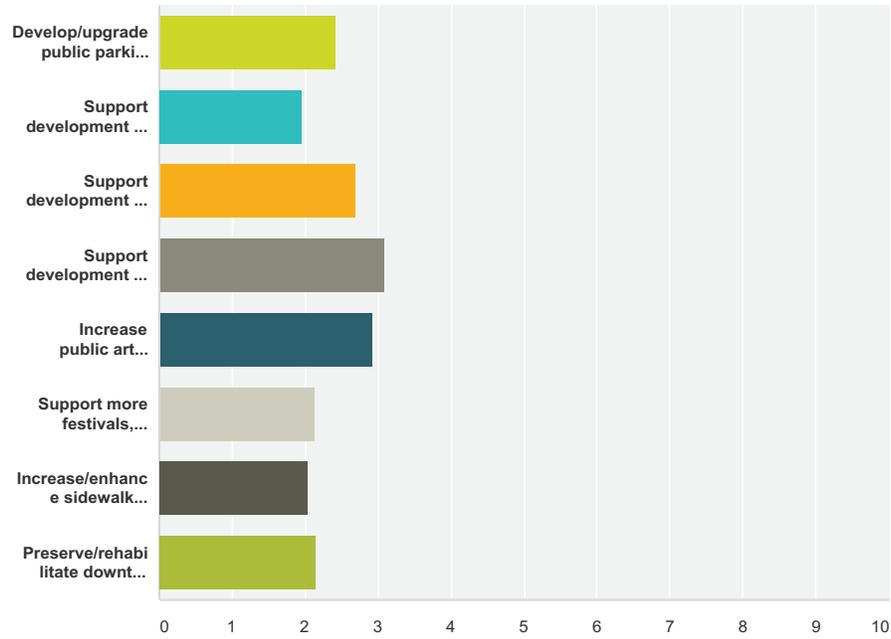


	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion	Total	Weighted Average
Have more greenways and trails.	32.94% 223	34.12% 231	20.53% 139	5.76% 39	4.73% 32	1.92% 13	677	2.21
Increase canoe/boating/fishing access on the Neuse River.	22.81% 154	33.48% 226	26.52% 179	8.89% 60	5.33% 36	2.96% 20	675	2.49
Improve water quality of stormwater and runoff along the Neuse River and tributaries.	30.68% 208	33.92% 230	25.81% 175	3.83% 26	2.95% 20	2.80% 19	678	2.23
Tree preservation/planting and preservation of natural areas.	32.15% 218	37.61% 255	20.06% 136	5.16% 35	2.51% 17	2.51% 17	678	2.16
Provide opportunities/incentives increased energy efficiency in development, buildings, and vehicles.	24.89% 168	29.78% 201	28.00% 189	9.48% 64	4.74% 32	3.11% 21	675	2.49

Appendix D: Survey Results

Q14 Level of Agreement: 1- Strongly Agree, 2- Agree, 3-Neutral, 4- Disagree, 5- Strongly Disagree, 6- No Opinion“I would be willing to dedicate more taxes and public fees to...”

Answered: 683 Skipped: 259



Appendix D: Survey Results

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion	Total	Weighted Average
Develop/upgrade public parking downtown.	20.98% 141	36.61% 246	27.38% 184	10.12% 68	3.42% 23	1.49% 10	672	2.43
Support development of more places to shop and/or dine out downtown.	40.27% 271	37.15% 250	13.52% 91	4.75% 32	3.12% 21	1.19% 8	673	1.97
Support development of more professional offices downtown.	14.63% 97	29.41% 195	36.05% 239	13.27% 88	4.52% 30	2.11% 14	663	2.70
Support development of more housing and residential options downtown.	8.72% 58	20.60% 137	39.70% 264	18.50% 123	9.47% 63	3.01% 20	665	3.08
Increase public art downtown.	15.15% 100	21.52% 142	34.24% 226	16.82% 111	9.39% 62	2.88% 19	660	2.92
Support more festivals, events, and programs downtown.	30.19% 202	40.96% 274	20.48% 137	4.63% 31	2.54% 17	1.20% 8	669	2.12
Increase/enhance sidewalk connectivity, landscaping, and streetscaping (benches, trees and planters, trash receptacles, street lamps, painted crosswalks, pavers, wayfinding signage, etc.) in the downtown.	35.89% 243	38.70% 262	17.28% 117	3.55% 24	2.95% 20	1.62% 11	677	2.04
Preserve/rehabilitate downtown historic buildings and neighborhoods.	32.44% 218	36.90% 248	20.54% 138	4.76% 32	3.13% 21	2.23% 15	672	2.16



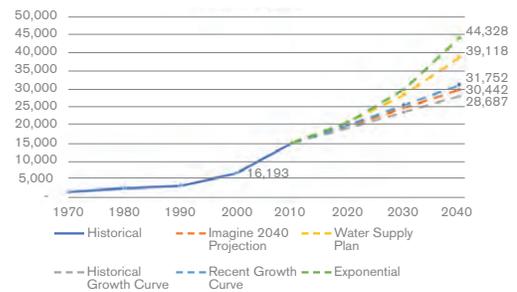
A PLAN FOR CLAYTON'S FUTURE

Clayton has experienced exceptional growth over the past decade. The Town's population increased by 131% from 2000 to 2010. If current projections hold true, the Town could double in size during the next 30 years. This type of growth presents many challenges for the community.

WHERE WILL PEOPLE LIVE? WHAT STEPS CAN THE TOWN TAKE TO ENSURE QUALITY DEVELOPMENT? HOW WILL GROWTH IMPACT THE REGION'S RESOURCES? CAN THE EXISTING SYSTEMS OF INFRASTRUCTURE SUPPORT ADDITIONAL PEOPLE, HOUSING, JOBS AND CARS?

These are all important questions that deserve careful thought. This planning process will help the community answer some of these questions and keep Clayton on a path to proactively manage growth in a way that results in a stronger and more prosperous community.

PROJECTED POPULATION



GREAT PLANS transform communities into GREAT PLACES.

Clayton has a long-standing tradition of preparing plans to help guide growth and development decision in the community. The most recent Strategic Growth Plan was updated in 2008. Each of these efforts resulted in a set of recommendations that provide the Town with a decision-making framework. The findings and recommendations of these plans will inform the development of the Clayton Comprehensive Plan.



Appendix E: Public Meeting Materials



TODAY

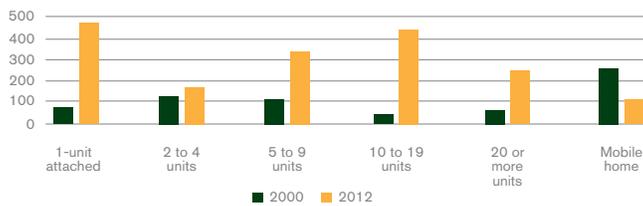
The number of housing units in Clayton has increased by over 3,651 units, or **121%**, between 2000 and 2010.



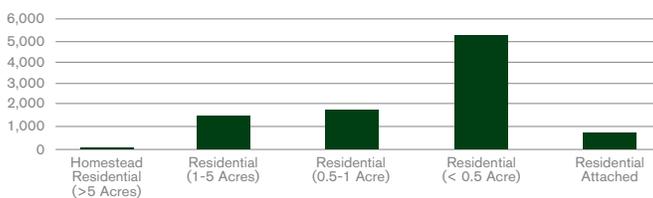
TRENDS

- Single family detached houses still remain the predominant housing type in Clayton. However, attached housing in the form of townhomes and other multi-unit structures are increasingly becoming a part of the community.
- Attached and multi-family housing units grew from 710 units (24% of total product) in 2000 to 1,802 units in 2010 (27% of total product).

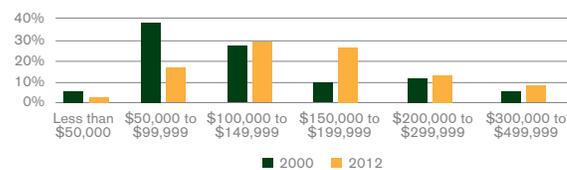
ATTACHED AND MULTI-FAMILY HOUSING



SINGLE FAMILY RESIDENTIAL LOTS BY SIZE AND TYPE



HOUSING VALUE 2000 - 2012



Data Sources: U.S. Census Bureau, Johnston County Tax Parcel Records

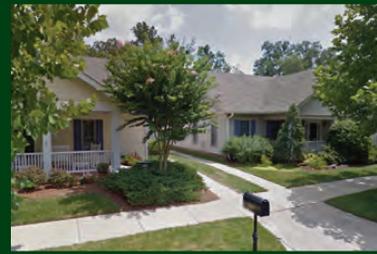
APARTMENT HOMES



CONDOMINIUMS



SMALL LOT



TOWNHOMES



SINGLE FAMILY DETACHED



Appendix E: Public Meeting Materials



PROGRESS

- Front Street Extension (2014)
- Multi-purpose trail along Front Street Extension (2014)
- Sam's Branch Greenway Phase I (Fall 2012)
- Sam's Branch Greenway Phase II (design complete in 2015, construction in 2016)
- Pedestrian Connector to Clayton Community Center (design complete, construction in Fall 2015)

DRAFT STATE TRANSPORTATION IMPROVEMENT PROGRAM (STIP) 2015-2025						
TIP #	PROJECT NAME	EXTENT	TOTAL FUNDING (THOUSANDS)	FUNDING TIMEFRAME	UNFUNDED AMOUNT	
I-5111	I-40 Widening and ITS Improvements	I-440 to NC 42	\$157,009	2016-2021		
R-3825	NC 42 Widening	US 70 to Buffalo Road	\$30,196	2016-2018		
R-3410	NC 42 Widening	NC 50 to US 70 Business	\$ 90,958	2021-2025		
R-2828	Triangle Expressway	US 401 to I-40	\$550,265	2022-2024		
R-2829	Triangle Expressway	I-40 to US 64 / US 264 Bypass	\$478,907	ROW & Utilities (2025), Construction (Future Years)	\$431,572	
R-3618	New Route (Southern Connector)	Shotwell to NC 42 East (Description needs to be revised)	\$30,584	ROW & Utilities (2025), Construction (Future Years)	\$5,618	

Data Source: North Carolina Department of Transportation, Draft State Transportation Improvement Program 2015-2025, Released December 2014

ROADWAY

AVERAGE DAILY TRAFFIC (ADT)



CAPITAL AREA METROPOLITAN PLANNING ORGANIZATION (CAMPO) ROADWAY PROJECTS

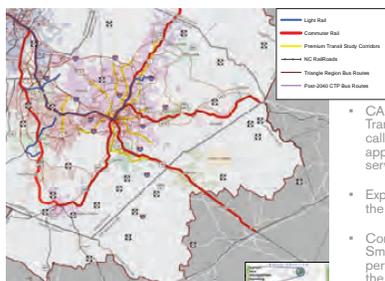


MAJOR ROADWAY STATISTICS						
ROAD NAME	EXISTING CROSS-SECTION	AVERAGE DAILY TRAFFIC	AADT SOURCE*	FUNCTIONAL CLASS	CTP CLASS**	MTP HORIZON YEAR***
US 70 Business	4 Lane Divided	37,000	A	Minor Arterial	Existing Boulevard	2040
US 70 Bypass	4 Lane Divided	28,000	B	Principle Arterial Freeway	Needs Improvement	Unfunded
NC 42	2-3 Lane	15,000	A	Minor Arterial Boulevard	Needs Improvement	2030
Main Street / Old Garner Road	2-3 Lane	9,200	A	Major Collector / Minor Thoroughfare / Boulevard	Needs Improvement	2040
Shotwell Road	2-3 Lane	10,000	B	Local Boulevard	Needs Improvement	Unfunded
Guy Road	2-3 Lane	8,800	A	Local Boulevard	Needs Improvement	2040
Amelia Church Road	2-3 Lane	12,000	B	Local Boulevard	Needs Improvement	2040
Covered Bridge Road	2-3 Lane	9,500	B	Minor Collector Boulevard	Needs Improvement	Unfunded
Prichard Road	2-3 Lane	-	N/A	Local Boulevard	Needs Improvement	Unfunded
Barber Mill Road	2-3 Lane	8,300	B	Major Collector	Minor Thoroughfare	-
Ranch Road	2-3 Lane	6,300	B	Local Boulevard	Minor Thoroughfare	-

Data Sources: *AADT Sources: A. NCDOT 2013 AADT Counts / B. Estimate (NCDOT Road Characteristics GIS Data)
 ** Comprehensive Transportation Plan (CTP) Class based on Johnston County Comprehensive Transportation Plan (2011)
 ***Metropolitan Transportation Plan (MTP) Horizon Year based on highway projects included in Capital Area MPO 2040 Metropolitan Transportation Plan (MTP)

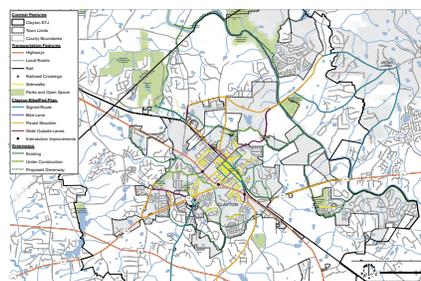
ACTIVE TRANSPORTATION MODES

CAMPO TRANSIT PLAN



- CAMPO Metropolitan Transportation Plan called for graduated approach to transit service
- Express bus service in the near-term
- Commuter rail to Smithfield and perhaps Goldsboro in the long-term

BIKE/PEDESTRIAN



- Clayton has 16.3 miles of sidewalk and is a regional destination for mountain bikers
- In 2006 the Clayton Bike Plan recommended improved on-road bicycle facilities and off-road greenways
- Since 2006 8.5 miles of greenway have been constructed

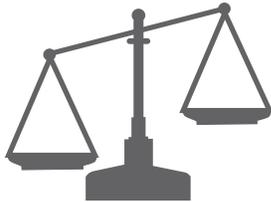
Appendix E: Public Meeting Materials



RESIDENTIAL VS. NON-RESIDENTIAL

**41.5%
RESIDENTIAL***

*Includes Single Family Detached, Multi-family, and Mobile Homes. Note that homes on large tracts account for 17.9% of total land area.



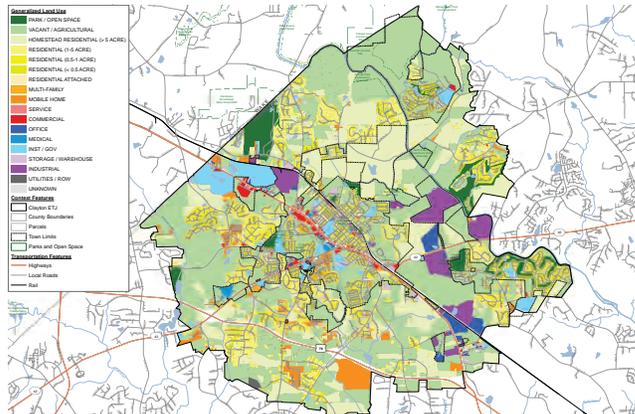
**9.6%
NON-RESIDENTIAL***

*Includes Commercial, Service, Office, Medical, Institutional, Government, Industrial and Warehouse.

Data Source: Johnston County Tax Parcels, LandDesign
NOTE: Vacant and agricultural lands not included in percentages shown above

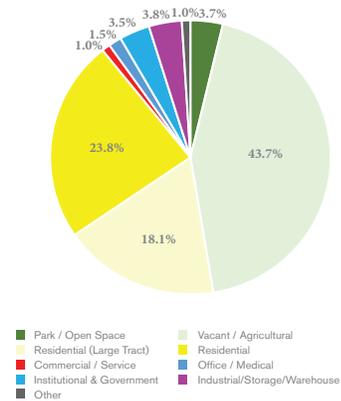
- The majority of land in the Clayton study area (Town limits + ETJ) is in residential uses (41.5%).
- The majority of single-family residential properties are less than 0.5 acres in size. These parcels account for only 5% of the land area but make up 32% of all property values.
- Vacant land comprises 38.7% of the total area.
- Office, medical, institutional and government uses make up 5.9%, industrial uses account for 3.7%, commercial and service uses account for 0.9% of the total area.
- Parks and open space (including common areas and cemeteries) constitute 3.6%.

EXISTING LAND USE

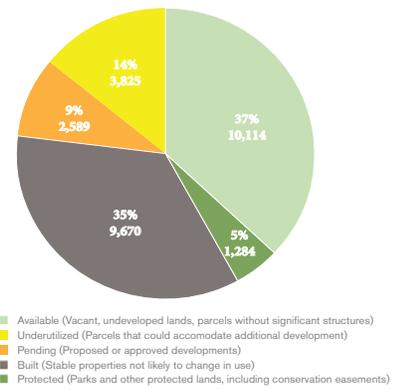


Data Source: Johnston County Tax Parcels, LandDesign

EXISTING LAND USES



LAND SUPPLY (ACRES, PERCENT)



Appendix E: Public Meeting Materials

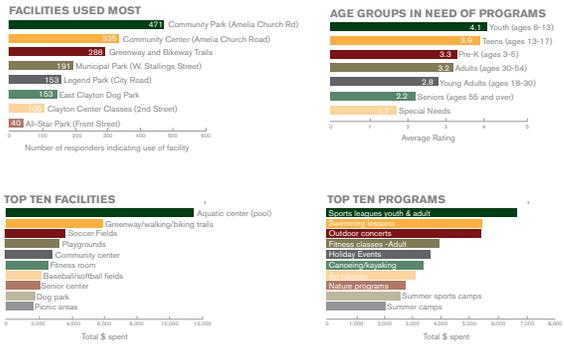


TODAY

In the Town of Clayton Planning Area, there are currently:

-  **242 ACRES** of parkland existing
-  **187 ACRES** planned
-  **8.5 MILES** of greenway existing
-  **2.5 MILES** under construction

SURVEY RESPONSES FROM PARKS AND RECREATION COMPREHENSIVE PLAN UPDATE (2013)



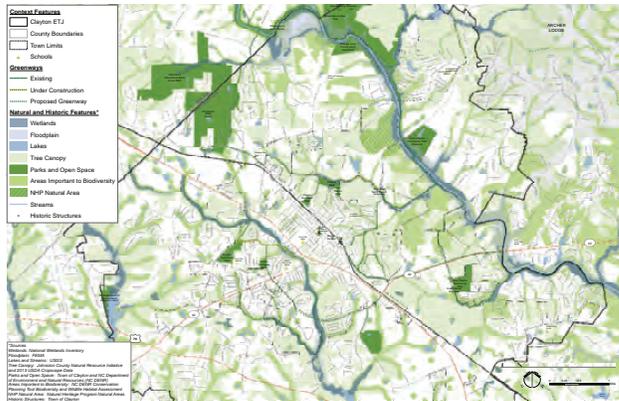
IMPACT

Communities with access to parks and recreation facilities enjoy the following benefits:

- | | | |
|---|--|--|
|  ENVIRONMENTAL |  ECONOMIC |  SOCIAL |
| <ul style="list-style-type: none"> ↑ Air quality ↑ Water quality ↑ Wildlife habitat ↓ Heat island effect ↑ Comfort | <ul style="list-style-type: none"> ↑ Property values ↑ Direct use value ↑ Tourism value | <ul style="list-style-type: none"> ↑ Community cohesion ↑ Health ↓ Obesity ↑ Education |

INVENTORY

PARKS AND NATURAL RESOURCES

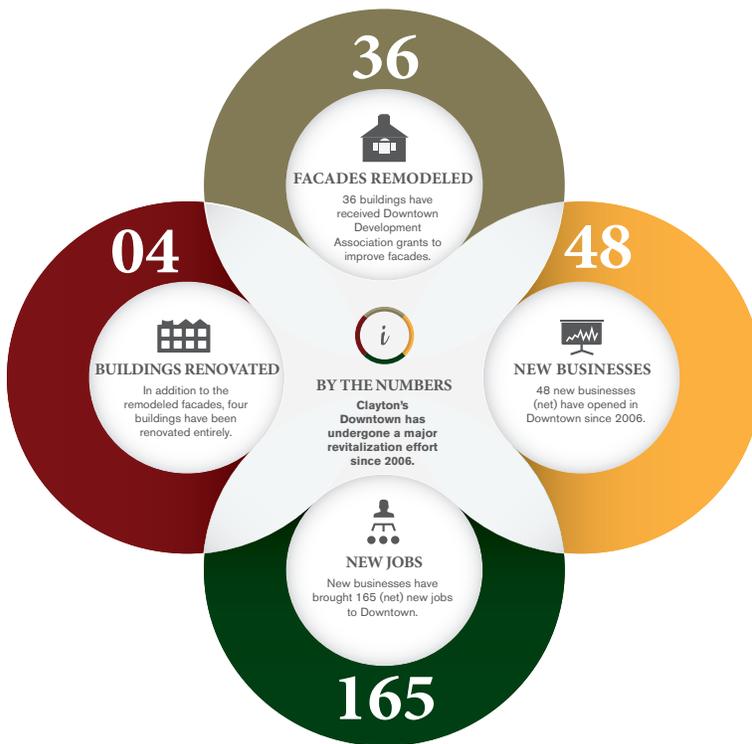


Data Sources: Town of Clayton, Department of Environment and Natural Resources, Fish and Wildlife, USGS, LandDesign

Appendix E: Public Meeting Materials



ACHIEVEMENTS



INVESTMENTS 2008-2014



This resurgence of downtown is largely due to the focused efforts of the Town of Clayton and Downtown Development Association (DDA). The Town and DDA administer a number of programs to promote development and redevelopment. These programs include:

- Clayton Downtown Redevelopment Incentive Grant (CDRIG)
- Downtown Façade Improvement Grant (FIG)

Data Sources: Downtown Development Association Main Street Statistics 2014

Case Studies

CASE STUDY 1

Hickory Inspiring Spaces

For decades, Hickory, NC enjoyed a worldwide reputation for being a leading source of quality furniture. However, the loss of manufacturing jobs due to the relocation of production to overseas facilities has led to the City's economic decline. City leaders determined that significant public investments were needed for Hickory to become economically competitive again, and a strategy for doing so was required if the City was going to be successful.

The Inspiring Spaces Master Plan identifies more than 50 projects that, if implemented, will produce both tangible and intangible benefits. The primary

objective is to spur economic development by enhancing the quality of life and the built environment; strengthening the City's identity, image, and sense of place; and preserving open space. To secure funding for project implementation, the City put a \$40M bond referendum on the November 2014 ballot. Though the planning process launched efforts to build public support, a citizen-led group called Boost Hickory increased support by touting the benefits of implementing the Inspiring Spaces Master Plan. Boost Hickory's campaign was effective; it resulted in over 60% voting in favor of the bonds.



CASE STUDY 2

Downtown Statesville Streetscape Improvement Project

Downtown Statesville, a district with a tax value in excess of \$100 million, is the business center as well as the cultural and historic heart of Iredell County. City leaders determined that downtown revitalization was necessary for maintaining or increasing the vitality of downtown. Those leaders understand that a vibrant downtown not only benefits who work or live there, but also offers a positive experience for those who come to shop, dine, attend church or an event, or to do business. As a major investment, the Downtown Statesville Streetscape Improvement Project underscores the City's commitment to the future of downtown.

According to the Downtown Statesville Development Corporation (DSDC), "the economic impact of Phase 1 of the Downtown Statesville Streetscape Improvement Project has been tremendous." The DSDC Director, Marin Tomlin, reported that the project has improved the quality of life in Statesville by providing an improved pedestrian environment and infrastructure enhancements. Pedestrian safety has also increased due to slower traffic and shorter crossing distances at crosswalks.

The City is encouraged by the private investments catalyzed by the expenditures made in public infrastructure. The improvements in Phase 1 have resulted in lower vacancy rates among commercial spaces. Nine new businesses now call Downtown Statesville home. The City sees these improvements as only an initial step toward the revitalization of Downtown, expecting the returns on these streetscape investments to continue and benefit future generations.



Appendix F: Case Studies

CASE STUDY 3

Walk{Mount Hope}

Mount Hope is a small town with big ideas, but they don't have the resources to implement a permanent wayfinding system. They sought out Walk [Your City] as a speedy, affordable alternative that encourages folks to walk when exploring the town's mile-long Main Street core. Early reports indicate that Walk [Mount Hope] has encouraged more walking and downtown exploration than before for both residents and visitors. Even more importantly, the campaign has boosted a sense of town spirit, as it "presented an opportunity for community building that maybe hasn't happened before." The energy Walk [Mount Hope] generated will hopefully be directed towards future town projects - and will serve as a model for other small towns looking to adopt the latest civic innovations.



CASE STUDY 4

Downtown Benson Residential Incentive Grant

Many of the buildings in downtown have multiple stories that are often underutilized. The recommended use for such opportunity is residential. Upper story residential opportunities do two things for the downtown community: initially it provides the downtown with permanent residents that will utilize the downtown businesses on a day to day basis; secondly it supplies an opportunity for rental property that is both attractive and affordable for a younger demographic. In addition to rehabilitation loans, tax credits and outside grant opportunities many municipalities offer a onetime grant. This grant should have a \$2,500 maximum amount and should be used

for up-fitting the upper floor(s) of any downtown commercial building for a residential tenant. This will be a 1:1 matching grant program. This grant may not be used for any other ground floor or upper floor use.

Grant amount: \$2500

Additional information:

<http://www.townofbenson.com/pdf/town-of-benson-development-incentive-toolbox.pdf>

CASE STUDY 5

Concord's Upper Floor Grant Program

The Upper Floor Grant Program was created to encourage investment in renovating and restoring upper floors of buildings within the Municipal Service District of downtown Concord. High priority is placed on expanding the usefulness of downtown properties for office and residential use.

Grant amount: \$2,500

Additional information:

<http://www.concorddowntown.com/TheCDDC/Grants.aspx>



CASE STUDY 6

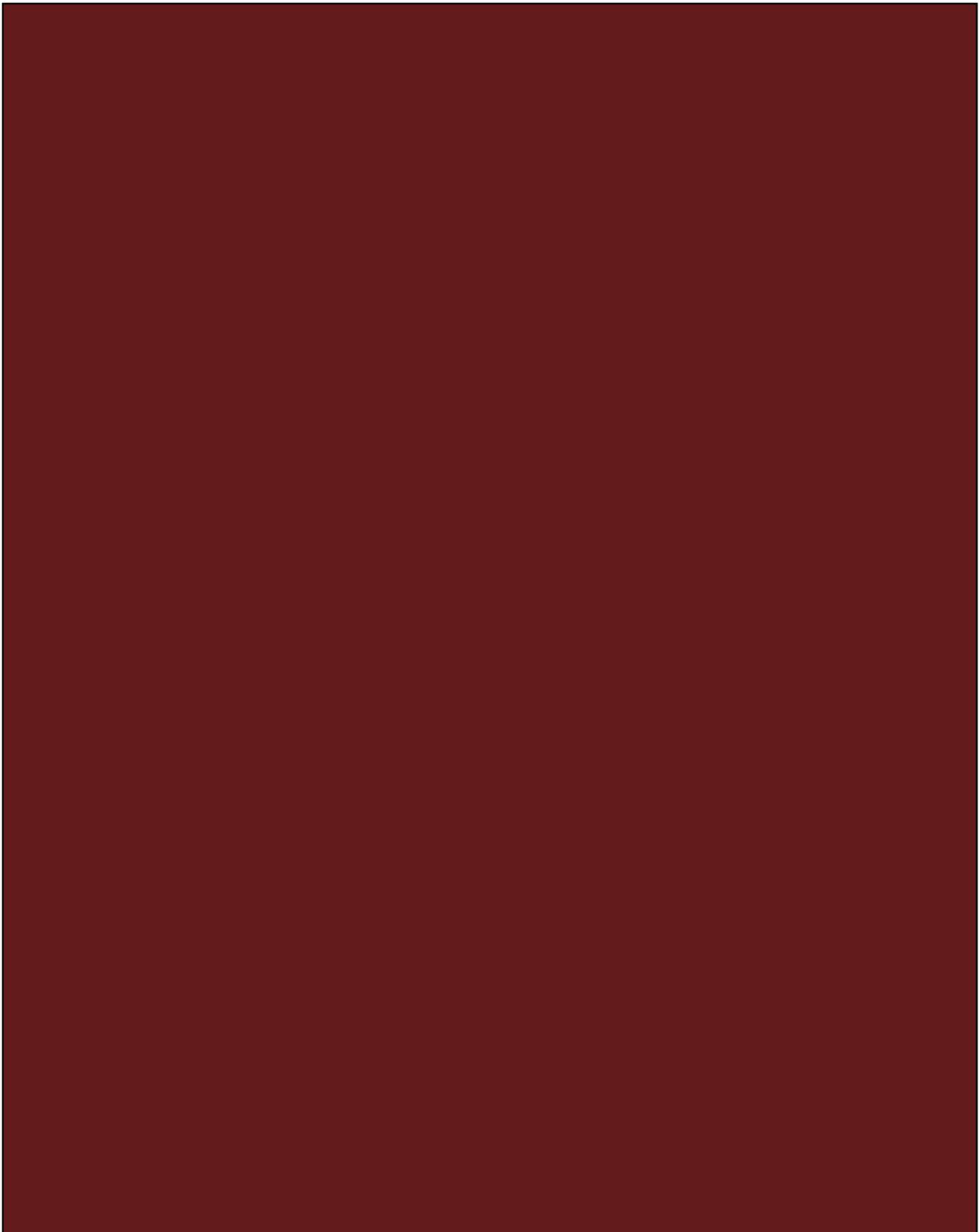
Knightdale's Water Allocation Policy

Knightdale's Water Allocation Policy is an example of an innovative approach to encouraging quality development that enhances the Town's tax base, increases infrastructure investment, promotes green development and improves access to amenities. A proposed development must obtain a certain number of points to receive a water allocation exceeding 250 gallons per day (a level necessary to support a single family home or limited business use). Points can be awarded

for preferred land uses, roadway improvements, gateway improvements, transit facilities, amenities (private greenways) and offsite (public) greenway improvements. See Knightdale's Ordinance for more details.

For More Information:

www.knightdalenc.gov/modules/showdocument.aspx?documentid=1661



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

AGENDA LOCATION:

Public Hearings

Meeting Date:

September 8, 2015

ITEM TITLE:

RZ 2014-21 - Rezoning - Gordon Tract

DESCRIPTION:

Applicant is requesting to rezone 61.29 acres located east of Glen Laurel Rd., from Residential Estate - R-E (Town) and Agricultural Residential -AR (County) to Residential-8 - R-8

POTENTIAL ACTION:

Other

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Presentation & Public Hearing Set for September 8, 2015

Information Provided:

Staff Report

Date:

Action Taken:

Information Provided:

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

AGENDA LOCATION:

Public Hearings

Meeting Date:

September 8, 2015

ITEM TITLE:

Gordon Tract Subdivision - PSD 2014-95

DESCRIPTION:

Request for approval of major preliminary subdivision for a property located to the east of Glen Laurel Rd., between Vinson and Powhatan Roads.

POTENTIAL ACTION:

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Presentation & Set Public Hearing for September 8, 2015

Information Provided:

Staff Report + Planning Board Recommendation

Date:

Action Taken:

Information Provided:

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

AGENDA LOCATION:

Public Hearings

Meeting Date:

September 8, 2015

ITEM TITLE:

Brookside Rezoning - 15-22-01-RZ

DESCRIPTION:

Request to rezone 20.88 acres located east of Amelia Church Rd., between NC 42 W and Breeze Lane from R-10 t R-8

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Presentation & Public Hearing Set for September 8, 2015

Information Provided:

Staff Report + Planning Board Recommendation / Statement of Consistency

Date:

Action Taken:

Information Provided:



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
July 27, 2015

STAFF REPORT

Application Number: 15-22-01-RZ
Project Name: Brookside Rezoning

NC PIN / Tag #: 165801-17-0116 / 05g03003z
Town Limits/ETJ: Town Limits
Overlay: partially within Thoroughfare Overlay
Applicant: Dalton Engineering and Associates PA
Owner: Clayton NDJC LLC
Location: Northeast of the intersection of NC 42 Hwy West and Short Johnson Road (see map).

Public Noticing:

- Neighborhood meeting July 2, 2015
- Sign posted July 20, 2015
- Letters mailed prior to August 27, 2015
- Newspaper ad posted prior to August 25, 2015

REQUEST: Rezoning from Residential-10 to Residential-8.

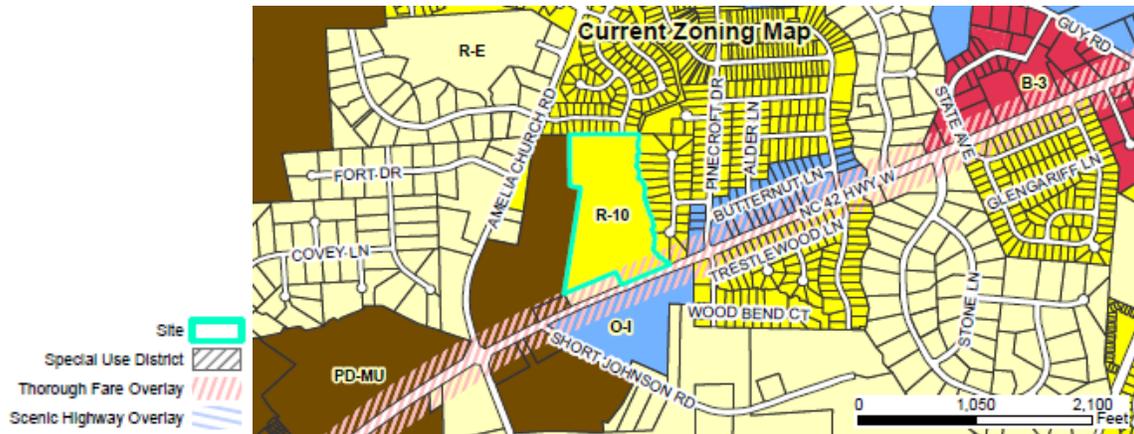
SITE DATA:

Acreage: 20.88 acres
Existing Use: Vacant



ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10	Residential
South	Office-Institutional	Church, and vacant land
East	Residential-10	Residential
West	Planned Development – Mixed Use	Vacant



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 22± acres from Residential-10 to Residential-8 in anticipation of development of a residential subdivision.



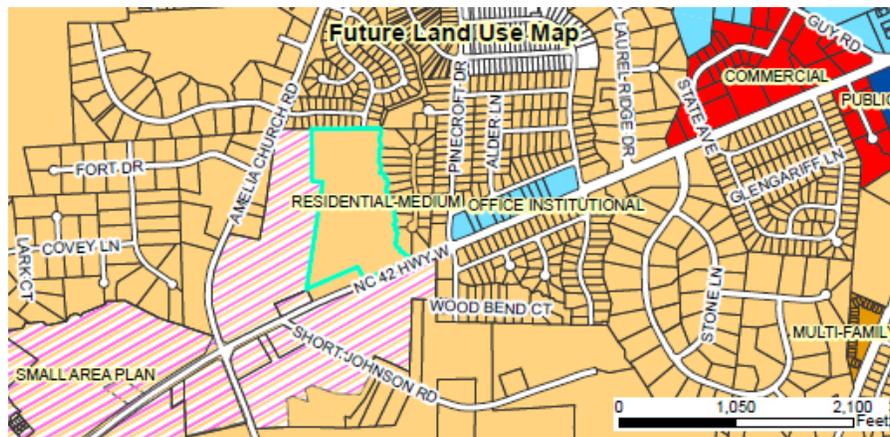
Compatibility with Surrounding Land Uses

The proposed zoning would be similar and compatible to uses that are surrounding the property. Parcels to the north and east are currently developed as residential subdivisions, which are compatible with the proposed zoning category. The parcels directly to the west and south are primarily vacant, but are currently zoned to allow more dense development than even Residential-8. The R-10 and R-8 zoning districts allow the exact same types of uses, so a change to R-8 would not affect the uses allowed in the neighborhood. The differences in lot sizes between the current and proposed zoning are shown below.

