AGENDA
CLAYTON PLANNING BOARD MEETING
OCTOBER 27, 2014
6:00 PM

TOWN COUNCIL CHAMBERS
111 E. SECOND STREET
For Information: (919) 553-5002

I. CALL TO ORDER

II. ADJUSTMENTS TO THE AGENDA

III. APPROVAL OF MINUTES FROM THE SEPTEMBER 22, 2014 MEETING

IV. REPORTS AND COMMENTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. PSD 2014-106 Oxford Hills Major Subdivision Modification
Major subdivision modification of the Oxford Hills subdivision to increase the number of lots from 51 to 52, accomplished by subdividing an existing 1.4 acre lot into two lots (Lot 29, 220 S Essex Ln). This request will move on to the Town Council for decision.

B. RZ 2014-100 East Village Office Rezoning
Rezoning request to rezone approximately 1.14 acres at the corner of East Front Street and Old NC 42 Hwy, just north of NC 42 Hwy E, from R-10 (Residential-10) to O-I (Office-Institutional). NC PIN 166807-68-2584. This request will move on to the Town Council for decision.

C. SP 2014-101 East Village Office – Site Plan
Request for Major Site Plan approval for a new 7,000 sf office building at the corner of East Front Street and Old NC 42 Hwy, just north of NC 42 Hwy E. Contingent on approval of RZ 2014-100. NC PIN 166807-68-2584. Planning Board decision.

D. RZ 2014-94 Powhatan Park Rezoning
Request to rezone approx. 22.4 acres on Powhatan Rd from R-E (Residential-Estate) to I-1 (Industrial-Light). NC PIN 167804-62-3275. This request will move on to the Town Council for decision.

E. PSD 2014-113 LionsGate Phase 1A & 1B Preliminary Subdivision Plat
Request for preliminary subdivision plat approval to create 32 single family lots as Phases 1A and 1B of the LionsGate Planned Development. Total approximately 6.89 acres, a portion of NC PINs 165919-51-7554 and 165919-61-2030. This request will move on to the Town Council for decision.

F. SP 2014-110 Grifols – New Office Building
Request for Major Site Plan approval for a new 100,000 sf office building on the Grifols Therapeutics site. NC PIN 167800-21-5181. Planning Board decision.

G. PDD 2014-111 ParkView Planned Development – Rezoning to PD-R
Request for rezoning approval of approx. 82.9 acres from R-10 (Residential-10) and R-E (Residential Estate) to PD-R (Planned Development – Residential), located north of Municipal Park and between City Road and Liberty Lane. Associated with PSD 2014-112. NC PINs 165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 165908-98-8050, 165908-97-4746, and 165912-87-5175. This request will move on to the Town Council for decision.

H. PSD 2014-112 ParkView Planned Development: Master Plan / Preliminary Subdivision Plat
Request for Master Plan / Preliminary Subdivision Plat approval for a 82.0 acre, 330 unit residential Planned Development, located north of Municipal Park and between City Road and Liberty Lane. Contingent on approval of PDD 2014-111 rezoning. NC PINs 165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 165908-98-8050, 165908-97-4746, and 165912-87-5175. This request will move on to the Town Council for decision.

I. Unified Development Code Text Amendment: §155.202(B) Table 2-1 "Use Regulations"
Modifications to update the Use Regulations table.

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

A. Discuss November Planning Board meeting date

VIII. ADJOURN

MINUTES
CLAYTON PLANNING BOARD
NOVEMBER 25, 2013

The regular meeting of the Clayton Planning Board for the month of November was held at 6:00 PM at Town Hall, 111 East Second Street.

PRESENT: George 'Bucky' Coats, Robert J. Ahlert (Alt.), Ronald Johnson, Jim Lee [ETJ], Sarah Brooks, Chairman Frank Price [ETJ], Derrick Thompson, Dana Pounds [ETJ], Marty Bizzell [ETJ] (Alt.), Joseph Whitley [ETJ] (Alt.), Michael Grannis (Mayor Pro Tem) and Bob Satterfield (Councilman Ex-officio).

ABSENT: Vice Chairman David Teem.

ALSO PRESENT: David DeYoung, Planning Director; Emily Beddingfield, Planner; Amber Bond, Clerk to Planning Board; Sherry Scoggins, Town Clerk and Stacy Beard, Public Information officer.

I. CALL TO ORDER:

Chairman Frank Price called the Clayton Planning Board meeting to order at 6:02 PM.

Roll was taken and Chairman Frank Price stated that there is a quorum and all members will vote.

II. ADJUSTMENTS TO THE AGENDA:

There were no adjustments to the agenda.

III. APPROVAL OF MINUTES FROM THE OCTOBER 28, 2013 REGULAR MEETING:

Ronald Johnson made a motion to approve the October 28, 2013 regular meeting. Bob Ahlert seconded the motion. The motion passed unanimously at 6:04 PM.

IV. REPORTS/COMMENTS:

A. December Meeting Date

Dave DeYoung stated that there will be no December meeting of the Planning Board since the Applicant has postponed all applications until January. Code amendments that were slated for the December meeting can be pushed to January as well.

Chairman Frank Price reminded the Board to please RSVP or send regrets to Amber Bond for the 2013 Board Appreciation Reception in December.

Dave DeYoung stated the reception will be held at the Historic Wagner House on December 11, 2013 from 6:00 to 8:00 pm. He added that spouses are welcome.

B. 2014 Meeting Calendar

Bob Ahlert suggested that the December 22, 2014 date be moved since it is so close to a holiday.

Dave DeYoung stated in the affirmative.

Chairman Frank Price stated that it would be advisable to move it up earlier in the month as opposed to later.

Dave DeYoung asked the Board if they would like to approve the calendar with a "To Be Determined" annotation on the December meeting date.

Bob Ahlert made a motion to approve the 2014 Board Calendar with the December date to be determined. Ronald Johnson seconded the motion. The motion passed unanimously at 6:07 pm.

V. OLD BUSINESS:

No old business was presented.

VI. NEW BUSINESS:

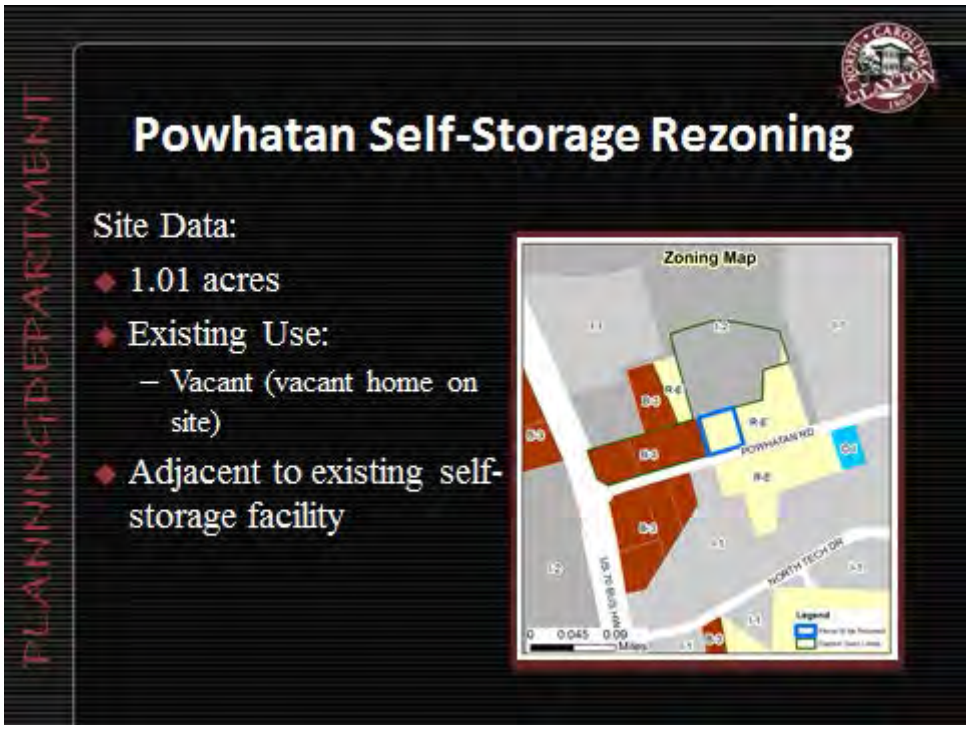
A. RZ 2013-76 Powhatan Self-Storage Rezoning. Request to rezone 1.01 acres on Powhatan Road from Residential Estate to Highway Business. Parcel number 167700-39-7173.

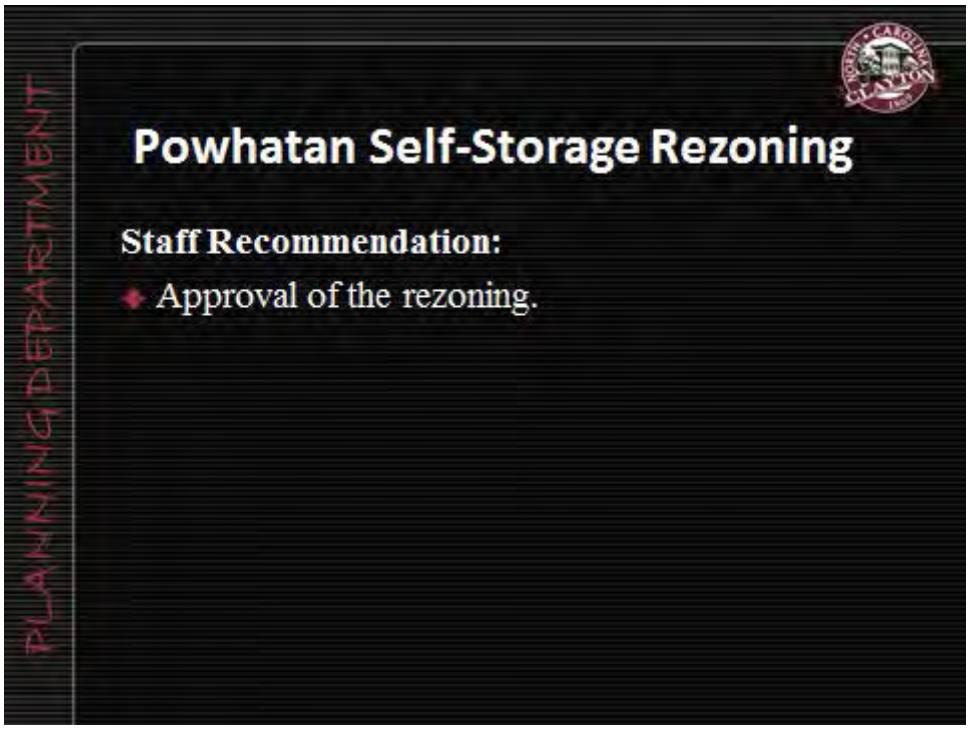
Dave DeYoung introduced RZ 2013-76 with the following PowerPoint presentation; herewith attached and incorporated into the record.

Jim Lee asked to be recused due to an interest in the project. Chairman Frank Price so granted the recusal.

Planning Board
November 25, 2013

PLANNING DEPARTMENT
RZ 2013-76
Powhatan Self-Storage Rezoning
Request:
Rezoning of 1.01 acres adjacent to the existing Powhatan Self Storage site from R-E to B-3.
Applicant: Dalton Engineering & Associates
Owner: Powhatan Self Storage LLC
Aerial Map
Proposed Rezoning R-E to B-3
Legend


PLANNING DEPARTMENT
Powhatan Self-Storage Rezoning
Site Data:
1.01 acres
Existing Use:
– Vacant (vacant home on site)
Adjacent to existing self-storage facility
Zoning Map
POWHATAN RD
NORTH TECH DR
Legend


PLANNING DEPARTMENT
Powhatan Self-Storage Rezoning
Staff Recommendation:
Approval of the rezoning.

STAFF REPORT

Application Number: RZ 2013-76 (Rezoning)
Project Name: Powhatan Self Storage – Rezoning

NC PIN: 167700-39-7173
Town Limits/ETJ: Extraterritorial Jurisdiction
Overlay: None
Applicant: Dalton Engineering & Associates PA
Owners: Powhatan Self Storage LLC

Neighborhood Meeting: Held November 5, 2013
Public Noticing: Property posted November 14, 2013

PROJECT LOCATION: The property is located adjacent to the existing self-storage facility on Powhatan Road, approximately 1/10 mile from the intersection of Powhatan Road and US 70 Business Highway West.

REQUEST: The applicant is requesting approval to rezone the property at 3936 Powhatan Road (Parcel ID Number 167700-39-7173) from Residential Estate (R-E) to Highway Business (B-3).

SITE DATA:

Acreage:	1.01 acres
Present Zoning:	Residential Estate (R-E)
Proposed Zoning:	Highway Business (B-3)
Existing Use:	Residential

ADJACENT ZONING AND LAND USES:

North: Zoning: Heavy Industrial (I-2)
Existing Use: Industrial

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

East: Zoning: Residential-Estate (R-E)
Existing Use: Residential

West: Zoning: Highway Business (B-3)
Existing Use: Self-Storage Facility

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting approval for rezoning of the subject property from Residential Estate (R-E) to Central Business (B-1).

The property has been purchased by and is now owned by Powhatan Self-Storage, which is the facility located immediately to the west of the property.

The applicant has indicated that the proposed use is outdoor storage to support the existing self-storage facility (Powhatan Self-Storage) to the west. This request is accompanied by a site plan application, which will be acted upon by the Planning Board, subject to approval of this rezoning request. Although the applicant is proposing an expansion of the self storage facility, all uses permitted in the B-3 District will be permitted with this rezoning.

- **Consistency with the Strategic Growth Plan**
  The proposed rezoning is consistent with the following Objectives of the Strategic Growth Plan:
  Objective 2.1: Balanced Development/Investment: Old & New

  The Strategic Growth Plan Proposed Land Use Map designates this property as "industrial." However, as there are B-3 commercial uses to the west of this site this rezoning is consistent with surrounding zoning, and staff feels that the proposed zoning is suitable for this site.

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

- **Compatibility with Surrounding Land Uses**
  The subject site sits adjacent to residential land located to the east and south (across Powhatan Road) of the property. The property is surrounded by industrial and commercial uses to the north and west and so the proposed zoning is compatible with these properties. Staff's opinion is that while the zoning classification itself may not be inherently compatible with adjacent residential uses, the landscaping and other requirements of the UDC that will be required for site development will provide adequate mitigation to any incompatibility concerns. Commercial and industrial development in this area is an expected use of the land, as shown on the Proposed Land Use Map.

- **Waivers/Deviations/Variances from Code Requirements**
  None.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-E to B-3.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with an adopted plans and policies of the town and explaining why the board considers the action taken to be reasonable and in the public interest.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning.

TOWN OF CLAYTON, NC

PLANNING BOARD RECOMMENDATION FORM

Project Name and File #: RZ 2013-76 Powhatan Outdoor Storage Rezoning

On November 25, 2013 the Planning Board heard the above-referenced request and makes the following recommendation(s) to the Town Council:

1) Rezoning approval request

☑ Approval of the request

☐ Denial of the request

Signed:

Frank Price, Planning Board Chair

DISCUSSION

No questions of Staff.

Carlos Bagley of Dalton Engineering, 446 E. Main Street in Clayton, addressed the Board.

No questions of the Applicant.

Marty Bizzell asked if the Class "C" buffer will be a condition of the rezoning or the site plan.

Dave DeYoung stated that there will be no conditions placed on the rezoning.

Sarah Brooks asked if this will be a recommendation to Town Council. Sarah Brooks made a motion to recommend to Town Council RZ 2013-76. George Coats seconded the motion. Motion passed unanimously at 6:13 pm.

B. SP 2013-78 Powhatan Self-Storage Outdoor Storage. Request for site plan approval of an outdoor storage area as part of an existing self-storage facility. Parcel number 167700-39-7173.

Dave DeYoung introduced SP 2013-78 with the following PowerPoint presentation; herewith attached and incorporated into the record.

PLANNING DEPARTMENT

SP 2013-78
Powhatan Self-Storage Outdoor Storage

Request:

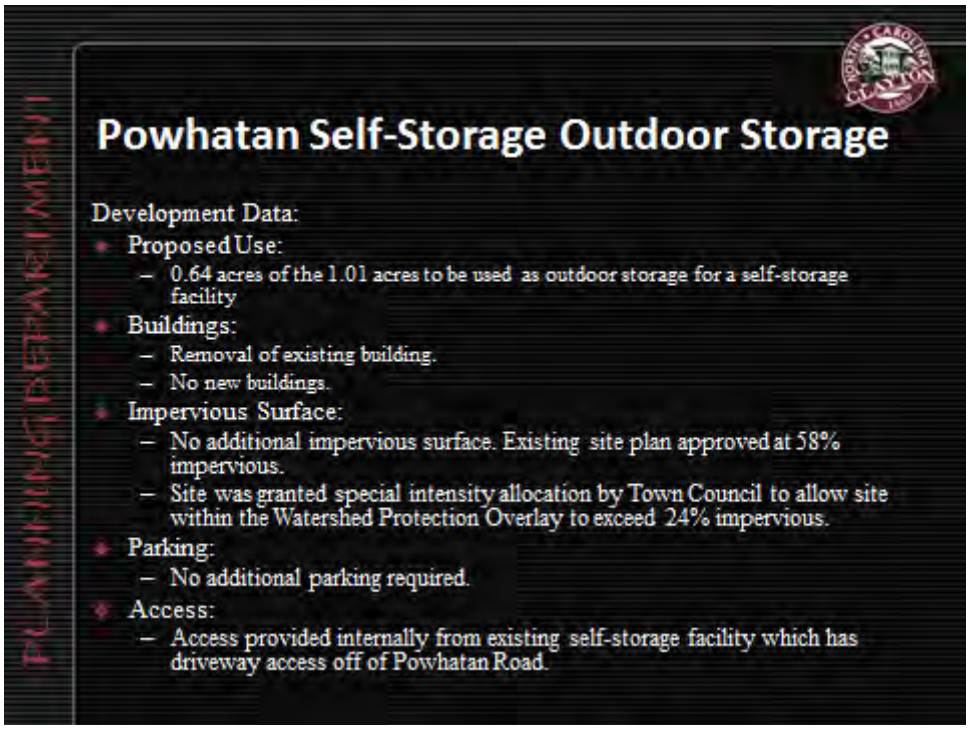
- Modification of the existing Powhatan Self-Storage site plan (SP 09-09) to add additional land for outdoor storage
- "Limited outdoor storage" requires major site plan approval
- Applicant: Dalton Engineering & Associates
- Owner: Powhatan Self Storage LLC

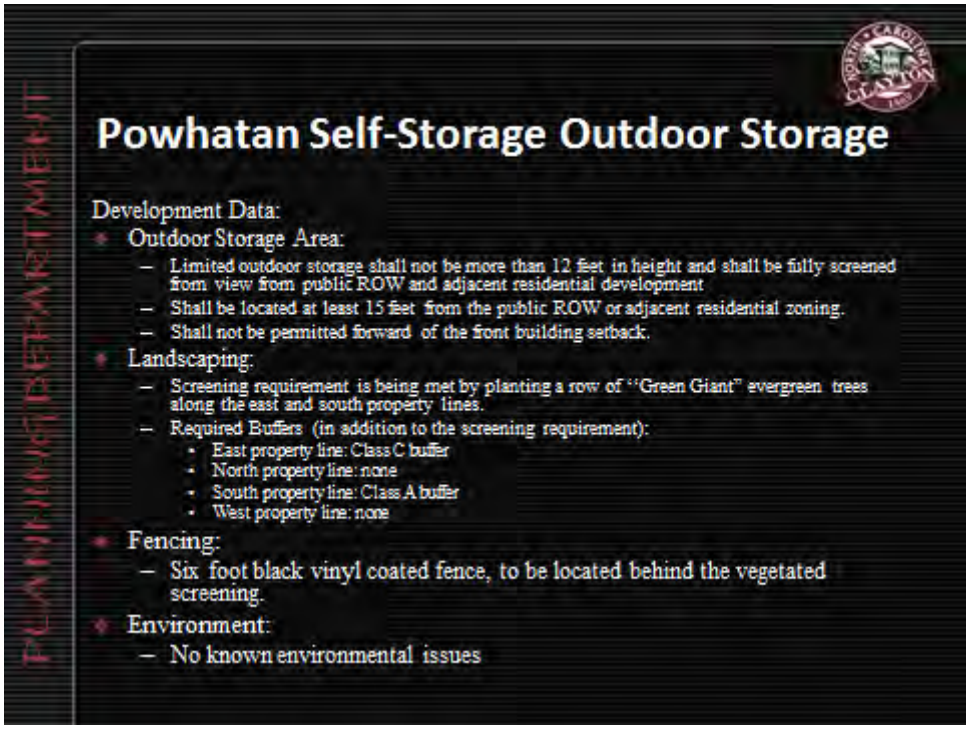
PLANNING DEPARTMENT

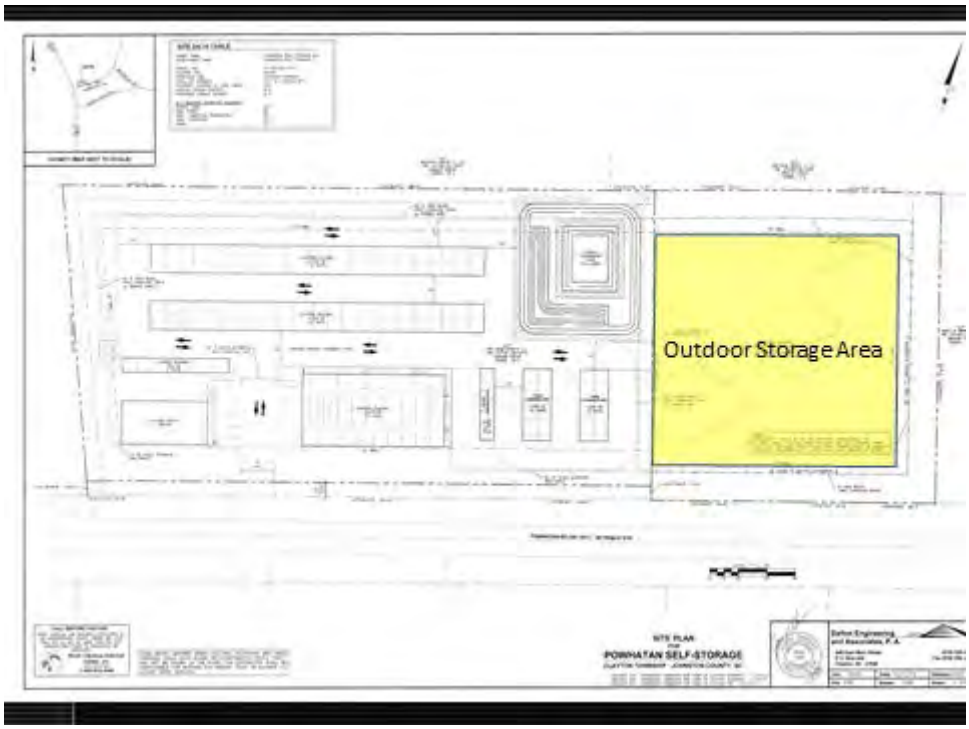
Powhatan Self-Storage Outdoor Storage

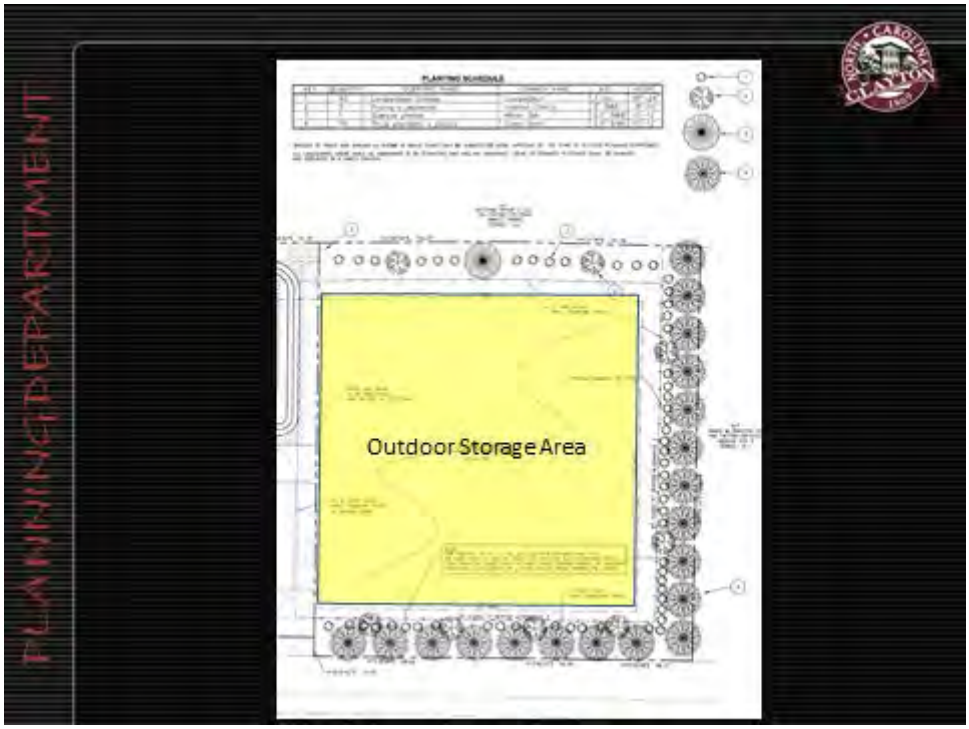
Site Data:

- 1.01 acres (if approved, site total will be 3.04 acres)
- Existing zoning:
  - R-E
- Proposed zoning:
  - B-3 (subject to RZ 2013-76)
- Adjacent to existing self-storage facility
- Existing Use:
  - Vacant/residential. Existing house to be removed.
- Overlay:
  - Watershed Protection Overlay


PLANNING DEPARTMENT
Powhatan Self-Storage Outdoor Storage
Development Data:
Proposed Use:
0.64 acres of the 1.01 acres to be used as outdoor storage for a self-storage facility
Buildings:
Removal of existing building.
No new buildings.
Impervious Surface:
No additional impervious surface. Existing site plan approved at 58% impervious.
Site was granted special intensity allocation by Town Council to allow site within the Watershed Protection Overlay to exceed 24% impervious.
Parking:
No additional parking required.
Access:
Access provided internally from existing self-storage facility which has driveway access off of Powhatan Road.


PLANNING DEPARTMENT
Powhatan Self-Storage Outdoor Storage
Development Data:
Outdoor Storage Area:
Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view from public ROW and adjacent residential development
Shall be located at least 15 feet from the public ROW or adjacent residential zoning.
Shall not be permitted forward of the front building setback.
Landscaping:
Screening requirement is being met by planting a row of "Green Giant" evergreen trees along the east and south property lines.
Required Buffers (in addition to the screening requirement):
East property line: Class C buffer
North property line: none
South property line: Class A buffer
West property line: none
Fencing:
Six foot black vinyl coated fence, to be located behind the vegetated screening.
Environment:
No known environmental issues


Outdoor Storage Area
POWHATAN SELF-STORAGE


PLANNING DEPARTMENT
Outdoor Storage Area

Powhatan Self-Storage Outdoor Storage

The proposed development is generally consistent with:

- Strategic Growth Plan
  - Objective 2.1: Balanced Development/Investment: Old & New
  - Not consistent with the Proposed Land Use Map, which designates property as industrial. However, proposed zoning district is consistent with surrounding zoning.
- Unified Development Code
  - The proposed rezoning is consistent with the UDC, if the rezoning to B-3 (RZ 2013-76) is approved.

Surrounding Land Uses

- Industrial and commercial sites to north and west
- Visual buffers provided to screen outdoor storage area from ROW and residential uses.

Neighborhood Meeting:

- November 5, 2013 – *No attendees*

Powhatan Self-Storage Outdoor Storage

PLANNING DEPARTMENT

Staff Recommendation:

- Approval of the site plan with the three conditions listed in the staff report.

Questions/Discussion

PLANNING DEPARTMENT

Powhatan Self-Storage Outdoor Storage

Conditions:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications may require additional approvals.

2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.

3. A site and landscape inspection shall be performed by the Planning Department when all landscaping and site features are installed to ensure conformance with the approved site plan.

STAFF REPORT

Application Number: SP 2013-78 (Major Site Plan)
Project Name: Powhatan Self Storage – Outdoor Storage

NC PIN: 167700-39-7173
Town Limits/ETJ: Extraterritorial Jurisdiction
Overlay: Watershed Protection Overlay
Applicant: Dalton Engineering & Associates PA
Owners: Powhatan Self Storage LLC

Neighborhood Meeting: Held November 5, 2013
Public Noticing: Property posted November 14, 2013

PROJECT LOCATION: The property is located adjacent to the existing self-storage facility on Powhatan Road, approximately 1/10 mile from the intersection of Powhatan Road and US 70 Business Highway West.

REQUEST: The applicant is requesting a modification to the existing site plan for Powhatan Self-Storage (SP 09-09) to add 1.01 acres and approval for a an outdoor storage area.

SITE DATA:

Acreage:	1.01 acres
Present Zoning:	Residential Estate (R-E)
Proposed Zoning:	Highway Business (B-3) *SUBJECT TO APPROVAL OF REQUEST RZ 2013-76*
Existing Use:	Residential

DEVELOPMENT DATA:

Proposed Use:	Outdoor storage area for a self-storage facility
Buildings:	One dilapidated single family structure is being removed from the subject property.
Number of Stories:	n/a
Impervious Surface:	No additional impervious surface is proposed as a part of this site plan modification. The existing site plan was approved at 58% impervious. Properties within the Watershed Protection Overlay are limited to 24% impervious, unless approved as a "special intensity allocation" (SIA) by Town Council, which allows up to 70% impervious. The storage facility received this SIA approval.

Required Parking:	No parking is required for outdoor storage areas.
Access/Streets:	Access will be provided internally from the existing self-storage site. No new driveways are proposed.

ADJACENT ZONING AND LAND USES:

North: Zoning: Heavy Industrial (I-2)
Existing Use: Industrial

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

East: Zoning: Residential-Estate (R-E)
Existing Use: Residential

West: Zoning: Highway Business (B-3)
Existing Use: Self-Storage Facility

STAFF ANALYSIS AND COMMENTARY:

The applicant is requesting approval of a site plan modification to add 1.01 acres to the site plan in order to accommodate an expansion of the outdoor storage area to support the existing self-storage facility. The self-storage facility was originally approved in 2010 as project # SP 09-09, known as "Gordon Self-Storage." The property is now known as "Powhatan Self-Storage."

With the 1.01 acre addition, the total site size will be 3.04 acres.

Of the 1.01 acre addition, 0.64 acres will be utilized for outdoor storage. No impervious surface will be added to the site. The outdoor storage will be accessed from the self-storage facility, with the internal asphalt road extended to the property line between the two. The existing fence, berm, and landscaping along the eastern original property line will be relocated/removed as needed to accommodate this access.

The site will be enclosed by a six-foot high fence. All fence materials and specifications must meet the applicable requirements of the UDC. The site currently utilizes barbed wire on top of a black vinyl coated chain link fence for a portion of the site. Barbed wire is not a permitted fence and the new fencing will not utilize this material.

- **Consistency with the Strategic Growth Plan**
  The proposed development is consistent with the Strategic Growth Plan.

- **Consistency with the Unified Development Code**
  The proposed development is consistent with and meets the applicable requirements of the Unified Development Code (UDC). According to Section 155.311(D) of the Unified Development Code, outdoor storage areas fall into two categories: limited outdoor storage and general outdoor storage. This request is

considered limited outdoor storage. Limited outdoor storage shall only be permitted following Planning Board review and approval of a major site plan, illustrating the extent of the storage area and showing the storage area meets the requirements set forth in that section. These requirements include:

1) Limited outdoor storage shall not be more than 12 feet in height and shall be fully screened from view from the public right-of-way, public parking area, or adjacent residential development by a 100% opaque visual barrier or screen.
2) All limited outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential use or residentially zoned district.
3) Limited outdoor storage shall not be permitted in a street yard or otherwise forward of the front building line.

The applicant is meeting the screening requirements by planting a row of thuja standishii x plicata "Green Giant" trees along the east and south property lines, which are fast-growing evergreen trees that will provide adequate buffer to meet this requirement.

Example of a thuja standishii x plicata, aka "Green Giant," the evergreen that will be used to provide a visual buffer of the outdoor storage area..

The applicant meets the applicable setback requirements.

The storage area is outside of the building setback and so is not located in a street yard.

- **Landscaping and Buffering**
  The site plan meets all applicable elements of the UDC landscaping requirements. A Class C buffer is required on the East and North property lines, and a Class A buffer is required along the Powhatan Road property line. As described above, the applicant is providing 100% visual screening from the adjacent residential property and the public right-of-way by planting a row of evergreen trees.

- **Recreation and Open Space**
  N/A

- **Environmental**
  There are no known environmental issues associated with this request.

- **Signs**
  No new signage is requested at this time.

- **Site Design**
  The requested outdoor storage area will be an expansion to the existing self-storage facility. The site is located to east of and adjacent to the existing Powhatan Self-Storage facility. Access is provided internally from the self-storage facility. The outdoor storage area will be fenced and visually screened from view.

- **Access/Streets**
  The self-storage facility is accessed from a driveway on Powhatan Road. The outdoor storage area is accessed internally from the site and existing drive, and no new driveways are proposed.

- **Multi-Modal Access**
  N/A

- **Architecture**
  N/A. No new buildings are requested as part of this site plan modification request.

- **Waivers/Deviations/Variances from Code Requirements**
  None.

CONSIDERATIONS

- The Planning Board approves major site plans.

RECOMMENDATION:

Staff is recommending approval of the site plan with the following conditions:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications may require additional approvals.

2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.

3. A site and landscape inspection shall be performed by the Planning Department when all landscaping and site features are installed to ensure conformance with the approved site plan.

TOWN OF CLAYTON, NC

PLANNING BOARD DECISION FORM

Project Name and File #: SP 2013-78 Powhatan Outdoor Storage Site Plan for Limited Outdoor Storage

On November 25, 2013 the Planning Board heard the above-referenced request and makes the following Decision:

1) Site Plan Approval request

☑ Approval of the request with the conditions listed in the staff report

☐ Approval of the request with the conditions listed in the staff report, but with the following modification to the conditions:

_____

_____

_____

_____

☐ Denial of the request

Signed:

Frank Price, Planning Board Chair

DISCUSSION

Chairman Frank Price asked if this will be the final approval of the site plan subject to the Town Council approval of the zoning.

Dave DeYoung responded in the affirmative.

Chairman Frank Price stated that it will not come back to this board.

Dave DeYoung stated that it will not come back. If the rezoning is not approved by the Town Council then this application will be void. If it is approved than the application is valid.

George Coats asked if the Board is putting a requirement on the size of the evergreen to start with.

Dave DeYoung stated that it is hard to put a requirement on size. Staff already mentions that landscape buffer trees need to be between five and eight feet at planting. So they will be at lease five to eight feet in height. If you require much larger than that, then they start to become hard to find. It is based on available inventory but at a minimum it will be five to eight feet.

Dana Pounds stated that the plan states 10 to 12 feet.

Dave DeYoung stated that if the plan shows 10 to 12 feet then they will hold them to that amount.

Marty Bizzell asked about UDO requirements for alternate surfaces.

Dave DeYoung stated that they do require the Town Engineer to approve an alternate service so it will have to come back to John McCullen for final approval of the alternate surface.

No further questions of Staff.

The Applicant, Carlos Bagley of Dalton Engineering, 446 E. Main Street in Clayton, addressed the Board.

Marty Bizzell asked about fencing.

The Applicant stated that the chain link is cheaper and they feel like the chain link fence will provide full screening once the vegetation grows in. They are just using the aluminum decorative fence in the front of the existing facility. The rest of it is chain link.

Marty Bizzell asked if that part would have the screening proposed in respect to vegetation.

The Applicant replied no.

Dave DeYoung stated that the property already has chain link fencing with barbed wire at the top around two sides. As a part of this request, Staff has asked them to remove the barbed wire and they have agreed to do so.

No further questions of the Applicant.

George Coats made a motion to approve SP 2013-78 with the following conditions as recommended by Staff and as listed in the Staff Report. Dana Pounds seconded the motion. Motion passed unanimously at 6:25 pm.

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications may require additional approvals.

2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.

3. A site and landscape inspection shall be performed by the Planning Department when all landscaping and site features are installed to ensure conformance with the approved site plan.

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

No informal discussion or public comment.

VIII. ADJOURN:

Joseph Whitley made a motion to adjourn. Sarah Brooks seconded the motion. The motion passed unanimously at 6:27 pm.

Duly adopted this 19 day of February 2014 while in regular session.

_____
Frank Price
Planning Board Chairman

ATTEST:
Amber Bond
Amber Bond
Clerk to Planning Board

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

Planning Board
October 27, 2014

STAFF REPORT

Application Number: PSD 2014-106 (major subdivision)
Project Name: Oxford Hills – Lot Split of Lot 29

NC PIN / Tax ID: 164700-77-7374 / 05G03068V
Town Limits/ETJ: ETJ
Overlay: Environmentally Sensitive Area (County Overlay)

Applicant: True Line Surveying
Owner: PRAD, LLC

Neighborhood Meeting: Held October 8, 2014
Public Noticing: Property posted October 17, 2014

PROJECT LOCATION: The subdivision, Oxford Hills, is located off of Corbett Road and south of the US 70 Bypass, within the Town Extraterritorial Jurisdiction. The specific property that is the subject of this requested modification is located at 220 South Essex Lane (Lot 29 of the Oxford Hills Subdivision).

REQUEST: The applicant is requesting approval for a major modification to an existing platted subdivision to increase the density. Specifically, the applicant is requesting to increase the density by dividing one 1.4 acre lot into two lots.

SITE DATA:

Acreage: 1.40 acres (60,984 square feet)

Zoning District: Residential-Estate (R-E)

Existing Use: Residential (1 dwelling unit)

Impervious Surface: Max 50% permitted per lot

DEVELOPMENT DATA:

Type of Use: Single Family Residential

Buildings:	Currently one existing single family residential building; the applicant intends to subdivide the lots into two lots, to permit a second home to be built on the newly created lot.