Conventional Subdivision Standards														
Zoning District	Unit Type	Lot Standards						Density (dwelling units / acre)	Minimum Setbacks (ft.)				Building Standards	
		Min. Site Area (Acres)	Min. Parcel Size (sq. ft.)	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Max Lot Coverage (%)	Max Impervious Surface (%)		Front	Side Interior	Side Street	Rear	Max. Height (ft.)	Min. Dwelling Unit Size (sq. ft)
R-10	Single Family	--	--	10,000	70	35	50	4	30	10	20	25	35	1,100
	Zero Lot Line	--	--	10,000	70	35	50	4	30	0	20	25	35	1,100
	Alley Loaded	--	--	10,000	70	35	50	4	30	10	10	25	35	1,100
	Two Family			12,000	Set by Special Use Process									
	Townhouse (2 units)			12,000										
	Townhouse (3+ units)			20,000										
	Apartments			20,000										
R-8	Single Family	--	--	8,000	60	35	55	5	25	10	15	25	35	1,100
	Zero Lot Line	--	--	8,000	60	35	55	5	25	0	15	25	35	1,100
	Alley Loaded	--	--	8,000	60	35	55	5	15	10	15	25	35	1,100
	Two Family			10,000	Set by Special Use Process									
	Townhouse (2 units)			10,000										
	Townhouse (3+ units)			20,000										
	Apartments			20,000										

Consistency with the Strategic Growth Plan

The 2008 Strategic Growth Plan designates this area as Residential Medium, surrounded by the same on the north and east. Residential Medium is compatible with the proposed R-8 zoning. The primary land use on the south and west is part of the Johnston County Medical Hospital / NC 42 West Small Area Plan, which envisions dense residential adjacent to this parcel, in the form of single family detached and townhomes. The intersection of Amelia Church Road and NC 42 Hwy West is seen as a potential neighborhood commercial center in the future, and more dense residential zoning in this area would be compatible with that type of development.



CONSIDERATIONS:

- Rezoning is 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.

FINDINGS:

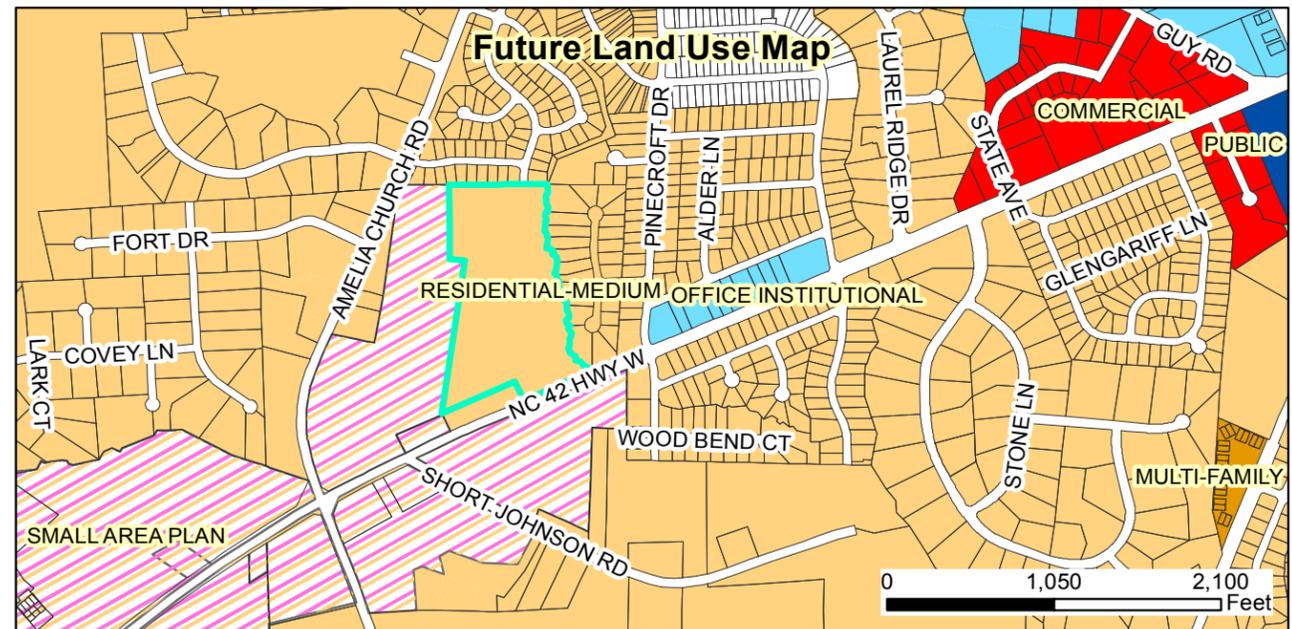
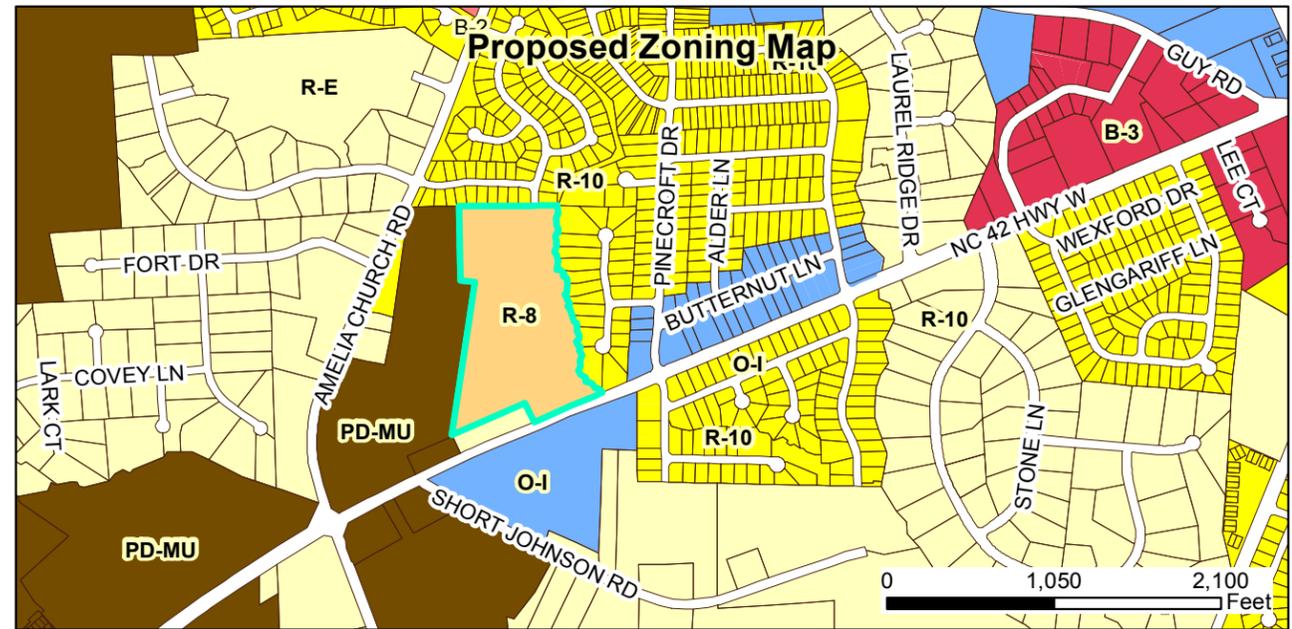
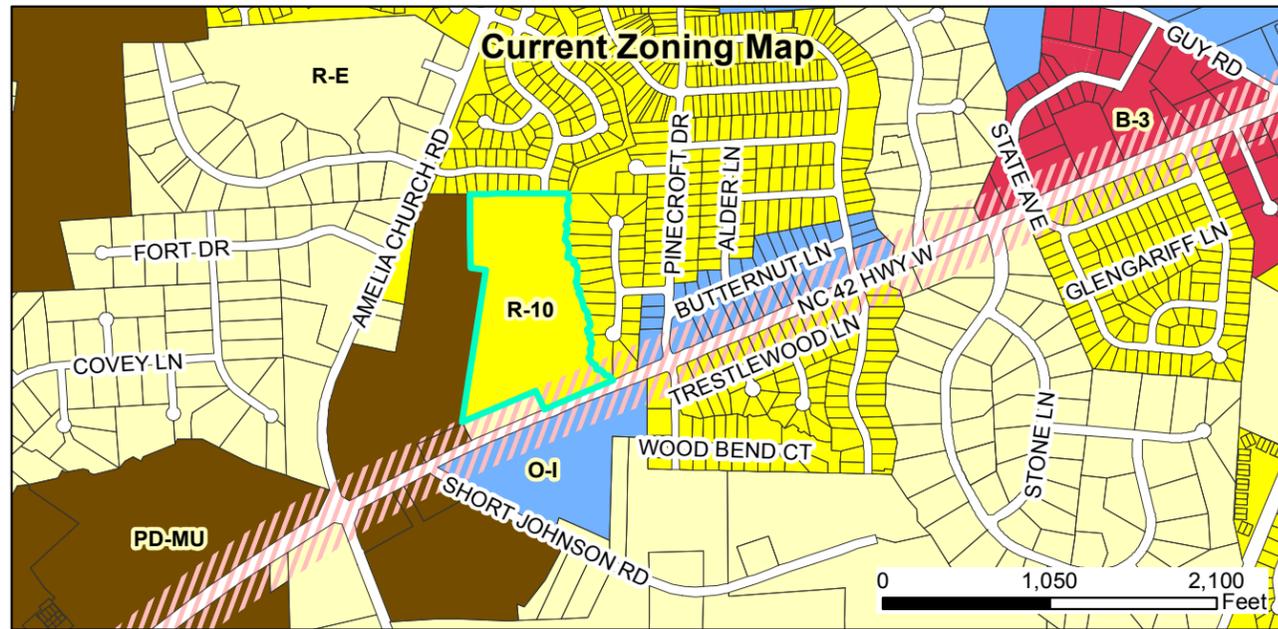
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcel.

ATTACHMENTS:

- 1) Staff Report Maps
- 2) Application
- 3) Neighborhood Meeting Materials



15-22-01-RZ - Brookside Rezoning
Request: Rezoning from R-10 to R-8 and subdivision
15-22-02-SUB - Brookside Subdivision
Request: 38-lot subdivision
 Applicant: Dalton Engineering and Associates PA
 Property Owner: Clayton NDJC LLC
 Parcel ID Number: 165801-17-0116
 Tag #: 05g03003z

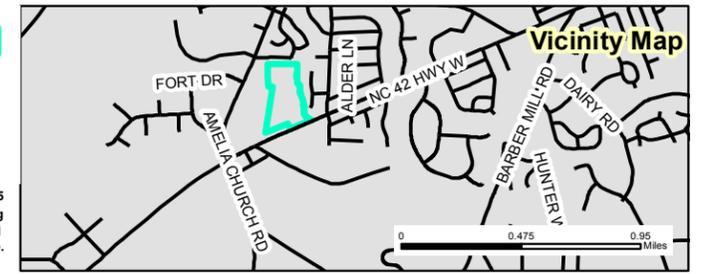


- Site
- Special Use District
- Thorough Fare Overlay
- Scenic Highway Overlay

07/15/2015

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

Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-22-01-RZ Brookside Rezoning\Maps\Staff Rpt Map - 15-22-01-RZ - Brookside.mxd





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: Brookside Subdivision Acreage of Property: 20.88 acres
 Parcel ID Number: 05G03003Z Tax ID: 165801-17-0116
 Deed Book: 04395 Deed Page(s): 0478
 Address: PO Box 189, Clayton, NC 27528
 Location: NC Highway 42 West, Clayton, NC 27520

Existing Use: Agriculture Proposed Use: Residential Subdivision

Existing Zoning District: R-10

Requested Zoning District R-8 Conventional Subdivision

Is project within a Planned Development: Yes No

Planned Development District (if applicable): n/a

Is project within an Overlay District: Yes No

Overlay District (if applicable): Municipal Transition District

FOR OFFICE USE ONLY

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

OWNER INFORMATION:

Name: Clayton NDJC LLC
Mailing Address: PO Box 189, Clayton, NC 27528
Phone Number: 919-345-6729 **Fax:**
Email Address: nathan@nlevans.com

APPLICANT INFORMATION:

Applicant: Dalton Engineering & Associates, P.A.
Mailing Address: Post Office Box 426 Clayton, NC 27528
Phone Number: (919) 550-4740 **Fax:** (919) 550-4741
Contact Person: Jonathan Barnes
Email Address: jbarnes@daltonengineering.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 Owners of subject properties are requesting the rezoning of approximately 20.88 acres to R-8.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The subject property is proposed to be zoned R-8 Conventional Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.

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

The subject property is proposed to be zoned R-8 Conventional Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.

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

The subject property is proposed to be zoned R-8 Conventional Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.

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 capacity of public facilities in the area is adequate to support the proposed use of the anticipated development.

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

The subject property is proposed to be zoned R-8 Conventional Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.

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 subject property is proposed to be zoned R-8 Conventional Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.
No adverse effects upon adjoining properties are expected.

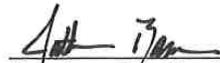
7. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The development of this property would be beneficial to the Town of Clayton as well as surrounding area.

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.

DALTON ENGINEERING
AND ASSOCIATES, P.A.
JONATHAN BARNES
Print Name


Signature of Applicant

6/1/15
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Brookside 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. 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
165801-06-1681	Marie A. Hargis & Wallace D. Aiken	1863 Guy Road, Clayton, NC 27520
165801-07-3788	Christopher L. Earp & Tammy S. Carroll	1033 Breeze Lane, Clayton, NC 27520-3769
165801-07-4759	Joel B. & Holly D. Little	1029 Breeze Lane, Clayton, NC 27520
165801-07-5719	Jason M. & Meredith B. Karr	1025 Breeze Lane, Clayton, NC 27520
165801-07-5880	John W. & Mattie Hawkins	1021 Breeze Lane, Clayton, NC 27520
165801-07-6749	Charlie L. & Stephanie L. James	138 Parkdale Lane, Clayton, NC 27520
165801-07-7719	Timothy L. & Joyce A. Ballard	1918 Parkside Village Drive, Clayton, NC 27520-4145
165801-07-7789	Michael R. Snodgrass	1009 Breeze Lane, Clayton, NC 27520-3769
165801-07-8749	Robert Mutone, Jr. & Jill K. Mutone	1005 Breeze Lane, Clayton, NC 27520
165801-07-9718	Linda M. Lang	1001 Breeze Lane, Clayton, NC 27520
165801-17-0758	Charles & Heather Long	5005 Satinwood Drive, Clayton, NC 27520
165801-17-1844	Wynston Homeowners Assoc. Inc.	3739 National Drive, Suite 101, Raleigh, NC 27612
16801-17-3803	Toni M. Hutto	109 Roundtree Court, Clayton, NC 27520-4421
165801-17-3732	Brandi H. & Kyle S. Robertson	101 Ferndale Court, Clayton, NC 27520-6934
165801-17-3539	Richard B. Lowry	89 Ferndale Court, Clayton, NC 27520-6931
165801-17-3521	William G. & Cynthia L. Graham	73 Ferndale Court, Clayton, NC 27520-6931
165801-17-3433	Benjamin G. & Garrietta H. Proutey	57 Ferndale Court, Clayton, NC 27520-6931

ADJACENT PROPERTY OWNERS LIST

Project Name: Brookside 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. 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
165801-17-3346	Suzanne L. Fitzgerald	41 Ferndale Court, Clayton, NC 27520-6931
165801-17-3268	Doris R. Lindsay	27 Ferndale Court, Clayton, NC 27520-6931
165801-17-3271	Timothy F. Donehoo	58 Chardonney Drive, Clayton, NC 27520-9613
165801-17-3184	Becky B. Batts	8 Potted Plant Court, Clayton, NC 27520-6935
165801-17-3097	Alvin L. & Sarah T. Bailey	26 Potted Plant Court, Clayton, NC 27520-6935
165801-16-4907	On Top Building Company, LLC	101 Ferndale Court, Clayton, NC 27520-6934
165801-16-4709	Cari & Alan Braswell	1257 Grovewood Drive, Clayton, NC 27520-7297
165801-16-5763	John L. & Carol A. Troeger	71 Potted Plant Court, Clayton, NC 27520
165801-16-0020	West Clayton Church of God	PO Box 777, Clayton, NC 27528-0777
165801-06-7398	Pensco Trust Company, FBO Michael Edwards	PO Box 173859, Denver, CO 80217-3859
165801-06-4221	Jose & Thommasina Boya	100 Chapel Fields Lane, Garner, NC 27529



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: BROOKSIDE SUBDIVISION Address or PIN #: 165801 - 17 - 0116

AGENT/APPLICANT INFORMATION:

DALTON ENGINEERING
AND ASSOCIATES, P.A.
 (Name - type, print clearly)

P.O. Box 426
 (Address)
CLAYTON, NC 27528
 (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*):

MAJOR SUBDIVISION APPLICATION
REZONING APPLICATION

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

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

OWNER AUTHORIZATION:

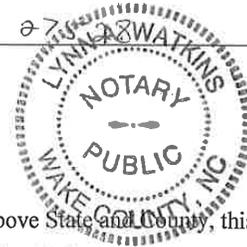
CLAYTON NOTC, LLC
BY: NATHAN EVANS, MGR/MOR
 (Name - type, print clearly)

PO Box 189,
 (Address)

CLAYTON NOTC, LLC
BY: [Signature]
 (Owner's Signature)

CLAYTON NC 27528
 (City, State, Zip)

STATE OF North Carolina
 COUNTY OF Wake



Sworn and subscribed before me Lynn A. Watkins, a Notary Public for the above State and County, this the 28 day of May, 2015.

SEAL

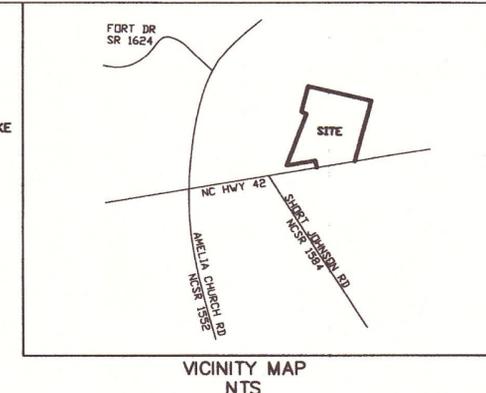
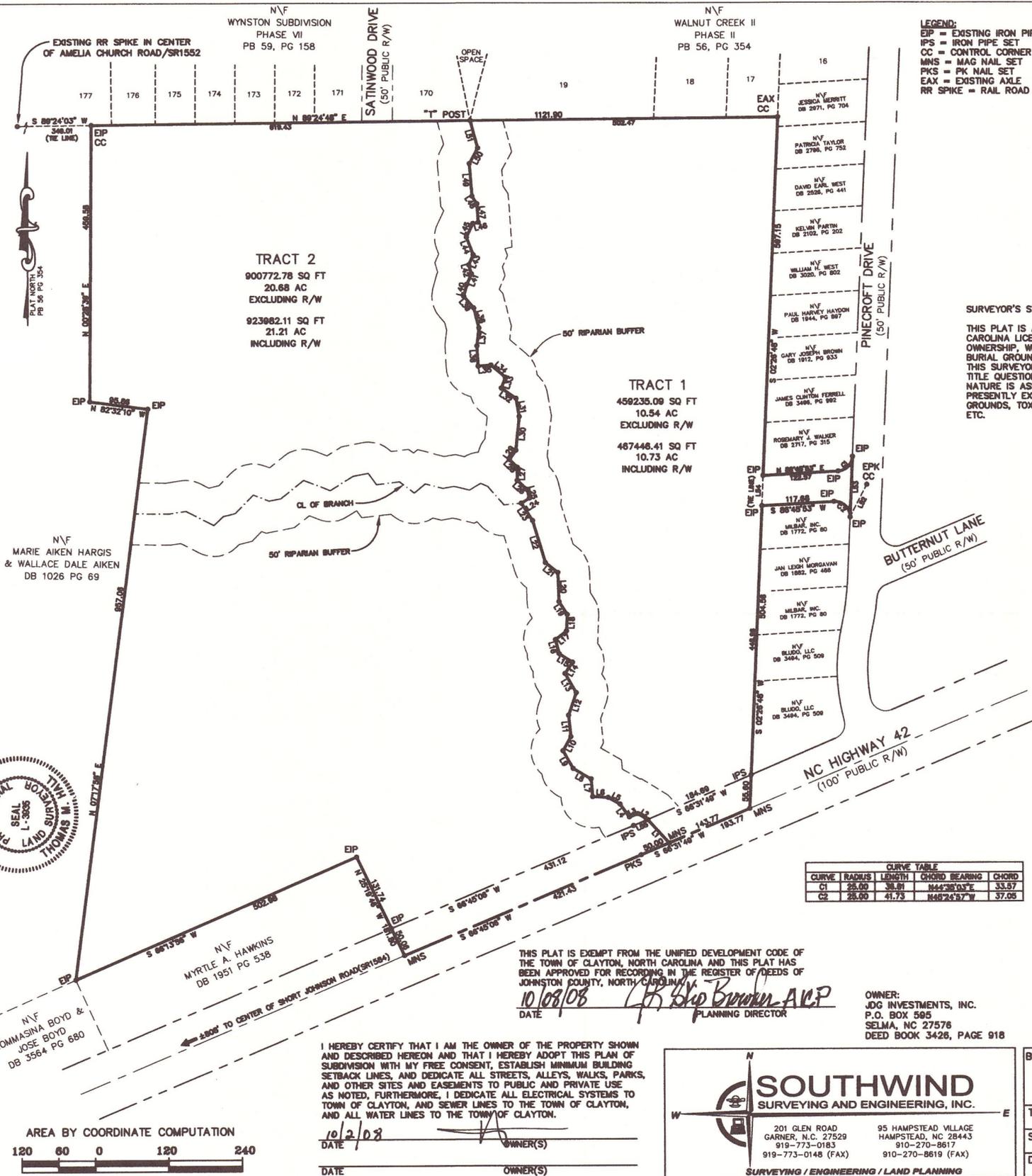
Lynn A. Watkins
 Notary Public

My Commission Expires: 12-7-2016

STATE OF NORTH CAROLINA, Johnston COUNTY
 Filed for Registration at 11:32:25 o'clock P M.
 on the 8 day of October, A.D. 2008
 Recorded in Map Book 144 Page 144 Side
Vraig Cline REGISTERED OF DEEDS

STATE OF NORTH CAROLINA
 COUNTY OF Johnston
Keith B. Hatch Review Officer of Johnston County
 certify that the map or plat to which this certification is
 affixed meets all statutory requirements for recording.
Keith B. Hatch REVIEW OFFICER
October 8, 2008 DATE

STATE OF NORTH CAROLINA, Johnston COUNTY
 I, Thomas M. Hall certify that this map was drawn
 under my supervision from an actual survey made under my supervision (deed
 description recorded in Book 3426, Page 595, etc.) (other)
 that the boundaries not surveyed are clearly defined as to location
 and that the ratio of precision as calculated is
1:20,000; that this plat was prepared in accordance with G.S. 47-30 as
 amended.
 Witness my original signature, registration number and seal this 2 day
of October, A.D., 2008
Thomas M. Hall L-3935
 Land Surveyor



SURVEYOR'S STATEMENT TO WHOM IT MAY CONCERN:

THIS PLAT IS A CORRECT REPRESENTATION OF LAND SURVEYED; HOWEVER A NORTH CAROLINA LICENSED ATTORNEY SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, ANY CEMETERIES OR FAMILY BURIAL GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THIS SURVEYOR BY THE RECENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THIS SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN, SUCH AS: CEMETERIES, FAMILY BURIAL GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, WETLANDS, AND OR FLOOD AREA, ETC.

NOTES:

NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.

THE SUBJECT PROPERTY DOES NOT APPEAR TO BE IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY NC FLOOD PLAIN MAPPING EFFECTIVE DATE DECEMBER 02, 2005. FEMA PANEL #3720165800 J.

IRON PIPES SET ALONG RUN OF CREEK

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	52.69	N41°31'36"W	L27	21.84	N07°25'52"E
L2	18.44	N87°36'47"W	L28	18.04	N44°32'10"W
L3	15.24	S89°01'38"W	L29	18.19	N38°04'46"E
L4	25.18	N34°38'06"W	L30	58.82	N08°01'28"E
L5	22.43	N82°52'49"W	L31	30.83	N08°43'43"W
L6	28.24	N87°08'37"W	L32	29.33	N64°18'39"W
L7	28.58	N04°48'00"W	L33	19.10	N82°21'42"E
L8	34.38	N88°27'44"W	L34	31.28	N48°04'38"W
L9	33.64	N28°20'42"W	L35	20.82	N84°34'38"W
L10	25.81	N83°09'58"E	L36	33.53	N02°59'08"W
L11	38.64	N83°09'54"E	L37	30.08	N08°29'05"E
L12	38.74	N18°48'00"E	L38	34.19	N14°58'48"W
L13	38.63	N30°04'38"W	L39	25.54	N32°58'51"W
L14	22.85	N33°18'47"E	L40	20.80	N14°38'18"E
L15	28.04	N88°32'47"W	L41	18.88	N22°18'55"E
L16	24.32	N14°58'24"W	L42	15.48	N18°04'40"W
L17	23.07	N81°38'18"E	L43	18.38	N27°40'13"E
L18	28.20	N02°28'48"E	L44	30.87	N21°02'07"W
L19	25.31	N31°42'80"W	L45	25.23	N34°58'32"E
L20	48.82	N01°31'36"W	L46	9.19	N77°35'11"E
L21	28.04	N81°18'32"W	L47	31.27	N03°31'53"W
L22	73.01	N18°28'28"W	L48	18.08	N32°35'44"W
L23	34.38	N32°29'11"W	L49	54.80	N04°18'18"W
L24	18.75	N08°18'48"E	L50	29.21	N28°01'40"E
L25	18.00	N13°07'38"W	L51	47.81	N18°08'50"W
L26	22.11	N47°28'04"W	L52	60.58	N28°18'22"E
			L53	100.48	S02°26'15"W
			L54	50.25	S02°28'48"W
			L55	25.31	S88°31'49"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28.00	38.81	N44°38'03"E	33.87
C2	28.00	41.73	N46°24'57"W	37.05

THIS PLAT IS EXEMPT FROM THE UNIFIED DEVELOPMENT CODE OF THE TOWN OF CLAYTON, NORTH CAROLINA AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY, NORTH CAROLINA.

10/2/08
Thomas M. Hall L-3935
 Land Surveyor

OWNER:
 JDC INVESTMENTS, INC.
 P.O. BOX 595
 SELMA, NC 27576
 DEED BOOK 3426, PAGE 918

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC AND PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS TO TOWN OF CLAYTON, AND SEWER LINES TO THE TOWN OF CLAYTON, AND ALL WATER LINES TO THE TOWN OF CLAYTON.

10/2/08
Thomas M. Hall
 DATE OWNER(S)

SOUTHWIND
 SURVEYING AND ENGINEERING, INC.

201 GLEN ROAD
 GARNER, N.C. 27529
 919-773-0183
 919-773-0148 (FAX)

95 HAMPSTEAD VILLAGE
 HAMPSTEAD, N.C. 28443
 910-270-8617
 910-270-8619 (FAX)

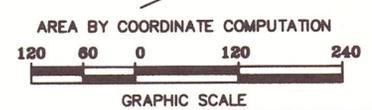
SURVEYING / ENGINEERING / LAND PLANNING

BOUNDARY SURVEY FOR:
WALNUT CREEK
PHASE III

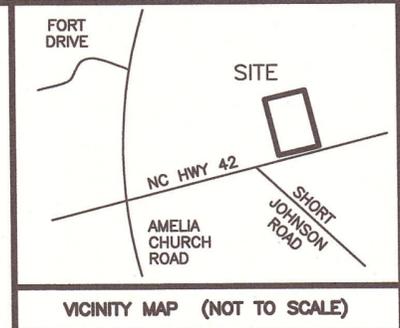
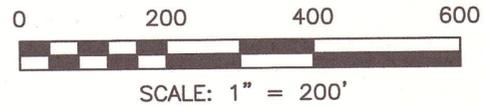
TOWNSHIP CLAYTON COUNTY JOHNSTON STATE NC

SURVEYED BY DC DRAWN BY PLJ

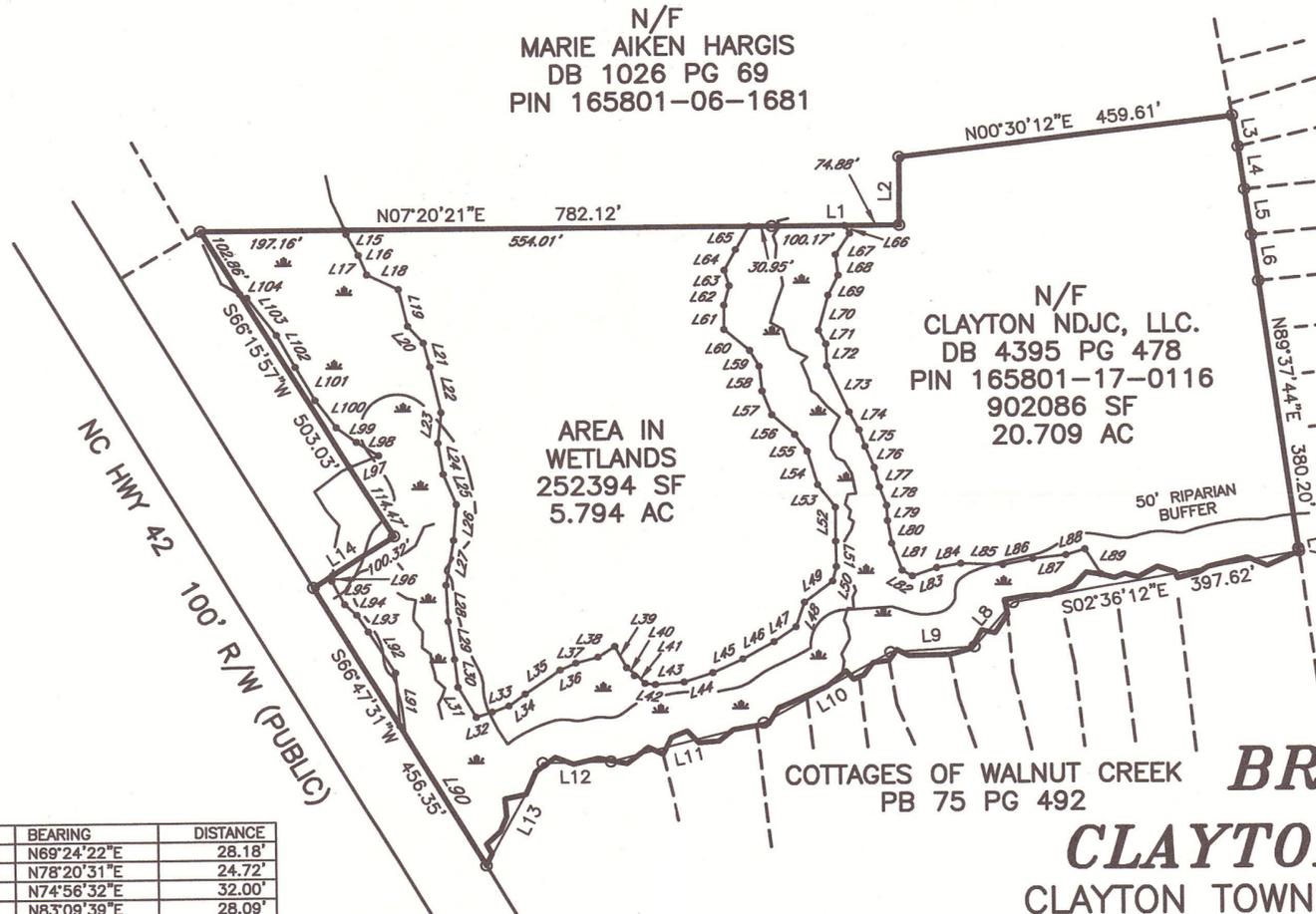
DATE 10-01-08 SCALE 1" = 120' DRAWING NO. 05-5011



LINE	BEARING	DISTANCE
L1	N07°21'59"E	175.05'
L2	N82°28'48"W	95.86'
L3	N87°47'43"E	44.28'
L4	N89°33'25"E	60.97'
L5	N89°32'31"E	65.03'
L6	N89°33'05"E	65.05'
L7	N85°45'36"E	4.18'
L8	S41°55'30"E	81.34'
L9	S03°46'02"W	116.04'
L10	S21°52'11"E	199.44'
L11	S06°34'30"E	217.56'
L12	S06°45'32"W	93.57'
L13	S53°51'42"E	163.71'
L14	N25°17'38"W	131.70'
L15	N76°00'05"E	6.34'
L16	N68°40'29"E	33.76'
L17	N75°19'40"E	29.73'
L18	N33°21'12"E	47.17'
L19	N83°57'37"E	53.08'
L20	N55°28'20"E	31.86'
L21	N82°56'09"E	34.71'
L22	N84°48'02"E	66.22'
L23	S76°14'33"E	42.47'
L24	N88°30'20"E	44.39'
L25	N75°40'37"E	46.48'
L26	S77°49'58"E	50.89'
L27	S72°57'20"E	63.95'
L28	S85°13'52"E	51.00'
L29	N88°46'02"E	53.97'
L30	S88°52'38"E	39.42'
L31	N67°02'46"E	48.97'
L32	N10°16'23"W	23.02'
L33	N12°14'44"W	24.39'
L34	N29°29'23"W	27.85'
L35	N27°10'21"W	58.92'
L36	N16°30'40"W	23.49'
L37	N07°54'54"W	31.39'
L38	N24°13'33"W	27.57'
L39	N69°19'16"E	33.85'
L40	N45°05'25"E	18.46'
L41	N55°08'59"E	15.46'
L42	N13°22'37"E	14.18'
L43	N03°20'03"E	40.13'
L44	N10°42'11"W	41.76'
L45	N17°45'02"W	45.57'
L46	N21°20'11"W	48.93'
L47	N27°18'42"W	36.80'
L48	N63°29'23"W	36.50'
L49	N29°34'41"W	48.87'
L50	N68°12'35"W	20.72'
L51	N83°26'30"W	35.83'
L52	N82°20'13"W	48.00'
L53	S61°02'27"W	40.28'
L54	S80°51'30"W	49.41'
L55	S61°08'51"W	29.13'
L56	S49°20'08"W	41.53'
L57	S76°09'08"W	36.09'
L58	N88°31'19"W	35.22'
L59	S68°04'30"W	25.70'
L60	S47°26'23"W	45.97'
L61	N82°15'52"W	33.78'
L62	N67°17'37"W	28.01'
L63	S80°59'06"W	22.85'
L64	N53°31'17"W	32.72'
L65	N52°36'18"W	37.66'
L66	N66°36'40"E	12.79'
L67	S48°55'14"E	35.51'
L68	S89°32'59"E	29.40'
L69	S55°36'33"E	31.09'
L70	S66°53'52"E	50.75'
L71	N69°26'36"E	21.73'
L72	S84°22'29"E	30.68'
L73	N72°54'43"E	72.07'
L74	N69°24'22"E	28.18'
L75	N78°20'31"E	24.72'
L76	N74°56'32"E	32.00'
L77	N83°09'39"E	28.09'
L78	N77°52'27"E	28.68'
L79	S85°25'18"E	21.46'
L80	N87°59'15"E	32.40'
L81	N77°13'56"E	40.99'
L82	N36°19'54"E	16.04'
L83	N11°11'42"W	35.04'
L84	N02°18'37"W	33.59'
L85	N09°38'49"E	57.64'
L86	N03°54'55"W	41.74'
L87	N00°56'28"E	45.62'
L88	N09°38'13"W	27.35'
L89	N66°07'50"E	41.60'
L90	S66°47'31"W	229.54'
L91	N86°31'51"W	74.26'
L92	S65°50'41"W	68.34'
L93	S64°37'45"W	28.34'
L94	S49°48'58"W	22.34'
L95	S69°35'02"W	37.14'
L96	N75°54'10"W	8.15'
L97	N15°13'29"W	42.64'
L98	S40°22'02"W	35.33'
L99	S44°08'08"W	34.18'
L100	S60°49'08"W	48.40'
L101	S67°50'37"W	53.42'
L102	S68°15'07"W	51.59'
L103	S59°58'35"W	65.99'
L104	S37°55'15"W	11.16'



N/F
 MARIE AIKEN HARGIS
 DB 1026 PG 69
 PIN 165801-06-1681



AREA IN
 WETLANDS
 252394 SF
 5.794 AC

N/F
 CLAYTON NDJC, LLC.
 DB 4395 PG 478
 PIN 165801-17-0116
 902086 SF
 20.709 AC

WYNSTON SUBDIVISION
 PHASE SEVEN
 PB 59 PG 158

NOTE: RUN OF CREEK IS PROPERTY
 LINE. L8-L13 ARE REFERENCE LINES
 ONLY

COTTAGES OF WALNUT CREEK
 PB 75 PG 492

BOUNDARY MAP
 OF
BROOKSIDE
 FOR
CLAYTON NDJC, LLC.
 CLAYTON TOWNSHIP, JOHNSTON COUNTY
 NORTH CAROLINA
 APRIL 14, 2015

LINE	BEARING	DISTANCE
L74	N69°24'22"E	28.18'
L75	N78°20'31"E	24.72'
L76	N74°56'32"E	32.00'
L77	N83°09'39"E	28.09'
L78	N77°52'27"E	28.68'
L79	S85°25'18"E	21.46'
L80	N87°59'15"E	32.40'
L81	N77°13'56"E	40.99'
L82	N36°19'54"E	16.04'
L83	N11°11'42"W	35.04'
L84	N02°18'37"W	33.59'
L85	N09°38'49"E	57.64'
L86	N03°54'55"W	41.74'
L87	N00°56'28"E	45.62'
L88	N09°38'13"W	27.35'
L89	N66°07'50"E	41.60'
L90	S66°47'31"W	229.54'
L91	N86°31'51"W	74.26'
L92	S65°50'41"W	68.34'
L93	S64°37'45"W	28.34'

LINE	BEARING	DISTANCE
L94	S49°48'58"W	22.34'
L95	S69°35'02"W	37.14'
L96	N75°54'10"W	8.15'
L97	N15°13'29"W	42.64'
L98	S40°22'02"W	35.33'
L99	S44°08'08"W	34.18'
L100	S60°49'08"W	48.40'
L101	S67°50'37"W	53.42'
L102	S68°15'07"W	51.59'
L103	S59°58'35"W	65.99'
L104	S37°55'15"W	11.16'

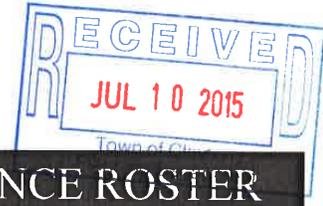
SURVEYED BY:
 DRAWN BY:
 CHECKED BY:
 DRAWING NAME:
 SURVEY DATE:
 JOB NO.