ADJACENT ZONING AND LAND USES:

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

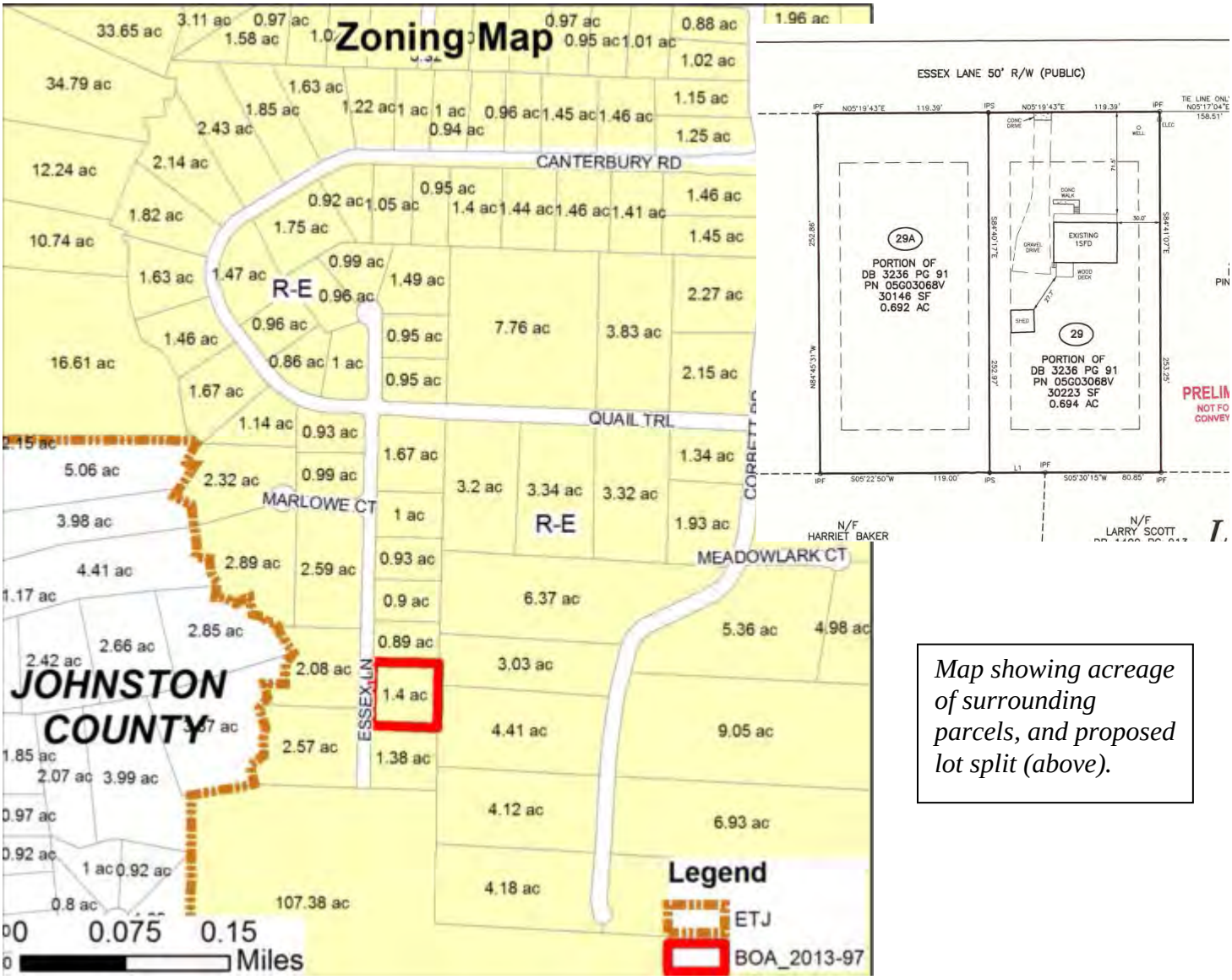
STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting a major modification to an existing platted subdivision (Oxford Hills Subdivision) to increase the number of lots within the subdivision from 51 to 52 lots. The density increase would be achieved by splitting an existing lot into two lots, with the intent of construction of a new single family home on the newly formed lot. The new lot would be subject to all standards applicable to the existing subdivision. The two resulting lots would be 30,223 square feet (0.694 acre) and 30,146 square feet (0.692 acre). The lot is located at 220 S Essex Lane, Lot 29 of Oxford Hills subdivision in the Clayton ETJ, and is zoned Residential-Estate (R-E). Please see the attached preliminary plat showing the proposed lot split.

Data:

- The Oxford Hills subdivision contains a total of 51 lots (39 lots in Phase 1 and 12 lots in Phase 2).
- The average lot area of the existing 51 lots is 1.4 acres.
- The smallest existing lot in Oxford Hills is 0.86 acres (37,462 SF) and the largest is 2.89 acres (125,888 SF).
- The requested lot size resulting from the lot split would be 0.69 acres for each resulting lot (29 and 29A).
- The request would make the two new lots the two smallest lots in the subdivision, by approximately 7,300 SF each (0.17 acre). See the map below which shows the acreage of surrounding parcels.
- Existing Density: 1 unit per 1.548 acres (51 lots)
- Proposed Density: 1 unit per 1.518 acres (52 lots)
- The resulting density does not violate density standards of a minimum of one unit per acre required by the Unified Development Code for Residential-Estate zoning.



Map showing acreage of surrounding parcels, and proposed lot split (above).

According to the plats on record with Johnston County, Phase 1 of the Oxford Hills subdivision was approved in 1988 with Phase 2 following in 1990. At the time the subdivision was platted, it was located within the County's jurisdiction. When Clayton's ETJ was expanded, the land use jurisdiction for properties in the Oxford Hills subdivision became the Town's responsibility.

In addition to Town approval, in order for a residential use to locate on the proposed second lot (lot 29A), a septic system must be approved by the County. The applicant has submitted a preliminary soils analysis map (attached) showing that there should be adequate space to locate a septic system based on the existing soils; however, this is a preliminary indicator and does not represent the County's approval of the septic system at this location. The feasibility of a septic system on the site should not affect the decision to approve or deny the request.

The request to split the lot was originally heard as a variance request, BOA 2013-97, by the Board of Adjustment on January 15, 2014. The BOA denied the request after determining it did not meet two of the four required findings of fact. A variance was required at that time because pursuant to §155.203(G) of the Unified Development Code (UDC), lots with public water but no public sewer were required to be a minimum of 40,000

square feet. However, the Unified Development Code has since been modified by the Town Council to allow flexibility in lot size for developments with public water but not public sewer (with septic systems), allowing lot sizes to be as small as 30,000 square feet so long as the minimum density does not exceed one unit per acre. In this case the density of the subdivision would not exceed one unit per acre.

Consistency with the Strategic Growth Plan
The request is consistent with the Proposed Land Use Map of the Strategic Growth Plan, which indicates this area is "low density residential." The existing subdivision meets this definition and the proposed density increase would not change this.

Consistency with the Unified Development Code
If the modification is approved by the Town Council, the lot subdivision would be consistent with the applicable requirements of the Unified Development Code (UDC). Individual lot development specifications including building placement, driveway placement, etc. will be required to meet all Town standards and be consistent with the provisions of the approved Oxford Hills Subdivision.

Compatibility with Surrounding Land Uses
The proposed lot sizes resulting from the lot split are inconsistent with those of the surrounding neighborhood. Oxford Hills Subdivision lot sizes currently range from 0.86 to 2.89 acres, and the two proposed lots are 0.69 acres each. As noted above, approval of the request would make the two new lots the two smallest lots in the subdivision, by almost two-tenths of an acre (approximately 7,300 SF each, or 0.17 acre).

As an established subdivision which is predominately built-out, the existing owners within the subdivision are entitled to some security that the existing land development pattern is not going to change significantly. Staff is concerned that approval of this subdivision may create the desire for other property to go through the same process, which will ultimately increase the density of the subdivision and create additional negative impacts for existing homeowners.

Landscaping and Buffering
No additional landscaping or buffering would be required if this request is approved.

Recreation and Open Space
No additional recreation and open space requirements would be triggered by this request, though Recreation Fees would be required for the new lot.

Environmental
No 100 year flood zones or floodways are found on the property according to FEMA maps available through Johnston County GIS. If the site has wetlands or other sensitive areas, proper permits must be approved from applicable agencies for any disturbance.

Septic System Placement
Any placement of a septic system to serve the new home would be required to be located on the same property as the associated home, and would require approval from the Johnston County Health Department. Approval of the lot split does not imply approval from the Johnston County Health Department or that a septic system can be placed on the property.

Signs
No signage is requested as part of this request.

Access/Streets
Access to the new lot would be provided off of South Essex Lane.

Architecture/Design
The request is not subject to any design standards.

Waivers/Deviations/Variances from Code Requirements
None.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval to modify the existing platted Oxford Hills Subdivision.
- The Planning Board shall make a recommendation to the Town Council. Decision to approve or deny the request shall be by the Town Council.
- **Staff recommendation:** Staff is recommending denial on the basis that the subdivision will modify a well established development pattern and create negative impacts on existing homeowners within the subdivision.

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 Attachment 1 of the Staff Report.

CONDITIONS:

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

1. 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.
2. Final Plat approval shall be required for the lot subdivision.
3. Dimensional standards applicable to the new lot shall be consistent with those of the existing approved Oxford Hills Subdivision and shall be listed on the final plat.
4. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.

Planning Board Recommendation:

Attachments: 1) Findings of Fact, **2)** Zoning & Aerial Map, **3)** Application, **4)** Neighborhood Meeting Materials, **5)** Preliminary Subdivision Plan, **6)** Preliminary Plat showing lot split

APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY

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

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

THE NEW LOT CREATED, NOW THAT THERE IS COUNTY WATER AT THE LOT AND THE OWNER IS ABLE TO CONNECT TO COUNTY WATER, MEETS THE TOWN LOT SIZE LIMITS AND IS A VIABLE, RECORDABLE LOT IN THE TOWN.

(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.

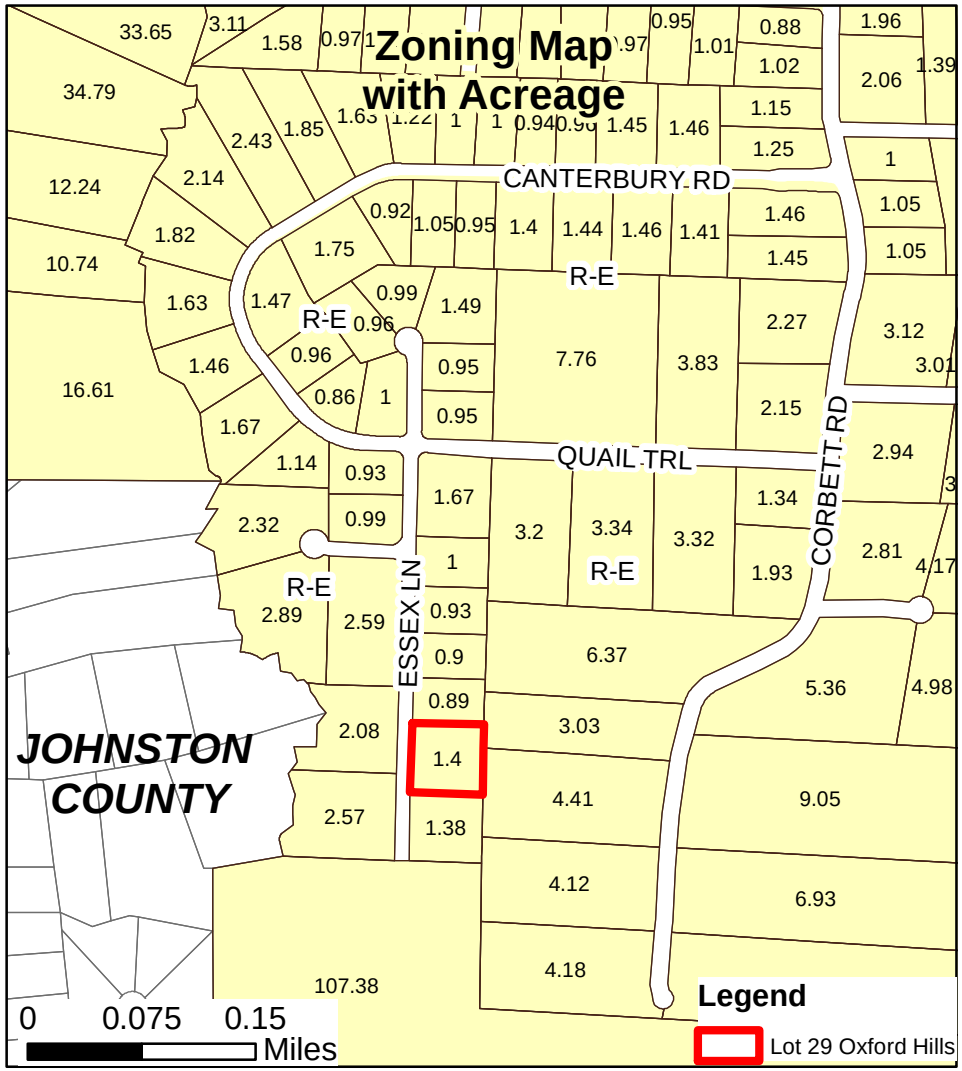
WHILE THE PROPOSED LOT, IN SIZE, IS SMALLER IN SIZE THAN EXISTING SURROUNDING LOTS, THE ROAD FRONTAGE IS COMPERABLE TO THE SURROUNDING DEVELOPMENT. OUR LOT MAY NOT BE DEEP, AND CONTAIN UNUSABLE LAND LIKE OTHERS, OUR ROAD FRONTAGE IS SIMILAR - THEREBY OUR LOT IS NOT OUT OF CHARACTER.

(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.

BY ONLY DIVIDING AN EXISTING LOT WE ARE NOT AFFECTING TRAFFIC IN ANY WAY. THE NEW PROPOSED LOT IS AT THE END OF A DEAD END ROAD.

(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 NEW PROPOSED LOT IS LOCATED IN AN EXISTING SUBDIVISION AND THE LOT CHARACTERISTICS COMPLY WITH THE TOWN'S GUIDELINES.



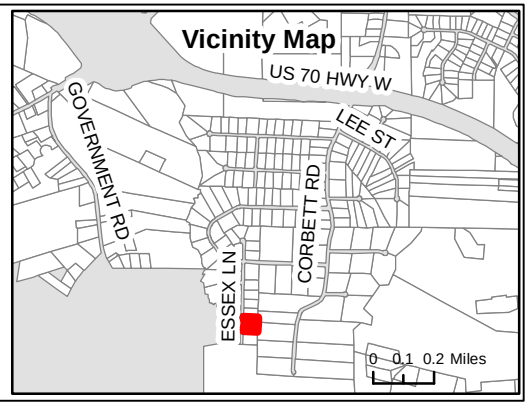
Oxford Hills Major Subdivision Modification Request
220 S Essex Lane / Lot 29

Applicant: True Line Surveying
Property Owner: PRAD, LLC
Parcel ID Number: 164700-77-7374
File Number: PSD 2014-106

Produced by: TOC Planning

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

10/20/14



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

SUBDIVISION APPLICATION

Pursuant to Article 7, Section 155.706 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a Subdivision (major, minor, final plat, or exempt) application. Applicants seeking subdivision approval shall schedule a pre-application conference with the Planning Director in accordance with Section 155.702(A).

Subdivision applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fees are as follows:

- ***Minor Subdivision: $200.00 + $5.00/lot.***
- ***Major Subdivision: $400.00 + $5.00/lot.***
- ***Open Space Subdivision = $700.00 + $5.00/acre.***
- ***Final Plat: $250.00 + $5.00/lot.***
- ***Exempt Map/Recombination: $100.00.***

All fees are due when the application is submitted. Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Major Subdivision applications.

SUBDIVISION TYPE:

Application Type:

☒ ***Minor Subdivision*** ☐ ***Major Subdivision*** ☐ ***Final Plat*** ☐ ***Exempt Map***
☐ ***Recombination***

SITE INFORMATION:

Name of Project: Lots 29 + 29 A Oxford Hills **Acreage of Property:** 1.386

Preliminary Plat Approval Date (if applicable): _____

Parcel ID Number: 164700-77-7374 **Tax ID:** 056030068V

Location: 220 S. Essex Ln.

Section(s): _____ **Phase(s):** _____

Number of Lots (Existing): 1 **(Proposed):** 2 **Min. Lot Size:** 30146

Zoning District: R-E **Planned Development? (Y/N):** _____ **Electric Provider:** _____

Specific Use: Residential

Recreation/Open Space Requirement: ☐ **Fee in lieu** ☐ **Land Dedication (acreage)** _____

FOR OFFICE USE ONLY

File Number: 2014-106 Date Received: RECEIVED AUG 14 2014 Town of Clayton Planning Department Amount Paid: #210.00 (1st check) #200.00 (2nd check rec'd 8/25/14)

OWNER INFORMATION:

Name: PRAD LLC

Mailing Address: P.O BOX 133 Clayton NC 27528

Phone Number: _____ **Fax:** _____

Email Address: _____

APPLICANT INFORMATION:

Applicant: True Line Surveying

Mailing Address: 205 N. Main St. Clayton

Phone Number: 919.359.0427 **Fax:** 919.359.0428

Contact Person: ~~Mike Grindstaff~~ . **Molly Herring**

Email Address: mike@truelinesurveying.com **Molly@truelinesurveying.com**

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a Subdivision Plan application. This information is required, except where otherwise noted:

- ☐ Required plans *(please see the plan requirements checklist below).*
- ☐ Road Name Approval Application (*if applicable).*
- ☐ A signed and sealed traffic impact analysis *(if required).*
- ☐ Verification of wastewater allocation *(granted or requested).*
- ☐ Verification of approval for the potable water and waste water system improvements from North Carolina Department of Environment and Natural Resources (NCDENR).
- ☐ Verification of approval for individual well and septic systems from Johnston County Department of Environmental Health Services *(if applicable).*
- ☐ Driveway permits *(Town of Clayton or NCDOT encroachment with associated documentation).*
- ☐ A copy of proposed deed restrictions and/or covenants *(if applicable).*

APPLICANT AFFIDAVIT

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

Molly Herring — *Print Name*

Molly Herring — *Signature of Applicant*

6/26/14 — *Date*

APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY

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

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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: Lots 29 + 29A Oxford Hills **Address or PIN #:** 05G03068V

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. Main St.
(Address)
Clayton NC 27520
(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*):

Subdivision

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:

RonWalker PRAD LLC
(Name - type, print clearly)

2807 Brittany Dr
(Address)

Ron Walker
(Owner's Signature)

Clayton NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this the 25th day of June, 2014.

SEAL

MOLLY L. HERRING NOTARY PUBLIC My Comm. Expires JOHNSTON COUNTY, NC
October 2013

Molly L. Herring
Notary Public

My Commission Expires: 11/5/14

NEIGHBORHOOD MEETING MATERIALS
PSD 2014-106

TRUE LINE SURVEYING, P.C.

September 24, 2014

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a subdivision application to subdivide Lot 29 Oxford Hills (220 S. Essex Ln., Clayton) into 2 lots. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: October 8, 2014

Location: True Line Surveying, 205 W. Main Street Clayton

Time: 6:00 PM

Type of Application: Subdivision

General Description: Subdividing Lot 29 Oxford Hills (220 S. Essex Ln., Clayton) into 2 lots

If you have any question prior to or after this meeting, you may contact True Line Surveying at (919) 359-0427.

Sincerely,

Curk T. Lane
True Line Surveying

205 W. Main Street, Clayton, NC 27520
(919) 359-0427 • Fax: (919) 359-0428

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: True Line

Location/Date: True Line Surveying 10/8/14

	NAME	ADDRESS
1	Harriet + Anthony Baker	1204 Corbett Rd, Clayton, NC 27520
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NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 9/24/14

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

Printed Name: Molly Herring Signature: Molly Herring

Date of Meeting: 10/8/14 Time of Meeting: 6:00pm

Location of Meeting: 205 N. Main - True Line Surveying

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.*

2 residents from Oxford Hills attended the neighborhood meeting. Harriet and Anthony Baker came to the meeting to meet their neighbors. The Bakers had no concerns.