TRUE LINE SURVEYING, P.C.

205 WEST MAIN STREET
 CLAYTON, N.C. 27520
 TELEPHONE: (919) 359-0427
 FAX: (919) 359-0428
 www.truelinesurveying.com

C-1859

BROOKSIDE



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering and Associates, P.A.

Location/Date: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC / 7/2/15

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC
2	DURWOOD HARGIS	1863 GUY RD, CLAYTON, N.C.
3	Luve Long	5005 satinwood Dr Clayton
4	John Troeger	71 Potted Plant Ct
5	Eric Ballard	1013 Breeze Ln
6	Chris Carp	1033 Breeze Ln.
7	John Hastings	1021 Breeze Lane
8	Jason Kerr	1025 Breeze Lane
9	CAROL TROEGER	71 POTTED PLANT CT
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [Signature]

Date of Meeting: 7/2/15 Time of Meeting: 6:00 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC

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.

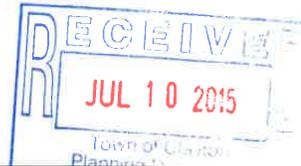
Eric Sallard

- Wynston neighborhood entrance should not be an entrance for another neighborhood. We pay dues & maintain the entrance.
- construction traffic is a huge concern & will have a large impact on Breeze Lane.
- Would this new community be interested in joining the Wynston HOA & have use of our pool etc.?
- Will this be a gated community?
- adding about 75 cars coming in and out of Breeze lane is a huge concern. (38 houses = about 1 1/2 cars per house).
- what if any space will be between the "Street B" & Breeze Lane? ie. how close will fences be?
- What, if any, trees or bushes will be between "Street B" & Breeze Lane?
- School buses will ~~be~~ increase in traffic as well as delivery vehicles.

PUNWOOD HARBOR

→ STUBBING STREETS TO COMMERCIAL PROPERTY IS PROBLEMATIC TO OWNERS

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



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [Handwritten Signature]

Date of Meeting: 7/2/15 Time of Meeting: 6:00 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC

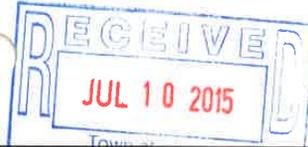
Meeting Summary/Minutes: provide a summary of the discussion held at the meeting, including issues raised and any changes made by the applicant as a result of the meeting.

Eric Ballard

-allowing the houses to be built with only a min. of 25' to the property line is a huge concern as this is really close to Breeze Ln houses-

Multiple horizontal lines for writing the meeting summary.

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



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [Handwritten Signature]

Date of Meeting: 7/2/15 Time of Meeting: 6:00 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC

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.

John W. Hanks

I object to the proposed development. The traffic down Breeze Lane for the 38 proposed houses will result in tremendous safety concerns for the neighborhood children who play in ^{our} front yards and walk along the streets from school. Further, the noise from the extra traffic will greatly affect the neighborhood's home values. The construction traffic, dust, & noise will be unduly burdensome. There are only sidewalks on one side of the street on the street in WYNSTON, including Breeze Lane. The increased traffic passing each other, especially the construction traffic, will be extremely disruptive. I'm also extremely concerned about the effect on the stream passing across the property. The rail track will

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

November 2014

create a major congested area. no buffer is planned next to the current WYNSTON sub-division,

Page 6 of 18

Dalton Engineering

and Associates, P.A.
446 East Main Street
Post Office Box 426
Clayton, NC 27528

(919) 550-4740
Fax (919) 550-4741



PROJECT NO. 14-032 PAGE NO. _____
PROJECT BROOKSIDE
CALCULATED BY JWB DATE 6/23/15
CHECKED BY _____ DATE _____
SUBJECT NOTE TO FILE

TIM BALLARD
1918 PARKSIDE VILLAGER DR
1013 BREEZE LN



NOTES :

1. WHO WILL MAINTAIN FENCE ON THE REAR OF HIS PROPERTY ?
2. WHO WILL MAINTAIN THE AREA BEHIND THE FENCE , ON THE REAR OF HIS PROPERTY ?

Dalton Engineering
and Associates, P.A.

Neighborhood
meeting letters for
Brookside



June 19, 2015

165801-06-1681
Marie A. Hargis and
Wallace D. Aiken
1863 Guy Road
Clayton, NC 27520

Dear Clayton Area Property Owners:

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 regulation, 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 the application, answer questions, and solicit comments.

Meeting Date: Thursday, July 2, 2015

Location: Dalton Engineering
446 East Main Street
Clayton, NC 27520

Time: 6:00 PM

Type of Application: Major Subdivision Application and Rezoning Application

General Description: The owners of the adjacent property are requesting approval to develop the parcel as a residential subdivision. The subdivision would consist of 38 single-family lots. Improvements would include curb and gutter streets with sidewalk and public water and sewer service provided by the Town of Clayton.

If you have any questions prior to or after this meeting, you may contact the Town of Clayton Planning Department at (919) 553-5002.

Thank you.


Jonathan Barnes
Dalton Engineering and Associates, P.A.
(919) 550-4740

CC: Town of Clayton Planning Dept.

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741

**TOWN OF CLAYTON
COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT**

15-22-01-RZ Brookside Rezoning

On July 27, 2015 the Planning Board heard the above-referenced request and made the following vote:

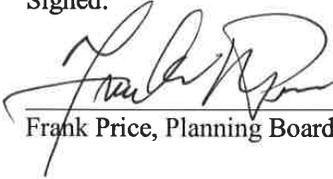
Recommendation to the Town Council to

approve the request;

deny the request.

Recommendation(s) made this 27 day of July 2015 while in regular session.

Signed:



Frank Price, Planning Board Chair

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT

15-22-01-RZ, Brookside 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 above referenced zoning amendment is reasonable and in the public interest.

**COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT
(Rezoning)**

After considering the recommendations of the Planning Board and Planning Director, I move to **[approve OR deny] RZ 15-22-01 (Brookside)**

[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**

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 Residential-8 (R-8) zone the property described below, said property formerly being zoned Residential-10 (R-10); and

WHEREAS said property is owned by Clayton NDJC LLC; 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 September 8, 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 Residential-8 (R-8) zone the following described property:

General Description:

Approximately 22 acres northeast of the intersection of NC 42 Highway West and Short Johnson Road.

Specific Description:

NC Parcel Identification Number: 165801-17-0116 / 05g03003z

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Residential-8 (R-8) 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 by the Clayton Town Council this 8th day of September, 2015,
while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC
Town Clerk

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

AGENDA LOCATION:

Public Hearings

Meeting Date:

September 8, 2015

ITEM TITLE:

Brookside Subdivision - 15-22-02-SUB

DESCRIPTION:

Request approval for major preliminary subdivision for property located east of Amelia Church Road, between NC 42 W and Breeze Lane

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Presentation & Set Public Hearing for September 8, 2015

Information Provided:

Staff Report + Planning Board Recommendation

Date:

Action Taken:

Information Provided:



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
July 27, 2015

STAFF REPORT

Application Number: 15-22-02-SUB
Project Name: Brookside Subdivision

NC PIN / Tag #: 165801-17-0116 / 05g03003z
Town Limits/ETJ: Town Limits
Overlay: partially within Thoroughfare Overlay
Applicant: Dalton Engineering and Associates PA
Owner: Clayton NDJC LLC
Location: Northeast of the intersection of NC 42 Hwy West and Short Johnson Road (see map).

Public Noticing:

- Neighborhood meeting July 2, 2015
- Sign posted July 20, 2015
- Letters mailed prior to August 27, 2015
- Newspaper ad posted prior to August 25, 2015

REQUEST: Conventional subdivision with 38 single family detached homes. (Rezoning running concurrently.)

SITE DATA:

Acreage: 20.88 acres
Existing Use: Vacant



DEVELOPMENT DATA:

Proposed Use(s):	Single family detached residential
Buildings:	38 dwellings
Proposed density:	1.8 units per acre
Number of Stories:	Maximum height of 35 feet
Minimum lot area:	8,000 square feet
Impervious Surface:	Maximum 55%
Required Parking:	2 spaces per unit
Proposed Parking:	2 spaces per unit
Fire Protection:	Town of Clayton
Access/Streets:	One access point on Satinwood Drive from the subdivision to the north, with two stub-out roads within the development for future access to the west. No access is proposed along NC 42 Hwy West.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Undetermined

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting to develop a 38-unit single-family residential subdivision. A concurrent rezoning is requesting a rezoning of the parcel to Residential-8. The subdivision being proposed is a conventional subdivision.



Compatibility with Surrounding Land Uses

The proposed development would be similar and compatible to uses that are surrounding the property. Parcels to the north and east are currently developed as residential subdivisions, which are compatible with the proposed zoning category and density. The parcels directly to the west and south are primarily vacant, but are currently zoned to allow more dense development than even Residential-8. The R-10 and R-8 zoning districts allow the exact same types of uses.

The minimum lot size in a R-8 subdivision is 8,000 square feet (sqft). The proposed development will have a minimum parcel size of 9,064 sqft, and only two parcels are less than 10,000 sqft. The maximum parcel size proposed is 60,120 sqft.

Consistency with Adopted Plans and Overlays:

- **Consistency with the Strategic Growth Plan**

The 2008 Strategic Growth Plan designates this area as Residential Medium, surrounded by the same on the north and east. The primary land use on the south and west is part of the Johnston County Medical Hospital / NC 42 West Small Area Plan, which envisions dense residential and multi-family residential adjacent to this parcel. The intersection of Amelia Church Road and NC 42 Hwy West is seen as a potential neighborhood commercial center in the future, and more residential development in this area would be compatible with that type of future development.

- **Unified Development Code**

The proposed development is consistent with the Unified Development Code (UDC). Individual lot development specifications including building placement, driveway placement, etc. are required to meet all Town standards and be consistent with the provisions of the approved Master Plan.

- **Consistency with Overlays**

A portion of this parcel is within the Thoroughfare Overlay, which requires additional landscaping plantings within a certain distance of major roadways. NC 42 Highway West is one of these roadways. The developer is proposing to leave the land in its current, wooded, undisturbed state within the area covered by this overlay. Staff agrees that this satisfies the intent of the overlay.

Landscaping and Buffering

A required Class A landscape buffer is provided along the portions of this development that back up to Residential-10 zoned neighborhoods. The appropriate Resource Conservation Areas have been provided along riparian areas and jurisdictional wetlands. This buffer along the east and south is functioning as the Class A buffer in those locations. Staff supports the incorporation of natural, existing vegetation.

Recreation and Open Space

This conventional subdivision will be paying fee-in-lieu for recreation. No common open space or active recreation are being provided on site.

Access/Streets:

The parcel has frontage along NC 42 Hwy West and a stub-out street (Satinwood Drive) connects to the subdivision from the north. The developer is proposing two stub-out streets to the west that would ultimately provide connectivity to Amelia Church Road, when this parcel is developed in the future. If a stub-out street

exists on a property line, adjacent parcels are generally required to maintain that connectivity if and when they develop in the future.

Initially, and until the parcel to the west is developed, all 38 lots within this development are proposed to be accessed by Satinwood Drive. Even counting the lots in the existing subdivision to the north, the lot count is still well below the 75 dwelling threshold upon which a secondary access point is required. Regardless of future access through the parcel to the west, there are no deficiencies with the proposed access to the subdivision. Once the additional connectivity occurs, travel upon Satinwood Drive will be reduced. However, until the parcel to the west is developed and that connection is made, all access to Brookside will be via Satinwood Drive. Due to limited access and street length initially, the Fire Marshall has been consulted on fire hydrant placement and truck turning motions, and has determined that this design is acceptable, given the particulars of this proposed development. Staff also supports the single connection via Satinwood Drive as it was anticipated as a cross connection when the Wynston subdivision was developed. It should be noted that the developer has chosen not to cross the stream and wetland/riparian area stretching east-to-west along the southern portion of the property. Staff feels that the decision to not cross this buffer for access to NC 42 Hwy West eliminates a potential cross-thru from NC 42 Hwy West to Amelia Church Road and improves future spacing of driveway connections along this section of NC 42 Hwy West.

Multi-Modal Access

Sidewalks are provided along both sides of all streets and will extend fully around the cul-de-sacs. A 30-foot wide pedestrian/greenway easement is proposed from the southernmost cul-de-sac along the sewer easement to connect to NC 42 Hwy West. The developer is not proposing to build any pedestrian facilities within this easement or along NC 42 Hwy West, but the Town would be able to build a pedestrian facility at their discretion and expense in the future. Any pedestrian facility would require crossing the riparian buffer and stream in this area.

Waivers/Deviations/Variances from Code Requirements

None.

CONSIDERATIONS:

- Rezoning 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.

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:

Staff Report
15-22-02-SUB Brookside subdivision

If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision plan:

1. Conditions of approval shall be recorded on the site plan before final approval is granted.
2. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
3. 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.
4. All utility acreage and nutrient offset fees, and recreation and open space fees are due prior to plat recordation. Capacity fees shall be due prior to the issuance of each building permit.
5. Approved street names and addresses shall be applied to the plat prior to recording.
6. Resource conservation areas 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.
7. Homeowners Association (HOA) documents/covenants which provide for provide for the perpetual maintenance and management of all common facilities within the subdivision (i.e. – the mail kiosk area and entrance area) must be recorded prior to any plat recordation. Alternatively, these areas may be incorporated into the adjacent lot, with maintenance of any easements (i.e. – street trees, mail kiosk, traffic island) provided by the appropriate homeowner, at which point a HOA will not be relevant or necessary.

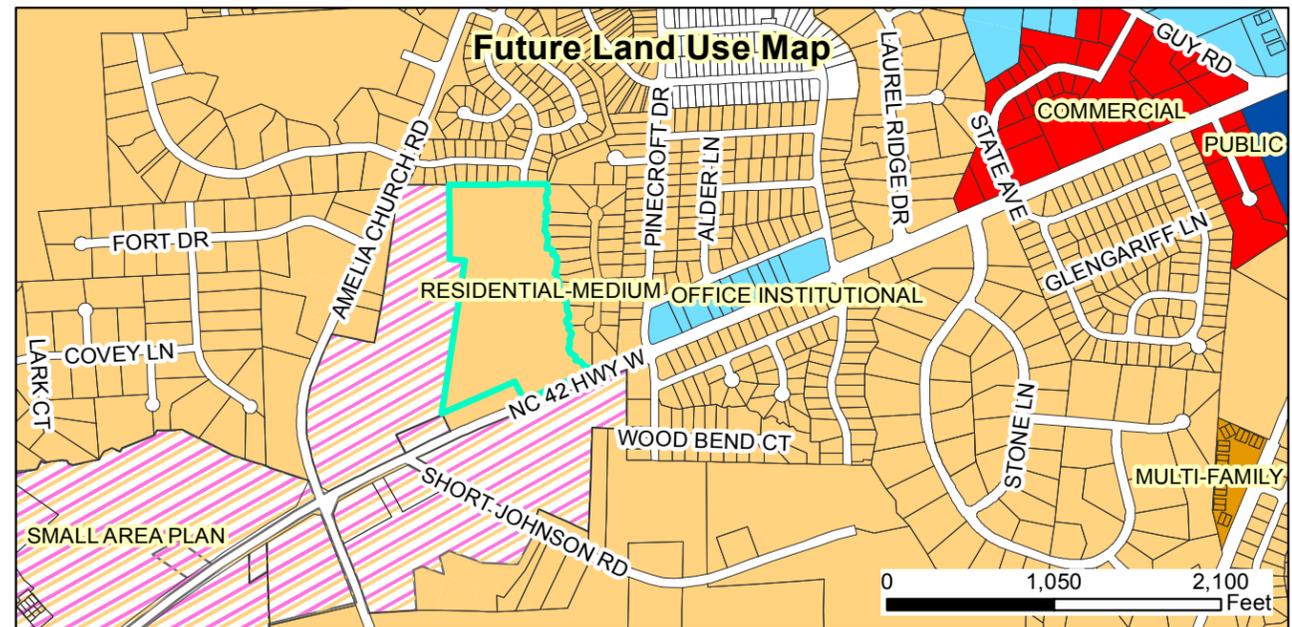
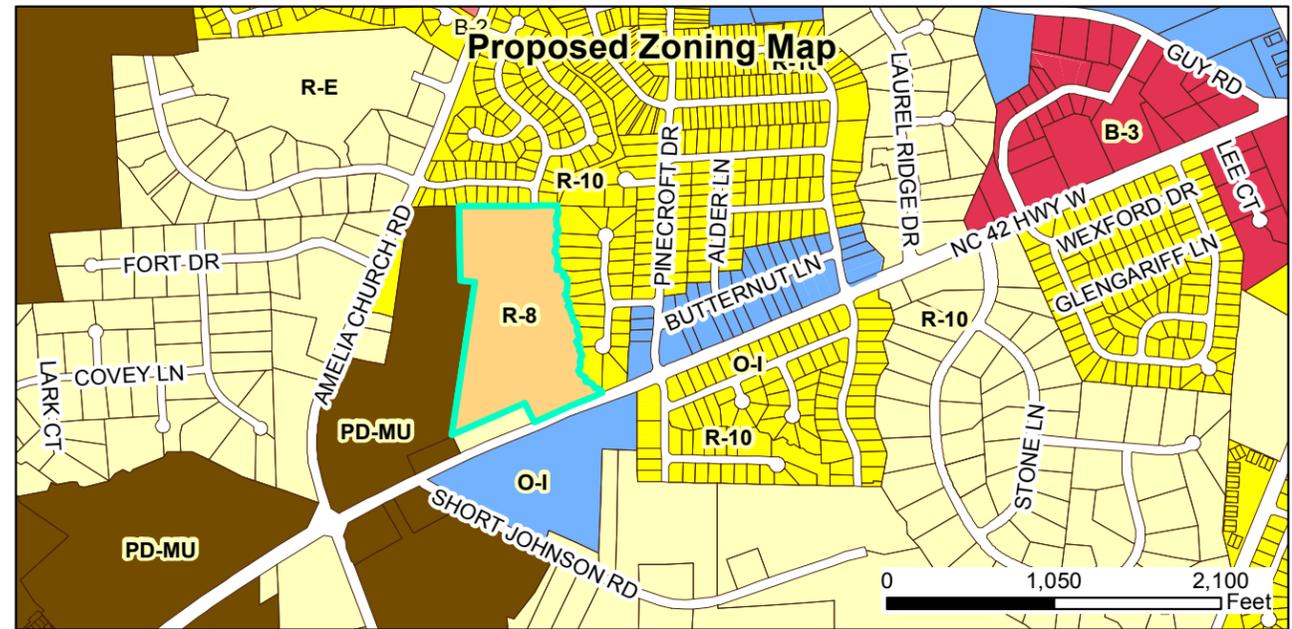
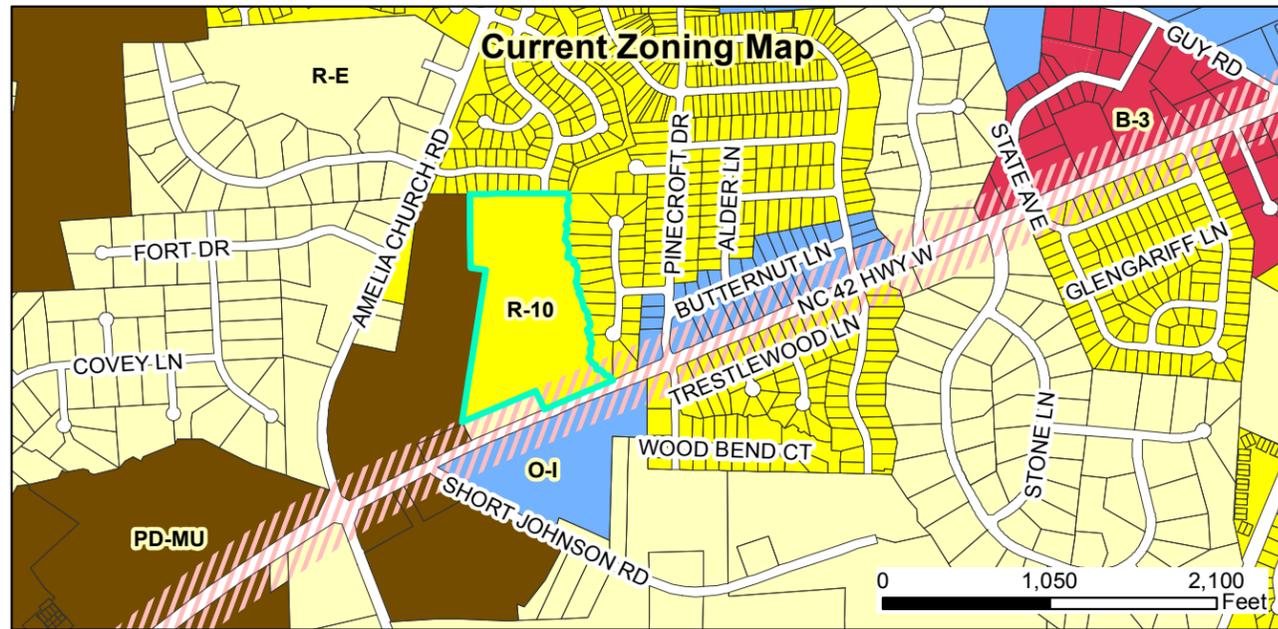
STAFF RECOMMENDATION:

Staff is recommending

- Approval with conditions of the preliminary plat (subdivision) of the subject parcel.

ATTACHMENTS:

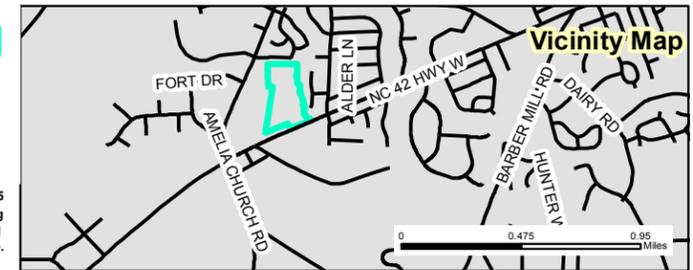
- 1) Staff Report Maps
- 2) Site Plan
- 3) Application
- 4) Neighborhood Meeting Materials



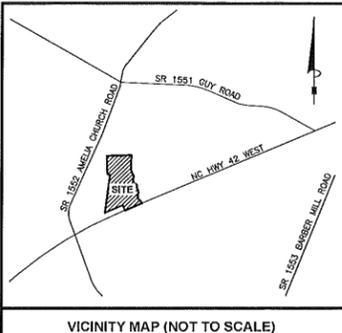
15-22-01-RZ - Brookside Rezoning
Request: Rezoning from R-10 to R-8 and subdivision
15-22-02-SUB - Brookside Subdivision
Request: 38-lot subdivision
 Applicant: Dalton Engineering and Associates PA
 Property Owner: Clayton NDJC LLC
 Parcel ID Number: 165801-17-0116
 Tag #: 05g03003z



Site 
 Special Use District 
 Thorough Fare Overlay 
 Scenic Highway Overlay 
 07/15/2015
 Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

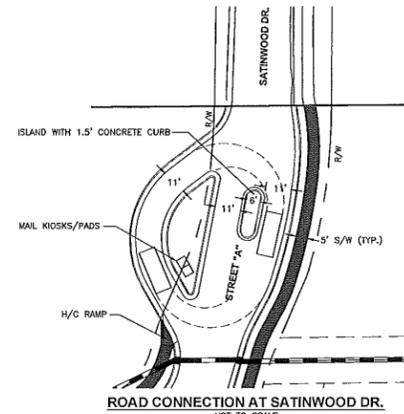


Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-22-01-RZ Brookside Rezoning\Maps\Staff Rpt Map - 15-22-01-RZ - Brookside.mxd

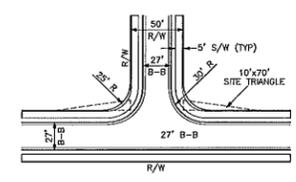


VICINITY MAP (NOT TO SCALE)

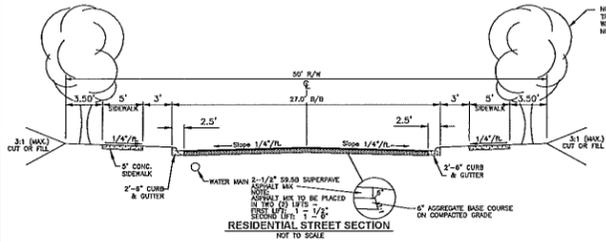
- NOTE: CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
- NOTE: N.C.D.O.T. DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO SATINWOOD DRIVE.
- NOTE: FEE-IN-LIEU WILL BE REQUIRED TO MEET RECREATION AND OPEN SPACE REQUIREMENTS.
- NOTE: NO BUILDINGS MAY OCCUR WITHIN 20' OF RIPARIAN BUFFERS; ROADS AND DRIVEWAYS MAY OCCUR IN THAT 20' AREA.
- NOTE: NO BUILDING ENVELOPES MAY EXTEND INTO JURISDICTIONAL WETLANDS.
- NOTE: ALL STREET TREES WILL BE 8" TALL AT TIME OF PLANTING.



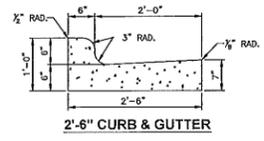
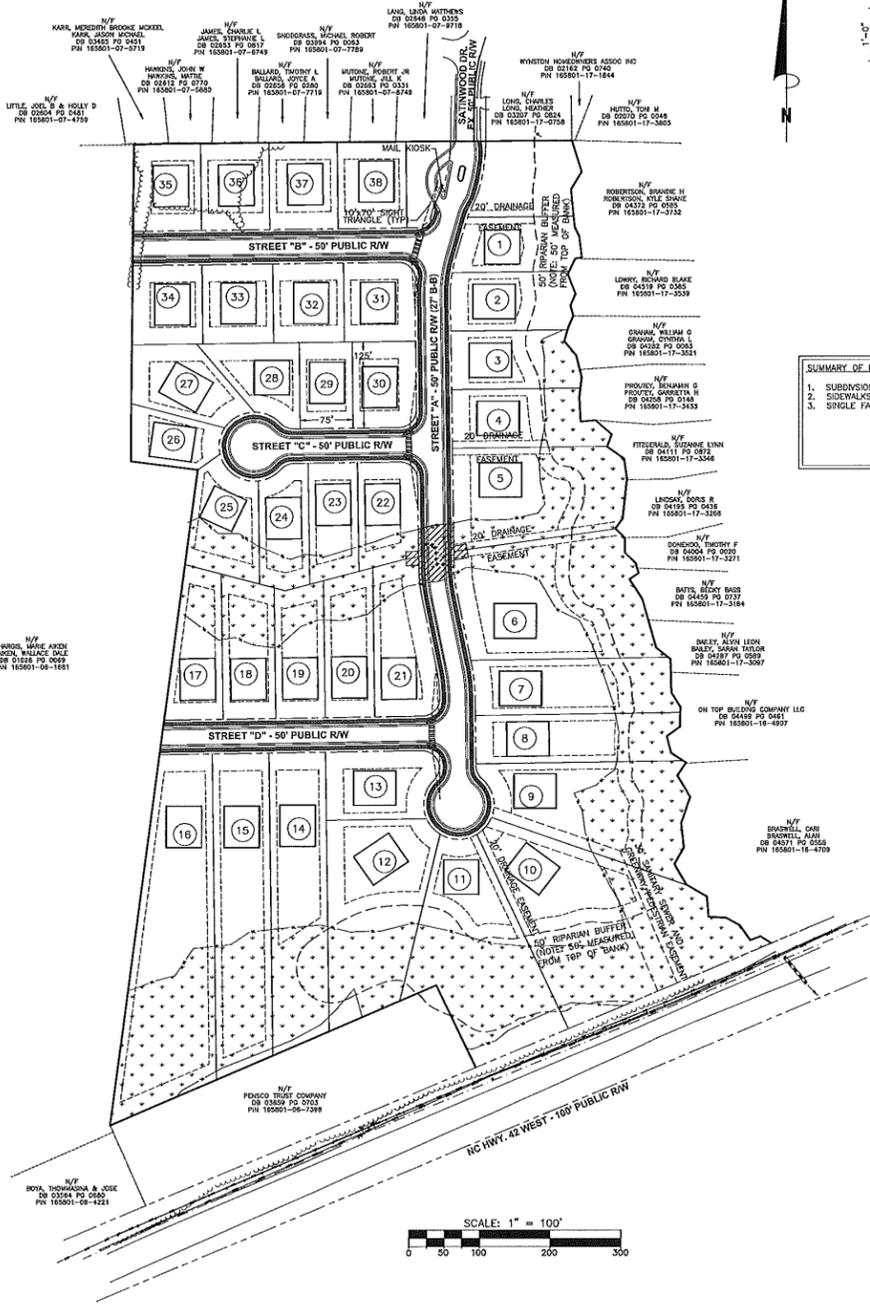
ROAD CONNECTION AT SATINWOOD DR. (NOT TO SCALE)



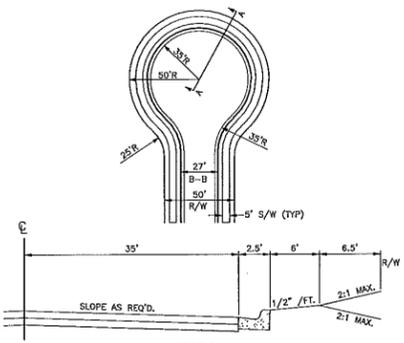
INTERNAL INTERSECTION DETAIL (NOT TO SCALE)



RESIDENTIAL STREET SECTION (NOT TO SCALE)



2'-6" CURB & GUTTER



SECTION A-A
SYMMETRICAL CUL-DE-SAC WITH CURB & GUTTER (RESIDENTIAL STREET) (NOT TO SCALE)

SUMMARY OF IMPERVIOUS SURFACES:

- SUBDIVISION STREETS (ASPHALT AND C & G) - 1.50 AC.
- SIDEWALKS - 0.47 AC.
- SINGLE FAMILY RESIDENTIAL LOTS - 4.36 AC.

TOTAL: 6.33 AC.

IMPERVIOUS SURFACE AREA SUMMARY

- TOTAL AREA CONTAINED WITHIN TRACT = 909,533 S.F. OR 20.88 AC.
- AREA CONTAINED WITHIN THE RESOURCE CONSERVATION AREA = 278,984 S.F. x 55% = 153,641 S.F.
- MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA = 500,243 S.F.
- AREA CONTAINED WITHIN BUILDING LOTS = 776,274 S.F.
- ALLOWABLE IMPERVIOUS SURFACE AREA WITHIN LOTS = 776,274 S.F. x 55% = 426,951 S.F.
- IMPERVIOUS SURFACE CONTAINED WITHIN ASPHALT AND C & G = 65,433 S.F.
- IMPERVIOUS SURFACE CONTAINED WITHIN CONCRETE SIDEWALK = 190,500 S.F.
- TOTAL PROPOSED IMPERVIOUS SURFACE AREAS = 65,433 + 20,581 = 278,984 S.F.
- 278,984 S.F. < 500,243 S.F. MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA

LOT SUMMARY

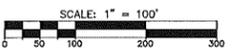
LOT #	PARCEL AREA	LOT AREA
1	13273 SF	8619 SF
2	14553 SF	9338 SF
3	14879 SF	9704 SF
4	16803 SF	11031 SF
5	32224 SF	23682 SF
6	44554 SF	30891 SF
7	22809 SF	17658 SF
8	19763 SF	15249 SF
9	35110 SF	24589 SF
10	60120 SF	24571 SF
11	42568 SF	13020 SF
12	37087 SF	19675 SF
13	14644 SF	14644 SF
14	33526 SF	20202 SF
15	36599 SF	21320 SF
16	55384 SF	29908 SF
17	14605 SF	9854 SF
18	14833 SF	9176 SF
19	13329 SF	8632 SF
20	14490 SF	10057 SF
21	17748 SF	14725 SF
22	12364 SF	9124 SF
23	11650 SF	9121 SF
24	11978 SF	8603 SF
25	14396 SF	8079 SF
26	9084 SF	9084 SF
27	13999 SF	13999 SF
28	11284 SF	11284 SF
29	9376 SF	9376 SF
30	11135 SF	11135 SF
31	11534 SF	11534 SF
32	11500 SF	11500 SF
33	11500 SF	11500 SF
34	11365 SF	11365 SF
35	12010 SF	12010 SF
36	12203 SF	12203 SF
37	12164 SF	12164 SF
38	12234 SF	12234 SF

NOTE: A MINIMUM LOT AREA OF 8,000 SF IS REQUIRED.

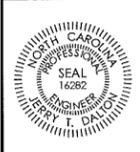
SUMMARY INFORMATION

DEVELOPMENT NAME: BROOKSIDE SUBDIVISION
 PARCEL P/N: 169501-17-0118
 TOTAL AREA CONTAINED WITHIN TRACT: 20.88 AC
 TOTAL FLOOD AREA: 0 AC
 NET USABLE LAND: 20.88 AC
 TOTAL AREA IN OPEN SPACE REQUIRED: 2.61 AC
 (12.5% OF NET USABLE LAND 20.88 AC.)
 TOTAL AREA IN OPEN SPACE PROVIDED: 0 AC
 TOTAL AREA IN RECREATION/OPEN SPACE: 0 AC
 MAX DENSITY: 0.0 DWELLING UNITS/ACRE
 DENSITY PROPOSED: 1.8 UNITS/ACRE
 TOTAL NUMBER OF UNITS PROPOSED: 38
 TOTAL 38 SINGLE-FAMILY RESIDENTIAL UNITS/LOT AREA: 8,500 S.F.
 MIN. LOT WIDTH: 60'
 MIN. FRONT SETBACK: 25'
 MIN. SIDE INTERIOR SETBACK: 10'
 MIN. SIDE SETBACK: 15'
 MIN. REAR SETBACK: 25'
 MAX. BUILDING HEIGHT: 35'
 MAX. BUILDING LOT COVERAGE: 35%
 MAX. IMPERVIOUS PER LOT: 55%
 AREA IN SIDEWALKS: 20,581 S.F.
 AREA IN PAVEMENT AND C&G: 65,433 S.F.
 LINEAR FEET OF STREETS: 2,149 L.F.
 TYPE OF WATER SYSTEM PROPOSED: TOWN OF CLAYTON
 TYPE OF SANITARY SEWER SYSTEM PROPOSED: TOWN OF CLAYTON
 ELECTRICAL SERVICE PROVIDED BY TOWN OF CLAYTON
 ZONING DISTRICT: R-10
 THOROUGHFARE OVERLAY DISTRICT: YES
 WATERSHED PROTECTION AREA: NO
 PROPOSED ZONING: R-8
 INSIDE CITY LIMITS? YES
 OWNER AND ARCHITECT:
 DALTON ENGINEERING AND ASSOCIATES, P.A.
 448 EAST MAIN STREET
 CLAYTON, NC 27528
 PRELIMINARY LAYOUT PREPARED BY:
 DALTON ENGINEERING AND ASSOCIATES, P.A.
 448 EAST MAIN STREET
 CLAYTON, NC 27528
 (919) 550-4740

- NOTES:
- THE 10'x70' SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.
- THE FINAL PLAT WILL ENSURE THAT ALL DRAINAGE EASEMENTS INTERSECT THE PUBLIC RIGHT-OF-WAY ALONG A LOT LINE. DRAINAGE EASEMENTS WITHIN THE INTERIOR OF THE PROJECT MAY OR MAY NOT COMPLETELY CENTER ALONG A LOT LINE.
- ALL ACCESS TO UTILITY EASEMENTS ALONG THE OUTFALL LINE SHALL HAVE A MAXIMUM SLOPE OF 4:1 (H:V) AND A MAXIMUM CROSS SLOPE OF 4%.

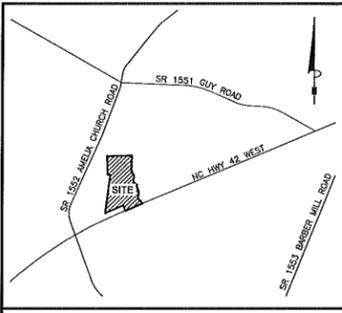


PRELIMINARY SITE PLAN
 FOR
BROOKSIDE SUBDIVISION
 TOWN OF CLAYTON - JOHNSTON COUNTY, NC
 REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS - 6/22/15



Dalton Engineering and Associates, P. A.
 448 East Main Street
 P.O. Box 426
 Clayton, NC 27520
 (919) 550-4740
 Fax (919) 550-4741

Job: 14032	Date: 5/25/15	Revision: 001
File: SITE	Drawn: DBL	Sheet: 2 OF 4



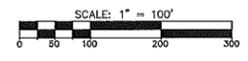
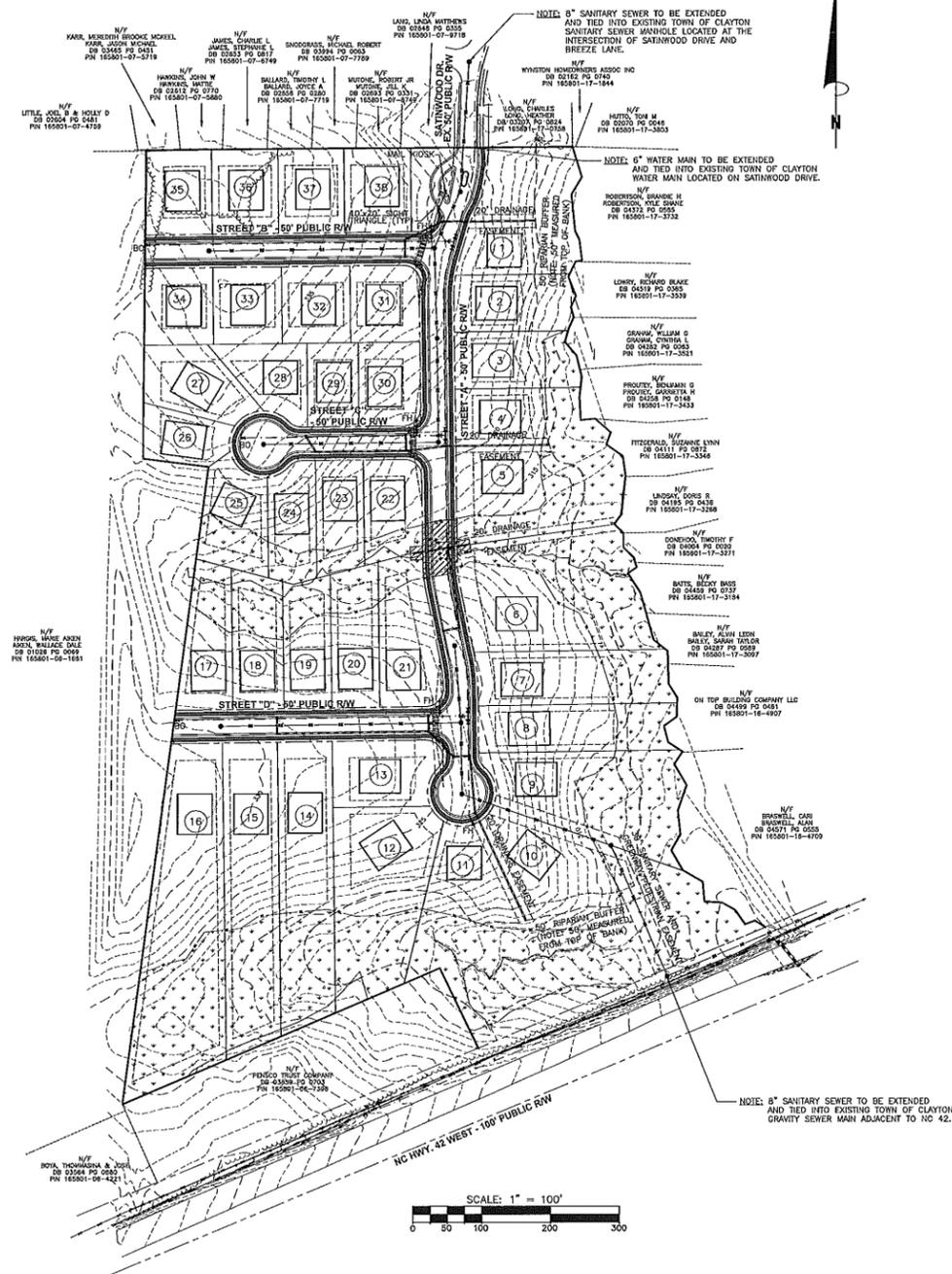
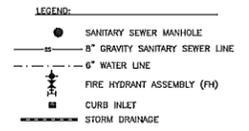
VICINITY MAP (NOT TO SCALE)

NOTE: INFRASTRUCTURE RELATED CONSTRUCTION WILL BE REVIEWED BY THE ENGINEERING DIVISION OF PUBLIC WORKS.

NOTE: STRUCTURE RELATED DRAWINGS WILL BE PERMITTED, REVIEWED, AND INSPECTED IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODE BY THE TOWN OF CLAYTON BUILDING INSPECTIONS.

NOTE: NCDOT WILL REVIEW AND APPROVE ROADWAY IMPROVEMENTS.

NOTE: CONSTRUCTION/UTILITY PLANS TO BE REVIEWED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.



PRELIMINARY UTILITY PLAN
FOR
BROOKSIDE SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC



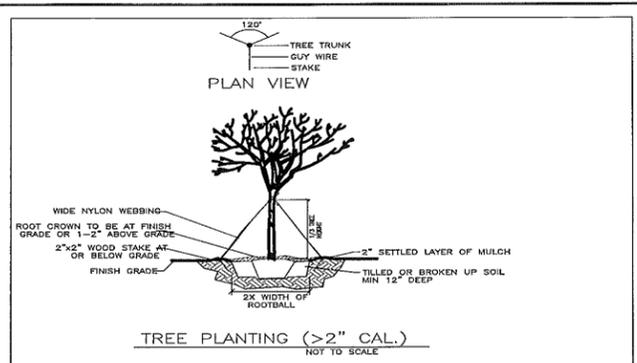
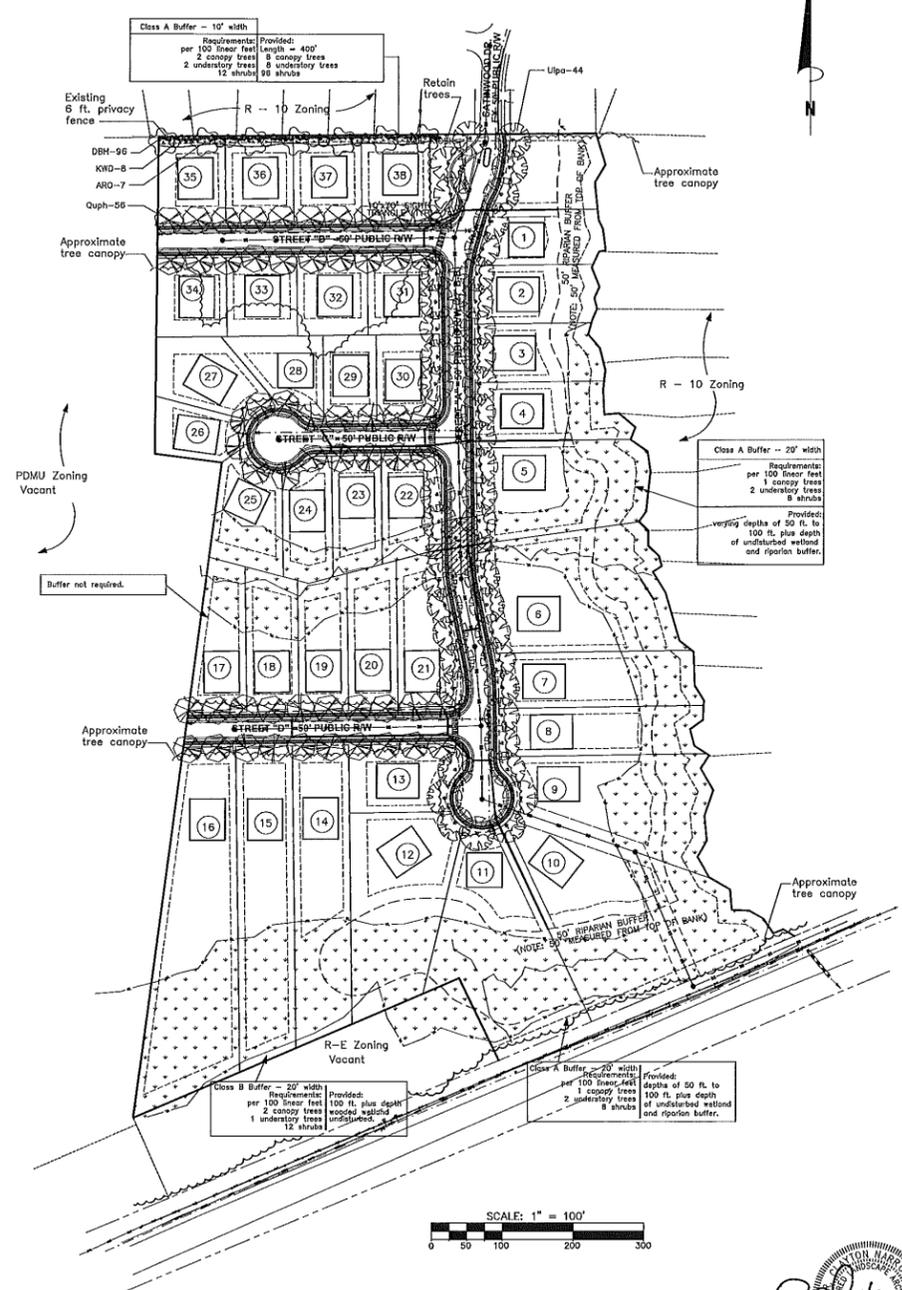
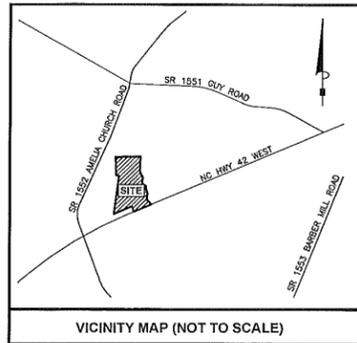
Dalton Engineering and Associates, P. A.

446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919) 550-4740
Fax (919) 550-4741

Job: 14032	Date: 5/25/15	Revision: 001
File: UTILITY	Drawn: DBL	Sheet: 3 OF 4

REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS - 6/22/15



- NOTES: TREE PLANTING (>2" CAL.)
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 18 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
 9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
 10. APPLY A 2"-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

Planting Schedule

Code Name	Quantity	Common Name	Scientific Name	Height	Width	Comments
CANOPY TREES						
Ulpa	44	Chinese elm	Ulmus parvifolia	2 1/2" Cal, 8' min	6"	B&B
Quph	56	Nuttall oak	Quercus nuttallii	2 1/2" Cal, 8' min	6"	B&B
ARO	7	October Glory Maple	Acer rubrum 'October Glory'	2 1/2" Cal, 8' min	6"	B&B
UNDERSTORY TREES						
KWD	8	Kousa Dogwood	Cornus kousa	8' - 9' 6' min. ht.	4-5'	B&B
SHRUBS						
DBH	96	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	30" min. ht.	18-22"	Container

- General Planting Notes:
1. Mulch all new plant beds with 3" clean pine straw mulch.
 2. Warranty plantings for 1 year period following completion.
 3. Prepare plant beds by removing grass, add 6" of 50% topsoil blend soil to beds, till and rake smooth. Remove large clods, roots, etc..
 4. See spec this sheet for lawn.
 5. All plants shall be watered by Landscape Contractor for 90 days (after planting) as needed to ensure healthy growth. There is no irrigation system planned for this project.
 6. All landscaped areas shall be maintained in an attractive and healthy condition. Dead or diseased plantings shall be removed and replaced in a timely fashion.
 7. Credit shall be given for any existing tree with a minimum dbh of six inches that is preserved within the planting strip at rate of one preserved tree for two required street yard trees.

Lawn Seeding/Sod Notes

Loosen subgrade to a depth of 4" in Add 2" depth of topsoil, add specified soil amendments and mix thoroughly into top 4" of topsoil, till surface to level, fine surface.

Grade and roll prepared lawn surface. Water thoroughly but do not create muddy soil condition.

Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.

Sow grass seed uniformly in two directions in the quantity recommended by the seed producer, except as otherwise indicated. Rake seed lightly into top 1/8 inch of lawn surface. Water thoroughly with fine spray.

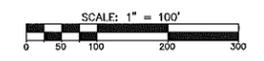
Protect seeded areas against erosion spreading straw to a uniform loose depth of 1 - 1/2 inch.

Lawn Seeding Rates per Acre*

March 1 - August 31	September 1 - February 28
50# Rebel IV Fescue	50# Rebel IV Fescue
10# Centipede	10# Centipede
25# Bermuda grass (hulled)	35# Bermuda grass (unhulled)
500# Fertilizer 10-20-20	500# Fertilizer 10-20-20
4000# Limestone	4000# Limestone

All areas seeded and mulched shall be tacked with asphalt. Crimping of straw in lieu of asphalt tack shall not be allowed on this project.

* Seed type to be selected by Owner.



Clayton Narron, Landscape Architect
312 South Fourth St., Smithfield, NC 27577
Tele: 919-464-9329

LANDSCAPE PLAN
FOR
BROOKSIDE SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

Dalton Engineering and Associates, P. A.

446 East Main Street
P.O. Box 426
Clayton, NC 27520

(919) 550-4740
Fax (919) 550-4741

Job: 14032 Date: 5/25/15 Revision:
File: UTILITY Drawn: DBL Sheet: 3 OF 4



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:

Name of Project: Brookside Subdivision Acreage of Property: 20.88 Acres

Tag #: 05G03003Z NC PIN: 165801-17-0116

Location: ADJACENT TO NC 42 WEST

Number of Lots (existing): 0 (Proposed) 38 Min Lot Size: 8,000 sf

Zoning District: R-10 Electric Provider: Undetermined

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: _____ Amount Paid: _____ File Number: _____

PROPERTY OWNER INFORMATION

Name: Clayton NDJC LLC

Mailing Address: PO Box 189, Clayton, NC 27528

Phone Number: 919-345-6729

Fax: N/A

Email Address: nathan@nlevans.com

APPLICANT INFORMATION

Applicant: Dalton Engineering & Associates PA

Mailing Address: PO Box 426, Clayton, NC 27528

Phone Number: 919-550-4740

Fax: (919) 550-4741

Contact Person: Jonathan Barnes

Email Address: jbarnes@daltonengineering.com

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:				
	Yes	N/A	Yes	No	N/A
Submit 9 copies of all materials unless otherwise directed by staff					
1. A pre-application meeting was held with Town Staff. Date: _____	<input checked="" type="checkbox"/>				
2. Completed Application	<input checked="" type="checkbox"/>				
3. Review Fee	<input checked="" type="checkbox"/>				
4. Findings of Fact, signed <i>Not required for minor modifications. Form is included in this packet.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Owner's Consent Form <i>Required if applicant is not the property owner. Included in this packet</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Preliminary Plat Subdivision Requirements Checklist form, completed and signed <i>Checklist is included in this packet</i>	<input checked="" type="checkbox"/>				
7. Plat sheet(s) meeting requirements of the Requirements Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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(l)(7).	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Adjacent Property Owners List	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Road Name Application <i>Included in this packet</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Wastewater allocation request OR verification of wastewater allocation <i>Letter format, to the attention of the Town Manager.</i>	<input type="checkbox"/>	<input type="checkbox"/>			

FINDINGS OF FACT

Section 155.706(D)(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 subject property is currently zoned R-10. A rezoning Application has been submitted to rezone the property to R-8.~~

(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 subject property will complement the surrounding properties and is consistent with surrounding development. The location of subject property in relation to downtown Clayton will encourage continued residential growth and development of the surrounding properties.~~

(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 subject project will provide proper distribution of traffic to avoid congestion to the public in the immediate area. The project will utilize the extension of the Town of Clayton's existing infrastructure to provide products and services to the public that are desired and will not be an endangerment to the environment or the public.~~

(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.

~~The proposed development of the subject property is consistent with the overall development plan of the Town.~~

Project Name: Brookside Subdivision

JONATHAN BARNES
Print Name

[Signature]
Signature of Applicant

6/1/15
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Brookside 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. 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
165801-06-1681	Marie A. Hargis & Wallace D. Aiken	1863 Guy Road, Clayton, NC 27520
165801-07-3788	Christopher L. Earp & Tammy S. Carroll	1033 Breeze Lane, Clayton, NC 27520-3769
165801-07-4759	Joel B. & Holly D. Little	1029 Breeze Lane, Clayton, NC 27520
165801-07-5719	Jason M. & Meredith B. Karr	1025 Breeze Lane, Clayton, NC 27520
165801-07-5880	John W. & Mattie Hawkins	1021 Breeze Lane, Clayton, NC 27520
165801-07-6749	Charlie L. & Stephanie L. James	138 Parkdale Lane, Clayton, NC 27520
165801-07-7719	Timothy L. & Joyce A. Ballard	1918 Parkside Village Drive, Clayton, NC 27520-4145
165801-07-7789	Michael R. Snodgrass	1009 Breeze Lane, Clayton, NC 27520-3769
165801-07-8749	Robert Mutone, Jr. & Jill K. Mutone	1005 Breeze Lane, Clayton, NC 27520
165801-07-9718	Linda M. Lang	1001 Breeze Lane, Clayton, NC 27520
165801-17-0758	Charles & Heather Long	5005 Satinwood Drive, Clayton, NC 27520
165801-17-1844	Wynston Homeowners Assoc. Inc.	3739 National Drive, Suite 101, Raleigh, NC 27612
16801-17-3803	Toni M. Hutto	109 Roundtree Court, Clayton, NC 27520-4421
165801-17-3732	Brandi H. & Kyle S. Robertson	101 Ferndale Court, Clayton, NC 27520-6934
165801-17-3539	Richard B. Lowry	89 Ferndale Court, Clayton, NC 27520-6931
165801-17-3521	William G. & Cynthia L. Graham	73 Ferndale Court, Clayton, NC 27520-6931
165801-17-3433	Benjamin G. & Garrietta H. Proutey	57 Ferndale Court, Clayton, NC 27520-6931

ADJACENT PROPERTY OWNERS LIST

Project Name: Brookside 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. 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
165801-17-3346	Suzanne L. Fitzgerald	41 Ferndale Court, Clayton, NC 27520-6931
165801-17-3268	Doris R. Lindsay	27 Ferndale Court, Clayton, NC 27520-6931
165801-17-3271	Timothy F. Donehoo	58 Chardonney Drive, Clayton, NC 27520-9613
165801-17-3184	Becky B. Batts	8 Potted Plant Court, Clayton, NC 27520-6935
165801-17-3097	Alvin L. & Sarah T. Bailey	26 Potted Plant Court, Clayton, NC 27520-6935
165801-16-4907	On Top Building Company, LLC	101 Ferndale Court, Clayton, NC 27520-6934
165801-16-4709	Cari & Alan Braswell	1257 Grovewood Drive, Clayton, NC 27520-7297
165801-16-5763	John L. & Carol A. Troeger	71 Potted Plant Court, Clayton, NC 27520
165801-16-0020	West Clayton Church of God	PO Box 777, Clayton, NC 27528-0777
165801-06-7398	Pensco Trust Company, FBO Michael Edwards	PO Box 173859, Denver, CO 80217-3859
165801-06-4221	Jose & Thommasina Boya	100 Chapel Fields Lane, Garner, NC 27529

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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Revision Date	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Vicinity sketch/map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Surveyor or professional engineer's name and seal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Date of survey and plat preparation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Provide the following project data in <u>Tabular</u> form:			
- Area of tract in square feet and acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Parcel Identification # (and/or Tag #)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Owner's name and address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Within Town limits or ETJ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Zoning District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Overlay District (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Indicate if the site is within a Watershed Protection Overlay	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Total Number of Lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Number of lots per acre (density)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Acreage in Resource Conservation Areas (UDC §155.500)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Annexation # (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Electric Provider			
- Water Provider (or indicate if well)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Maximum allowed impervious	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Existing Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Proposed Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Accurate location and description of all monuments, markers and control points.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 __”.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Phase lines. Phases are clearly labeled.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
20. Location of safe sight triangles at project ingress/egress points, or as required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21. Minimum building setbacks /envelope are noted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23. Location of all existing and proposed easements, labeled as “public” or “private” and labeled with easement type.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24. Width and type of any buffers and easements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.”	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
27. Lengths of all cul-de-sacs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
28. Identify proposed traffic control signs and striping.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
35. Location of clustered mailboxes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
36. Location and orientation of freestanding signs (signage is permitted separately).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
LANDSCAPING PLAN SHEET (See §155.402 for Landscaping Requirements)			
37. Show location, width, and type of all landscape buffers.	<input type="checkbox"/>	<input type="checkbox"/>	
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	<input type="checkbox"/>	<input type="checkbox"/>	
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	<input type="checkbox"/>	<input type="checkbox"/>	

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.	<input type="checkbox"/>	<input type="checkbox"/>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	<input type="checkbox"/>	<input type="checkbox"/>	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	<input type="checkbox"/>	<input type="checkbox"/>	
44. Label adjacent property acreage, owners, and zoning districts.	<input type="checkbox"/>	<input type="checkbox"/>	
45. Label subject parcel property owner, acreage, and zoning.	<input type="checkbox"/>	<input type="checkbox"/>	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
47. Identify curb radii for all internal and external vehicular use areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
49. Location of all existing and proposed drainage structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
50. Location of all existing and proposed fire hydrants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
51. Location of all existing and proposed easements, labeled as "public" or "private."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
52. Show street cross-sections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	<input type="checkbox"/>	<input type="checkbox"/>	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	<input type="checkbox"/>	<input type="checkbox"/>	

Signed by Applicant:



Date: 6/1/15

November 2014

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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

ROAD NAME APPROVAL APPLICATION

Road name applications are for public street signs (blades) that are located within the Town limits. Once the public street names have been approved, the applicant must submit a written request to the Town of Clayton Public Works Department identifying the approved blades and their installation location(s). The Public Works Department will order and install the blades along with any required regulatory signage. The applicant will be invoiced for the total cost of the blades, one-half the cost of sign posts and one man hour of labor per sign post.

SITE INFORMATION

Name of Project: Brookside Subdivision Acreage of Property: 20.88 acres
Tax ID #: 4235470 NC PIN: 165801-17-0116
Deed Book: 04395 Deed Page(s): 0478
Location:
adjacent to NC 42 West
Nearest Intersecting Roads: NC 42 West and Amelia Church Road
Township: Clayton

PROPERTY OWNER INFORMATION

Name: Clayton NDJC, L.L.C.
Mailing Address: Post Office Box 189 Clayton, NC 27528
Phone Number: (919) 345 - 6729 Fax: n/a
Email Address: nathan@nlevans.com

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.
Mailing Address: Post Office Box 426 Clayton, NC 27528
Phone Number: (919) 550 - 4740 Fax: (919) 550 - 4741
Contact Person: Jonathan Barnes
Email Address: jbarnes @ daltonengineering.com

FOR OFFICE USE ONLY

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

ROAD NAME GUIDELINES SUPPLEMENTAL INFORMATION

The following guidelines must be followed. Please note that the Town of Clayton reserves the right to not approve any street name that is deemed inappropriate or fails to meet the guidelines.

- No street names duplicate or sound similar to existing road names.
- None of the streets are names after individuals.
- Street names have been limited to 14 characters or less.
- No compass directions are included in the street names (north, south, east, west).
- Punctuation marks are not used in the street names (e.g. periods, hyphens, apostrophes, etc.).
- Double suffixes have been avoided (e.g. Deer Path Lane).
- All names have acceptable suffixes (e.g. Street, Drive, Court, Lane, etc.). *Please see the Town of Clayton's approved list of suffixes (attached).*
- Names that are difficult to pronounce have been avoided.

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

Please submit twice as many road names as needed with highest priority names listed first, written exactly as they should appear on the sign. The Town of Clayton Planning Department will coordinate with the Johnston County Planning Department for joint approval of street names. The Town of Clayton Planning Department will provide the applicant the final approval of street names. Approved street names are reserved for one year.

Road Name	Suffix
<i>Ex.: Willow</i>	<i>Lane</i>
1. MORADA	Lane
2. SANIBEL	Street
3. AZUL	Drive
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Road Name	Suffix
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	

APPLICANT AFFIDAVIT

I/We, the undersigned, do hereby make application and petition to the Town of Clayton Planning Department for street names. 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.

Jonathan Barnes

Print Name

November 2014


Signature of Applicant

6/1/15

Date

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APPROVED SUFFIXES AND ABBREVIATIONS

STREET SUFFIX	ABBREVIATION
Avenue	AVE
Bend	BND
Boulevard	BLVD
Center	CTR
Circle	CIR
Cove	CV
Court	CT
Drive	DR
Expressway	EXPY
Extension	EXT
Gateway	GTWY
Freeway	FWY
Highway	HWY
Lane	LN
Loop	LOOP
Parkway	PKWY
Park	PARK
Path	PATH
Place	PL
Point	PT
Square	SQ
Ridge	RDG
Street	ST
Trace	TRCE
Trail	TRL
Way	WAY
Walk	WALK

November 2014

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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

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: BROOKSIDE SUBDIVISION Address or PIN #: 165801 - 17 - 0116

AGENT/APPLICANT INFORMATION:

DALTON ENGINEERING
AND ASSOCIATES, P.A.
(Name - type, print clearly)

P.O. Box 426
(Address)
CLAYTON, NC 27528
(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*):

MAJOR SUBDIVISION APPLICATION
REZONING APPLICATION

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

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

OWNER AUTHORIZATION:

CLAYTON NOTIC, LLC
BY: NATHAN EVANS, MGR/MBR
(Name - type, print clearly)

PO Box 189,
(Address)

CLAYTON NOTIC, LLC
BY: [Signature], mgr/mbr
(Owner's Signature)

CLAYTON NC 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake



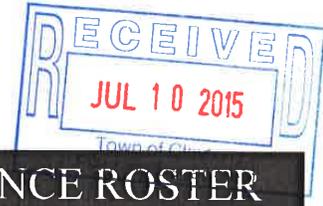
Sworn and subscribed before me Lynn A. Watkins, a Notary Public for the above State and County, this the 28 day of May, 2015.

SEAL

Lynn A. Watkins
Notary Public

My Commission Expires: 12-7-2016

BROOKSIDE



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering and Associates, P.A.

Location/Date: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC / 7/2/15

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC
2	DURWOOD HARGIS	1863 GUY RD, CLAYTON, N.C.
3	Luve Long	5005 satinwood Dr Clayton
4	John Troeger	71 Potted Plant Ct
5	Eric Ballard	1013 Breeze Ln
6	Chris Carp	1033 Breeze Ln.
7	John Hastings	1021 Breeze Lane
8	Jason Kerr	1025 Breeze Lane
9	CAROL TROEGER	71 POTTED PLANT CT
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [Signature]

Date of Meeting: 7/2/15 Time of Meeting: 6:00 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC

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.

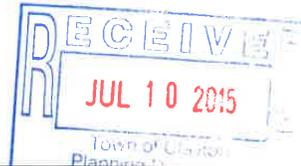
Eric Sallard

- Wynston neighborhood entrance should not be an entrance for another neighborhood. We pay dues & maintain the entrance.
- construction traffic is a huge concern & will have a large impact on Breeze Lane.
- Would this new community be interested in joining the Wynston HOA & have use of our pool etc.?
- Will this be a gated community?
- adding about 75 cars comming in and out of Breeze lane is a huge concern. (38 houses = about 1 1/2 cars per house).
- what if any space will be between the "Street B" & Breeze Lane? ie. how close will fences be?
- What, if any, trees or bushes will be between "Street B" & Breeze Lane?
- School buses will ~~be~~ increase in traffic as well as delivery vehicles.

WYNSTON HARBIS

→ STUBBING STREETS TO COMMERCIAL PROPERTY IS PROBLEMATIC TO OWNERS

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



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [Handwritten Signature]

Date of Meeting: 7/2/15 Time of Meeting: 6:00 p.m.

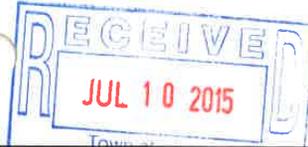
Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC

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.

Eric Ballard

-allowing the houses to be built with only a min. of 25' to the property line is a huge concern as this is really close to Breeze Ln houses-

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



NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [Handwritten Signature]

Date of Meeting: 7/2/15 Time of Meeting: 6:00 p.m.

Location of Meeting: Dalton Engineering and Associates, P.A. 446 East Main Street Clayton, NC

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.

John W. Hanks

I object to the proposed development. The traffic down Breeze Lane for the 38 proposed houses will result in tremendous safety concerns for the neighborhood children who play in ^{our} front yards and walk along the streets from school. Further, the noise from the extra traffic will greatly affect the neighborhood's house values. The construction traffic, dust, & noise will be unduly burdensome. There are only sidewalks on one side of the street on the street in WYNSTON, including Breeze Lane. The increased traffic passing each other, especially the construction traffic, will be extremely disruptive. I'm also extremely concerned about the effect on the stream passing across the property. The rail track will

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

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create a major congested area. No buffer is planned next to the current WYNSTON sub-division.

Dalton Engineering

and Associates, P.A.
446 East Main Street
Post Office Box 426
Clayton, NC 27528

(919) 550-4740
Fax (919) 550-4741



PROJECT NO. 14-032 PAGE NO. _____
PROJECT BROOKSIDE
CALCULATED BY JWB DATE 6/23/15
CHECKED BY _____ DATE _____
SUBJECT NOTE TO FILE

TIM BALLARD
1918 PARKSIDE VILLAGER DR
1013 BREEZE LN



- NOTES :
1. WHO WILL MAINTAIN FENCE ON THE REAR OF HIS PROPERTY ?
 2. WHO WILL MAINTAIN THE AREA BEHIND THE FENCE , ON THE REAR OF HIS PROPERTY ?

Dalton Engineering
and Associates, P.A.

Neighborhood
meeting letters for
Brookside



June 19, 2015

165801-06-1681
Marie A. Hargis and
Wallace D. Aiken
1863 Guy Road
Clayton, NC 27520

Dear Clayton Area Property Owners:

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 regulation, 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 the application, answer questions, and solicit comments.