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

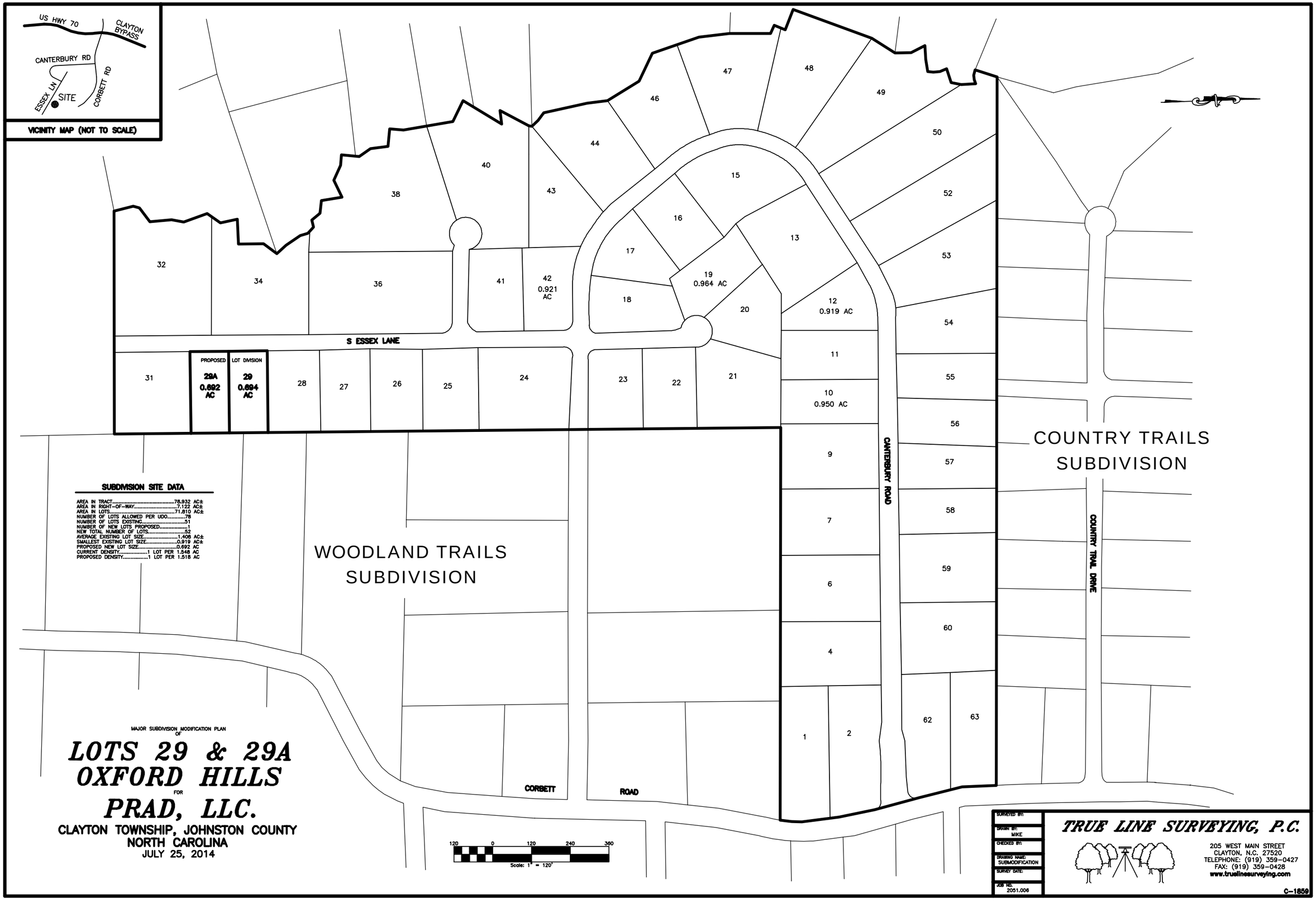
ADJACENT PROPERTY OWNERS LIST

Project Name: Lot 29 Oxford Hills

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
164700-87-2435	Scott, Larry Wayne	1180 Corbett Rd. Clayton, NC 27520
164700-87-2200	Baker, Harriet	1204 Corbett Rd. Clayton, NC 27520
164700-77-7374	PRAD, LLC	PO BOX 133 Clayton, NC 27528
164700-77-4114	Beebe, Christopher F	229 S. Essex Ln. Clayton NC 27520
164700-77-7574	Owiriwo, Adokiye S.	216 Essex Ln. Clayton NC 27520
164700-77-4474	Knechel, Floyd Jr.	221 Essex Ln. Clayton NC 27520
164700-77-7181	Kenworthy, Jeremy S.	224 Essex Ln. Clayton, NC 27520



SUBDIVISION SITE DATA

AREA IN TRACT	78.932 AC±
AREA IN RIGHT-OF-WAY	7.122 AC±
AREA IN LOTS	71.810 AC±
NUMBER OF LOTS ALLOWED PER UDO	78
NUMBER OF LOTS EXISTING	51
NUMBER OF NEW LOTS PROPOSED	1
NEW TOTAL NUMBER OF LOTS	52
AVERAGE EXISTING LOT SIZE	1.408 AC±
SMALLEST EXISTING LOT SIZE	0.919 AC±
PROPOSED NEW LOT SIZE	0.692 AC
CURRENT DENSITY	1 LOT PER 1.548 AC
PROPOSED DENSITY	1 LOT PER 1.518 AC

MAJOR SUBDIVISION MODIFICATION PLAN
OF

LOTS 29 & 29A OXFORD HILLS

FOR

PRAD, LLC.

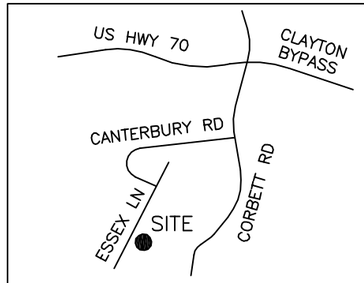
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JULY 25, 2014

SURVEYED BY:
DRAWN BY: MIKE
CHECKED BY:
DRAWING NAME: SUBMODIFICATION
SURVEY DATE:
JOB NO. 2051.006

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



VICINITY MAP (NOT TO SCALE)

I HEREBY CERTIFY THAT THE TOWN COUNCIL OF CLAYTON, NORTH CAROLINA, APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE JOHNSTON COUNTY REGISTER OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, RIGHTS-OF-WAY, AND THE PUBLIC LANDS SHOWN HEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE CLAYTON TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

DATE TOWN MANAGER

PB 33 PG 149

I, HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE UNIFIED DEVELOPMENT CODE OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

DATE PLANNING DIRECTOR

MAXIMUM IMPERVIOUS SURFACE AREA COVERAGE SHALL NOT EXCEED 50% OF LOT AREA

MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 35% OF LOT AREA

FOR DESIGN AND INSTALLATION OF UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS IN THE _____, OR THAT A SECURITY BOND IN THE AMOUNT OF $_____OR CASH IN THE AMOUNT OF $_____HAS BEEN POSTED WITH THE TOWN OF CLAYTON TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

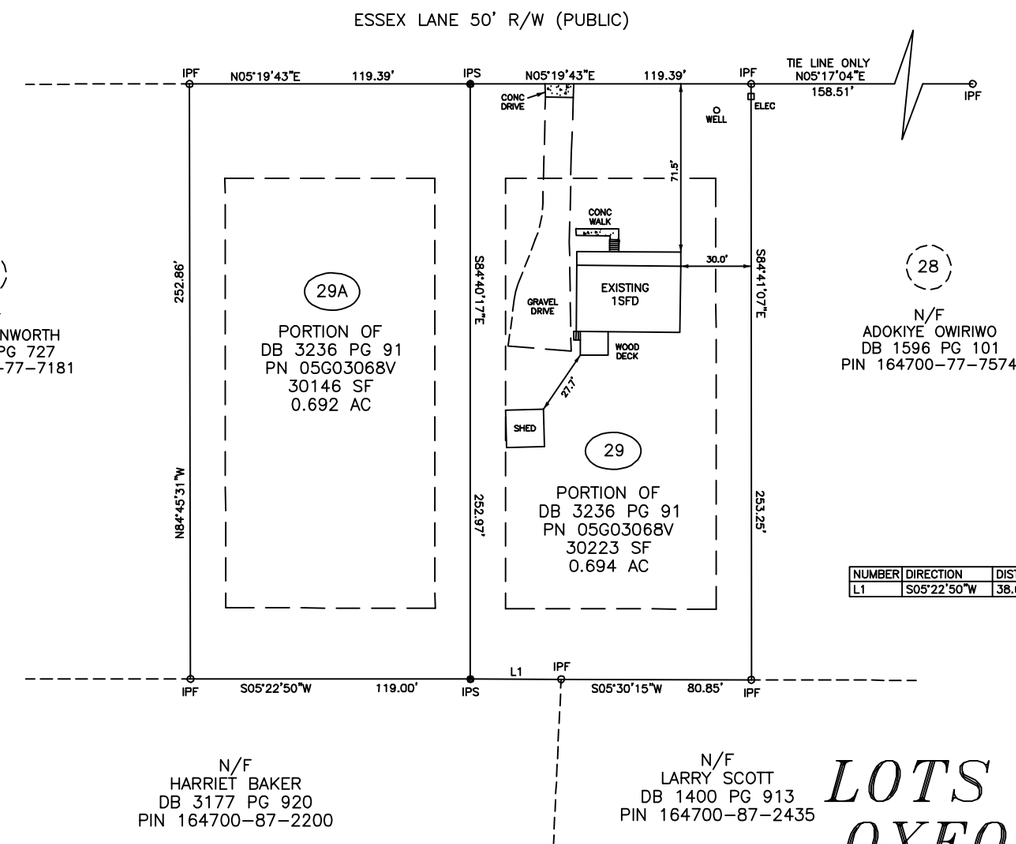
DATE TOWN MANAGER

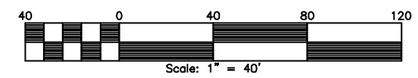
NOTES:

1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
2) AREAS COMPUTED BY COORDINATE METHOD.
3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
5) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
6) ZONING: R-E
7) PARENT TRACT DEED DB 4375 PG 708
8) NC PIN NO. 164700-77-7374
9) PARCEL NO. 05G03068V
10) ALL INTERIOR LOTS SHALL HAVE A 10' EASEMENT, 5' ON EITHER SIDE OF PROPERTY LINE

REFERENCES:

DB 3236 PG 091 PB 33 PG 149
DB 2128 PG 727
DB 3177 PG 920
DB 1400 PG 913





CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND 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 AND ALL SEWER AND WATER LINES TO THE TOWN OF CLAYTON.

DATE OWNER

PROPERTY SHOWN HEREON_____IS __XXXX__IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720164700 J
EFFECTIVE DATE: DECEMBER 2, 2005

THIS SURVEY:

- ■ 1) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ 2) IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ☐ 3) IS ONE OF THE FOLLOWING:
  - a) IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
  - b) IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE
  - c) IS A CONTROL SURVEY
- ☐ 4) IS OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION
- ☐ 5) FROM THE INFORMATION AVAILABLE, THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION OF THE PROVISIONS (1) THROUGH (4).

DATE SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

DATE SURVEYOR

STATE OF NORTH CAROLINA, __JOHNSTON__ COUNTY
I, CURK T. LANE , DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK_____, PAGE _____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_____, PAGE_____, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS_____ DAY OF_____, A.D., 2014

SURVEYOR

L - 3990
LICENSE NUMBER

REVIEW OFFICER'S CERTIFICATE

I,_____REVIEW OFFICER OF __JOHNSTON__ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS_____DAY OF_____
20_____AT_____.

CRAIG OLIVE BY_____
REGISTER OF DEEDS DEPUTY REG. OF DEEDS

RECORDED IN PB_____PG_____

LEGEND

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
CMF	CONCRETE MONUMENT FOUND
PKNF	PARKER-KALON NAIL FOUND
PNKS	PARKER-KALON NAIL SET
RRS	RAILROAD SPIKE
CSF	COTTON SPIKE FOUND
CSS	COTTON SPIKE SET
CC	CONTROL CORNER
CP	COMPUTED POINT
P/P	POWER POLE
OPW	OVERHEAD POWER LINE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
AC	ACRE
DB	DEED BOOK
PB	PLAT BOOK
BOM	BOOK OF MAPS
PG	PAGE
LF	LINEAR FEET
15S	LOT HAS OFFSITE SEWER
15SL	OFFSITE SEWER LOT
15R	RECOMBINATION LOT
100	STREET ADDRESS
- - - -	LINES NOT SURVEYED

NUMBER	DIRECTION	DISTANCE
L1	S05°22'50"W	38.60'

MINIMUM BUILDING SETBACKS

FRONT.....40 FEET
SIDE.....15 FEET
REAR.....30 FEET

OWNER: PRAD, LLC.
P.O. BOX 133
CLAYTON, N.C. 27528

SUBDIVISION PLAT OF

LOTS 29 & 29A OXFORD HILLS

FOR

PRAD, LLC.

CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
JUNE 25, 2014

SURVEYED BY:	DANNY
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	SUBD.DWG
SURVEY DATE:	10-25-13
JOB NO.	2051.006

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

Case B

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
October 27, 2014

STAFF REPORT

Application Number:	RZ 2014-100 (Rezoning)
Project Name:	East Village Office Building Site –Rezoning
NC PIN / Tag #:	166807-68-2584 / 05H03008L
Town Limits/ETJ:	Both Town Limits and ETJ
Overlay:	Watershed Protection Overlay
Applicant:	Bass Nixon, and Kennedy Inc., c/o Marty Bizzell, PE
Owners:	East Village Investments LLC
Neighborhood Meeting:	Held October 15, 2014
Public Noticing:	Property posted October 17, 2014

PROJECT LOCATION: The 1.18 acre site is located at the northeast corner of the intersection of the Front Street Extension and Old NC 42 Hwy E.

REQUEST: The applicant is requesting approval to rezone 1.18 acres from Residential 10 (R-10) to Office-Institutional (O-I).

SITE DATA:

Acreage:	1.18 acres
Present Zoning:	R-10
Proposed Zoning:	Office & Institutional (O-I)
Existing Use:	Vacant; residential home sits on the property
Overlay:	Watershed Protection Overlay

ADJACENT ZONING AND LAND USES:

North:	Zoning:	Residential-Estate (R-E)
	Existing Use:	Single Family Residential (Walden Woods)
South:	Zoning:	Highway Business (B-3)

	Existing Use:	Gas Station, Old NC 42 Hwy E
East:	Zoning:	Residential-Estate (R-E)
	Existing Use:	Single Family Residential (Walden Woods)
West:	Zoning:	Residential-8 (R-8)
	Existing Use:	Single Family Residential

STAFF ANALYSIS AND COMMENTARY:

Overview
The applicant is requesting approval for rezoning of the subject property from Residential-10 (R-10) to Office Institutional (O-I). The request includes one parcel totaling 1.18 acres.

While the site is bordered by residential on three sides, it sits on a newly extended road, East Front Street, which has recently been extended to pass from NC 42 Hwy E into Downtown. Further, it sits opposite from a gas station/convenience store at the same intersection, and further along East Front Street properties have been zoned commercial to allow for future commercial development. Thus, it could be expected that this property would be rezoned to a commercial use given the increased traffic volume and surrounding uses.

The applicant has submitted a separate site plan request to allow an office building at the site with "General Office" uses, if this rezoning is approved. However, any uses permitted in the O-I zoning district would be permitted if the site is rezoned to O-I. Please see the attached list of uses permitted in the O-I zoning district.

Compatibility with Surrounding Land Uses
The property is currently a single family residential lot with a home that has sat vacant since the property was purchased. With the recent completion of the East Front Street extension, which runs in front of this property, the amount of traffic passing by this home has increased dramatically. The property is kitty-corner to a gas station / convenience store and so there is a precedence of commercial uses in the immediate vicinity. A traffic signal was recently installed where the East Front Street extension intersects with NC 42 Hwy E, creating safer passage to the property.

With the enhanced accessibility and visibility of the site, it is now better suited for commercial uses. While surrounded on three sides by residential uses, a Class C buffer is required to shield these uses from view of a commercial site and associated traffic. As noted, this intersection is quite heavily travelled, with traffic expected to increase as more development occurs along the new Front Street Extension and so conversion to a commercial site is not expected to bring new traffic to an otherwise residential area.

Access/Streets:
The property fronts on and is accessed from East Front Street.

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

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

The request is not consistent with the Proposed Land Use Map. However, staff feels that with the orientation of the site and its location at a well-traveled intersection, this site is different than other existing single family residential sites in the immediate vicinity and the use of the site as commercial is appropriate for this site.