Meeting Date: Thursday, July 2, 2015

Location: Dalton Engineering
446 East Main Street
Clayton, NC 27520

Time: 6:00 PM

Type of Application: Major Subdivision Application and Rezoning Application

General Description: The owners of the adjacent property are requesting approval to develop the parcel as a residential subdivision. The subdivision would consist of 38 single-family lots. Improvements would include curb and gutter streets with sidewalk and public water and sewer service provided by the Town of Clayton.

If you have any questions prior to or after this meeting, you may contact the Town of Clayton Planning Department at (919) 553-5002.

Thank you.


Jonathan Barnes
Dalton Engineering and Associates, P.A.
(919) 550-4740

CC: Town of Clayton Planning Dept.

446 East Main Street ▲ P.O. Box 426 ▲ Clayton, NC 27528 ▲ (919) 550-4740/Fax (919) 550-4741

**TOWN OF CLAYTON
PLANNING BOARD WRITTEN RECOMMENDATION
PRELIMINARY SUBDIVISION PLAT**

15-22-01-RZ Brookside Subdivision

On July 27, 2015 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to

approve the request with the conditions presented by staff;

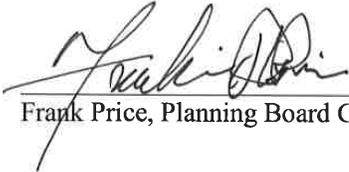
approve the request with the following modified or added conditions:

*conditions presented by staff;
applicant shall investigate / provide alternative
construction entrance (instead of Satinwood Dr).*

deny the request.

Recommendation(s) made this 27 day of July 2015 while in regular session.

Signed:



Frank Price, Planning Board Chair



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

PAT MCCRORY
GOVERNOR

NICHOLAS J. TENNYSON
SECRETARY

August 7, 2015

DELIVERY VIA EMAIL

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

COUNTY: Johnston

SUBJECT: **Proposed Brookside Subdivision**

Dear Mr. DeYoung:

Per your request, this letter is to provide additional review comments of the proposed Brookside Subdivision that was presented at the Town Technical Review Committee (TRC) on June 17, 2015.

I would like to preface these comments with our office has only reviewed the plan as presented at the TRC meeting which places all access to the development via existing Satinwood Drive. At the TRC meeting, the Department provided no comments as it was my understanding the development would be served internally from adjacent development.

Our office would consider an entrance onto NC 42, however we always encourage streets and developments to be served internally wherever feasible. This practice increases safety and mobility amongst major roadways by reducing the number of intersections, turning movements and potential conflicts on major corridors. In addition, the future widening project R-3410 for NC 42 is anticipated to be constructed beginning in 2023, of which the available turning movements such an intersection could be reduced based on the proposed cross sections, access management needs or environmental constraints necessary for construction of the project and safety and mobility of the corridor.

Please keep in mind the Department has not taken into account any environmental or riparian buffer impacts due to a driveway at this location with these additional comments. Feel free to contact me if you have any additional questions or concerns.

Sincerely,
DocuSigned by:

6C10249A6B37469...

Jiles P. Harrell, PE
District Engineer

JPH

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

District Engineer's Office
2671 US 70 West, Goldsboro, NC 27530
Telephone: (919) 739-5300

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 15-22-02-SUB, (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 8th day of September, 2015.

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

AGENDA LOCATION:

Public Hearings

Meeting Date:

September 8, 2015

ITEM TITLE:

Amend Unified Development Code

DESCRIPTION:

Ordinance will amend Section 155.20 of the Unified Development Code to include a new zoning district (Public Facilities)

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung

ITEM HISTORY:

This item was previously presented and Ordinance 2015-06-02 was adopted on June 1, 2015. It has been discovered that this item was not properly noticed. It has now been properly noticed and it will now be necessary to rescind the previous Ordinance and adopt the attached Ordinance.

Date:

Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:

ARTICLE 2: ZONING DISTRICTS

§ 155.200 DISTRICTS ESTABLISHED

To carry out the provisions of this Chapter, within the jurisdiction of the Town, the following zoning districts are established.

(A) *General Use Districts*

(2) *Nonresidential*

(h) **PF | Public Facilities.** The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PF district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature.

§ 155.202 - 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	PF		
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			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				P	§155.302(A)
Cemetery	P								P				P	§155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C					§155.302(C)
College or University						P							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		P	§155.302(F)
Hospital or Medical Center						P			P				P	§155.302(G)
School (Elementary or Secondary)	S	S	S	S		S							P	§155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P		P	§155.302(I)
Recreational Uses														
Entertainment, Indoor						C	C	C	P	P			P	§155.303(A)
Entertainment, Outdoor									C	P			P	§155.303(B)
Fitness Center						C	C	C	P	P			P	§155.303(C)

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	PF		
Golf Course	P	P	P	P									P	\$155.303(D)
Gun Range							S	S	S	S	S	S	S	\$155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	S	P	\$155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	C	P	\$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				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)
Newspaper Publisher									P	P	P			\$155.305(O)
Office, General					P	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	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	P		\$155.307(A)
Renewable Energy Facility	S									C	P	P		\$155.307(B)
Telecommunication Facility	S	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	P		\$155.307(D)
Utility, Major										P	P	P		\$155.307(E)
Waste Service										C	P	P		\$155.307(F)

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	
	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)											

§ 155.203, PART 2. Table 2-5 Nonresidential Dimensional Standards

Zoning District	Lot Standards			Minimum Setbacks (ft.)				Building Standards ⁽³⁾		
	Min. Lot Area (sq.ft.)	Min. Lot Width (ft.)	Public Water & Sewer	Street / Front (Max.)	Side Interior (abutting residential)	Side Street	Rear (abutting residential)	Max. Building Height (ft.) ⁽¹⁾	Building Coverage	Impervious Surface
O-R	6,000	50	Required	20	6 (6)	10	20 (20)	35	50%	75%
O-I	6,000	60	Required	30	10 (30)	20	20 (30)	60	50%	75%
B-1⁽⁴⁾	None	None	Required	0 ⁽²⁾	0 (30)	0	0 (30)	50	--	--
B-2	6,000	50	Required	20	10 (30)	10	20 (30)	35	50%	75%
B-3	8,000	60	Required	25	15 (30)	30	30 (30)	60	50%	75%
I-1	20,000	100	Required	50	20 (30)	30	40 (40)	50	50%	75%
I-2	20,000	100	Required	50	20 (30)	30	40 (40)	50	50%	75%
PF	--	--	--	--	--	--	--	--	--	--

Notes:

(1) No maximum building coverage or impervious surface limits in the B-1 Zoning District

(2) Maximum 10 foot street yard setback in B-1 Zoning District

(3) Minimum Building Separation in all Zoning Districts is 20 feet

(4) The Town Council may grant a special use permit in accordance with § 155.711 for structures exceeding the maximum height limits

TABLE 4-5 COMPATIBILITY BUFFER REQUIREMENTS

Subject Property District	Adjacent Property District											
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	PF
R-E	--	--	--	--	--	--	--	--	--	--	--	--
R-10	A	--	--	--	--	--	--	--	--	--	--	--
R-8	B	A	--	--	--	--	--	--	--	--	--	--
R-6	B	A	A	--	--	--	--	--	--	--	--	--
O-R	B	A	A	A	--	--	--	--	--	--	--	--
O-I	B	B	B	B	A	--	--	--	--	--	--	--
B-1	B	B	B	B	B	B	--	B	--	--	--	--
B-2	B	B	B	B	B	B	--	--	--	--	--	--
B-3	C	C	C	C	C	B	B	B	--	--	--	B
I-1	C	C	C	C	C	C	C	C	B	--	--	B
I-2	C	C	C	C	C	C	C	C	B	--	--	B
PF	--	--	--	--	--	--	--	--	--	--	--	--

TOWN OF CLAYTON
ORDINANCE AMENDMENT TO CHAPTER 155

**BEING HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON,
NORTH CAROLINA** to amend Chapter 155, Article 2, §155.200(h) to read as follows:

(A) General Use Districts

(2) Nonresidential

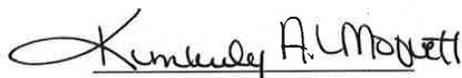
(h) PF | Public Facilities. The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PF district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature.

Duly adopted by the Clayton Town Council this 1st day of June, 2015, while in regular session.

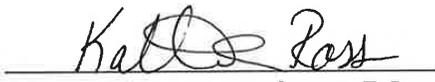


Jody L. McLeod
Mayor

APPROVED AS TO FORM:



Kimberly A. Moffett, CMC
Town Clerk



Katherine E. Ross
Town Attorney



TOWN OF CLAYTON
ORDINANCE AMENDMENT TO CHAPTER 155

**BEING HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON,
NORTH CAROLINA** to amend Chapter 155, Article 2, §155.200(h) to read as follows:

(A) General Use Districts

(2) Nonresidential

(h) PF | Public Facilities. The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. Notwithstanding those public uses permitted elsewhere in this Code, the PF district is primarily intended for, although not limited to, public parks and recreation areas, public buildings and facilities, and other capital improvements of a significant nature.

Duly adopted by the Clayton Town Council this 8th day of September, 2015, while in regular session.

Jody L. McLeod
Mayor

APPROVED AS TO FORM:

Kimberly A. Moffett, CMC
Town Clerk

Katherine E. Ross
Town Attorney

COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT
(Text Amendment)

After considering the recommendations of the Planning Board and Planning Director, I move to **[approve OR deny] Text Amendment Modification to Article 2 of the Unified Development Code.**

[IF APPROVING]

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

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

AGENDA LOCATION:

Public Hearings

Meeting Date:

September 8, 2015

ITEM TITLE:

Town Facility Operations Center - Rezoning - Rz 2015-25

DESCRIPTION:

Request to rezone 13.10 acres located east of Lee Court, between NC 42 W and Barber Mill Rd., from B-3 to PF

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Presentation & Public Hearing set for September 8, 2015

Information Provided:

Staff Report / Planning Board Recommendation / Statement of Consistency

Date:

Action Taken:

Information Provided:

PUBLIC NOTICE

In accordance with **NC GS 160A-364**, the Clayton Town Council will hold a public hearing on Tuesday, September 8, 2015, at 6:30 PM in the Council Chambers at the Clayton Center, 111 E Second Street, to consider amendments to the Unified Development Code. Copies of the proposed amendments are available in the Planning office and the Town Clerk's office for review by the public. The proposed amendments include:

- 15-34-02-OA, Ordinance to amend the Unified Development Code (§155.200) to include a new zoning district (Public Facilities)

The public is invited to attend.

Jay McLeod, Planner
919-359-9335

Clayton News Star

Please advertise on the following dates:

August 26, 2015

September 2, 2015

Affidavit of publication required.



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
July 27, 2015

STAFF REPORT

Application Number: RZ 2015-25 Project Name: Town Facility Operations Center Rezoning

NC PIN / Tag #: 165807-67-0901 / 05G02011K
Town Limits/ETJ: Town Limits
Overlay: Small portion of the property is in the Thoroughfare Overlay District.
Applicant: Town of Clayton
Owner: Town of Clayton
Location: The property is located at 653 NC 42 Hwy W (see map).

Public Noticing:

- Neighborhood meeting July 8, 2015
- Sign posted July 21, 2015
- Letters mailed prior to September 8, 2015
- Newspaper ad posted prior to September 8, 2015

REQUEST: Rezoning from Highway Business (B-3) to Public Facilities (PF).

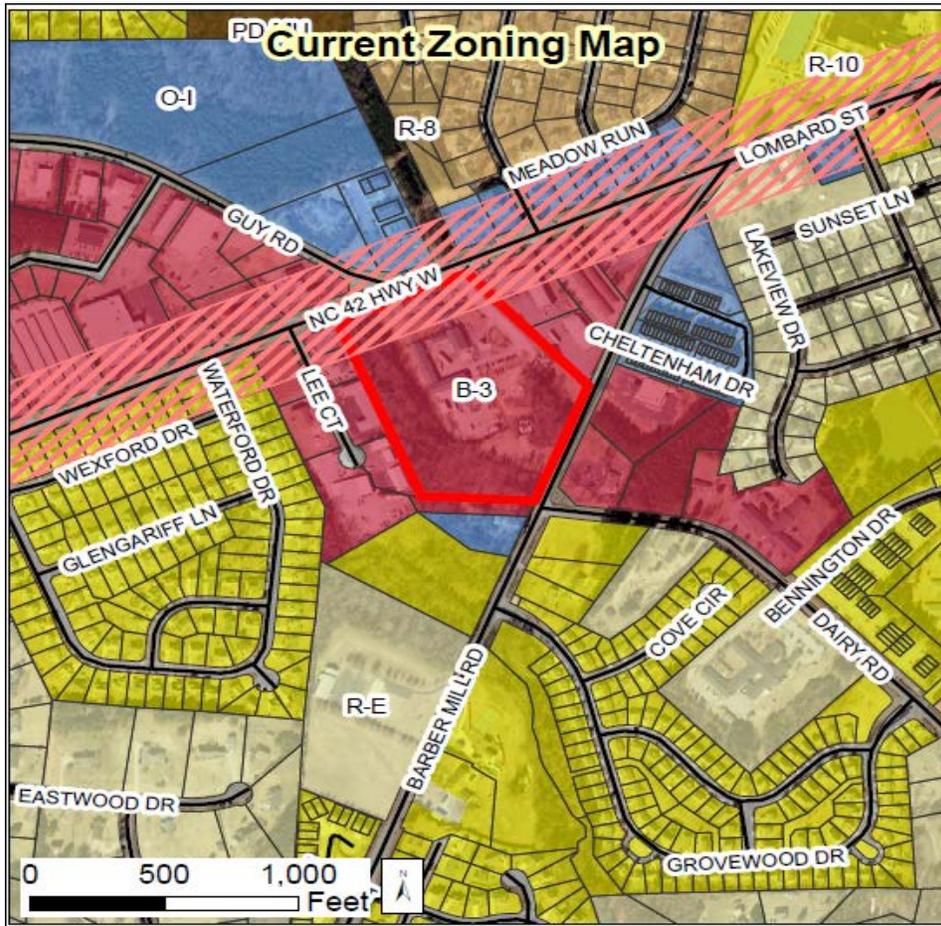


SITE DATA:

Acreage: 13.10 acres
Existing Use: Public Town of Clayton Operations Center

ADJACENT ZONING AND LAND USES:

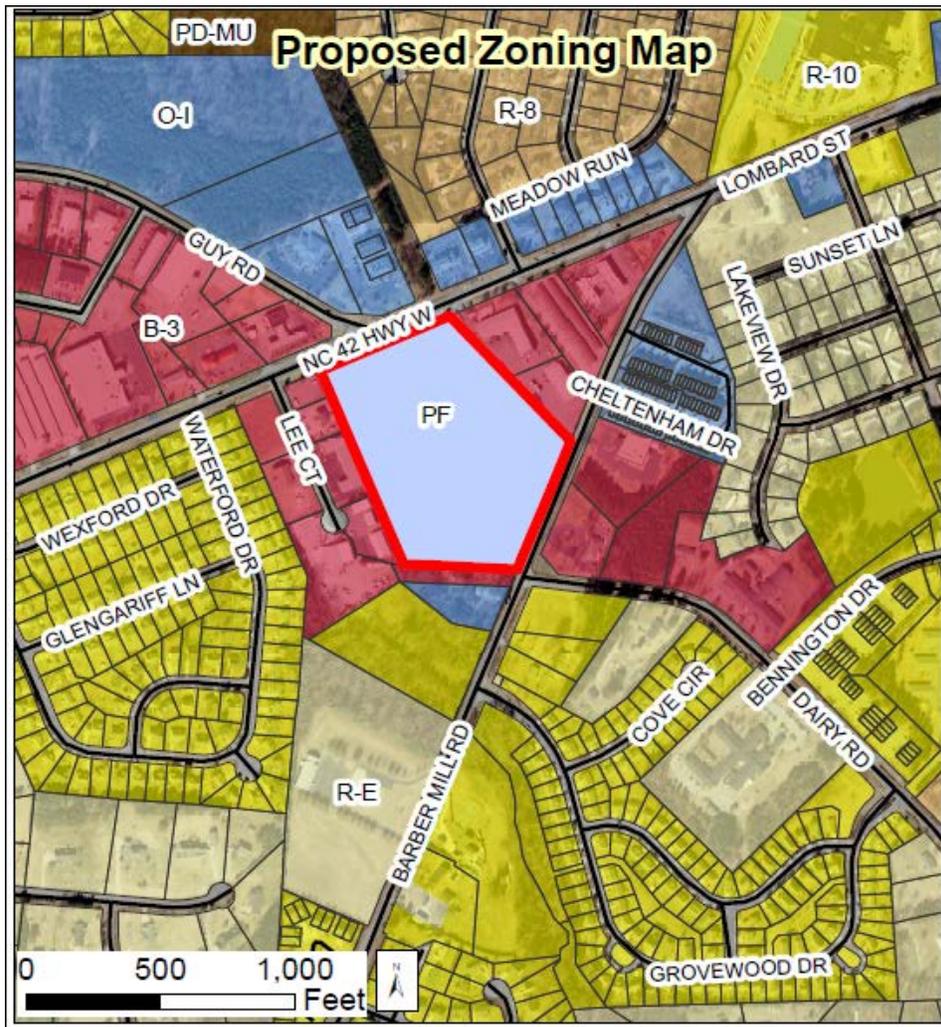
Direction	Zoning	Existing Use
North	Highway Business (B-3), Office Institutional (O-I)	Commercial, Office Institutional
South	Highway Business (B-3), Office Institutional (O-I), Residential (R-10)	Residential – Medium, Office Institutional
East	Highway Business (B-3)	Commercial
West	Highway Business (B-3)	Commercial



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant (Town of Clayton) is requesting to rezone a Town owned public facility from B-3 (Highway Business) to the newly adopted zoning classification PF (Public Facilities) to provide consistency between the zoning district and the attached use of the property. The Operations Center property consists of 13.10 acres. The proposed Land Use classification for the property is Public and the property is located in the Town Limits of Clayton.



Compatibility with Surrounding Land Uses

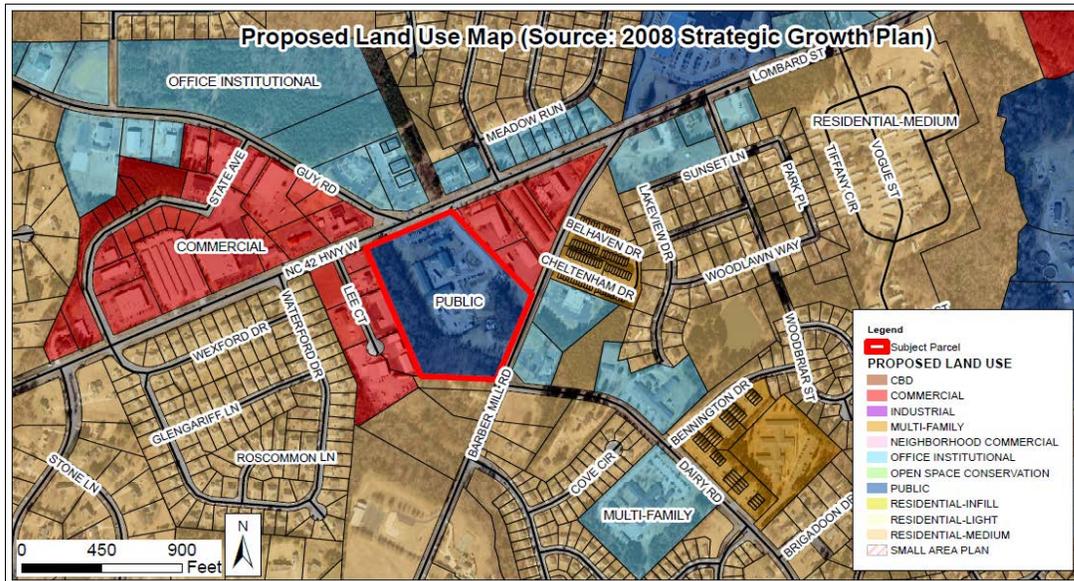
The existing Operations Center facility is compatible with the surrounding land uses.

Access/Streets:

Primary access to the property is from NC 42 Hwy W.

Consistency with the Strategic Growth Plan

The 2008 Strategic Growth Plan designates this area as "Public". This rezoning is consistent with the intent of the Future Land Use for the Operations Center facility and surrounding lands.



Consistency with Overlays

A small portion of the property is in the Thoroughfare Overlay District.

CONSIDERATIONS:

- Rezoning is 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:

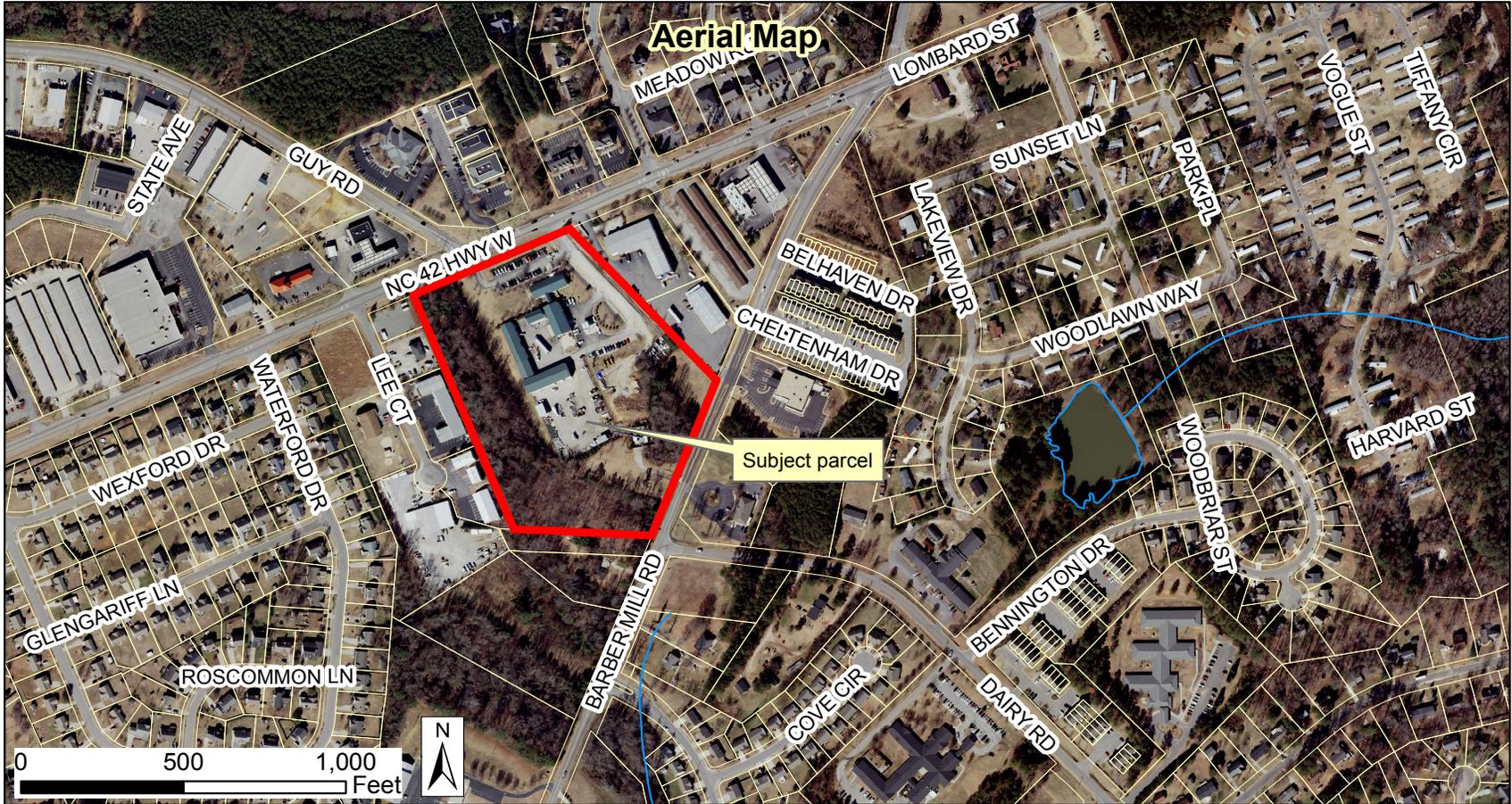
Staff is recommending approval of the rezoning of the subject parcel.

Staff Report
RZ 2015-25 Town Facility Operation Center

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

- 1) Aerial Map
- 2) Existing and Proposed Zoning Map
- 3) Proposed Land Use Map
- 4) Application
- 5) Neighborhood Meeting Materials



**2015-25-RZ Town Facility Operation Center Rezoning
Rezoning from B-3 to PF**

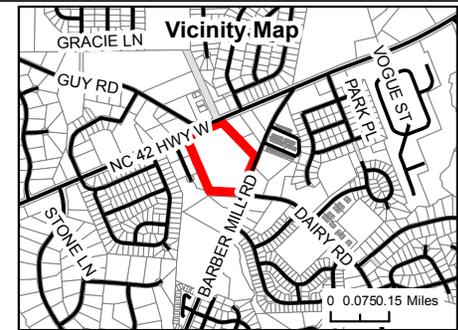
Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Parcel ID Number: 165807-67-0901
 Tag #: 05G02011K

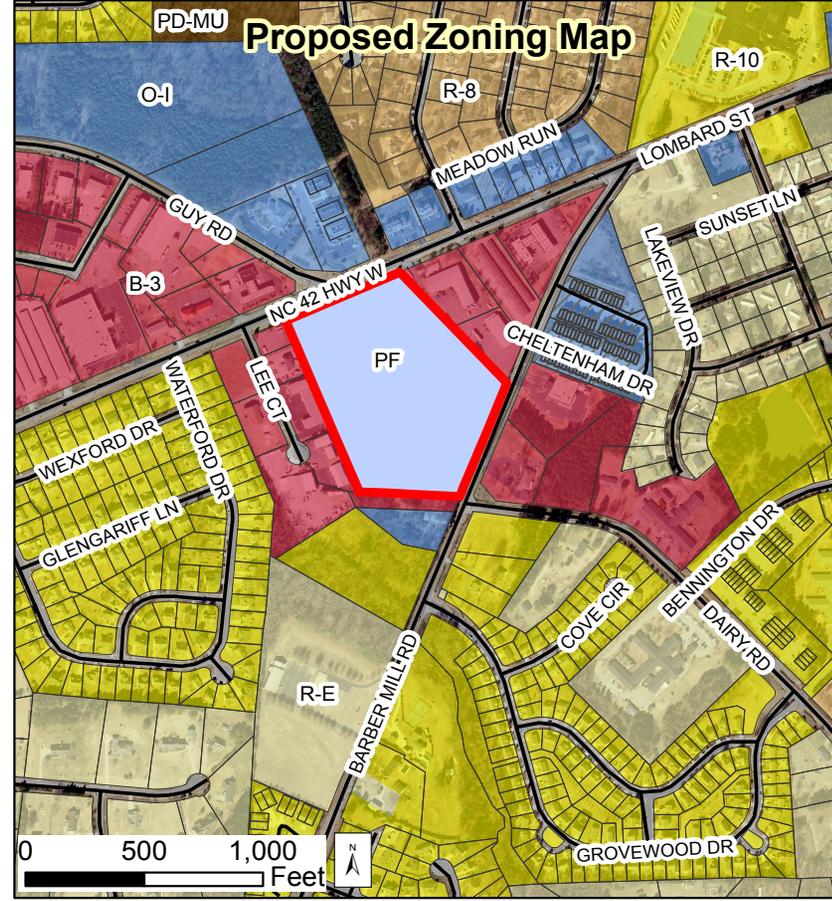
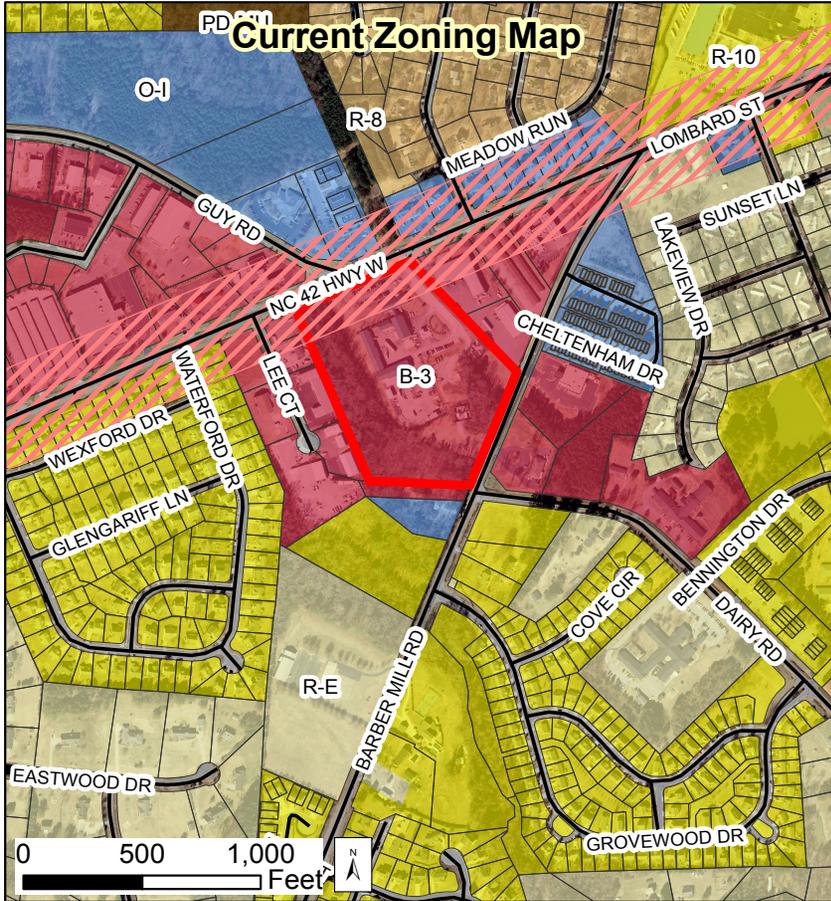
Produced by: TOC Planning

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



06/26/2015





**2015-25-RZ Town Facility Operation
Center Rezoning
Rezoning from B-3 to PF**

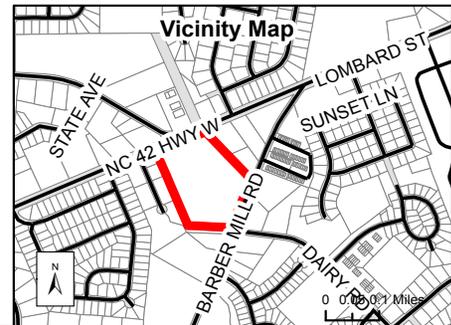
Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Parcel ID Number: 165807-67-0901
 Tag #: 05G02011K

Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.
 06/15/2015

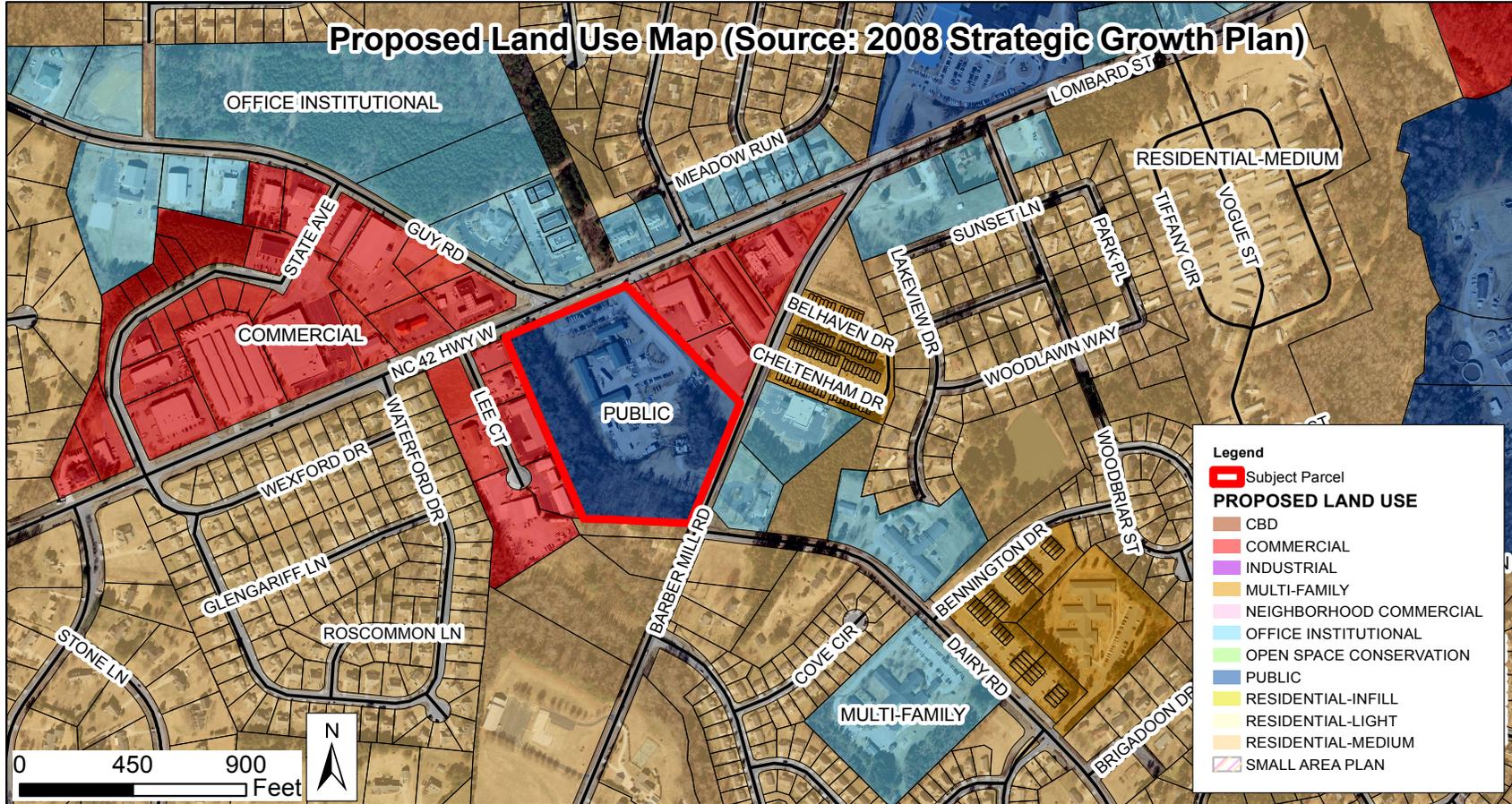


Legend

- Subject Parcel
- Thoroughfare Overlay
- B-2
- R-E
- R-10
- B-3
- R-8
- PD-C
- R-6
- I-1
- PD-R
- I-2
- O-R
- O-I
- B-1
- PF
- PD-MU



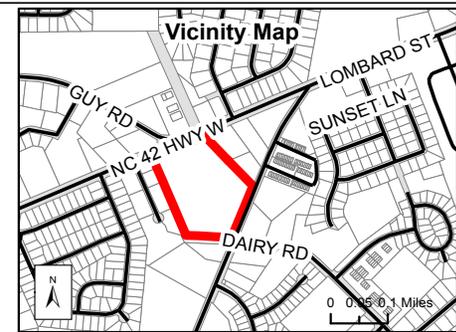
Proposed Land Use Map (Source: 2008 Strategic Growth Plan)



2015-25-RZ Town Facility Operation Center Rezoning Rezoning from B-3 to PF

Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Parcel ID Number: 165807-67-0901
 Tag #: 05G02011K

Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.
 06/15/2015





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: Town Facility Operation
Center Acreage of Property: 13.10 acres
 County Tag Number: 05G02011K NC PIN: 165807-67-0901
 Address/Location: 653 NC 42 Hwy W

Existing Zoning District: B-3 (Business Highway)
 Proposed Zoning District: PF (Public Facilities)
 Is project within an Overlay District? No
 Yes (list): TOD

APPLICANT INFORMATION

Applicant: Town of Clayton
 Mailing Address: P O Box 879 Clayton, NC 27528
 Phone Number: 919 553-5002 Fax: _____
 Contact Person: Beth Franson
 Email Address: bfranson@townofclaytonnc.org

FOR OFFICE USE ONLY

Date Received: 6-18-2015 Amount Paid: NA File Number: 022015-25

PROPERTY OWNER INFORMATION

Name: Town of Clayton
 Mailing Address: P O Box 879 Clayton, NC 27528
 Phone Number: 919 553-5002 Fax: 919 553-8919
 Email Address: _____

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.
 To rezone Town owned public facilities to the newly adopted zoning classification PF (Public Facilities) and utilize the dimensional standards for the PF zoning classification.

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:		
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments)	<input type="checkbox"/>	N/A			
3. Completed application	<input checked="" type="checkbox"/>				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	<input type="checkbox"/>	N/A			
6. <i>If property to be rezoned is a portion of a parcel:</i>					
- Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
- Plat showing property to be rezoned, matching legal description.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Adjacent property owners list	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	<input checked="" type="checkbox"/>				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	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) <i>This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter</i>	<input checked="" type="checkbox"/>				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The Town of Clayton recently adopted the PF (Public Facilities) zoning district, specifically for public property. This rezoning to PF (Public Facilities) will make the subject properties consistent with Town Council direction.

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

As stated above the PF (Public Facilities) district was created to be the suitable zoning district for public property.

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

The change to the subject properties classifies them in a new zoning district. This district balances other uses by separating public and private property.

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 PF (Public Facilities) zoning category is designed to specifically differentiate public facilities and services.

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

The subject rezoning does not violate the legality of the proposed zoning.

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 subject properties are currently occupied with public facilities and associated 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.

The purpose of the rezoning is to correctly classify public facilities which benefit 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.

Beth Franson
Print Name

Beth Franson
Signature of Applicant

6-18-2015
Date

January 2015

Page 4 of 10

ADJACENT PROPERTY OWNERS LIST

Project Name: Town Facility Operation Center

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
05G02012K, 05G02009G	TRAC Properties	3420 Seven Lakes West West End, NC 27376
05G02012, 05G02011L, 05G02012A, 05G04199I	MTR Properties	P O Box 934 Clayton, NC 27528
05G02011J, 05G03199C	Gypsy W Rowland	P O Box 551 Garner, NC 27529
05H03197G	Eric Le	411 Cox Rd. Ste. 130 Gastonia, NC 28054
05G02019S	Folden W Lee III	5400 Barber Mill Rd. Clayton, NC 27520
05G02011E	Health Systems Management Inc.	1804 King Rd. Tifton, GA 31793
05G02009F	Brandon Wayne Andrews C/O South Eastern Plumbing Supply	P O Box 968 Clayton, NC 27528
05G02016U	Jerry W Andrews C/O South Eastern Plumbing Supply	P O Box 968 Clayton, NC 27528
05E99004R	Stephen C Woodard Jr.	P O Box 1960 Smithfield, NC 27577
05G02010N	Calamari Properties LLC	1321 Oberlin Road Raleigh, NC 27608
05G02011B	Meehan LLC	100 Guy Rd. Clayton, NC 27520
05G02031P	United Energy Inc.	P O Box 469 Clinton, NC 28328

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed by the Town of Clayton for a rezoning involving Town 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 Town will be present to explain the rezoning, answer questions, and solicit comments.

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Operations Center at 653 NC 42 Hwy W., Clayton, NC 27520. The town owned property is currently zoned B-3 (Business Highway), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002
Town of Clayton Planning

Sincerely,

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby 7-8-2015

	NAME	ADDRESS
1	Jay McLeod	102 Gordon St, Clayton
2	Beth Franzen	Town of Clayton Planning Dept.
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

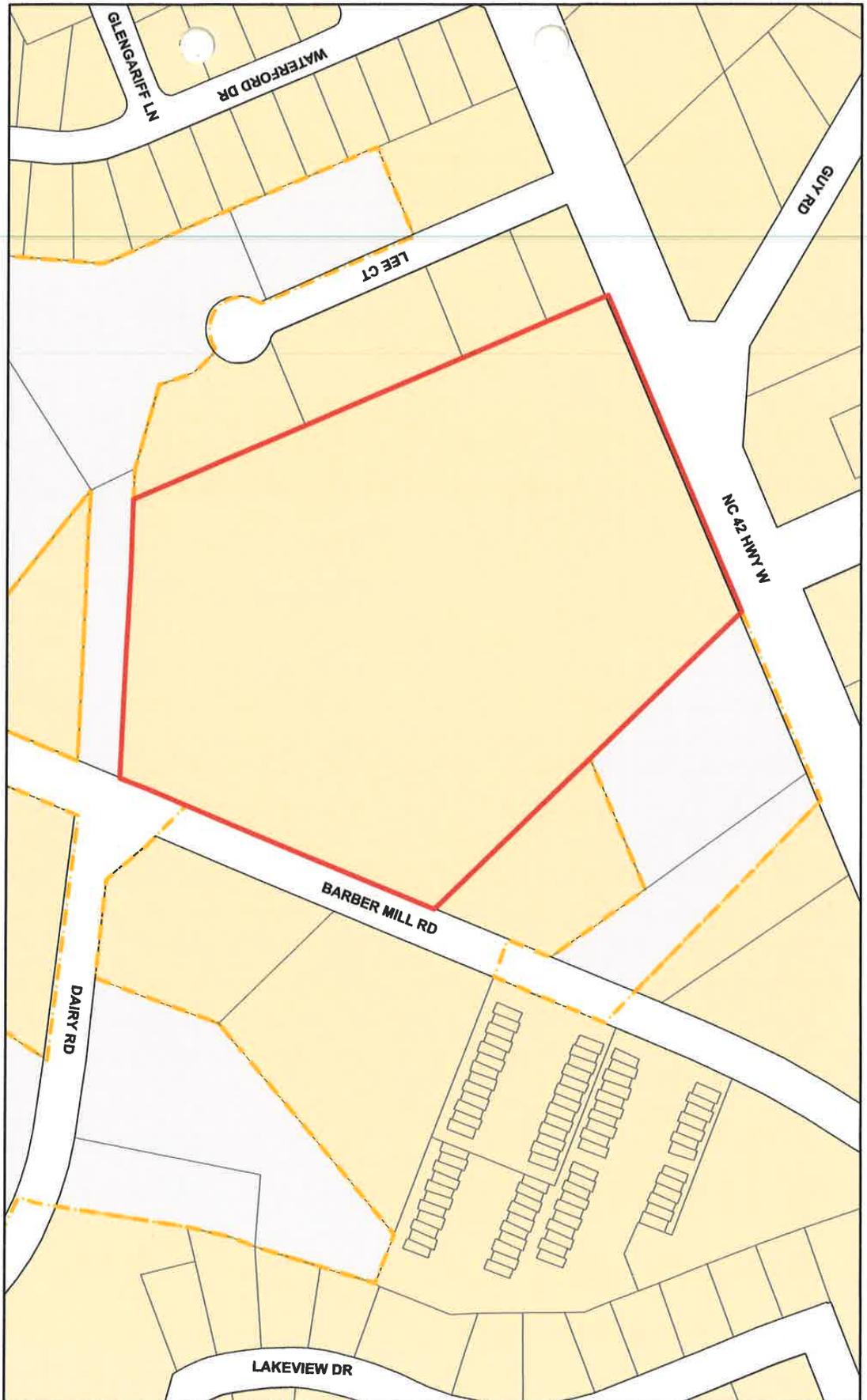
Date of Meeting: 7-8-2015 Time of Meeting: 6:00 pm

Location of Meeting: Clayton Town Hall Lobby

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 at 6pm, Beth Franson representative for the OTown attended the meeting. The meeting ended at 7pm.

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



Legend

-  Clayton Town Limits
-  Clayton ETJ
-  Parcels
-  Operation Center

Produced by: TOC Planning
June 16, 2019

Town of Clayton Operation Center

TAG 05G02011K
 NCPIN 165807-67-0901
 Town of Clayton Operation Center
 653 NC 42 Hwy W
 Deed Book 1151 Page 2429
 Acreage 13.10 acres



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

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed by the Town of Clayton for a rezoning involving Town 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 Town will be present to explain the rezoning, answer questions, and solicit comments.

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Operations Center at 653 NC 42 Hwy W., Clayton, NC 27520. The town owned property is currently zoned B-3 (Business Highway), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002
Town of Clayton Planning

Sincerely,

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby 7-8-2015

	NAME	ADDRESS
1	Jay McLeod	102 Gordon St, Clayton
2	Beth Francon	Town of Clayton Planning Dept.
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

Date of Meeting: 7-8-2015 Time of Meeting: 6:00 pm

Location of Meeting: Clayton Town Hall Lobby

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 at 6pm, Beth Franson representative for the OTown attended the meeting. The meeting ended at 7pm.

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

**TOWN OF CLAYTON
COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT**

RZ 2015-25 Town Facility Operations Center

On July 27, 2015 the Planning Board heard the above-referenced request and made the following vote:

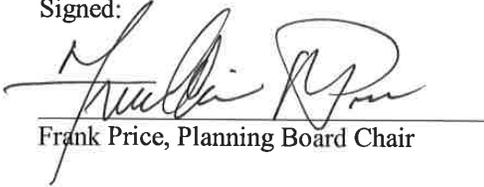
Recommendation to the Town Council to

approve the request;

deny the request.

Recommendation(s) made this 27 day of July 2015 while in regular session.

Signed:



Frank Price, Planning Board Chair

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT
TOWN FACILITIES OPERATIONS CENTER [RZ 2015-25]

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 2008 Strategic Growth Plan designates this area as “Public”. This rezoning is consistent with the intent of the Future Land Use for the Operations Center Facility.

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 **the zoning classification PF (Public Facilities) will provide consistency between the zoning district and the attached use of the property. The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. The PF district is primarily intended for, but not limited to, public parks, and recreation areas, public buildings and facilities, and other capital improvements of a significant nature** , the above referenced zoning amendment is reasonable and in the public interest.

COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT
(Rezoning)

After considering the recommendations of the Planning Board and Planning Director, I move to **[approve OR deny] RZ 2015-25 (Town Facility Operations Center)**

[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**

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 Public Facilities (PF) zone the property described below, said property formerly being zoned Business 3 (B-3); and

WHEREAS said property is owned by the Town of Clayton; 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 September 8, 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 Public Facilities zone the following described property:

General Description:

Approximately 13.10 acres located at 653 NC 42 Highway West.

Specific Description:

NC Parcel Identification Number: 165807-67-0901 / 05G02011K

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Public Facilities (P-F) 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 by the Clayton Town Council this 8th day of September, 2015,
while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC
Town Clerk

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

AGENDA LOCATION:

Public Hearings

Meeting Date:

September 8, 2015

ITEM TITLE:

Town Facility - Waste Water Treatment Plant - Rezoning - RZ 2015-26

DESCRIPTION:

Request for approval to rezone 53.27 acres along Durham St., between Holding Street and Vogue St., from R-8 to PF

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Presentation & Public Hearing set for September 8, 2015

Information Provided:

Staff Report / Planning Board Recommendation / Consistency Statement

Date:

Action Taken:

Information Provided:



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
July 27, 2015

STAFF REPORT

Application Number: RZ 2015-26

Project Name: Town Facility WWTP (Waste Water Treatment Plant) Rezoning

NC PIN / Tag #: 165808-98-5881 / 05H03027Z, 165808-98-5176/05005199A, 165808-97-9704/05H03022C
Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: Town of Clayton
Owner: Town of Clayton
Location: The property is located at 1000 Durham Street (see map).

Public Noticing:

- Neighborhood meeting July 8, 2015
- Sign posted August 10, 2015
- Letters mailed prior to September 8, 2015
- Newspaper ad posted prior to September 8, 2015

REQUEST: Rezoning from Residential (R-8) to Public Facilities (PF).

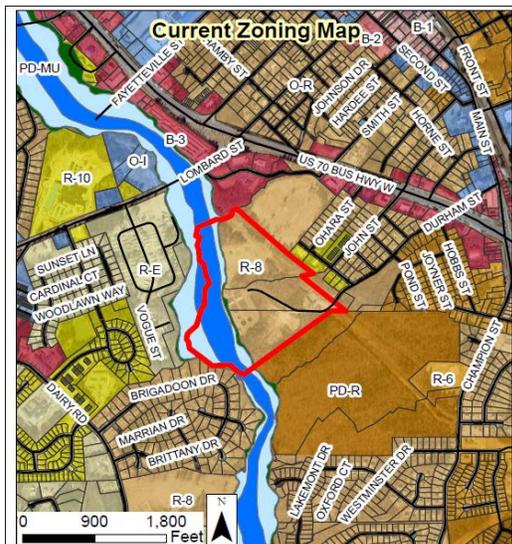


SITE DATA:

Acreage: 53.27 acres
Existing Use: Public

ADJACENT ZONING AND LAND USES:

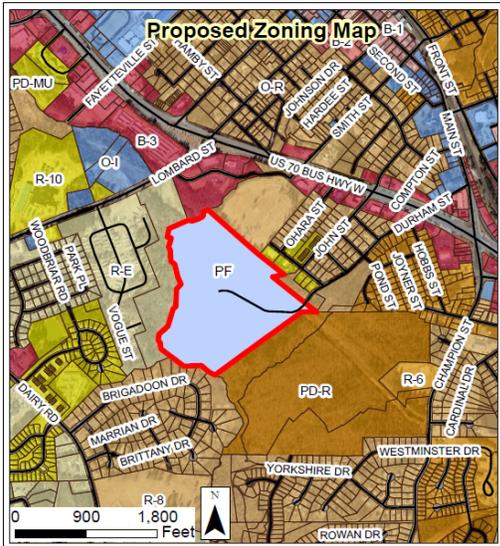
Direction	Zoning	Existing Use
North	Highway Business (B-3), Residential-Estate(R-E)	Commercial, Residential
South	Planned Development- Residential (PD-R)	Residential - Medium
East	Residential (R-10), Residential (R-8)	Residential
West	Residential-Estate (R-E), Residential (R-8)	Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant (Town of Clayton) is requesting to rezone a Town owned public facility from R-8 (Residential) to the newly adopted zoning classification PF (Public Facilities) to provide consistency between the zoning district and the attached use of the property. The WWTP (Waste Water Treatment Plant) consist of three parcels for a total acreage of 53.27 acres. The proposed Land Use classification for the properties is Public and the properties are in the Town Limits of Clayton.



Compatibility with Surrounding Land Uses

The existing WWTP (Waste Water Treatment Plant) is compatible with the surrounding land uses.

Access/Streets:

Primary access to the property is from Durham Street.

Consistency with the Strategic Growth Plan

The 2008 Strategic Growth Plan designates this area as “Public”. This rezoning is consistent with the intent of the Future Land Use for these and surrounding lands.



Consistency with Overlays

NA

CONSIDERATIONS:

- Rezoning 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 the subject parcel.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

- 1) Aerial Map
- 2) Existing and Proposed Zoning Map
- 3) Proposed Land Use Map
- 4) Application
- 5) Neighborhood Meeting Materials



**2015-26-RZ Town Facility WWTP (Waste Water Treatment Plant) Rezoning
Rezoning from R-8 to PF**

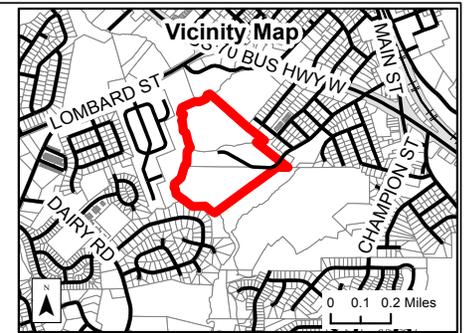
Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Parcel ID Numbers: 165808-98-5881, 165808-98-5176
 & 165808-97-9704
 Tag #: 05H03027Z, 05005199A & 05H03022C

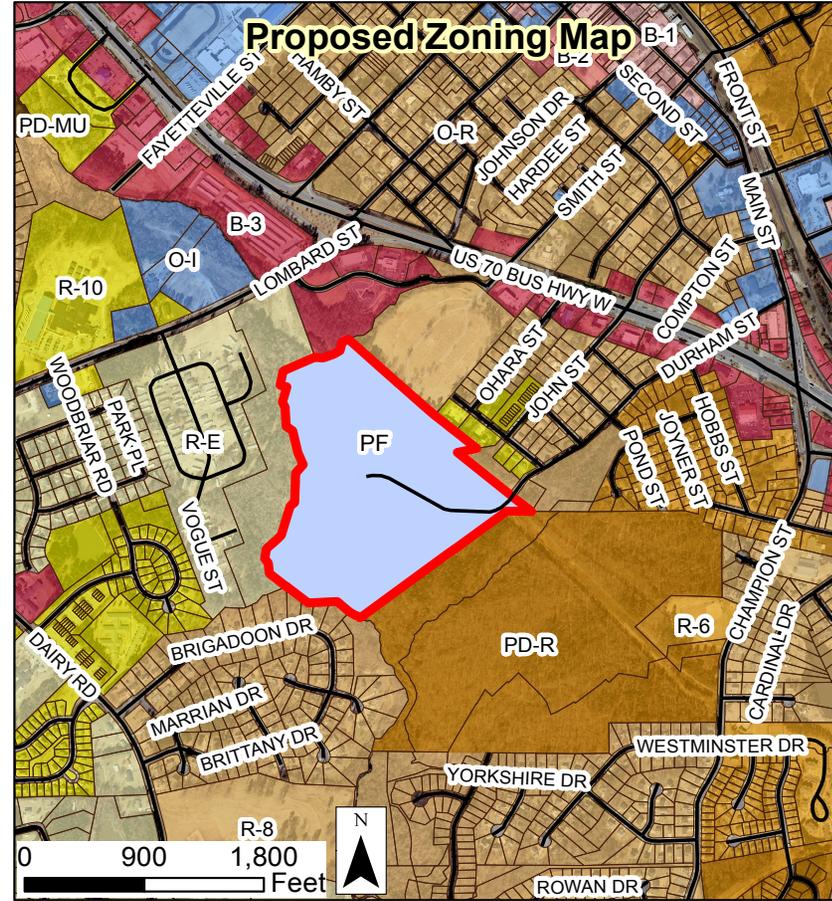
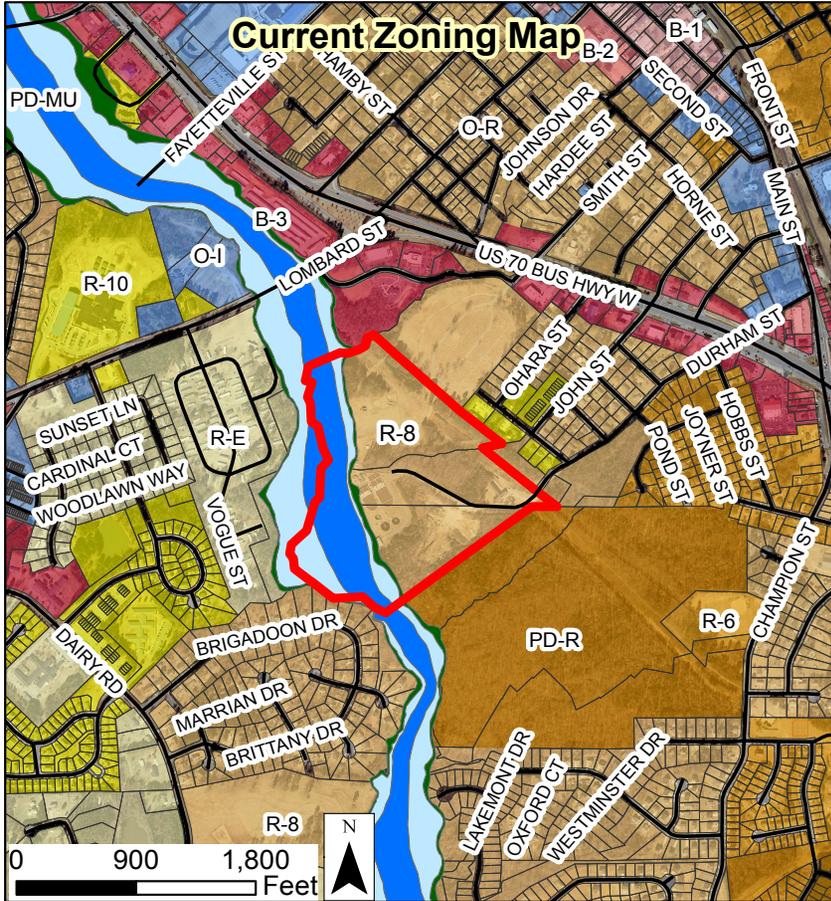
Produced by: TOC Planning

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



06/26/2015





2015-26-RZ Town Facility WWTP (Waste Water Treatment Plant) Rezoning
Rezoning from R-8 to PF

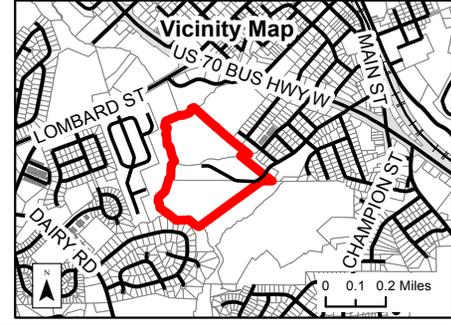
Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Parcel ID Numbers: 165808-98-5881, 165808-98-5176 & 165808-97-9704
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 06/15/2015

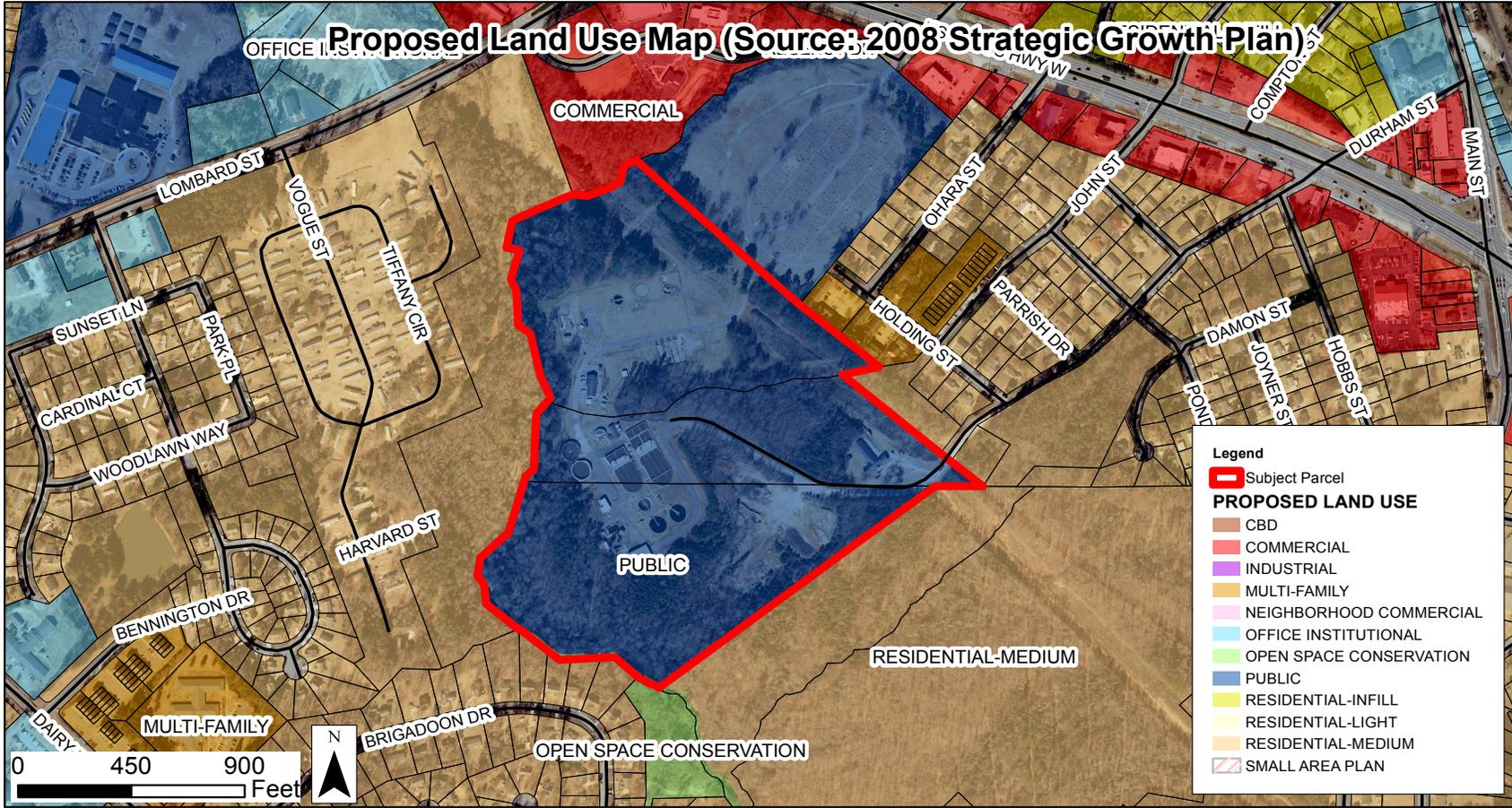


Legend

- Subject Parcel
- R-E
- R-10
- R-8
- R-6
- PD-R
- O-R
- PF
- B-1
- B-2
- B-3
- PD-C
- I-1
- I-2
- O-I
- PD-MU



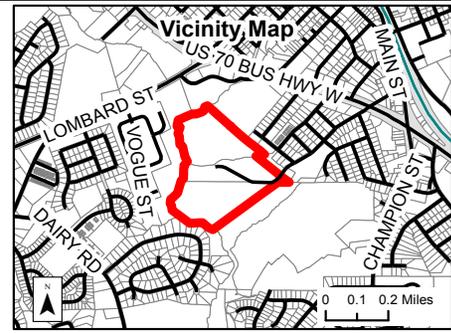
Proposed Land Use Map (Source: 2008 Strategic Growth Plan)



2015-26-RZ Town Facility WWTP (Waste Water Treatment Plant) Rezoning
Rezoning from R-8 to PF

Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Parcel ID Numbers: 165808-98-5881, 165808-98-5176
 & 165808-97-9704
 Tag #: 05H03027Z, 05005199A & 05H03022C

Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.
 06/15/2015





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: Town Facility WWTP (Waste Water Treatment Plant) Acreage of Property: 53.27 acres
 County Tag Number: 05H03027Z, 05005199A, & 05H03022C NC PIN: 165808-98-5881, 165808-98-5176, & 165808-97-9704
 Address/Location: 1000 Durham Street Clayton, NC 27520
 Existing Zoning District: R-8 (Residential)
 Proposed Zoning District: PF (Public Facilities)
 Is project within an Overlay District? No
 Yes (list): _____

APPLICANT INFORMATION

Applicant: Town of Clayton
 Mailing Address: P O Box 879 Clayton, NC 27528
 Phone Number: 919 553-5002 Fax: _____
 Contact Person: Beth Franson
 Email Address: bfranson@townofclaytonnc.org

FOR OFFICE USE ONLY

Date Received: 6-18-2015 Amount Paid: NA File Number: 2015-26

PROPERTY OWNER INFORMATION

Name: Town of Clayton
 Mailing Address: P O Box 879 Clayton, NC 27528
 Phone Number: 919 553-5002 Fax: 919 553-8919
 Email Address: _____

EXPLANATION OF PROJECT

Please provide detailed information concerning all requests. Attach additional sheets if necessary.
 To rezone Town owned public facilities to the newly adopted zoning classification PF (Public Facilities) and utilize the dimensional standards for the PF zoning classification.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant: <i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	To be completed by applicant:		To be completed by staff:		
	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments)	<input type="checkbox"/>	N/A			
3. Completed application	<input checked="" type="checkbox"/>				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	<input type="checkbox"/>	N/A			
6. <i>If property to be rezoned is a portion of a parcel:</i> - 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Adjacent property owners list	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	<input checked="" type="checkbox"/>				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	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) <i>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.</i>	<input checked="" type="checkbox"/>				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The Town of Clayton recently adopted the PF (Public Facilities) zoning district, specifically for public property. This rezoning to PF (Public Facilities) will make the subject properties consistent with Town Council direction.

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

As stated above the PF (Public Facilities) district was created to be the suitable zoning district for public property.

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

The change to the subject properties classifies them in a new zoning district. This district balances other uses by separating public and private property.

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 PF (Public Facilities) zoning category is designed to specifically differentiate public facilities and services.

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

The subject rezoning does not violate the legality of the purposed zoning.

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 subject properties are currently occupied with public facilities and associated 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.

The purpose of the rezoning is to correctly classify public facilities which benefit 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.

Beth Franson
Print Name

Beth Franson
Signature of Applicant

1-18-2015
Date

January 2015

Page 4 of 10

ADJACENT PROPERTY OWNERS LIST

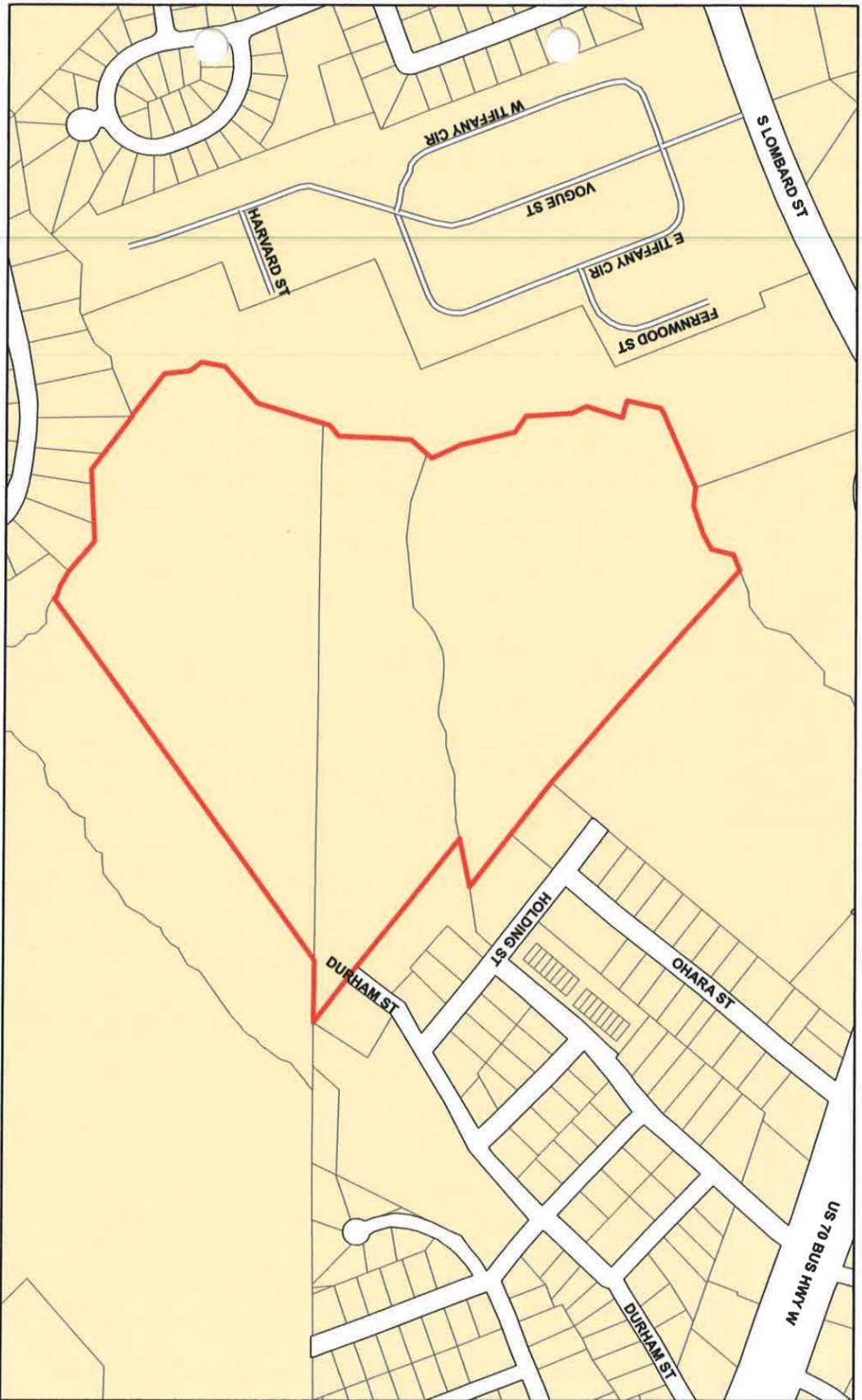
Project Name: Town Facility WWTP

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
05E99020Z	Maplewood Cemetery	
05018005K	State Employees Credit Union	P O Box 26807 Raleigh, NC 27611
05H03029S	The Glennie Rea Corp	P O Box 607 Selma, NC 27576
05H03192S	Adam Capani	2205 Canterbury Rd. Clayton, NC 27520
05H03192T	Harry B Gillon III	2752 Brigadoon Dr. Clayton, NC 27520
05H03192U	Robert L Browning	1201 Aversboro Rd. Ste. G-102 Garner, NC 27529
05H03192V	Tanisha Rashawn Harris	3012 Brittany Dr. Clayton, NC 27520
05H03192W	Neighborhood Select Properties	58 Austin Rd. Clayton, NC 27520
05H03192X	Rebecca Valente	3008 Brittany Dr. Clayton, NC 27520
05H03197B, 05H03036S, 05H03036T,	Town of Clayton	P O Box 879 Clayton, NC 27528
05E99200	Dennis M Parrish	44B S Sussex Dr. Smithfield, NC 27577
05E99015V	Home Rental Resources LLC	P O Box 99535 Raleigh, NC 27624
05E99015W	Apartment Resources LLC	P O Box 99535 Raleigh, NC 27624

**SAMPLE NEIGHBORHOOD MEETING LETTER -
PLACE ON AGENT OR OWNER LETTERHEAD**



Legend

-  Clayton Town Limits
-  Clayton ETJ
-  Parcels
-  WWTP Waste Water Treatment Plant

Produced by: TDC Planning
June 16, 2018

Town of Clayton WWTP (Waste Water Treatment Plant)

TAG(s) 05H03027Z, 05005199A, 05H03022C
 NCPIN(s) 165808-98-5881, 165808-98-5176, 165808-97-9704
 Town of Clayton WWTP (Waste Water Treatment Plant)
 1000 Durham Street
 Deed Book 519 Page 104, DB 995 Pg 328, DB 1005 Pg 361
 Acreage 53.27 (total acres)



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

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed by the Town of Clayton for a rezoning involving Town 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 Town will be present to explain the rezoning, answer questions, and solicit comments.