CONSIDERATIONS:

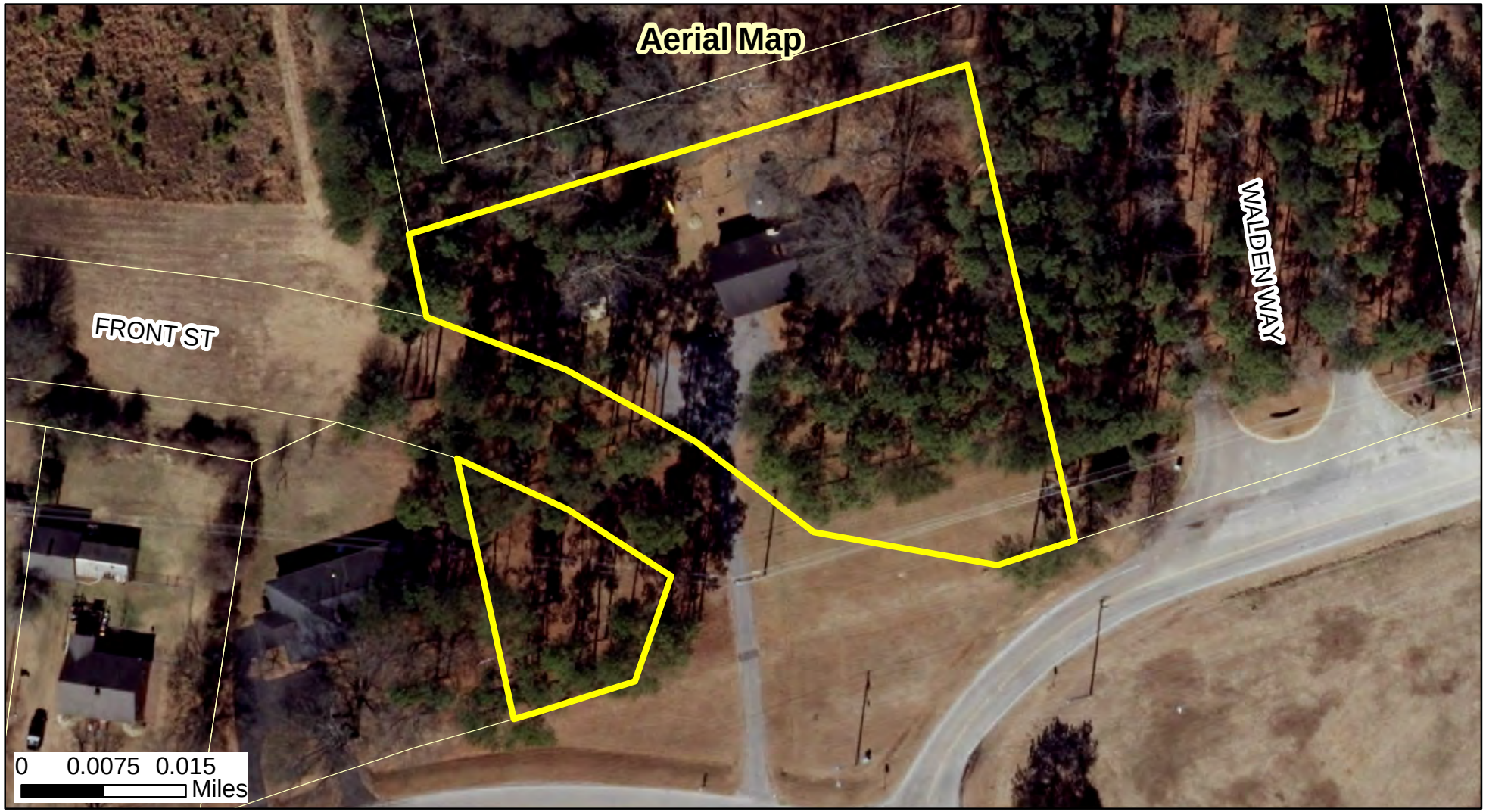
- The applicant is requesting a rezoning from R-10 to O-I.
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with an adopted plans and policies of the town and explaining why the board considers the action taken to be reasonable and in the public interest.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS: 1) Aerial Map, **2)** Existing and Proposed Zoning Map, **3)** Proposed Land Use Map, **4)** List of uses allowed in the O-I zoning district, **5)** Application, **6)** Neighborhood Meeting Materials, **7)** Statement of Consistency and Reasonableness, **8)** Planning Board Motion Form



East Village Office RZ 2014-100 (Rezoning)
Rezoning from R-10 to O-I

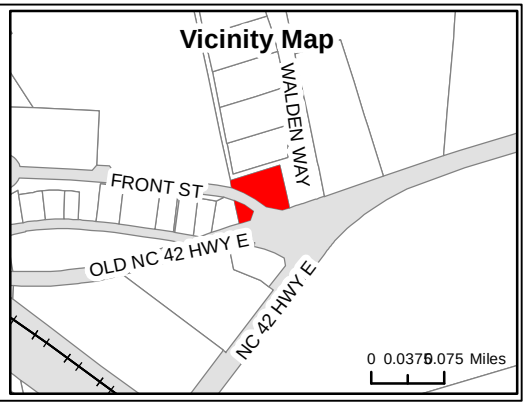
Applicant: Bass, Nixon, & Kennedy, Inc. (Marty Bizzell, PE)
Property Owner: East Village Investments, LLC
Parcel ID Number: 166807-68-2584
Tag #: 05H03008L
File Number: RZ 2014-100

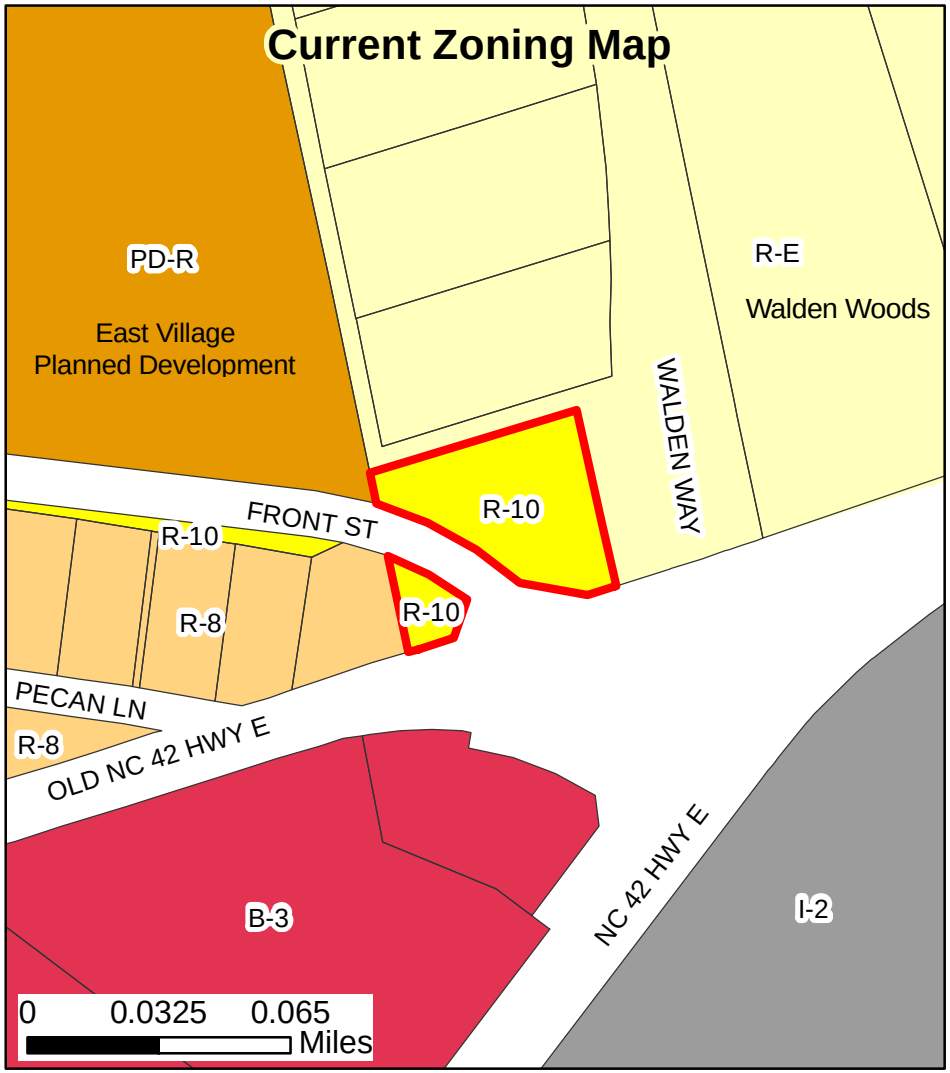
Produced by: TOC Planning

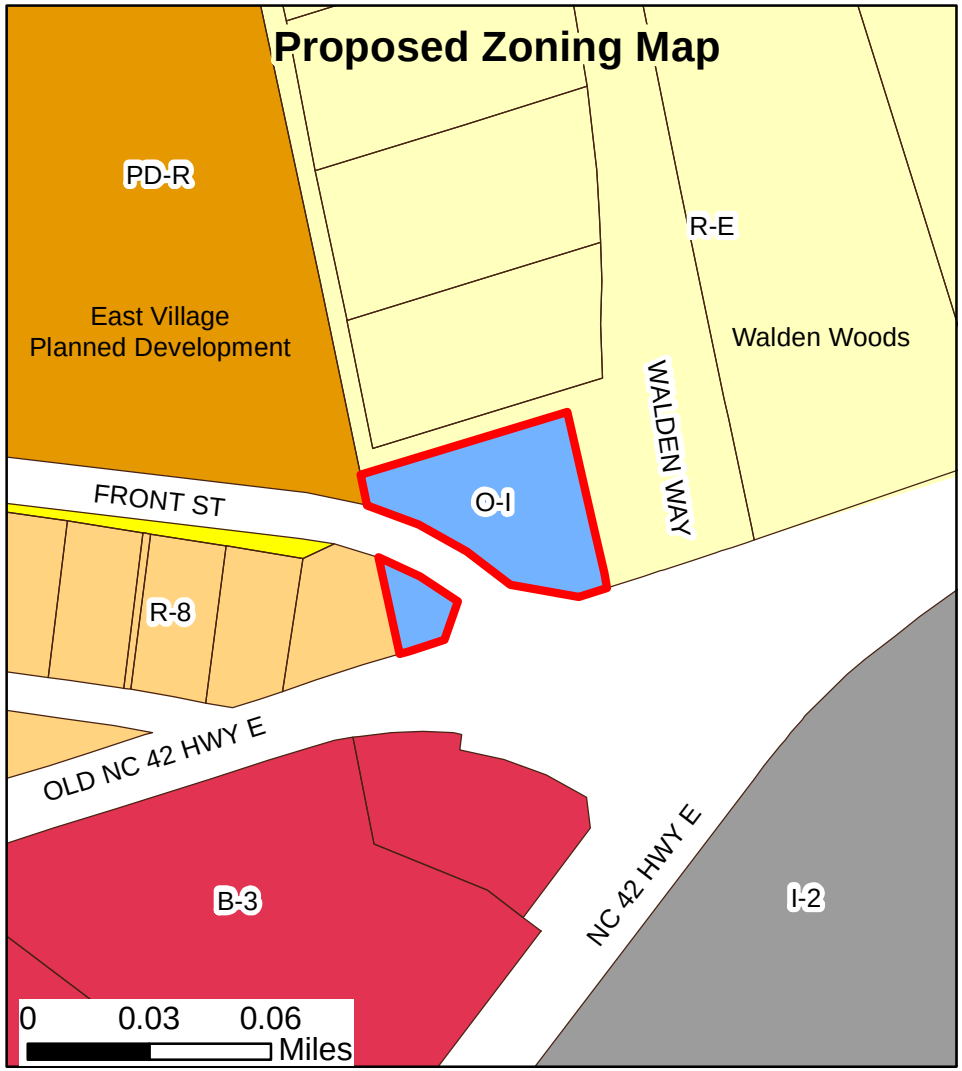
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

10/20/14

N







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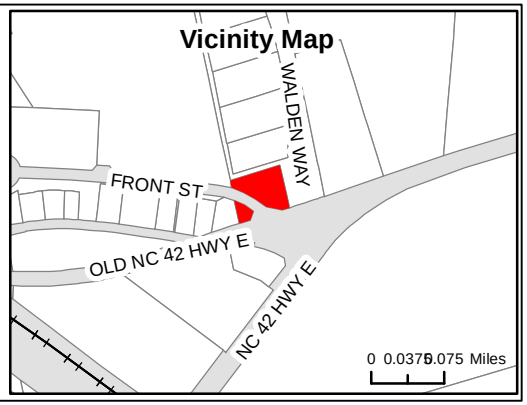
10/20/14

Legend

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

N



Proposed Land Use Map (Source: 2008 Strategic Growth Plan)
Rezoning of 22.35 acres - R-E to I-1

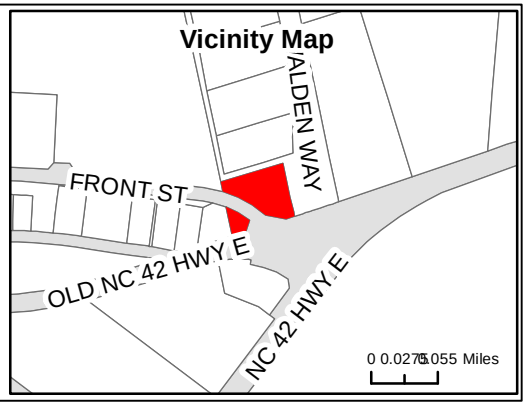
Applicant:Dalton Engineering & Associates PA
Property Owner: Kan D. Holding, LLC
Parcel ID Number: 167804-62-3275
Tag #: 05I05004
File Number: RZ 2014-94

Produced by: TOC Planning

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

10/20/14

N



§ 155.202 LAND USE REGULATIONS

(B) *Use Regulations table.*

Table 2-1 Use Regulations

Use Type	O-I	Specific Use Section
Residential Uses		
Adult Care Home (2-6 Adults)		§155.301(A)
Adult Care Home (7-12 Adults)	C	§155.301(A)
Adult Care Home (13+ Adults)	C	§155.301(A)
Alley Loaded House		§155.301(B)
Apartments	S	§155.301(C)
Boarding House	P	§155.301(D)
Child Care Home		§155.301(E)
Manufactured Home		§155.301(F)
Manufactured Home Park		§155.301(G)
Nursing Home (Congregate Living Facility)	P	§155.301(H)
Two family House		§155.301(I)
Townhouse	S	§155.301(J)
Security/Caretaker Quarters		§155.301(K)
Single Family House		§155.301(L)
Upper-story Residence	P	§155.301(M)
Zero Lot Line House		§155.301(N)
Public and Civic Uses		
Assembly, Not For Profit	P	§155.302(A)
Cemetery		§155.302(B)
Church or Place of Worship	C	§155.302(C)
College or University	P	§155.302(D)
Day Care (Supervision for 3-8)		§155.302(E)
Day Care (Supervision for 9+)	P	§155.302(E)
Government Service	P	§155.302(F)
Hospital or Medical Center	P	§155.302(G)
School (Elementary or Secondary)	S	§155.302(H)
School (Technical, Trade or Business)	P	§155.302(I)
Recreational Uses		
Entertainment, Indoor		§155.303(A)
Entertainment, Outdoor		§155.303(B)
Fitness Center		§155.303(C)
Golf Course		§155.303(D)
Gun Range		§155.303(E)
Park, Active	S	§155.303(F)
Park, Passive	P	§155.303(G)
Stable, Private		§155.303(H)
Agricultural Uses		
Agriculture, Livestock		§155.304(A)
Agriculture, Sales and Service		§155.304(B)
Nursery	P	§155.304(C)
Commercial Uses		
Adult Oriented Business		§155.305(A)
Bed and Breakfast	P	§155.305(B)
Car Wash/Auto Detailing	C	§155.305(C)
Contractor Office	C	§155.305(D)
Contractor Storage Yard		§155.305(E)
Convenience Store with Gas Sales		§155.305(F)
Creative Studio	P	§155.305(G)
Financial Institution	P	§155.305(H)
Funeral Home	P	§155.305(I)

Use Type	O-I	Specific Use Section
Hotel/Motel	S	§155.305(J)
Kennel		§155.305(K)
Laundry Services		§155.305(L)
Lounge, Cocktail		§155.305(M)
Microbrewery		§155.305(N)
Newspaper Publisher		§155.305(O)
Office, General	P	§155.305(P)
Office, Medical	P	§155.305(Q)
Outdoor Seating/Sidewalk Cafe	C	§155.305(R)
Pawn Shop		§155.305(S)
Radio or Television Studio		§155.305(T)
Restaurant, Drive-Through	C	§155.305(U)
Restaurant, General	C	§155.305(V)
Retail Sales, General		§155.305(W)
Retail Sales, Neighborhood		§155.305(X)
Self-storage Facility		§155.305(Y)
Service, General		§155.305(Z)
Service, Neighborhood		§155.305(AA)
Tattoo Parlor		§155.305(BB)
Towing Service and Storage		§155.305(CC)
Vehicle Repair or Service		§155.305(DD)
Vehicle Sales and Rental		§155.305(EE)
Veterinary Clinic		§155.305(FF)
Video Sweepstakes Operations		§155.305(GG)
Industrial Uses		
Building Supplies, Wholesale		§155.306(A)
Crematorium		§155.306(B)
Gas and Fuel, Wholesale		§155.306(C)
Laboratory, Research	P	§155.306(D)
Manufacturing, Limited		§155.306(E)
Manufacturing, General		§155.306(F)
Manufacturing, Heavy		§155.306(G)
Research and Development	P	§155.306(H)
Warehouse, Freight Movement		§155.306(I)
Utilities		
Recycling Center		§155.307(A)
Renewable Energy Facility		§155.307(B)
Telecommunication Facility	S	§155.307(C)
Utility, Minor	P	§155.307(D)
Utility, Major		§155.307(E)
Waste Service		§155.307(F)
Key:		
P – Permitted		
C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)		
S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)		

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: East Village Office **Acreage of Property:** 1.18

Parcel ID Number: 1668.07-68-2584 **Tax ID:** 05H03008L

Deed Book: 04099 **Deed Page(s):** 0330

Address: 313 NC 42 Hwy., Clayton, NC 27527

Location: Intersection of E. Front Street & Old NC 42 Hwy. E.

Existing Use: Single Family **Proposed Use:** Office

Existing Zoning District: R-10

Requested Zoning District O & I

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): Watershed Protection

FOR OFFICE USE ONLY

File Number: 2014-100 Date Received: 8/4/14 Amount Paid: 500.00

OWNER INFORMATION:

Name: East Village Investments, LLC

Mailing Address: 227 E. Front Street, New Bern, NC 28560-2145

Phone Number: 252-638-4215 **Fax:** 252-638-7456

Email Address: hubie@uhfdevelopmentgroup.com

APPLICANT INFORMATION:

Applicant: Bass, Nixon & Kennedy, Inc.

Mailing Address: 6310 Chapel Hill Rd., Suite 250, Raleigh, NC 27607

Phone Number: 919-851-4422 **Fax:** 919-851-8968

Contact Person: Marty D. Bizzell, PE

Email Address: Marty.Bizzell@bnkinc.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.

Request is to rezone the Parcel located at 313 NC Hwy 42, PIN: 1668.07-68-2584, from existing R-10 to O & I. The proposed use will be consistent with permitted uses in O & I zoning.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

   Although the Town's Strategic Growth Plan designates the property as residential on the proposed Land Use Plan, with the construction of Front Street Extension, the property is well suited for office use.

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

   The property currently contains an existing single family house which is vacant and has been for some time. With the recent completion of E. Front Street Extension, the property is well suited for an office use. Sewer is now available with the recent construction on the East Village Pump Station.

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

   The property is located at the new gateway to the downtown business district. An office use is appropriate in this location and will help to meet special demands for quality office space in the Town, especially in the downtown business area.

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

   Adequate public facilities exist to support the proposed office use. E. Front Street Extension has recently been completed to provide access to downtown and to Hwy. 42. A 20" water main has recently been installed within the Front Street Extension right-of-way. A sewer pump station has recently been completed in East Village which has adequate capacity for sewer requirements. Adequate storm drainage facilities have been constructed with E. Front Street Extension and East Village.

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

Legal purposes for which the zoning exists are not violated All required information will be submitted for review and approval to the Town of Clayton.

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.

Adequate public facilities/infrastructure exists to accommodate the needs of an office use without overwhelming the public good or welfare of the adjacent property owners. Vegetation and fencing are proposed which will provide adequate screening of the property from existing adjacent properties.

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.

It is the intent of the rezoning and development of the property as an office use to provide a development that will benefit the surrounding community by providing needed services that will benefit the general public thus not to the detriment of the general public.

APPLICANT AFFIDAVIT

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

MARTY D. BIZZELL	Marty D. Bizzell	8-4-14
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERTY OWNERS LIST

Project Name: East Village Office

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
1668.07-68-2584	East Village Investments LLC	227 E. Front St, New Bern, NC 28560-2145
1668.07-59-2827	East Village Investments LLC	227 E. Front St, New Bern, NC 28560-2145
1668.06-48-6538	East Village Investments LL	227 E. Front St., New Bern, NC 28560-2145
1668.07-68-1400	Bell, Betty Brown	287 Old NC Hwy 42 E., Clayton, NC 27527-0000
1668.07-58-9209	Murphy, Louis	124 Pecan Lane, Clayton, NC 27527-0000
1669.19-50-4989	Walden Home Owners Assoc Inc.	2044 Deer Trail, Clayton, NC 27527-0000
1668.07-68-7913	Partlo, Barry W.	435 NC 42 East, Clayton, NC 27527-0000
1668.07-68-2606	Schmidt, Arthur R.	2009 Walden Way, Clayton, NC 27527-9555
1668.07-68-2173	Williams Family Heirs, LLC	3602 Hwy 264 E, Greenville, NC 27858-0000
1668.07-57-9947	Albermarle Properties LLC	10320 Durant Rd, Ste 113, Raleigh, NC 27614-0000
1668.07-58-8300	Peele, Martha P	122 Pecan Lane, Clayton, NC 27527-0000
1668.07-68-1885	Yates, Thomas W Jr	2013 Walden Way, Clayton, NC 27527-9555
	& Yates Aida L	

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

RECEIVED
AUG 04 2014
Town of Clayton
Planning Department

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: East Village Office **Address or PIN #:** 1668.07-68-2584

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell
(Name - type, print clearly)

6310 Chapel Hill Rd., Ste. 250
(Address)
Raleigh, NC 27607
(City, State, Zip)

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

Rezoning
Construction Plan Approval
Major Site Plan Approval

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:

Hubert G. Tolson, III
(Name - type, print clearly)

(Owner's Signature)

227 E. Front St.
(Address)
New Bern, NC 28560-2145
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Craven

Sworn and subscribed before me Karen Smitten, a Notary Public for the above State and County, this the 4th day of August

SEAL

KAREN SMITTEN NOTARY PUBLIC CRAVEN COUNTY, N.C.