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Property WWTP (Waste Water Treatment Plant) at 1000 Durham Street Clayton, NC 27520. The town owned property is currently zoned R-8 (Residential), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002
Town of Clayton Planning

Sincerely,

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: ~~7-8-2015~~ 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

Date of Meeting: 7-8-2015 Time of Meeting: 6:00pm

Location of Meeting: Clayton Town Hall Lobby

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Meeting began at 6pm. Beth Franson representative for the Town attended the meeting. The meeting ended at 7pm.

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

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby

	NAME	ADDRESS
1	Beth Franson	Town of Clayton Planning Dept.
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January 2015

**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

Page 9 of 10

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



Bob Satterfield
Art Holder
Jason Thompson
R.S. "Butch" Lawter, Jr.
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Michael Grannis
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Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

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

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Date of Mailing: ~~7-8-2015~~ 6-25-2015

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Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby

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January 2015

**Town of Clayton
Planning Department**
111 E. Second Street, Clayton, NC 27520
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Fax: 919-553-1720

Page 9 of 10

**TOWN OF CLAYTON
COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT**

RZ 2015-26 Town Facility Waste Water Treatment Plant Rezoning

On July 27, 2015 the Planning Board heard the above-referenced request and made the following vote:

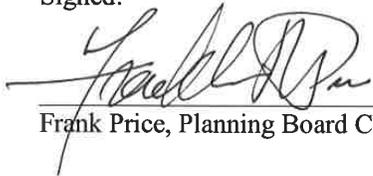
Recommendation to the Town Council to

approve the request;

deny the request.

Recommendation(s) made this 27 day of July 2015 while in regular session.

Signed:



Frank Price, Planning Board Chair

TOWN OF CLAYTON
ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

TOWN FACILITY WASTE WATER TREATMENT PLANT [RZ 2015-26]

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 2008 Strategic Growth Plan designates this area as “Public”. This rezoning is consistent with the intent of the Future Land Use for the (WWTP) Waste Water Treatment Plant Facility.

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 **the zoning classification PF (Public Facilities) will provide consistency between the zoning district and the attached use of the property. The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. The PF district is primarily intended for, but not limited to, public parks, and recreation areas, public buildings and facilities, and other capital improvements of a significant nature** , the above referenced zoning amendment is reasonable and in the public interest.

COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT
(Rezoning)

After considering the recommendations of the Planning Board and Planning Director, I move to **[approve OR deny] RZ 2015-26 (Town Facility Waste Water Treatment Plant)**

[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**

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 Public Facilities (PF) zone the property described below, said property formerly being zoned Residential-8(R-8); and

WHEREAS said property is owned by the Town of Clayton; 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 September 8, 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 Public Facilities zone the following described property:

General Description:

Approximately 53.27 acres located at 1000 Durham Street.

Specific Description:

NC Parcel Identification Number: 165808-98-5881/05H030272Z,
165808-98-5176/05005199A 165808-97-9704/05H03022C

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Public Facilities (P-F) 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 by the Clayton Town Council this 8th day of September, 2015,
while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC
Town Clerk

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

AGENDA LOCATION:

Public Hearings

Meeting Date:

September 8, 2015

ITEM TITLE:

Maplewood Cemetery Rezoning - RZ 2015-28

DESCRIPTION:

Request for approval to rezone 16.15 acres south of US 70 Bus Hwy W, between Regency Drive and O'Hara Street from R-8 to PF

POTENTIAL ACTION:

Approval/Disapproval

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Presentation & Public Hearing Set for September 8, 2015

Information Provided:

Staff Report / Planning Board / Statement of Consistency

Date:

Action Taken:

Information Provided:



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
July 27, 2015

STAFF REPORT

Application Number: RZ 2015-28
Project Name: Town Facility/Property Maplewood Cemetery Rezoning

NC PIN / Tag #: 166805-09-3472 / 05E99020Z
Town Limits/ETJ: Town Limits
Overlay: Small portion of the property is in the Thoroughfare Overlay District.
Applicant: Town of Clayton
Owner: Town of Clayton
Location: The property is located at 504 S Smith Street (see map).

Public Noticing:

- Neighborhood meeting July 8, 2015
- Sign posted August 10, 2015
- Letters mailed prior to September 8, 2015
- Newspaper ad posted prior to September 8, 2015

REQUEST: Rezoning from Residential (R-8) to Public Facilities (PF).

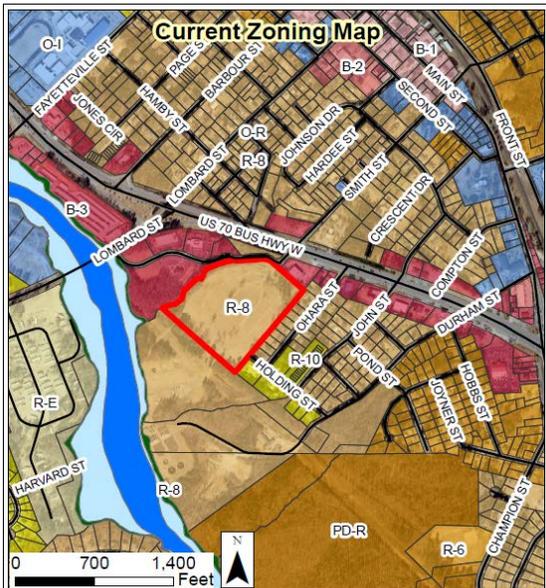


SITE DATA:

Acreeage: 16.15 acres
Existing Use: Public

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Highway Business (B-3)	Commercial
South	Residential (R-8), Residential (R-10)	Residential – Medium
East	Highway Business (B-3), Residential (R-8)	Commercial, Residential
West	Residential (R-8)	Public

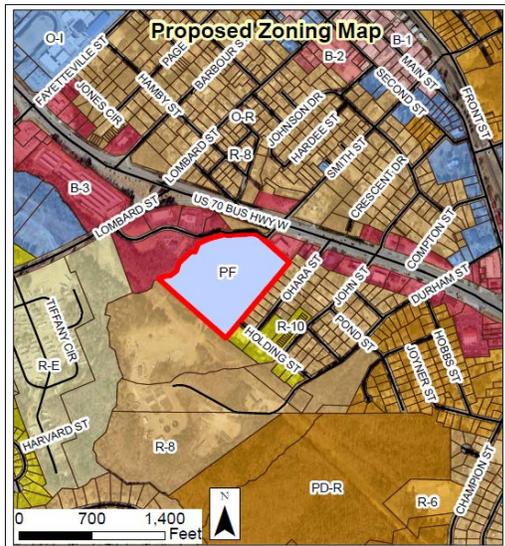


STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant (Town of Clayton) is requesting to rezone a Town owned public facility/property from R-8 (Residential) to the newly adopted zoning classification PF (Public Facilities) to provide consistency between the zoning district and the attached use of the property. The Maplewood Cemetery property consists of 16.15 acres. The proposed Land Use classification for the property is Public and the property is located in the Town Limits of Clayton.

Staff Report
RZ 2015-28 Town Facility Maplewood Cemetery



Compatibility with Surrounding Land Uses

The existing cemetery is compatible with the surrounding land uses.

Access/Streets:

Primary access to the property is from S Smith Street.

Consistency with the Strategic Growth Plan

The 2008 Strategic Growth Plan designates this area as “Public”. This rezoning is consistent with the intent of the Future Land Use for the cemetery property and surrounding lands.



Staff Report
RZ 2015-28 Town Facility Maplewood Cemetery

Consistency with Overlays

An extremely small portion of the cemetery property is in the Thoroughfare Overlay District.

CONSIDERATIONS:

- Rezoning is 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.
-

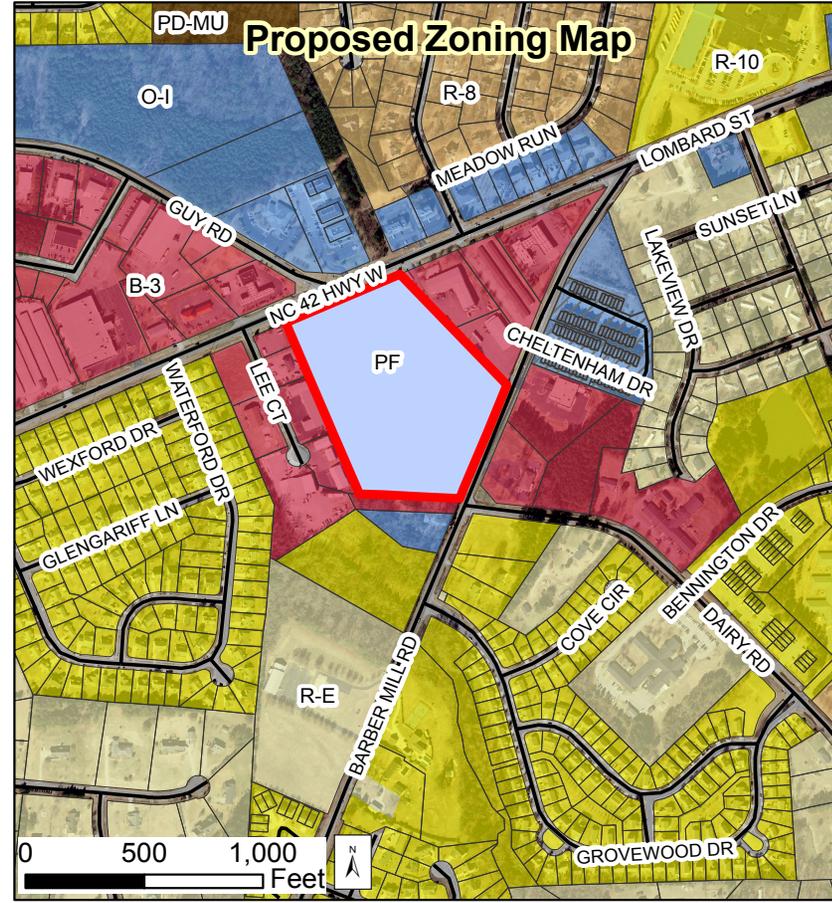
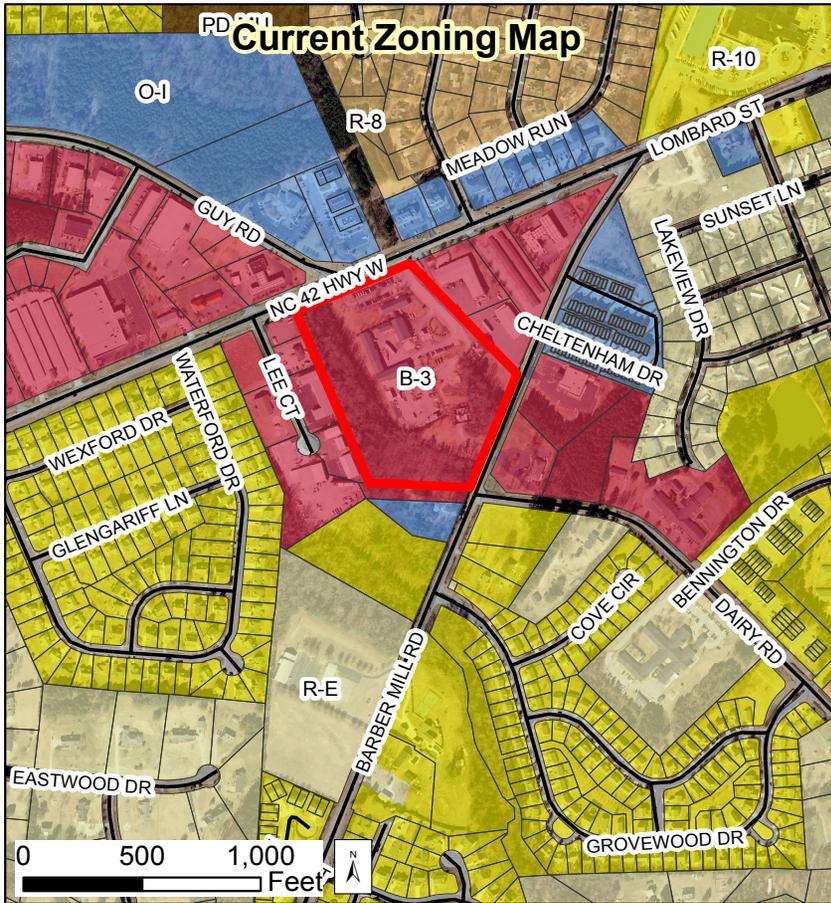
STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject parcel.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

- 1) Aerial Map
- 2) Existing and Proposed Zoning Map
- 3) Proposed Land Use Map
- 4) Application
- 5) Neighborhood Meeting Materials



**2015-25-RZ Town Facility Operation
Center Rezoning
Rezoning from B-3 to PF**

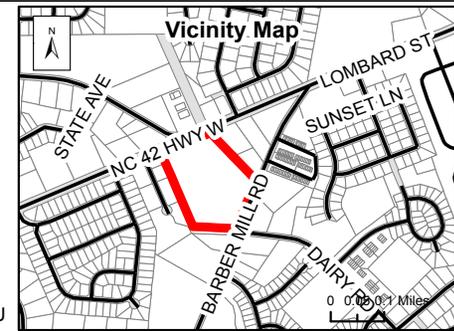
Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Parcel ID Number: 165807-67-0901
 Tag #: 05G02011K

Produced by: TOC Planning
 Disclaimer: Town of Clayton assumes no legal
 responsibility for the information represented here.
 06/15/2015



Legend

	Subject Parcel		R-E		B-2
	R-10		B-3		PD-C
	R-8		I-1		O-I
	R-6		I-2		PF
	PD-R		O-R		PD-MU
	B-1				





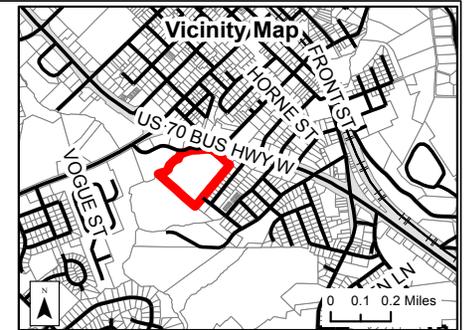
**2015-28-RZ Town Facility Maplewood
Cemetery Rezoning
Rezoning from R-8 to PF**

Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Parcel ID Number: 166805-09-3472
 Tag #: 05E99020Z

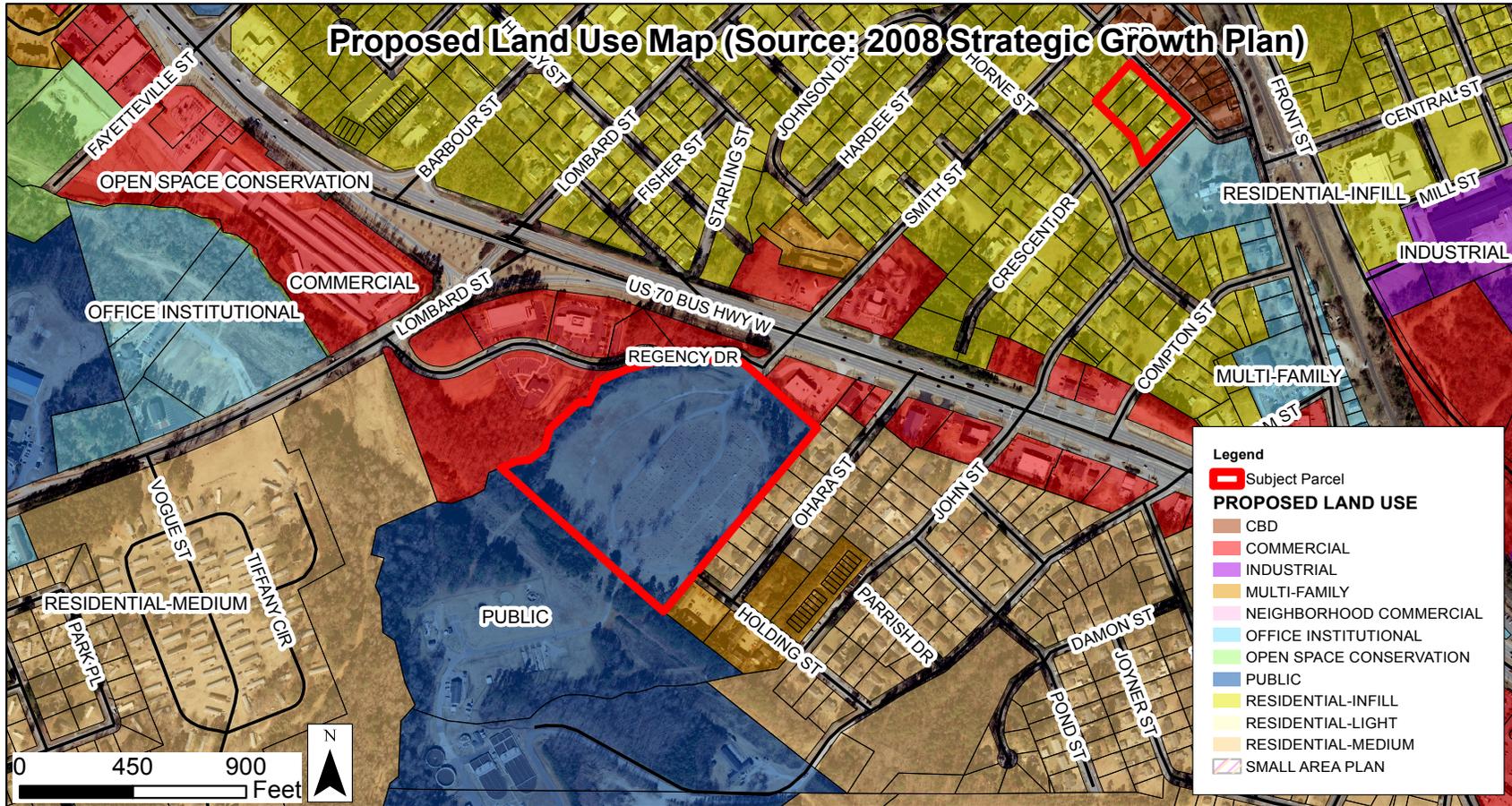
Produced by: TOC Planning

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

06/26/2015



Proposed Land Use Map (Source: 2008 Strategic Growth Plan)



2015-28-RZ Town Facility Maplewood Cemetery Rezoning Rezoning from R-8 to PF

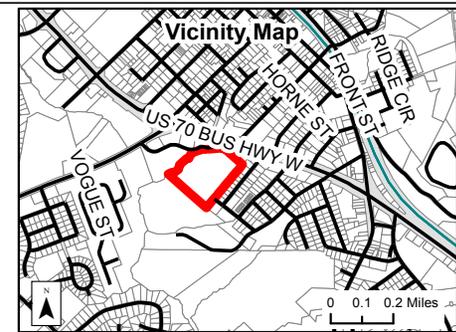
Applicant: Town of Clayton
 Property Owner: Town of Clayton
 Parcel ID Number: 166805-09-3472
 Tag #: 05E99020Z

Produced by: TOC Planning

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



06/15/2015





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: Town Facility/Property
Maplewood Cemetery **Acreage of Property:** 16.15 acres

County Tag Number: 05E99020Z **NC PIN:** 166805-09-3472

Address/Location: 504 S Smith Street Clayton, NC 27520

Existing Zoning District: R-8 (Residential)

Proposed Zoning District: PF (Public Facilities)

Is project within an Overlay District? No
 Yes (list): _____

APPLICANT INFORMATION

Applicant: Town of Clayton

Mailing Address: P O Box 879 Clayton, NC 27528

Phone Number: 919 553-5002 **Fax:** 919 553-8919

Contact Person: Beth Franson

Email Address: bfranson@townofclaytonnc.org

FOR OFFICE USE ONLY

Date Received: 6-18-2015 Amount Paid: NA File Number: 2015-28

PROPERTY OWNER INFORMATION

Name: Town of Clayton

Mailing Address: P O Box 879 Clayton, NC 27528

Phone Number: 919 553-5002

Fax: 919 553-8919

Email Address: _____

EXPLANATION OF PROJECT

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

To rezone Town owned public facilities to the newly adopted zoning classification PF (Public Facilities) and utilize the dimensional standards for the PF zoning classification.

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:				
<i>Submit 9 copies of all materials unless otherwise noted or directed by staff</i>	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Review Fee (\$500 for standard rezoning <u>OR</u> \$1,000 + \$5.00/acre for Planned Developments)	<input type="checkbox"/>	N/A			
3. Completed application	<input checked="" type="checkbox"/>				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	<input type="checkbox"/>	N/A			
6. <i>If property to be rezoned is a portion of a parcel:</i>					
- Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
- Plat showing property to be rezoned, matching legal description.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Adjacent property owners list	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	<input checked="" type="checkbox"/>				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	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) <i>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.</i>	<input checked="" type="checkbox"/>				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The Town of Clayton recently adopted the PF (Public Facilities) zoning district, specifically for public property. This rezoning to PF (Public Facilities) will make the subject properties consistent with Town Council direction.

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

As stated above the PF (Public Facilities) district was created to be the suitable zoning district for public property.

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

The change to the subject properties classifies them in a new zoning district. This district balances other uses by separating public and private property.

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 PF (Public Facilities) zoning category is designed to specifically differentiate public facilities and services.

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

The subject rezoning does not violate the legality of the proposed zoning.

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 subject properties are currently occupied with public facilities and associated 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.

The purpose of the rezoning is to correctly classify public facilities which benefit 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.

Beth Franson
Print Name

Beth Franson
Signature of Applicant

6-18-2015
Date

January 2015

Page 4 of 10

ADJACENT PROPERTY OWNERS LIST

Project Name: Town Facility/Property Maplewood Cemetery

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
05018005F, 05018005G, 05018005C, 05018005K	State Employees Credit Union	P O Box 26807 Raleigh, NC 27611
05H03027Z	Town of Clayton	P O Box 879 Clayton, NC 27528
05E99015W	Apartment Resources LLC	P O Box 99535 Raleigh, NC 27624
05007012	KAD Inc.	1025 Ridge Drive Clayton, NC 27520
05007013	Tunstall Properties LLC	5273 Raleigh Rd. Benson, NC 27504
05007014	John P. Olsen	304 Airedale Dr. Holly Springs, NC 27540
05007015	Shirley Frances Upchurch	512 O'Hara Street Clayton, NC 27520
05007016	Anthony Hal Morris	510 O'Hara Street Clayton, NC 27520
05007017	Cecil Berry Heavner	P O Box 1266 Smithfield, NC 27577
05007018	Alphonzo McNeil	506 O'Hara Street Clayton, NC 27520
05007019	Elizabeth Hodges Bryan	504 O'Hara Street Clayton, NC 27520
05006025, 05E99014I	Stacy Morgan	106 Adams Street Wallace, NC28466
05013049A	DEVAZ LLC C/O Ralph Falls	1310 S Tryon St. Ste. 104 Charlotte, NC 28203

**SAMPLE NEIGHBORHOOD MEETING LETTER -
PLACE ON AGENT OR OWNER LETTERHEAD**



Legend

- Clayton Town Limits
- Parcel
- Clayton ETJ
- Maplewood Cemetery Rezoning

Produced by: TOC Planning
June 16, 2018

Town of Clayton Property Maplewood Cemetery

TAG(s) 05E99020Z
 NCPIN(s) 166805-09-3472
 Town of Clayton Property Maplewood Cemetery
 504 S Smith Street
 Deed Book No Deed Reference
 Acreage 16.15 acres

1 inch = 300 feet

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

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby 7-8-2015

	NAME	ADDRESS
1	HAL MORRIS	510 OHANA ST.
2	Beth Franson	Town of Clayton - Planning Dept
3		
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January 2015

**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

Page 9 of 10

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

Date of Meeting: 7-8-2015 Time of Meeting: 6:00 pm

Location of Meeting: Clayton Town Hall Lobby

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 at 6pm. Beth Franson representative for the Town + Hal Morris - adjoining property owner attended the meeting. Mr. Morris asked how or if the rezoning of the town property (Maplewood Cemetery) ~~would~~ would affect his property. The meeting ended at 7pm.

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

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed by the Town of Clayton for a rezoning involving Town 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 Town will be present to explain the rezoning, answer questions, and solicit comments.

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Property Maplewood Cemetery at 504 S Smith Street Clayton, NC 27520. The town owned property is currently zoned R-8 (Residential), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002
Town of Clayton Planning

Sincerely,

A handwritten signature in black ink that reads "Beth Franson".

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

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

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER



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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed by the Town of Clayton for a rezoning involving Town 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 Town will be present to explain the rezoning, answer questions, and solicit comments.

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Property Maplewood Cemetery at 504 S Smith Street Clayton, NC 27520. The town owned property is currently zoned R-8 (Residential), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002
Town of Clayton Planning

Sincerely,


Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6-25-2015

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

Printed Name: Beth Fransen Signature: Beth Fransen

Date of Meeting: 7-8-2015 Time of Meeting: 6:00 pm

Location of Meeting: Clayton Town Hall Lobby

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 at 6pm. Beth Fransen representative for the Town + Hal Morris - adjoining property owner attended the meeting. Mr. Morris asked how or if the rezoning of the town property (Maplewood Cemetery) ~~would~~ would affect his property. The meeting ended at 7pm.

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

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby 7-8-2015

	NAME	ADDRESS
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2	Beth Franson	Town of Clayton - Planning Dept
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January 2015

**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

Page 9 of 10

**TOWN OF CLAYTON
COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT**

RZ 2015-28 Maplewood Cemetery

On July 27, 2015 the Planning Board heard the above-referenced request and made the following vote:

Recommendation to the Town Council to

approve the request;

deny the request.

Recommendation(s) made this 27 day of July 2015 while in regular session.

Signed:


Frank Price, Planning Board Chair

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT
MAPLEWOOD CEMETERY REZONING [RZ 2015-28]

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 2008 Strategic Growth Plan designates this area as “Public”. This rezoning is consistent with the intent of the Future Land Use for the Maplewood Cemetery Property.

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 **the zoning classification PF (Public Facilities) will provide consistency between the zoning district and the attached use of the property. The PF district is established to provide a coordinated land planning approach to the sale, rent, lease, purchase, management, or alteration of publicly owned or operated lands. The PF district is primarily intended for, but not limited to, public parks, and recreation areas, public buildings and facilities, and other capital improvements of a significant nature** , the above referenced zoning amendment is reasonable and in the public interest.

COUNCIL MOTION SHEET
ZONING ORDINANCE AMENDMENT
(Rezoning)

After considering the recommendations of the Planning Board and Planning Director, I move to **[approve OR deny] RZ 2015-28 (Maplewood Cemetery)**

[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**

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 Public Facilities (PF) zone the property described below, said property formerly being zoned Residential-8(R-8); and

WHEREAS said property is owned by the Town of Clayton; 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 September 8, 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 Public Facilities zone the following described property:

General Description:

Approximately 16.15 acres located at 504 S. Smith Street.

Specific Description:

NC Parcel Identification Number: 166805-09-3472/05E99020Z

SECTION 2. That the official Town of Clayton Zoning Map is hereby amended to include in the Public Facilities (P-F) 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 by the Clayton Town Council this 8th day of September, 2015,
while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly A. Moffett, CMC
Town Clerk

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

AGENDA LOCATION:

Old Business

Meeting Date:

September 8, 2015

ITEM TITLE:

Amendment to Town Code of Ordinances - Chapter 95

DESCRIPTION:

Ordinance to amend Chapter 95 to include 95.07 which will address the issue of Open Burning within the town limits of Clayton's Fire District.

POTENTIAL ACTION:

Place on Consent Agenda

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

August 17, 2015

Action Taken:

Presentation / Sent back to Staff for amendment

Information Provided:

Draft Ordinance

Date:

Action Taken:

Information Provided:

TOWN OF CLAYTON
Amendment to the Code of Ordinances: Chapter 95
Fire Prevention

BEING HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON, NORTH CAROLINA to amend Chapter 95 as follows:

§95.07 OPEN BURNING WITHIN CLAYTON'S FIRE DISTRICT

- (A) In accordance with North Carolina Administrative code §15.A NCAC 02D.1903 and .1904, certain types of open burning shall be permitted without an Air Quality Permit within the Town of Clayton's Town Limits.
- (B) Prior to commencing any open burning activities, inspection of the burning location and approval of the open burning by the Town's Fire Official must occur.

Duly adopted this 8th day of September, 2015, while in regular session.

Jody L. McLeod
Mayor

ATTEST:

Kimberly Moffett, CMC
Town Clerk



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
August 17, 2015

STAFF REPORT

Application Number: 15-33-01-ASP

Project Name: Carolina Park - Anthony's Pizza - Alternative Sign Plan

Tag #: 05g02001g
Town Limits/ETJ: Town limits
Overlay: Thoroughfare Overlay District
Applicant: Michael Akins, Carolina Park LLC, michael.akers@advancesignservice.com
Owner: Carolina Park LLC
Location: The property is located as an outparcel strip building in the WalMart Plaza (see map).

Public Noticing:

- Not required.

REQUEST: Alternative Sign Plan to allow signage with more colors than typically allowed in a strip building.



CONTEXT:

This building is located in the WalMart Plaza as an outparcel commercial strip building with four tenant spaces.

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting approval of an Alternative Sign Plan (ASP) to allow more sign colors than are permitted by the Unified Development Code (UDC). In this case, the request is to allow four colors – white, red, green, and yellow – on each sign in the strip commercial building in question.

Per §155.403(J) of the UDC, a Master Sign Plan is required for all developments which include multiple tenants, including commercial strip buildings. The stated purpose of a Master Sign Plan is to “promote coordinated signage”. Master Sign Plans allow one color (chosen by the property owner) for signs, as well as black accents. Federal and state registered trademarks may be employed, with no color restrictions, so long as they do not exceed 12 square feet in area.

The proposed Alternative Sign Plan does not propose any significant differences from a Master Sign Plan other than it would allow four colors per sign, instead of one color allowed in a Master Sign Plan. Incidentally, the four colors chose as part of this Alternative Sign Plan are the four that they applicant wants in the sign on their space. The Alternative Sign Plan would also allow black trim accents, which is similar to the Master Sign Plan. The proposed Alternative Sign Plan does not specify which or how many fonts are acceptable. A Master Sign Plan allows one font per tenant, but does not require consistency between tenants.

An example of a sign that would be allowed under this Alternative Sign Plan is shown below.



According to section 155.403(K), an Alternative Sign Plan may be submitted to request approval of signage that does not comply with the requirements of the UDC. "The purpose and intent of an Alternative Sign Plan (ASP) is to allow for creativity of sign design, providing an opportunity to demonstrate the intent of this Section can be exceeded, in whole or in part, through an ASP."

➤ **Consistency with the Approval Criteria (155.403(K)(3))**

The following approval criteria apply to ASPs. Each approval criteria is followed by staff's analysis of whether and how the request meets this criteria:

- (a) Components of the ASP shall be consistent with the Town of Clayton General Design Guidelines.
 - *The Design Guidelines specify that signs should be kept simple, with few colors and typefaces (fonts). The proposed signs have four colors and (potentially) 3 different fonts on a single sign.*
- (b) The proposed sign design, size, color, and placement are compatible in style and character with any building to which the sign is to be attached, any surrounding structures, and any adjoining signage on the site.
 - *There is no evidence to suggest that the sign proposed is uniquely suited to the building upon which it is proposed. The evidence seems to suggest that the Alternative Sign Plan is designed only to accommodate a sign for one business (Anthony's Pizza), and that all other tenants are irrelevant. There is no cohesive design envisioned in this Sign Plan.*
- (c) Innovative use of materials and design techniques in response to unique characteristics of the specific site.
 - *This Alternative Sign Plan does not appear to be innovative in materials and/or design.*
- (d) Placement of sign incorporates or preserves existing native vegetation.
 - *Not applicable. The proposed Sign Plan only allows wall signs above tenant spaces.*
- (e) Sign design, scale, and placement are oriented to pedestrian traffic.
 - *Not applicable. There is little incidental pedestrian traffic expected at this location.*
- (f) Integrates architectural features in a manner compatible with the surroundings in which the development is located.
 - *The sign does not take architectural features of adjacent or associated buildings into account.*
- (g) Includes pedestrian facilities, including but not limited to sidewalks, walkways, street furniture, landscaping, and lighting.
 - *Not applicable. As mentioned in (e), above, in this particular location pedestrian traffic is very limited..*
- (h) Consistent with approved neighborhood plans, studies, or area plans.
 - *There are no plans or studies for this area.*
- (i) Future tenants will be provided adequate opportunities to construct, erect, or maintain a sign for identification.
 - *The proposed Sign Plan treats all tenants fairly with respect to allowable sign area, but is more designed with one tenant in mind – Anthony's Pizza – and does not really attempt to accommodate other tenants in any meaningful way.*

Carolina Park - Alternative Sign Plan
15-33-01-ASP

- (j) Directional signage and building addressing is adequate for pedestrian and vehicular circulation and emergency vehicle access.
 - *Not applicable. The proposed Alternative Sign Plan would be equivalent with a Master Sign Plan in this respect.*
- (k) The ASP improves the safety and welfare of the general public by minimizing distractions, hazards, and obstructions from sign design or placement.
 - *The proposed sign actually increases distraction by providing a larger color palette for tenants, thus visually cluttering the landscape.*

In conclusion, staff recommends denial. The proposed Alternative Sign Plan intentionally attempts to skirt the intent of the Master Sign Plan and does not add any meaningful "creativity of sign design", as is the intent of an Alternative Sign Plan. A Master Sign Plan is appropriate for this location, with one sign color for all tenants in the building.

CONSIDERATIONS:

- Signage that does not meet the requirements of the UDC can request approval via an Alternative Sign Plan, but must show that the sign exceeds the intent of the UDC by providing a superior design.
- The Town Council approves Alternative Sign Plans.

STAFF RECOMMENDATION:

Staff is recommending denial of the Alternative Site Plan (15-33-01-ASP) for Carolina Park.

If Council does decide to approve the Alternative Site Plan, the following conditions of approval are suggested:

1. The applicant must specify font(s) prior to approval.

ATTACHMENTS:

- 1) 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

SIGN PERMIT APPLICATION

Pursuant to Article 7, Section 155.713 of the Unified Development Code (UDC), no sign, unless specifically exempted under Section 155.403(D) of the UDC may be erected, located or altered in any manner until a sign permit (and building permit if necessary) has been secured from the Planning Department. An owner of land within the jurisdiction of the Town (or a duly authorized agent) may make application with the Planning Department for a Sign Permit.

See Section 155.403 of the UDC for information on sign regulations. Note that signs in overlay districts (i.e. Downtown Overlay) may be subject to additional requirements.