Karen Smitten
Notary Public

My Commission Expires: 9-6-14

October 2013

NEIGHBORHOOD MEETING MATERIALS
RZ 2014-100 AND SP 2014-101

BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 www.bnkinc.com

October 3, 2014

Dear Clayton Area Property Owner:

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

Meeting Date: October 15, 2014

Location: The Arbors at East Village Apartments Clubhouse – 56 Bent Branch Loop, Clayton, NC 27527

Time: 7:00pm

Type of Application: Site plan for East Village Office Building

General Description: Office building proposed at 313 NC 42 Hwy, Clayton, NC 27527

If you have any questions prior to or after this meeting, you may contact us at 919-851-4422.

Sincerely,

Marty D. Bizzell, PE, CPESC

cc: Clayton Planning Dept.

ADJACENT PROPERTY OWNERS LIST

Project Name: East Village Office

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
1668.07-68-2584	East Village Investments LLC	227 E. Front St, New Bern, NC 28560-2145
1668.07-59-2827	East Village Investments LLC	227 E. Front St, New Bern, NC 28560-2145
1668.06-48-6538	East Village Investments LL	227 E. Front St., New Bern, NC 28560-2145
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1669.19-50-4989	Walden Home Owners Assoc Inc.	2044 Deer Trail, Clayton, NC 27527-0000
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1668.07-68-1885	Yates, Thomas W Jr	2013 Walden Way, Clayton, NC 27527-9555
	& Yates Aida L	

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: East Village Office

Location/Date: October 15, 2014 - 7:00 PM

	NAME	ADDRESS
1	ART SCHMIDT	2009 WALDEN WAY 21527 CLARKSTON
2	Laura Tuel	2017 Deer Trail
3		
4		
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20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: October 3, 2014

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

Printed Name: Marty D. Bizzell, PE Signature: Marty D. Bizzell

Date of Meeting: October 15, 2014 Time of Meeting: 7:00 p.m.

Location of Meeting: The Arbors at East Village Clubhouse

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.*

A neighborhood meeting was held at the Arbors Clubhouse on Wednesday, October 15th at 7:00pm.
Two property owners from the Walden Woods Subdivision attended.
Mr. Schimdt discussed the possibility of a 6'-8' bern to block site from his house. It was pointed out that the site currently proposes a 6' fence with landscaping along Mr. Schimdt's property line.
Mrs. Turl asked if a traffic light would be installed at the intersection of Old 42 & E. Front Street. No traffic light is proposed at this time.
Neighbors asked about tenants for the building; currently tenants are undetermined.
Neighbor pointed out an error on adjoining property owner information on the site plan. Information has been corrected.
Neighbors asked about hours of operation; owner replied generally, 8:00am - 5:00pm.
Neighbors asked about stormwater runoff and Engineer stated runoff would be directed away from Mr. Schimdt's property.
Neighbor also requested changing all trees to Evergreen trees.
Email addresses were exchanged and Engineer is to email out site plan with corrected adjoining property information and proposed grading plan.

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

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

[RZ 2014-100, Rezoning of 1.14 acres from R-10 to O-I]

The Planning Board of the Town of Clayton hereby states:

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

The Town of Clayton's Strategic Growth Plan, specifically:

- Objective 2.1: Balanced Development, Old and New

Section 2: Based upon information presented at the public hearings and by the applicant, and based upon the recommendations and detailed information developed by staff and the Planning Board contained in the staff report, and considering the criteria applicable sections of the Unified Development Code of the Town of Clayton, specifically **the compatibility of a commercial use at this site which due to recent roadway development of East Front Street has increased traffic and visibility,** the above referenced zoning amendment is reasonable and in the public interest.

TOWN OF CLAYTON
MOTION FORM

ZONING ORDINANCE AMENDMENT
(Rezoning)

RZ 2014-100, East Village Office Rezoning of 1.14 acres from R-10 to O-I

Planning Board motion to recommend [approval/denial] of Rezoning Case # RZ 2014-100 and to recommend approval of the Statement of Consistency and Reasonableness included in the Agenda packet (with the following modifications:

_____

_____

_____)

Case C

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

Planning Board
October 27, 2014

STAFF REPORT

Application Number:	SP 2014-101 (Major Site Plan)
Project Name:	East Village Office Building
NC PIN / Tag #:	166807-68-2584 / 05H03008L
Town Limits/ETJ:	Both Town Limits and ETJ
Overlay:	Watershed Protection Overlay
Applicant:	Bass Nixon, and Kennedy Inc., c/o Marty Bizzell, PE
Owners:	East Village Investments LLC
Neighborhood Meeting:	Held October 15, 2014
Public Noticing:	Property posted October 17, 2014

PROJECT LOCATION: The 1.18 acre site is located at the northeast corner of the intersection of the Front Street Extension and Old NC 42 Hwy E.

REQUEST: The applicant is requesting major site plan approval for a 1 story, 7,000 square foot office building.

SITE DATA:

Acreage:	1.18 acres
Present Zoning:	R-10
Proposed Zoning:	O&I (See RZ 2014-100)
Existing Use:	Vacant; residential home sits on the property
Overlay:	Watershed Protection Overlay

DEVELOPMENT DATA:

Proposed Uses:	General Office
Buildings:	One building, 7,000 square feet
Number of Stories:	One story (max height of 24.5 feet at roof peak)
Building Coverage:	17% of site

Impervious Surface:	20,387 square feet (51%) **The Watershed Protection Overlay allows a maximum of 24% impervious. The majority of the site is located within this overlay. Any amount above 24% requires a Special Intensity Allocation by Town Council. Alternatively, the property owner may install and maintain storm water quality mitigation structures (see §155.501(E)).
Required Parking:	24 (1 space per 300 square feet)
Proposed Parking:	28 vehicle parking spaces including 2 handicap accessible parking spaces. An alternative parking plan request has been submitted by the applicant for approval by the Planning Board to permit these 4 additional spaces.
Fire Protection:	Town of Clayton Fire Department.
Access/Streets:	Access will be provided internally from access points to the Pine Hollow Commons development, with access off of Highway 70 Business West and Shotwell Road. Access has been approved by the NCDOT.

ADJACENT ZONING AND LAND USES:

North:	Zoning:	Residential-Estate (R-E)
	Existing Use:	Single Family Residential (Walden Woods)
South:	Zoning:	Residential Estate (R-E)
	Existing Use:	Single Family Residential
East:	Zoning:	Residential-Estate (R-E)
	Existing Use:	Single Family Residential (Walden Woods)
West:	Zoning:	Highway Business (B-3)
	Existing Use:	Gas Station, Old NC 42 Hwy E

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting major site plan approval to allow a 7,000 square foot office building with "General Office" uses as defined in the Unified Development Code (UDC), and associated parking. The site is adjacent to but is not part of the East Village Planned Development.

General Office uses are differentiated from Medical Office use. Medical Offices, while also permitted in the O-I zoning district, require a higher rate of parking.

The site is 1.18 acres, and is split by the East Front Street right-of-way, which has left a small portion of the site on the southwest side of this roadway. Development is proposed on the larger of the two segments.

This site is under concurrent review for a rezoning request from Residential-10 (R-10) to Office-Institutional (O-I) to allow office uses at this site (RZ 2014-100).

Because this site is within the Watershed Protection Overlay, and has requested an impervious surface limit of over 24% as required in the UDC, a Special Intensity Allocation will be required with approval by the Town Council (or the developer may utilize special stormwater mitigation devices as noted in UDC §155.501). Staff believes the intensity allocation is appropriate at this location because it is at a new gateway into Downtown with the recent completion of the East Front Street extension, and because it would allow development patterns consistent with adjacent development.

An additional four parking spaces have been requested as part of the site plan approval via an Alternative Parking Plan. This request must be approved by the Planning Board.

Consistency with the Strategic Growth Plan
The proposed development is consistent with the Strategic Growth Plan.

Consistency with the Unified Development Code
If the Alternative Parking Plan and the Special Intensity Allocation requests are approved, the proposed development will be consistent with and meet the applicable requirements of the Unified Development Code (UDC).

Landscaping and Buffering
The site plan meets all applicable elements of the UDC landscaping requirements. A Class C Buffer is provided where the site abuts residential zoning. This Class C buffer will provide six feet of visual screening. In this case, the six feet of visual screening will be immediately accomplished by installation of a privacy fence.

Recreation and Open Space
N/A.

Environmental
As noted, the majority of the site is within the Watershed Protection Overlay (with the exception of the small segment of site located on the other side of the East Front Street Extension). Because this site is within the Watershed Protection Overlay, and has requested an impervious surface limit of over the maximum 24% impervious permitted within this overlay, a Special Intensity Allocation will be required with approval by the Town Council (or the developer may utilize special stormwater mitigation devices as noted in UDC §155.501).

Staff believes the intensity allocation is appropriate at this location because with the recent completion of the East Front Street extension, this site is now at a new “gateway” into Downtown, and because it would allow development patterns consistent with adjacent development. For these reasons, staff believes the higher percentage of impervious surface (51% is requested) is appropriate.

Signs
One monument sign is permitted on site. All signs will require sign permits and shall meet requirements of the Unified Development Code.

Access/Streets
The site is accessed from East Front Street.

Multi-Modal Access
The multi-modal 10 foot asphalt path that extends along the East Front Street extension currently ends within this property. As part of this site development, the path will be extended the length of the property. A crosswalk will be provided across the driveway. If ramps are required, they will match the width of the pathway.

Architecture
The architecture of the building is a pitched roof with a mix of shingle and metal roofing. The building walls are comprised of both fiber cement siding and stacked stone wainscot. Architectural features are similar on all visible sides of the building. All mechanical equipment will be screened from view.

Waivers/Deviations/Variances from Code Requirements
An Alternative Parking Plan has been requested to allow four additional parking spaces.

A Special Intensity Allocation to exceed 24% impervious in the Watershed Protection Overlay is requested.

CONSIDERATIONS

- The Planning Board approves major site plans.
- The Planning Board approves Alternative Parking Plans.
- Site Plan approval is subject to approval of rezoning request RZ 2014-100.
- Site Plan approval is subject to approval of a Special Intensity Allocation to allow greater than 24% impervious on a commercial site within the Watershed Protection Overlay.

RECOMMENDATION:

Staff is recommending:

1) Approval of the Alternative Parking Plan.
2) Recommendation of approval of a Special Intensity Allocation to the Town Council.
3) Approval of the site plan with the following conditions:

    1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.

    2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.

    3. All roof mounted and ground mechanic equipment must be completely screened from view.

    4. Site Plan approval is subject to approval of rezoning request RZ 2014-100.

    5. An annexation application shall be submitted to the Town of Clayton for the portion of the site outside of Town limits prior to the issuance of a building permit.

6. Site Plan approval is subject to approval of a Special Intensity Allocation by the Town Council to allow greater than 24% impervious on a commercial site within the Watershed Protection Overlay.

7. A Zoning Compliance Permit shall be required prior to issuance of any building permits.

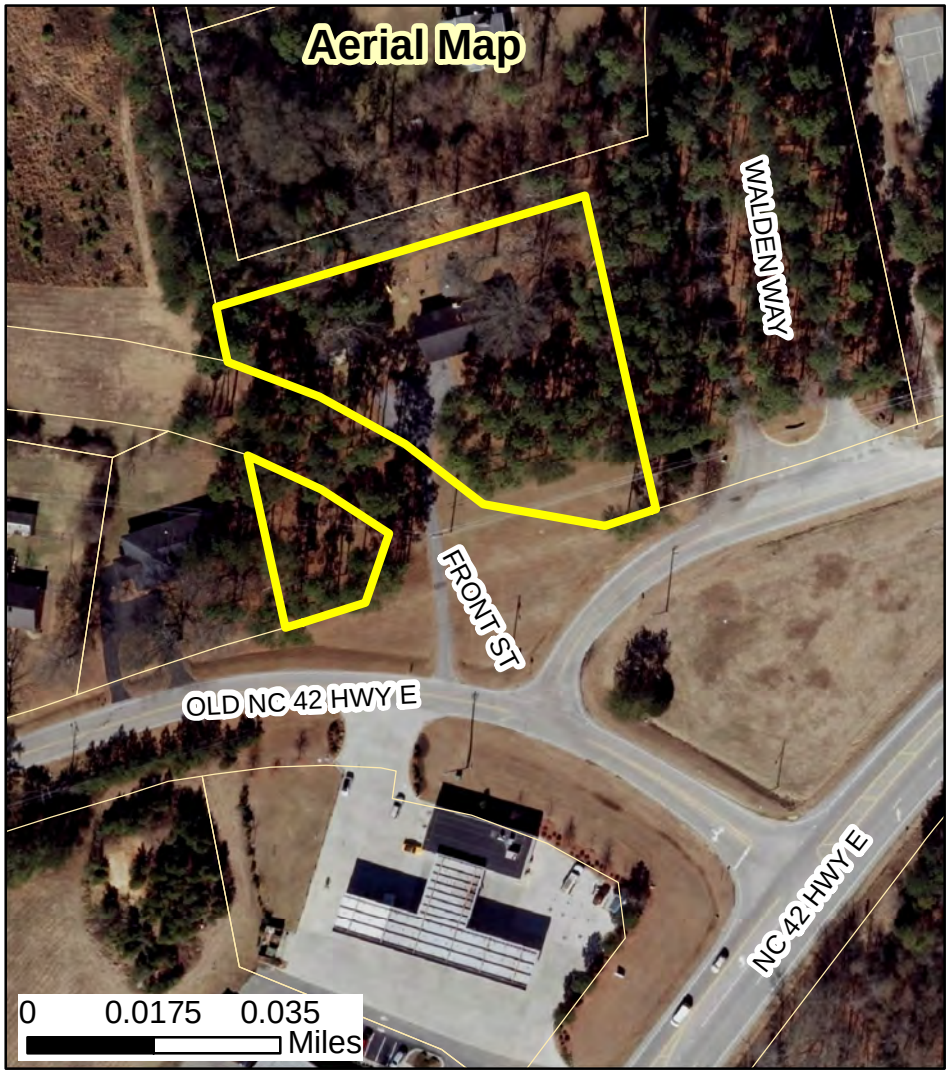
8. Utility fees shall be paid to the Town prior to issuance of any building permits.

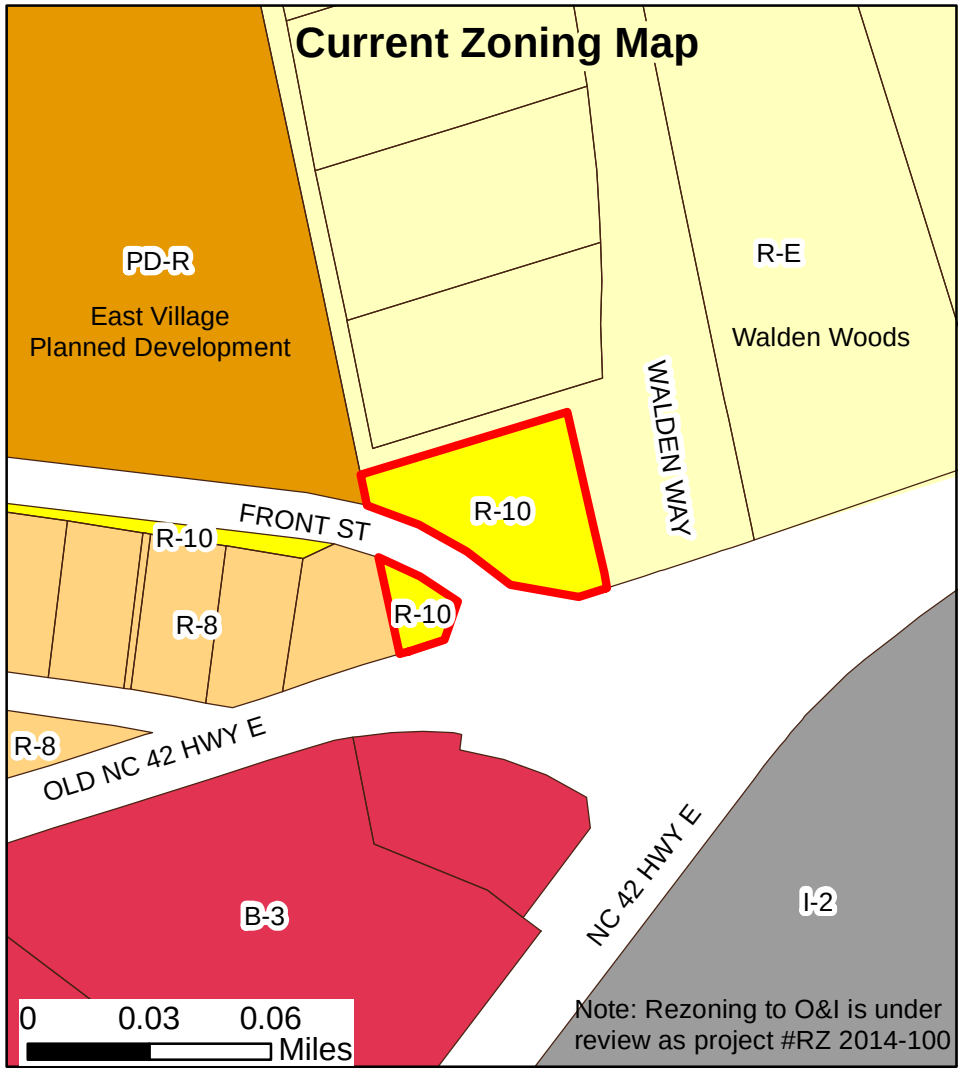
9. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.

10. All signage shall require a sign permit from the Planning Department and shall meet standards of the Unified Development Code.

11. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.