SIGN TYPE

- Permanent Sign (\$50.00 + \$5 per each add'l sign)**
New ___ Modification ___
- Master Sign Plan (\$100.00)**
New ___ Modification ___
- Alternative Sign Plan (\$100.00)**
New Modification ___

SITE INFORMATION

Business Name: _____

Parcel ID Number: 05G02001G **Tax ID Number:** 4286174

Business Address
(include suite #, if applicable): _____

Is the business in a multi-tenant building or shopping center? If yes, which one? No Yes: Multi-Tenant

(If located in a multi-tenant building, sign may be subject to Master or Alternative Sign Plan criteria)

Applicable Master or Alternative Sign Plan: Alternative Sign Plan

Overlay District (if applicable): _____

Property Owner: Carolina Park LLC

APPLICANT INFORMATION

Applicant: Carolina Park LLC

Contact Person: Michael Akins

Mailing Address: PO Box 1090 Angier, NC 27501

Phone Number: 919-639-4666 **Fax:** _____

Email Address: michael.akers@advancesignservice.com

OFFICE USE ONLY

Date Received: Via Email 7-8-15 **Amount Paid:** 100.00 **Permit Number:** 15-33-01-ASP



PERMANENT SIGN For a new or modified permanent sign application, provide one copy of the following:

Provided?		Item
Yes	N/A	
<input type="checkbox"/>		A color rendering of each proposed sign. Renderings <u>must</u> include: <ul style="list-style-type: none"> o Sign Type (monument, wall sign, etc) o Materials o Dimensions, including sign face and sign structure o Sign Face Area (in square feet) o Whether sign will be illuminated, and if so, the type of illumination (external or internal, and lighting fixture to be used) o Letter Style/Font o Letter Size o Sign Color (include letter, background, and raceway color, and PMS numbers or vinyl manufacturer and number)
<input type="checkbox"/>	<input type="checkbox"/>	Construction plans demonstrating compliance with the North Carolina Building Code (if applicable)
<input type="checkbox"/>		<u>Freestanding Signs</u> : Plan of the property drawn to scale that clearly depicts the location of proposed sign(s), safe sight triangles, applicable setbacks and landscaping. <u>Wall Signs</u> : For signs attached to the wall or window, provide an image or drawing of the building that indicates the location of the sign, drawn to scale

If subject to a Master or Alternative Sign Plan, application must demonstrate the proposed sign is consistent with the approved Plan.

MASTER SIGN PLAN For a new or modified Master Sign Plan, provide one copy of the following:

Provided?	Item
<input checked="" type="checkbox"/>	Provide a <u>typed</u> document including the following items. See Section 155.403(J) for Master Sign Plan requirements and approval criteria.
<input checked="" type="checkbox"/>	1. Date: Effective Date
<input checked="" type="checkbox"/>	2. Name: Development Name
<input checked="" type="checkbox"/>	3. Location: Development Location/Address
<input checked="" type="checkbox"/>	4. Allocation of Sign Area: Allocation of total permitted sign face area (among tenants and all proposed site signs), and total allowable sign face area for the site
<input checked="" type="checkbox"/>	5. Permitted Sign Types: Sign type(s) to be permitted on the site (monument signs, wall signs, window signs, etc)
<input checked="" type="checkbox"/>	6. Sign Design: For each sign type, provide a sketch of generic sign design, including lighting design, colors, and materials, to act as a guide for signs
<input checked="" type="checkbox"/>	7. Location: <ul style="list-style-type: none"> - Proposed freestanding sign locations, shown on a site plan - Other sign type locations, including any required positioning (i.e. walls signs shall be centered above the doorway), shown on a building elevation sketch if available
<input checked="" type="checkbox"/>	8. Materials: Construction materials permitted for each sign type
<input checked="" type="checkbox"/>	9. Illumination: List whether signs will be illuminated and what sign types will be permitted to be illuminated. Indicate type of illumination, including lighting design standards
<input checked="" type="checkbox"/>	10. Colors: Color palette permitted, including PMS numbers or vinyl manufacturer and number. <i>Note one color is permitted for multi-tenant building wall signs (such as a strip shopping center), unless permitted as an Alternative Sign Plan.</i>
<input checked="" type="checkbox"/>	11. Trademarked Logos: Indicate whether trademarked logos with colors other than the approved color are permitted (maximum 12 SF permitted)
<input checked="" type="checkbox"/>	12. Sign Approvals: Include a note that all signage must receive approval from the Town of Clayton Planning Department

ALTERNATIVE SIGN PLAN *An Alternative Sign Plan is intended to be used to achieve a higher quality of project design and creativity than could be accomplished through the strict application of the regulations found in Section 155.403 of the UDC. For a new or modified Alternative Sign Plan, provide one copy of the following:*

Provided?	Item
<input checked="" type="checkbox"/>	Provide a <u>typed</u> document including the following items. See Section 155.403(K) of the UDC for Alternative Sign Plan requirements and approval criteria.
<input checked="" type="checkbox"/>	1. Justification statement which details project information, modifications being requested, specific code references and proposed alternatives. Statement shall include a response to each of the approval criteria outlined in Section 155.403(K)(3) of the UDC.
<input checked="" type="checkbox"/>	2. Location (address and development name)
<input checked="" type="checkbox"/>	3. All information required for the applicable sign application that the Alternative Sign Plan is replacing (permanent sign or master sign plan), as listed in the tables in this application

APPLICANT AFFIDAVIT

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

Michael Akins
Print Name


Signature of Applicant

6/22/15
Date

PLEASE NOTE: Applicable building permits (including electrical and foundation permits) must be secured from the Town of Clayton Building & Inspections Department in addition to this application approval. Building Permit applications shall be submitted to the Building & Inspection Department no later than six months from the date of the sign permit approval (must include a copy of this permit approval), as sign permits expire six months from the date of approval.

Alternative Sign Plan – Multi-Tenant Building – Town Centre Blvd. Clayton, NC

Effective 8/03/15

All current tenant signage to remain as is. Any and all changes to current signage and all future tenant signage are subject to this alternative sign plan.

Current Tenants at Time of Proposal:

Pottery Camp
Butterfly Life

General Sign Specifications

As a multi-tenant building with no ground or directional signage, only wall signs shall be allowed.

All signage must receive approval from the Town of Clayton Planning Department

General Sign Specifications – Wall Signs

Location

Tenant wall signs to be located per attached Exhibit A. Tenant spaces with additional elevations shall be allowed 1 sign per elevation. No wall sign shall be installed so as to obstruct walkways and windows. Any deviation from Exhibit A for sign location shall require landlord approval.

Materials and Illumination

Wall Signs to be constructed using approved colors only.

Wall signs to be individual channel letters with 4" deep .063" aluminum returns with .090 aluminum backs. Aluminum returns to be mig welded construction and internally sealed to prevent any light leaks.

Letter faces to be minimum 3/16" acrylic faces with 1" jewelite chemically bond trim cap. Trim cap to be attached to returns with low profile pan head screws painted to match trim.

Letters to be LED internally illuminated.

Letters to be mounted to 4" x 7" extruded aluminum raceway painted to match wall. All secondary wiring and power supplies must be located within raceway. Raceway shall have external safety disconnect for primary power.

Secondary pan channel cabinets are allowed to accompany channel letters however the cabinet cannot account for more than 40% of the overall sign square footage (Exhibit B). Pan channels must be constructed using same methods as channel letters including mounting to 4" x 7"

extruded aluminum raceway painted to match wall. Pan channels can include logos and/or text (State of North Carolina or Federally registered tenant logos are allowed for use as tenant signage). See Exhibit C for fabrication diagram.

Wall Sign – Color

Faces – Letters and Pan Channels

White #2447

Red 3M-3630-033

Green 3M-3630-026

Yellow 3M-3630-025 (Sunflower)

Trim and Returns (must match) – Letters and Pan Channels

Black

White

LED illumination - Letters and Pan Channels

White

Red (with red faces only)

Overall Sign Size

Allowable sign area:

1.25 x linear frontage in feet = square feet of total allowable sign area per elevation.

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



Result 1

id: 05G02001G
 Tag: 05G02001G
 Tax Unique Id: 4286174
 NCPin: 164900-87-8294
 Mapsheet No: 1649
 Owner Name 1: CAROLINA PARK LLC
 Owner Name 2:
 Mail Address 1: 9005 PEACHTREE TOWN LN
 Mail Address 2:
 Mail Address 3: KNIGHTDALE, NC 27345-9710
 Site Address 1:
 Site Address 2:
 Book: 04541
 Page: 0642
 Market Value: 860010
 Assessed Acreage: 1.73
 Calc. Acreage: 1.699
 Sales Price: 709000
 Sale Date: 2014-12-29



Scale: 1:8618 - 1 In. = 709.86 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

EXHIBIT A

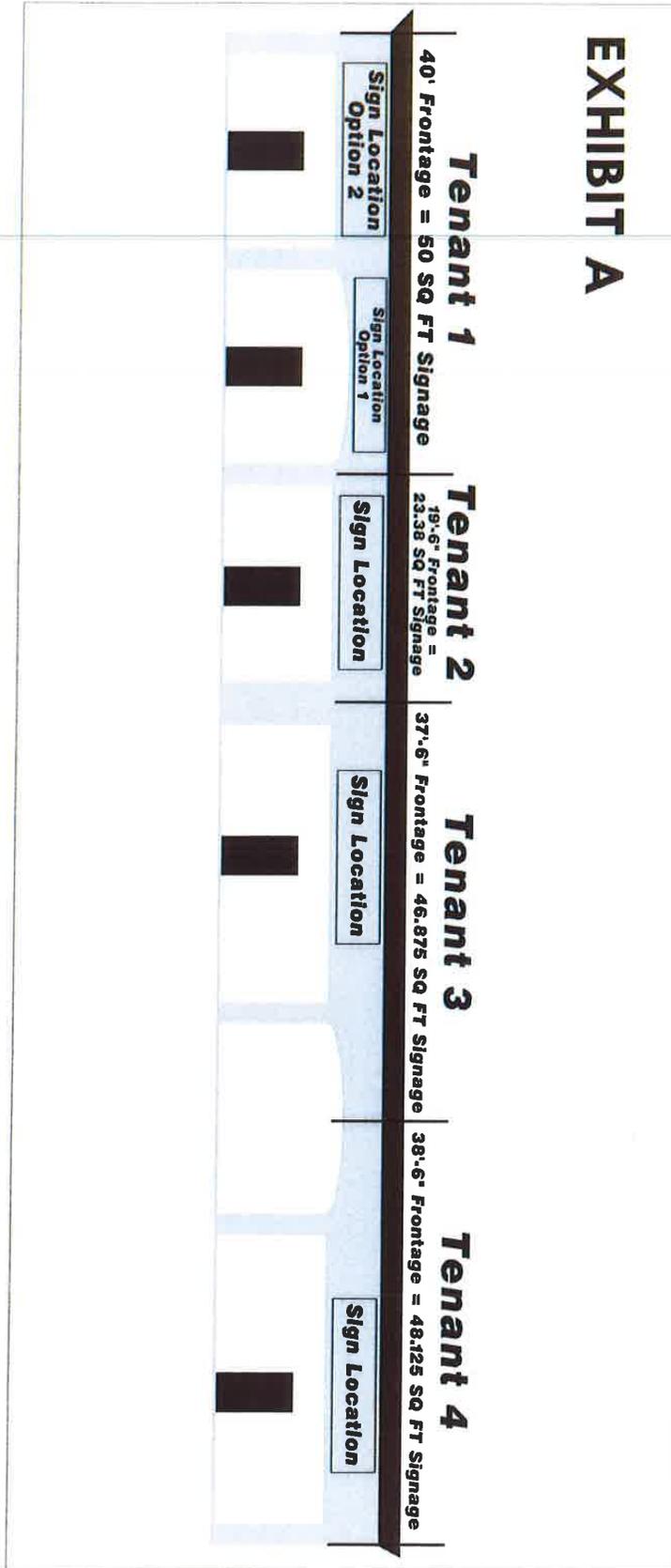
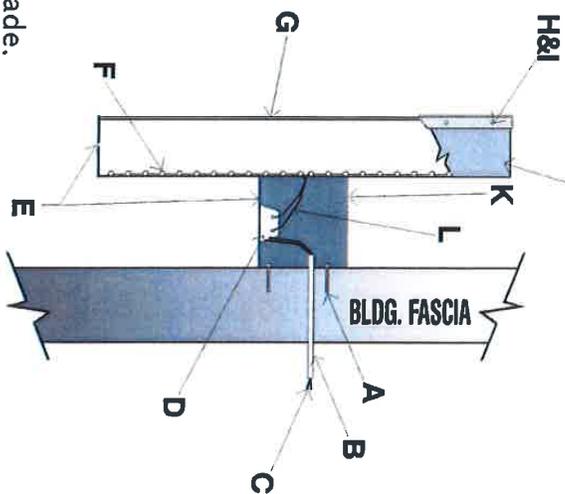




Exhibit C

Channel Letter and Pan Channel Construction Diagram

- A. 3/8" All Thread or other per field conditions
- B. 1/2" Sealite conduit.
- C. #12 - Primary wiring w/ ground.
- D. LED Power Supply.
- E. 1/4" Drain holes. [# varies w/ length]
- F. LED Light Strips
- G. 3/16" R & H Plexiglass or Acrylic Faces.
- H. & I. 1" Jewelite trim cap; attached w/ 1/4" self-tapping metal screws painted to match trim.
- J. All aluminum constructed letters internally tack-welded every 2-3" and internally caulked continuously over all seams to insure weatherproofing. Interior sprayed w/ white enamel. Aluminum backs = 0.090 & aluminum returns = 0.063. Returns = 4" deep primed and painted.
- K. All aluminum 7" x 4" Raceway Painted to match Building facade.
- L. Low Voltage wiring .



Cut-Thru Detail
Not to Scale
J

I. GENERAL REQUIREMENTS

1. The character, design and layout of all signs shall be subject to the Landlord's approval to the extent that the sign in question complies with the criteria set forth in this document.
2. The Landlord reserves the right to have non-conforming signs removed at the sole risk, cost and expense of the Tenant if such sign(s) are not removed within three (3) days following the date Tenant is notified of non-conformance.
3. All signs shall be in accordance with the following requirements:
 - a. Signs, symbols and/or trademarks must have preliminary approval by the Landlord before shop drawings are made.
 - b. Tenant shall submit three (3) copies of scaled shop drawings to the Landlord for approval. Drawings must show size of all letters, spacing, material mounting, methods and overall sign dimensions in relation to these frontage.
4. The content of all signs shall be limited to the letters designating the store name, type and specialty. No advertising symbols or logos shall be used without approval of the Landlord.
5. The fabrication, installation and operation of all signs shall be subject to the following restrictions:
 - a. No flashing, moving or blinking illumination shall be permitted.
 - b. No animation shall be permitted.
6. The following types of signs are prohibited:
 - a. Portable, outrigger, iridescent and painted canopy signs.
 - b. Moving signs or signs with moving parts or exposed tubing.
7. All signs shall be fabricated and installed in compliance with all applicable building codes and the city sign ordinance. If any discrepancy or question shall arise as to whether a particular sign and/or installation is completely in accordance with these specifications and/or approve drawings, the Tenant shall immediately cease production or installation pending notification to proceed by an authorized representative of the Landlord. The sign company's identification shall not be exposed to view. No sign shall be placed in final position without Landlord's approval.
8. The Landlord reserves the right to make any necessary variations in this document.

II. TENANT CANOPY SIGNS

1. Each Tenant shall be allowed one (1) sign to be placed on the front fascia.
2. The canopy sign shall be made of single letters.
3. The maximum length of the canopy sign shall be 4' - 0" less than the total width of the Tenant's lease area. The total square footage of the sign shall not exceed 1.0 times the total width of the lease area.

4. NA

5. Type style of all signs must be approved by Landlord.

6. All letters shall be five inch (5") deep, fabricated from .090 aluminum (mig-weld construction). Channel letters to have acrylic face 1/8" thick using Red #2157, White # 7328, or Yellow #2037 and Black Channel. Letters to be installed on a raceway using non-rusting concealed fasteners. All letters to be solid aluminum sides and backs (no plywood or channelume accepted) with illumination by 13 mm, 6,500 white neon tubing with all secondary wiring located in raceway using U.S. approved receptacles and wiring devices.

7. The raceway shall be 12" height x 7" deep, .063 aluminum with finish of red to match the existing metal accent band. The raceway shall be attached to studs behind the sign trough only.

8. The cost of fabrication, installation, electrical hookup, illumination, maintenance and removal of all signs shall be the responsibility of the Tenant.

III UNDER CANOPY SIGNS (UNLIGHTED)

1. NA

IV. STOREFRONT SIGNS - (DOORS, WINDOWS, ETC.)

1. Storefront signs shall be limited to numbers and/or letters with a maximum height of 3". Only one (1) storefront sign shall be allowed.

2. Signs, symbols and/or trademarks must have preliminary approval of Landlord with final approval based on shop drawings showing material, the approved colors and overall dimensions in relations to the storefront.

V. CONTRACTOR RESPONSIBILITIES

Sign contractor is required to visit the job site prior to furnishing prices and/or building and installing each sign. In the event the project is under construction, it is the sole responsibility of the contractor to verify the trough area is complete before dimensions are verified for fabrication. Contractor shall also familiarize himself with the criteria specifications herein, and submit working drawings for approval in accordance with the criteria before building and installing the sign.

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

AGENDA LOCATION:

New Business

Meeting Date:

September 8, 2015

ITEM TITLE:

Resolution of Intent to close portion of Cross Street Right off Way

DESCRIPTION:

Mr. DeYoung will provide information regarding the request of the intent to abandon a portion of Cross Street Right of Way. Request to authorize Resolution and to set Public Hearing.

POTENTIAL ACTION:

Set Public Hearing

DEPARTMENT:

Planning + Zoning

PRESENTER:

Mr. David DeYoung

ITEM HISTORY:

Date:

September 8,
2015

Action Taken:

Information Provided:

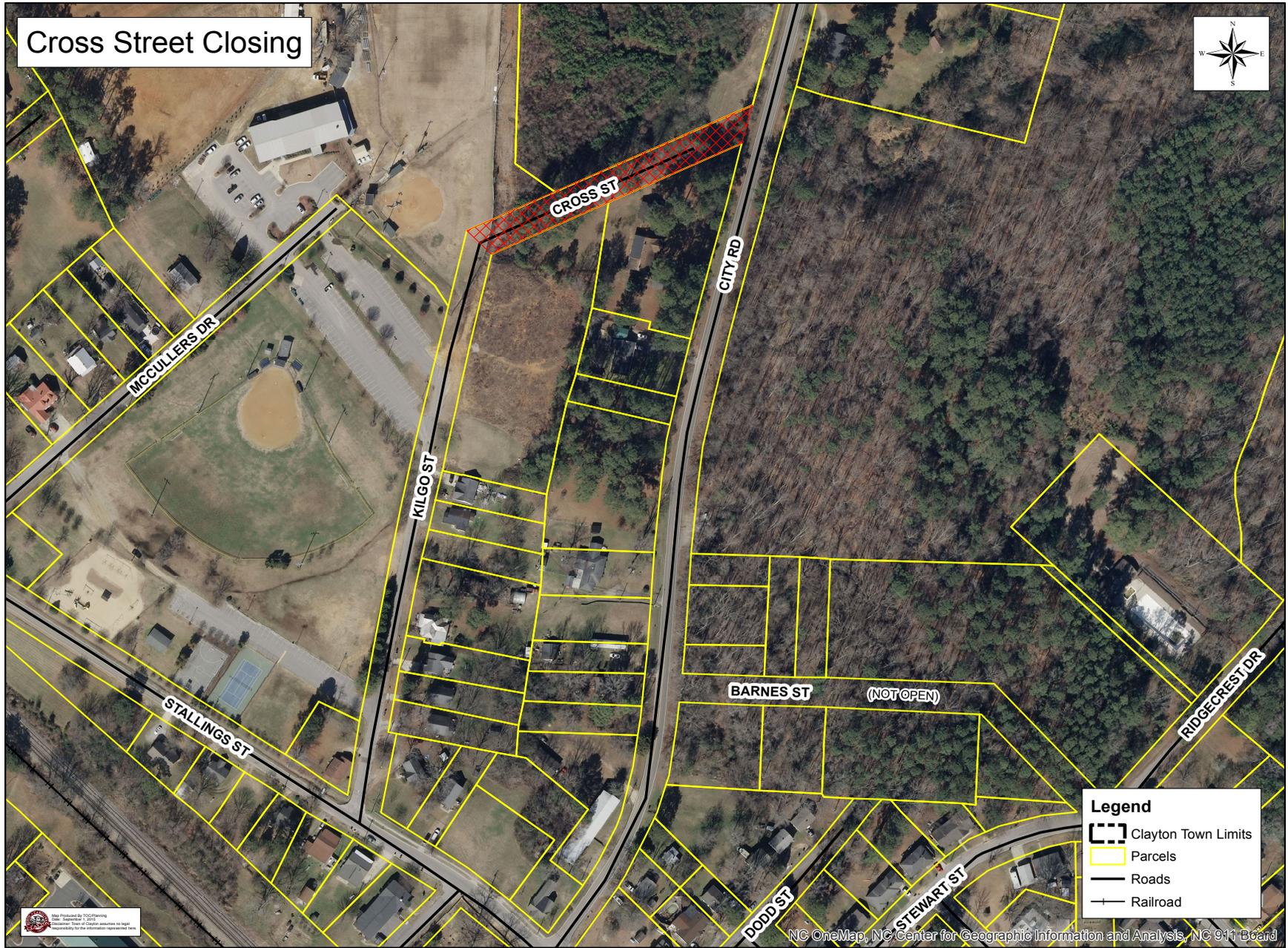
Resolution

Date:

Action Taken:

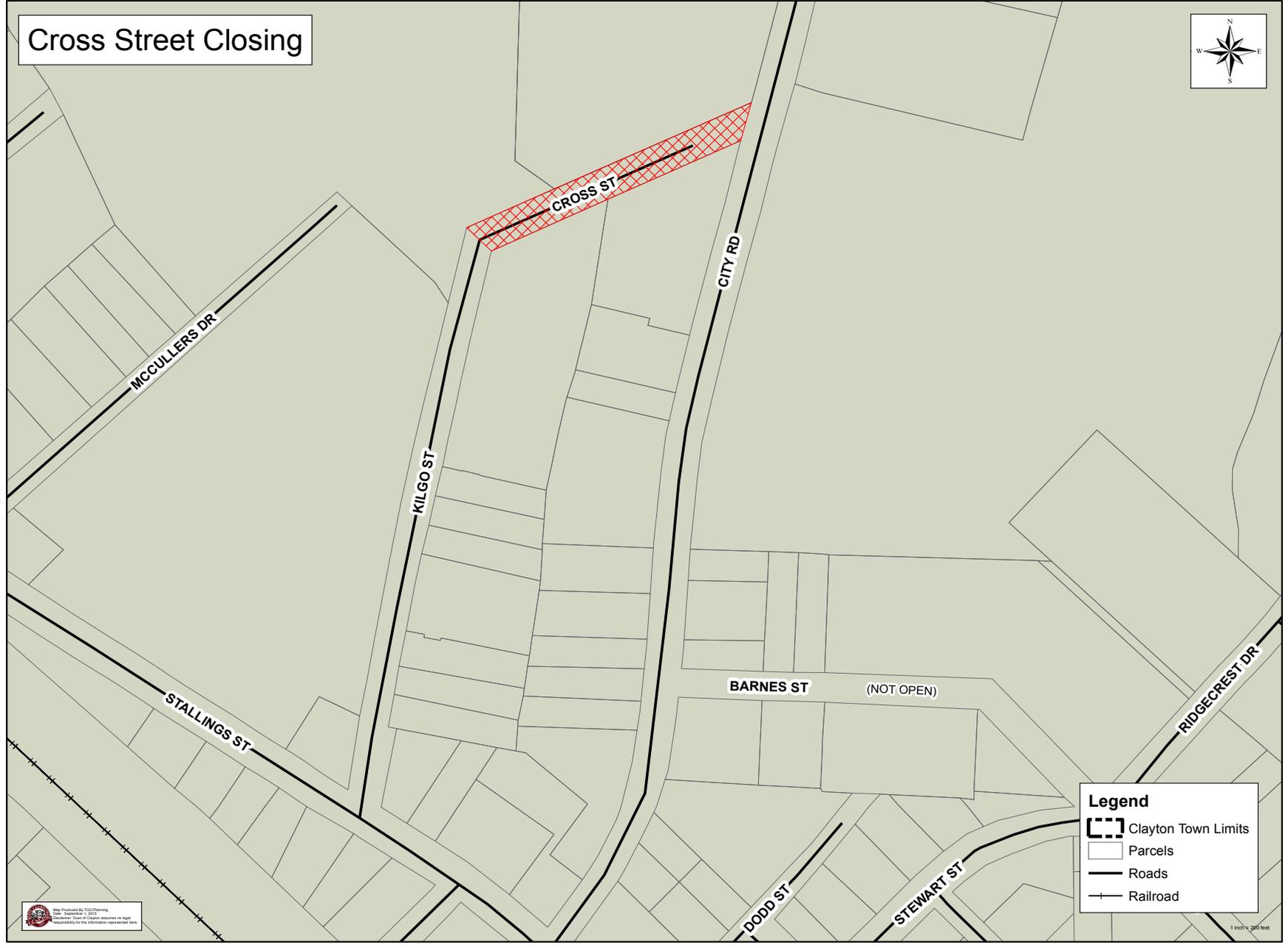
Information Provided:

Cross Street Closing



NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board

Cross Street Closing



Legend

- Clayton Town Limits
- Parcels
- Roads
- Railroad

Map Prepared by: CDD/Planning
Date: September 1, 2015
Disclaimer: This map is for informational purposes only and does not constitute a legal document. The City of Clayton assumes no liability for any errors or omissions on this map.

1 inch = 200 feet

Resolution of Intent
Street Closing Order

A Resolution declaring the intention of the Town Council of Clayton to abandon a portion of Cross Street Right of Way as described on the attached Exhibit "A".

Whereas, G.S. 160A-299 authorizes the Town Council of the Town of Clayton to close/abandon public streets; and

Whereas, G.S. 160A-299 requires that certain procedures be followed including the calling of a Public Hearing, and the Town Council of the Town of Clayton considers it advisable to conduct a Public Hearing for the purpose of giving consideration to the closing/abandoning of a portion of the Street; and

Whereas, G.S. 160A-299 allows a town to reserve its right, title, and interest in any utility improvement or easement within a street closed/abandoned pursuant to this section.

Now therefore, be it resolved by the Town Council of the Town of Clayton while meeting in regular sessions that:

- (1) A Public Hearing will be held at 6:30 p.m. on the 5th of October, 2015 in the Town Council Chambers to consider adopting an order closing portions of the above referenced street.
- (2) The Town Clerk is hereby directed to publish the Resolution of Intent with the attached Exhibit once a week for four successive weeks prior to the date of the Public Hearing.
- (3) The Town Clerk is further directed to transmit by certified mail to all owners of property adjoining that portion of said street as shown in the Johnston County tax records a copy of this Resolution of Intent with Exhibit.
- (4) The Town intends to reserve its right, title and interest in any utility improvement or easement.
- (5) The Planning Department is directed to prominently post a notice of the Closing and Public Hearing in at least two places along said street. If the street is under the authority and control of the Department of Transportation, the Planning Department shall mail a copy of this Resolution of Intent to the Department of Transportation.

Upon motion made by Council Member _____, and seconded by Council Member _____, the above Resolution was adopted by the Clayton Town Council at the regular meeting held on September 8, 2015 in the Council Chambers.

Duly adopted this the 8th day of September, 2015.

Jody McLeod
Mayor

ATTEST:

Kimberly Moffett, CMC
Town Clerk

Exhibit “A”

Description:

The abandonment of a 50 foot road right-of-way known as Cross Street from Kilgo Street to City Road.

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

AGENDA LOCATION:

New Business

Meeting Date:

September 8, 2015

ITEM TITLE:

Cross Parking / Cross Access Agreement

DESCRIPTION:

Information will be provided regarding Cross Parking /Cross Access Agreement - Town Property and Darlene Earl Massage Studio

POTENTIAL ACTION:

DEPARTMENT:

Planning + Zoning

PRESENTER:

David DeYoung, Planning Director

ITEM HISTORY:

Date:

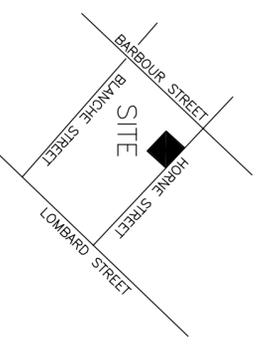
Action Taken:

Information Provided:

Date:

Action Taken:

Information Provided:



VICINITY MAP (NOT TO SCALE)

- PLANT LEGEND**
- CANOPY TREES: MINIMUM 30' HT. MINIMUM CALIBER 2.5"
 - RED LAUREL: Red laurel
 - UNDERSTORY TREES: MINIMUM 6' HT. MINIMUM CALIBER 2.0"
 - BIRCH: Birch
 - BRUCEA NIPA: Brucea nipa
 - SPRUCED: Spruced
 - EXISTING CANOPY TREE - 5
 - EXISTING UNDERSTORY TREE - 5
 - EXISTING SHRUB - 23

20% OF TOTAL LOT AREA SHALL BE LANDSCAPED
 21274 SF * .20 = 4255 SF
 251 LINEAR FEET OF CLASS B BUFFER

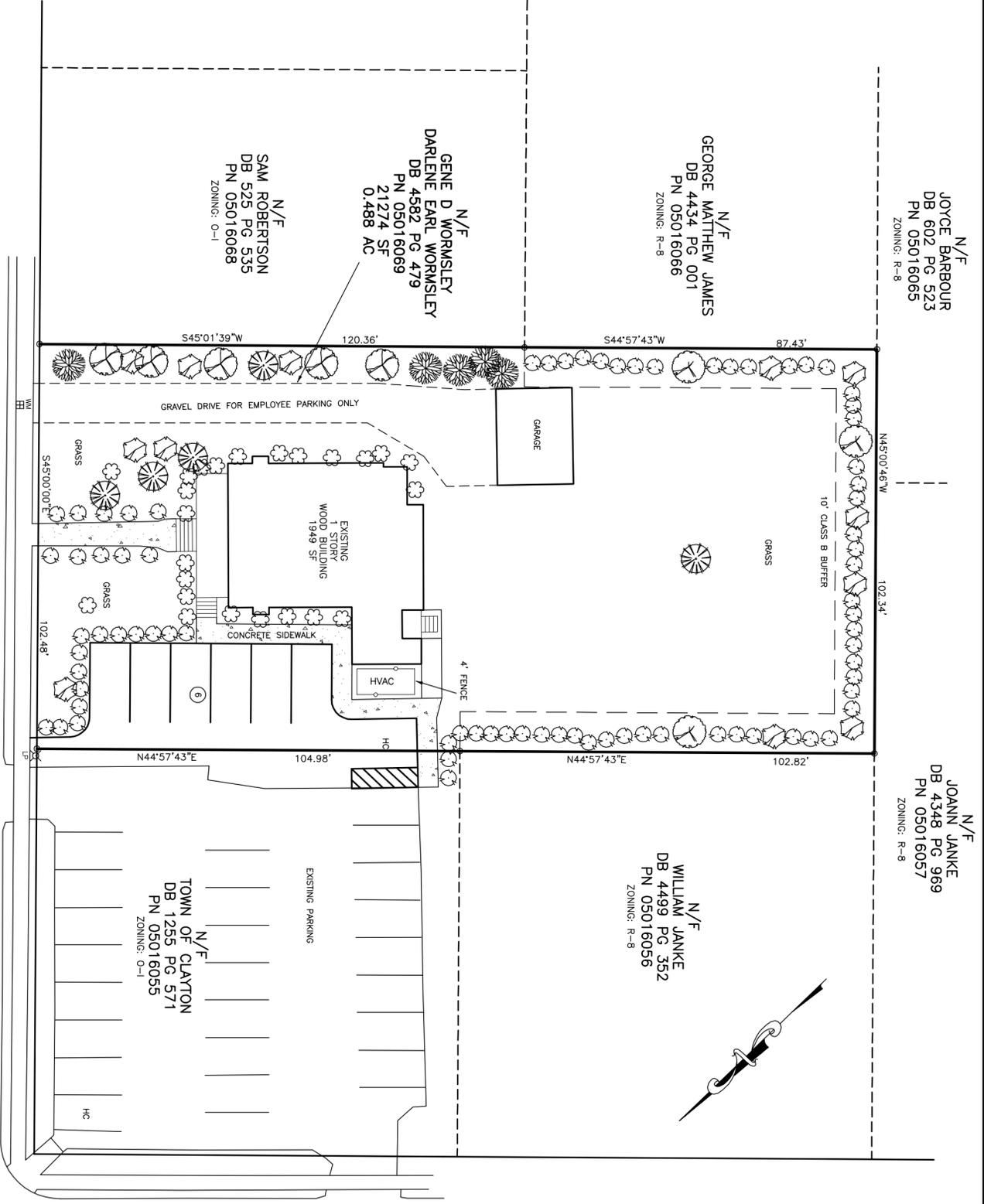
5 CANOPY TREES REQUIRED
 5 CANOPY TREES PROVIDED
 8 UNDERSTORY TREES REQUIRED
 8 UNDERSTORY TREES PROVIDED
 50 SHRUBS REQUIRED

LOT AREA.....21274 SF
 IMPERVIOUS SURFACE AREA.....7211 SF
 33.9% OF LOT TO CONTAIN IMPERVIOUS SURFACE AREA

VEHICULAR USE AREA.....3284 SF
 PARKING REQUIRED.....2 SPACES
 PARKING PROVIDED.....9 SPACES

ZONING.....0-1

SETBACKS
 FRONT.....20'
 SIDE.....10'
 REAR.....20'



N/F
 GEORGE MATTHEW JAMES
 DB 4434 PG 001
 PN 05016066
 ZONING: R-8

N/F
 JOYCE BARBOUR
 DB 602 PG 523
 PN 05016085
 ZONING: R-8

N/F
 SAM ROBERTSON
 DB 525 PG 535
 PN 05016068
 ZONING: 0-1

N/F
 GENE D WORMSLEY
 DARLENE EARL WORMSLEY
 DB 4582 PG 479
 PN 05016069
 21274 SF
 0.488 AC

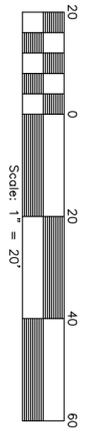
N/F
 JOANN JANKE
 DB 4348 PG 969
 PN 05016057
 ZONING: R-8

N/F
 WILLIAM JANKE
 DB 4499 PG 352
 PN 05016056
 ZONING: R-8

N/F
 TOWN OF CLAYTON
 DB 1255 PG 571
 PN 05016055
 ZONING: 0-1

HORNE STREET 50' R/W (PUBLIC)

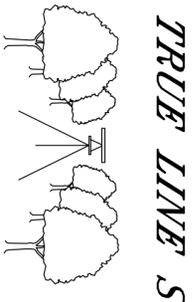
S. BARBOUR STREET 40' R/W (PUBLIC)



DARLENE EARL WORMSLEY
 CLAYTON TOWNSHIP, JOHNSTON COUNTY
 NORTH CAROLINA
 JULY 24, 2015

MINOR SITE PLAN
 FOR

SUPERSED BY:	
DRAWN BY:	CURK
CHECKED BY:	
DRAWING NAME:	STERPLN.DWG
SHEET DATE:	
JOB NO.:	2497.001



TRUE LINE SURVEYING, P.C.
 205 WEST MAIN STREET
 CLAYTON, N.C. 27520
 TELEPHONE: (919) 359-0427
 FAX: (919) 359-0428
 www.truelinesurveying.com

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