ATTACHMENTS: 1) Aerial and Zoning Map, **2)** Alternative Parking Request, **3)** Application, **4)** Neighborhood Meeting Materials, **5)** Site Plan





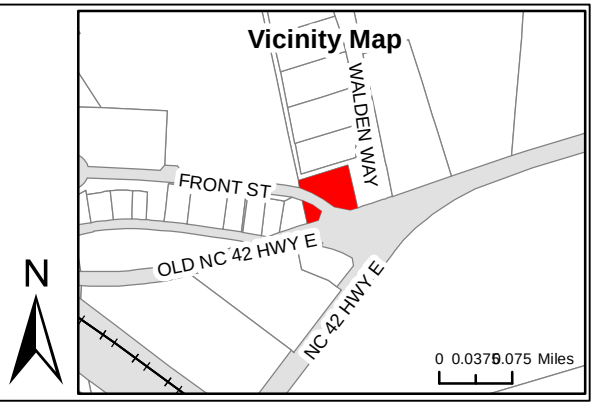
East Village Office SP 2014-101 (Major Site Plan)

Applicant: Bass, Nixon, & Kennedy, Inc. (Marty Bizzell, PE)
Property Owner: East Village Investments, LLC
Parcel ID Number: 166807-68-2584
Tag #: 05H03008L
File Number: SP 2014-101

Produced by: TOC Planning

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

10/20/14



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607
919-851-4422 FAX 919-851-8968 www.BNKinc.com

DATE: October 16, 2014

TO: Emily Beddingfield, AICP
Town Planner
Town of Clayton Planning Department

FROM: Marty D. Bizzell, PE, CPESC

RE: East Village Office Building (SP 2014-101)
Alternative Parking Plan Request

NORTH CAROLINA PROFESSIONAL SEAL 36908 ENGINEER MARTY D. BIZZELL
10/16/14

I hereby request approval for an alternative parking plan for the East Village Office Building (SP 2014-101). The site plan currently shows a total of 28 parking spaces of which 2 are handicap parking spaces. The Town of Clayton UDO requires 24 parking spaces based upon a minimum parking ratio of 1 space per 300 square feet of building square footage. The proposed building will be 7,000 square feet in size thus requiring 24 parking spaces. The 28 spaces would revise the parking ratio from 1 space per 300 square feet to 1 space per 250 square feet. This request is to allow 4 additional parking spaces which represent a 16.7% increase in parking spaces above that of the UDO requirement.

The proposed use of the proposed building is General Office which may accommodate a variety of types of offices. The building is currently proposed to accommodate three (3) tenant spaces. At this time, the developer does not currently know whom the tenants may be, therefore would like to have the flexibility of the additional parking to accommodate tenants who may need additional parking. The additional parking allows for a more diverse use of the office space and would help to ensure adequate parking is provided at such peak times additional parking may be necessary.

In addition, in many cases with office building sites, there are often adjacent areas for overflow parking in times of special office events, seasonal times of the year, etc. In the case of this site, there are currently no adjacent parking areas that could accommodate over flow parking and on-street parking within Front Street is also not allowed.

I respectfully submit this request to you and the Planning Board for approval and appreciate your consideration.

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

MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: $500.00 + $5.00 per acre. All fees are due when the application is submitted.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Major Site Plan applications.

SITE INFORMATION

☒ New Major Site Plan ☐ Major Modification to an approved site plan

Name of Project: East Village Office **Acreage of Property:** 1.18

Parcel ID Number: 1668.07-68-2584 **Tax ID:** ~~05H030082~~ 05H03008L

Address/Location: 313 NC 54 Hwy., Clayton, NC 27527

Intersection of E. Front Street and Old NC 42 Hwy E

Existing Use: Single Family **Proposed Use:** Office

Zoning District: Existing: R10 Proposed: O & I

Is project within a Planned Development?: ☒ No ☐ Yes (list): _____

Is project within an Overlay District?: ☐ No ☒ Yes (list): Watershed Protection

FOR OFFICE USE ONLY

File Number: 2014-101 Date Received: 8/4/14 Amount Paid: 500

PROPERTY OWNER INFORMATION

Name: East Village Investments, LLC

Mailing Address: 227 E. Front Street, New Bern, NC 2856-2145

Phone Number: 252-638-4215 **Fax:** 252-638-7456

Email Address: Hubie@UHF DevelopmentGroup.com

APPLICANT INFORMATION

Applicant: Bass, Nixon & Kennedy, Inc.

Mailing Address: 6310 Chapel Hill Rd., Suite 250, Raleigh, NC 27607

Phone Number: 919-851-4422 **Fax:** 919-851-8968

Contact Person: Marty D. Bizzell, PE

Email Address: marty.bizzell@bnkinc.com

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

The following items must accompany a Major Site Plan application.

To be completed by the 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: _____	☐	☐			
2. I have referenced the *Plan Requirements Checklist* and used this as a guide	☑				
3. Site Plan Review Fee ($500 + $5/acre)	☑				
4. Completed application (9 copies)	☑				
5. Owner's Consent Form (9 copies)	☑	☐			
6. Plan sets meeting the requirements listed in the *Plan Requirements Checklist* (9 copies)	☑	☐			
7. Adjacent property owners list (9 copies)	☑	☐			
8. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☑	☐			
9. Signed and sealed traffic impact analysis (2 copies)	☐	☑			
10. Neighborhood meeting notice letter (9 copies) *See sample letter and meeting requirements*	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
11. Neighborhood meeting summary form (9 copies)	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

Request is for Major Site Plan Approval for an approximately 7,000 SF Office Building with associated parking. Parcel is currently zoned R10. A rezoning petition is being submitted to rezone the property to office and institutional (O & I).

APPLICANT AFFIDAVIT

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

MANDY D. BIZZELL	Mandy D. Bizzell	8/4/14
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERTY OWNERS LIST

Project Name: East Village Office

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111 E. Second Street, Clayton, NC 27520
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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: East Village Office **Address or PIN #:** 1668.07-68-2584

AGENT/APPLICANT INFORMATION:

Marty D. Bizzell
(Name - type, print clearly)

6310 Chapel Hill Rd., Ste. 250
(Address)
Raleigh, NC 27607
(City, State, Zip)

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

Rezoning
Construction Plan Approval
Major Site Plan Approval

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:

Hubert G. Tolson, III
(Name - type, print clearly)

(Owner's Signature)

227 E. Front St.
(Address)
New Bern, NC 28560-2145
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Craven

Sworn and subscribed before me Karen Smitten, a Notary Public for the above State and County, this the 4th day of August

SEAL

KAREN SMITTEN NOTARY PUBLIC CRAVEN COUNTY, N.C.

Karen Smitten
Notary Public

My Commission Expires: 9-6-14

October 2013

NEIGHBORHOOD MEETING MATERIALS
RZ 2014-100 AND SP 2014-101

BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 FAX 919/851-8968 www.bnkinc.com

October 3, 2014

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Meeting Date: October 15, 2014

Location: The Arbors at East Village Apartments Clubhouse – 56 Bent Branch Loop, Clayton, NC 27527

Time: 7:00pm

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General Description: Office building proposed at 313 NC 42 Hwy, Clayton, NC 27527

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Sincerely,

Marty D. Bizzell, PE, CPESC

cc: Clayton Planning Dept.

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1668.07-68-2606	Schmidt, Arthur R.	2009 Walden Way, Clayton, NC 27527-9555
1668.07-68-2173	Williams Family Heirs, LLC	3602 Hwy 264 E, Greenville, NC 27858-0000
1668.07-57-9947	Albermarle Properties LLC	10320 Durant Rd, Ste 113, Raleigh, NC 27614-0000
1668.07-58-8300	Peele, Martha P	122 Pecan Lane, Clayton, NC 27527-0000
1668.07-68-1885	Yates, Thomas W Jr	2013 Walden Way, Clayton, NC 27527-9555
	& Yates Aida L	

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: East Village Office

Location/Date: October 15, 2014 - 7:00 PM

	NAME	ADDRESS
1	ART SCHMIDT	2009 WALDEN WAY 21527 CLARKSTON
2	Laura Tuel	2017 Deer Trail
3		
4		
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6		
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9		
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11		
12		
13		
14		
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16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: October 3, 2014

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

Printed Name: Marty D. Bizzell, PE Signature: Marty D. Bizzell

Date of Meeting: October 15, 2014 Time of Meeting: 7:00 p.m.

Location of Meeting: The Arbors at East Village Clubhouse

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.*

A neighborhood meeting was held at the Arbors Clubhouse on Wednesday, October 15th at 7:00pm.
Two property owners from the Walden Woods Subdivision attended.
Mr. Schimdt discussed the possibility of a 6'-8' bern to block site from his house. It was pointed out that the site currently proposes a 6' fence with landscaping along Mr. Schimdt's property line.
Mrs. Turl asked if a traffic light would be installed at the intersection of Old 42 & E. Front Street. No traffic light is proposed at this time.
Neighbors asked about tenants for the building; currently tenants are undetermined.
Neighbor pointed out an error on adjoining property owner information on the site plan. Information has been corrected.
Neighbors asked about hours of operation; owner replied generally, 8:00am - 5:00pm.
Neighbors asked about stormwater runoff and Engineer stated runoff would be directed away from Mr. Schimdt's property.
Neighbor also requested changing all trees to Evergreen trees.
Email addresses were exchanged and Engineer is to email out site plan with corrected adjoining property information and proposed grading plan.

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

EAST VILLAGE OFFICE

PRELIMINARY SITE PLAN SUBMITTAL

TOWN OF CLAYTON, WAKE COUNTY, NORTH CAROLINA

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
ALUM	ALUMINUM
ASSY	ASSEMBLY
B-B	BACK TO BACK
BOA	BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER
CFS	CUBIC FEET PER SECOND
CI	CURB INLET
C/L	CENTER LINE
CO	CLEAN OUT
COM	COMMUNICATION
CONC	CONCRETE
CT	COURT
CU	COPPER
DCV	DOUBLE CHECK VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
DEFL	DEFLECTION
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DRAIN	DRAINAGE
DR	DRIVE
EASE	EASEMENT
ELEC	ELECTRIC
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
FES	FLARED END SECTION
FH	FIRE HYDRANT
FM	FORCE MAIN
FT	FEET
FT/SEC	FEET PER SEC
GALV	GALVANIZED
GV	GATE VALVE
HCR	HANDICAP RAMP
INV	INVERT
L	LENGTH
LF	LINEAR FEET
LP	LIGHT POLE
LT	LEFT
MH	MANHOLE
MIN	MINIMUM
OHE	OVERHEAD ELECTRIC
PAVE	PAVEMENT
PERM	PERMANENT
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
R	RADIUS
R/W	RIGHT-OF-WAY
RED	REDUCER
RPZ	REDUCED PRESSURE ZONE
RT	RIGHT
S	SLOPE
SS	SANITARY SEWER
STA	STATION
T	TANGENT
TDD	TEMPORARY DIVERSION DITCH
TELE	TELEPHONE
TSB	TEMPORARY SEDIMENT BASIN
TSD	TEMPORARY SLOPE DRAIN
UG	UNDERGROUND
W	WIDTH
W/L	WATER LINE
WM	WATER METER
YI	YARD INLET

EXISTING CURB INLET
EXISTING DROP INLET / YARD INLET
EXISTING FLARED END SECTION
EXISTING FIRE HYDRANT
EXISTING BLOW-OFF ASSEMBLY
EXISTING GATE VALVE
EXISTING REDUCER
EXISTING WATER METER
EXISTING MANHOLE / JUNCTION BOX
EXISTING CLEAN OUT
EXISTING POWER POLE
EXISTING GUY WIRE
EXISTING TELEPHONE PEDESTAL
EXISTING LIGHT POLE / AREA LIGHT
EXISTING SIGN
NEW CURB INLET
NEW GRATE INLET/YARD INLET
NEW FLARED END SECTION
NEW FIRE HYDRANT
NEW BLOW-OFF ASSEMBLY
NEW GATE VALVE
NEW REDUCER
NEW WATER METER
NEW TEE
NEW PLUG
NEW MANHOLE
NEW CLEAN OUT
NEW SIGN
IRON PIPE
BENCHMARK
BLOCK AND GRAVEL INLET PROTECTION
SILT FENCE INLET PROTECTION
EXCAVATED INLET PROTECTION
SEDIMENT BASIN
RISER BASIN
ROCK DAM
EXISTING GAS LINE
EXISTING COMMUNICATIONS LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC
EXISTING WATER LINE
EXISTING SANITARY SEWER FORCE MAIN
EXISTING SANITARY SEWER
EXISTING STORM DRAINAGE
NEW STORM DRAINAGE
STREAM
NEW WATER LINE
NEW SANITARY SEWER
NEW SANITARY SEWER FORCE MAIN
NEW GAS MAIN
GRASSED LINED DITCH/CHANNEL
JUTE MATTING LINED DITCH/CHANNEL
PYRAMAT LINED DITCH/CHANNEL
LIMITS OF CUT SLOPE
LIMITS OF FILL SLOPE
SILT FENCE
TREE FENCE
COMBINATION SILT/ TREE FENCE
DIVERSION DITCH

VICINITY MAP

1" = 500'

OWNER/DEVELOPER:
EAST VILLAGE INVESTMENT, LLC
227 E. FRONT STREET
NEW BERN, NC 28560–2145
TELEPHONE: (252) 638–4215
FAX: (252) 638–7456

EMAIL: HUBIE@UHFDEVELOPMENTGROUP.COM

ENGINEERS:
BASS, NIXON AND KENNEDY, INC.
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851–4422
FAX: (919) 851–8968

CONTACT: MARTY D. BIZZELL, PE, CPESC
EMAIL: MARTY.BIZZELL@BNKINC.COM

PREPARED BY:

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919)851–4422 or (800)354–1879
FAX: (919)851–8968
www.BNKinc.com
CERTIFICATION NUMBERS: NCBELS (C–0110)
NCBOLA (C–0267)

SHEET INDEX

SHEET No.	SHEET TITLE
___	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	SITE PLAN
C2.1	UTILITY PLAN
C3.1	GRADING AND DRAINAGE PLAN
L1.1	LANDSCAPE PLAN
C4.1	DETAILS
LC1.0	SITE LIGHTING PLAN
E3	ELEVATIONS

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.

2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.

3. THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (ULOCO) AT 1–800–632–4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

4. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

5. TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.

6. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

7. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEERING DIVISION.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

9. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.

10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

11. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D698. STONE BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.

12. PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.

13. THE CONTRACTOR SHALL REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING PROJECT.

14. ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.

15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE, VOL. 1-C ACCESSIBILITY CODE.

16. OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.) OBTAINING PROPER PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.

17. RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.

18. PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.

19. ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.

20. THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 6 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR – TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS-BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.

21. RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION. PROPER SCHEDULING, EXECUTION, AND RECORD KEEPING FOR ALL REQUIRED INSPECTIONS, TESTING, AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING, AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

NOT PERMITTED FOR CONSTRUCTION OR BID SOLICITATION

10/16/2014 1:18:00 PM PLOT BY:

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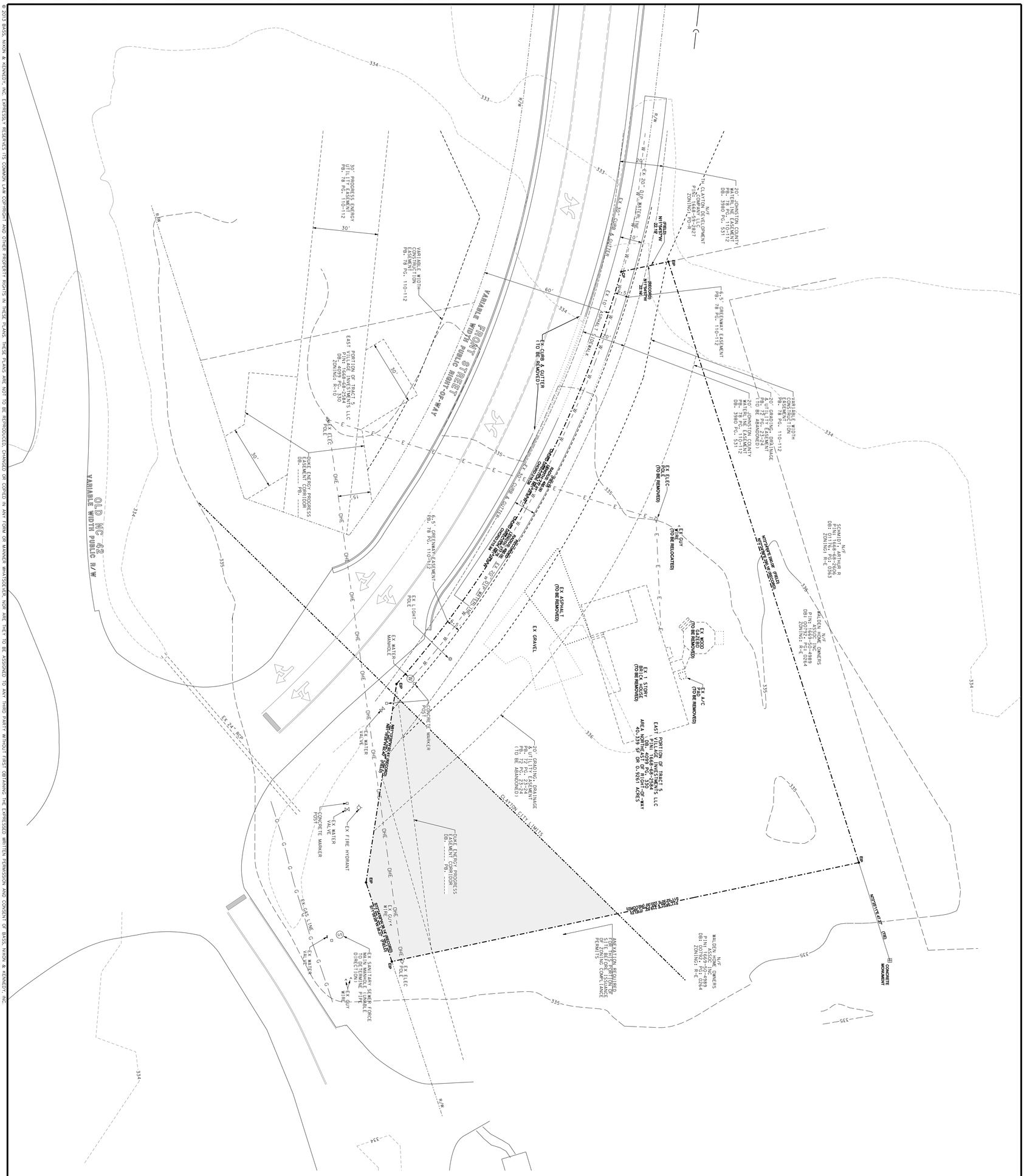

PRELIMINARY
DO NOT USE FOR CONSTRUCTION
NORTH CAROLINA
PROFESSIONAL ENGINEER
SEAL
0 10 20 40 60 80
SCALE IN FEET

SHEET	EAST VILLAGE OFFICE	03-14149	8-1-14	J. TYUS				BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS	BNK
C1.0		JOB NO.	DATE	DRAWN BY				6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607	
2 OF 9		EXISTING CONDITIONS PLAN			1	9-30-14	T.O.C. COMMENTS	JCT	TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
	TOWN OF CLAYTON WAKE COUNTY NORTH CAROLINA	SCALE: 1" = 20'			NO.	DATE	DESCRIPTION	BY	CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)
					REVISIONS				

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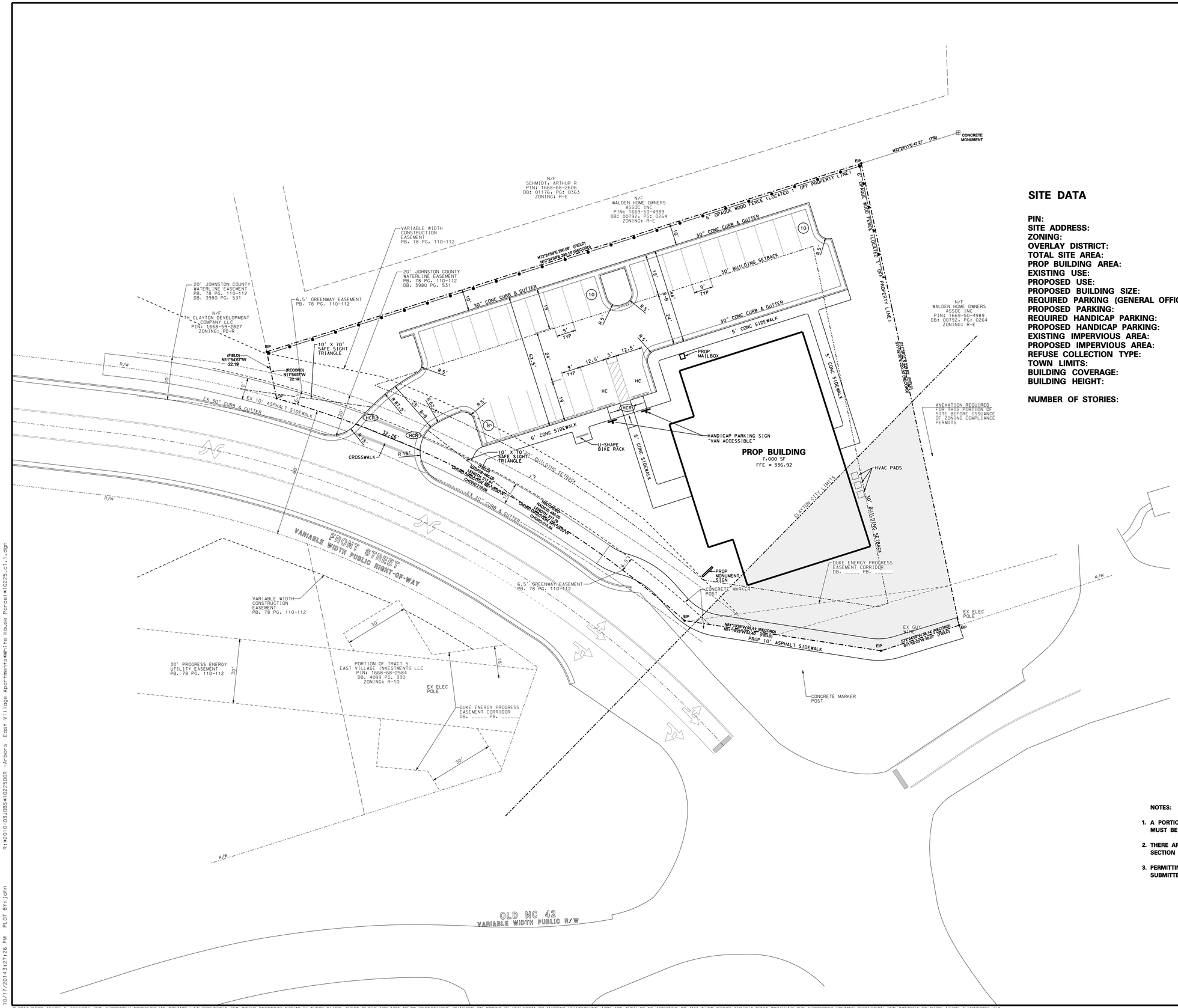

SITE DATA

PIN:	1668.07-68-2584
SITE ADDRESS:	313 NC 42 HWY, CLAYTON, NC 27527
ZONING:	EXISTING: R-10 ; PROPOSED: O&I
OVERLAY DISTRICT:	WATERSHED OVERLAY DISTRICT
TOTAL SITE AREA:	1.18 ACRES (40,339 SF)
PROP BUILDING AREA:	0.16 ACRES (7,000 SF) = 17% OF SITE
EXISTING USE:	(RESIDENTIAL) VACANT
PROPOSED USE:	GENERAL OFFICE
PROPOSED BUILDING SIZE:	7,000 SF (17.4% OF SITE)
REQUIRED PARKING (GENERAL OFFICE):	(1 SPACE PER 300 SF) 7,000 SF / 300 = 24 SPACES
PROPOSED PARKING:	28 SPACES
REQUIRED HANDICAP PARKING:	2 SPACE
PROPOSED HANDICAP PARKING:	2 SPACE
EXISTING IMPERVIOUS AREA:	4,961 SF
PROPOSED IMPERVIOUS AREA:	20,387 SF
REFUSE COLLECTION TYPE:	INDIVIDUAL COLLECTION
TOWN LIMITS:	PORTION OF SITE LIES WITHIN TOWN LIMITS
BUILDING COVERAGE:	(7,000 SF) 17.4% OF TOTAL LOT
BUILDING HEIGHT:	17.5' (ROOF MIDPOINT) 24.45' (ROOF PEAK)
NUMBER OF STORIES:	1

NOTES:

1. A PORTION OF THE SITE IS OUTSIDE OF THE TOWN LIMITS AND THIS PORTION MUST BE ANNEXED PRIOR TO ISSUANCE OF ZONING AND COMPLIANCE PERMIT.
2. THERE ARE NO RESOURCE CONSERVATION AREAS ON SITE AS DEFINED BY UDO SECTION 155.501(A).
3. PERMITTING FOR SEPTIC TANK TO BE ISSUED BY JOHNSTON COUNTY WITH COPY SUBMITTED TO TOWN OF CLAYTON ENGINEERING DEPARTMENT.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 30908 TIMOTHY D. BITZER

SCALE IN FEET
0 10 20 40 60 80

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0287)

NO.	DATE	DESCRIPTION	BY
1	9-30-14	T.O.C. COMMENTS	JCT

REVISIONS

JOB NO. 03-14149 DATE 6-1-14 DRAWN BY J. TYUS

SITE PLAN

SCALE: 1" = 20'

EAST VILLAGE OFFICE

TOWN OF CLAYTON WAKE COUNTY NORTH CAROLINA

SHEET C1.1 3 OF 9

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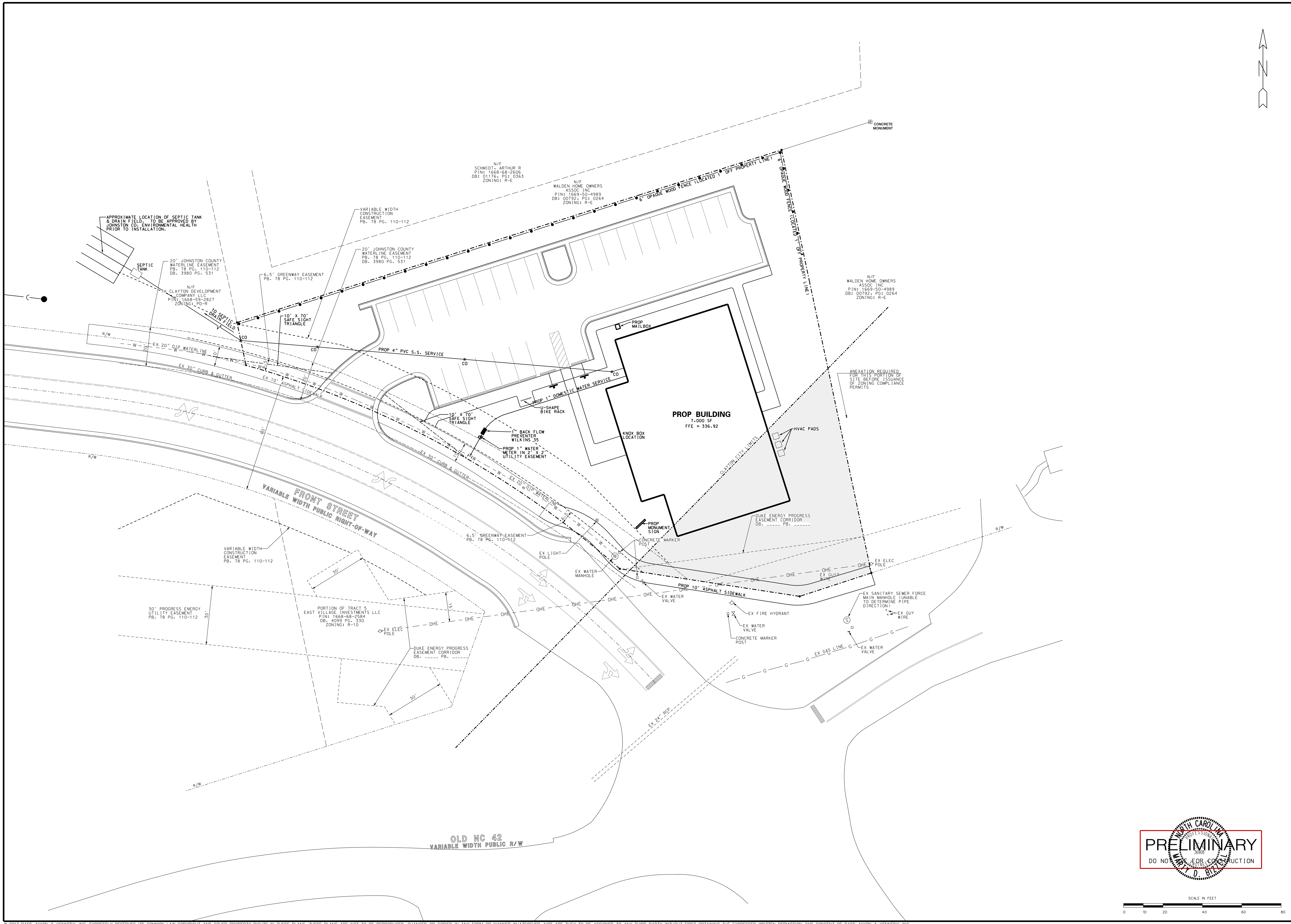
10/17/2014 3:27:26 PM PLOT BY: john R:\2010-03\JOBS\10225\DR -Arbors East Village Apartments\White House Parcel\10225_c1.1.dgn



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NO.	DATE	DESCRIPTION	BY
1	9-30-14	T.O.C. COMMENTS	JCT

REVISIONS

JOB NO.	DATE	DRAWN BY
03-14149	8-1-14	J. TYUS

UTILITY PLAN

SCALE: 1" = 20'

EAST VILLAGE OFFICE

TOWN OF CLAYTON WAKE COUNTY NORTH CAROLINA

SHEET C2.1
4 OF 9

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10/17/2014 3:14:47 PM PLOT BY: john R:\2010-03\JOBS\1022500R -Arbors East Village Apartments\White House Parcel\10225_c2.1.dgn

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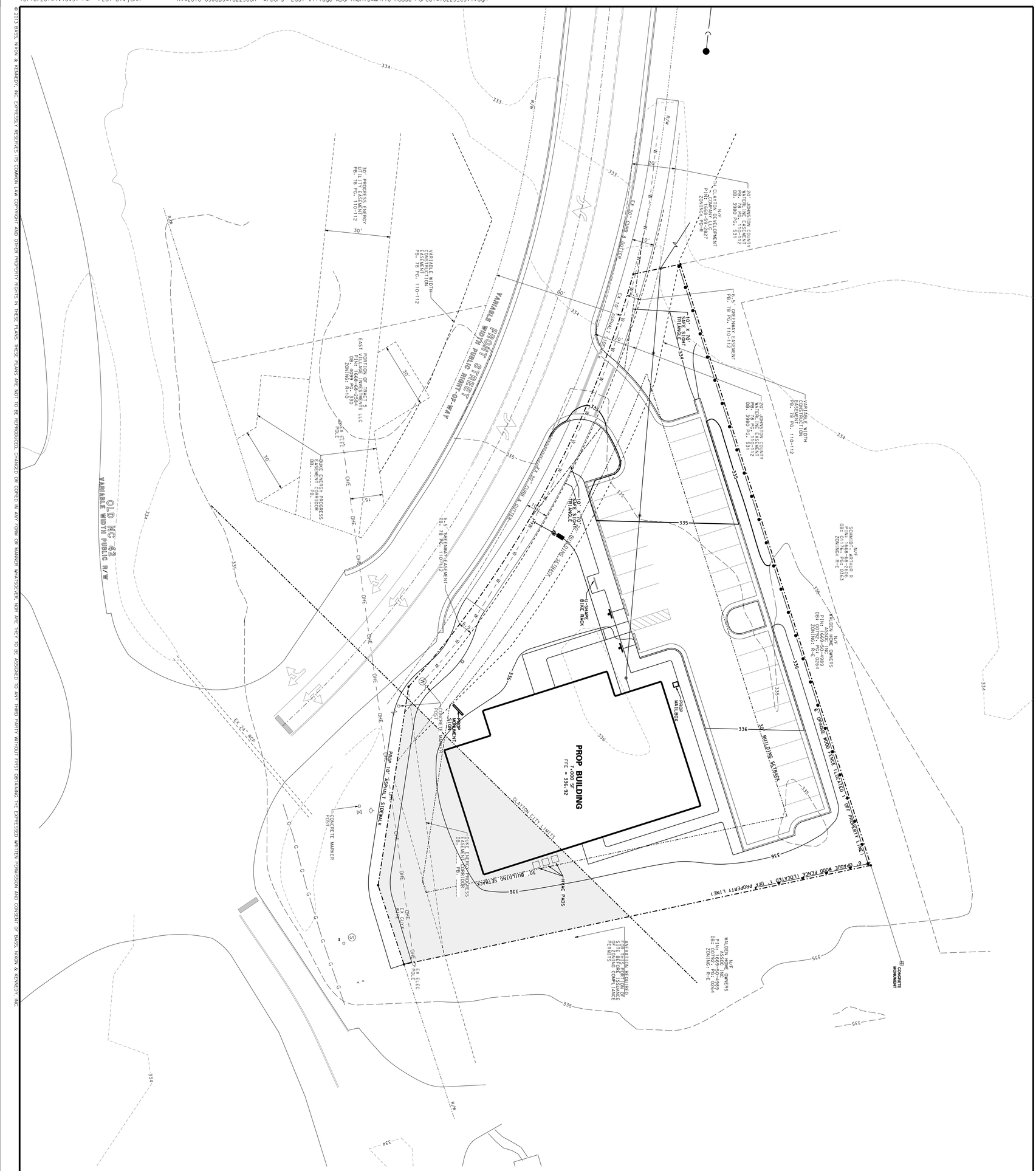

SHEET					
C3.1	**EAST VILLAGE OFFICE**	03-14149	8-1-14	J. TYUS	
5 OF 9		JOB NO.	DATE	DRAWN BY	
	TOWN OF CLAYTON WAKE COUNTY NORTH CAROLINA	**GRADING AND DRAINAGE PLAN**			
		SCALE: 1" = 20'			

NO.	DATE	DESCRIPTION	BY
1	9-30-14	T.O.C. COMMENTS	JCT

REVISIONS

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
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CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

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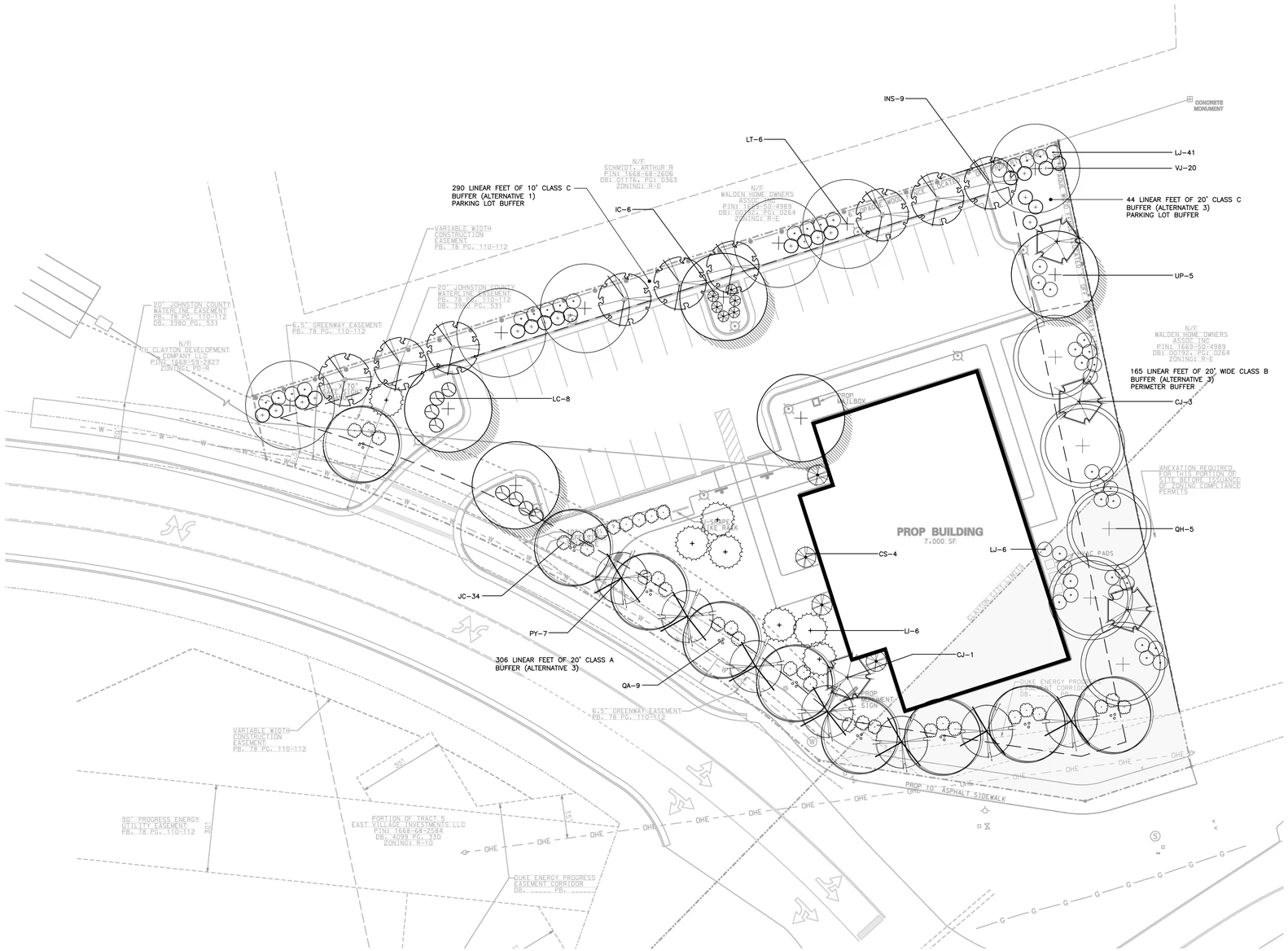
R:\2010\03\10225\0_Arbors East Village Apartments\White House Parcel\10225-L1.1.dwg, LANDSCAPE PLAN, 10/17/2014 4:09:20 PM, gary



GENERAL NOTES

1. A/C UNITS, TRANSFORMERS AND OTHER MECHANICAL OR UTILITY EQUIPMENT, NOT SHOWN ON THE PLAN, SHALL BE SCREENED FROM VIEW EITHER BY ADJUSTING PLANTINGS SHOWN IN CLOSE PROXIMITY TO EQUIPMENT OR BY THE ADDITION OF WAX MYRTLES @ 24" HT, 5' OC (SEE GENERAL NOTES FOR EQUIPMENT ACCESSIBILITY AND PLANTING PROXIMITY, ETC.). DUMPSTER IS SCREENED FROM OFF-SITE VIEWS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
3. MULCH SHALL BE 3" DEEP PINE STRAW UNLESS OTHERWISE NOTED.
4. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST AND ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES BETWEEN PLANT LIST AND PLANTING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
5. ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
7. B&B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAPPED.
8. ALL PLANTS/PLANTINGS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
9. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE (UNLESS OTHERWISE NOTED).
10. ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITHIN LAWN AREAS.
11. MULCH EDGES AND PROPOSED PLANTINGS SHALL NOT DISTURB ANY EXISTING GROUPS OF TREES TO REMAIN. EDGES ARE SHOWN FOR APPROXIMATION ONLY, BUT ARE TO INDICATE SMOOTH, CLEAN CURVES.
12. CULVERTS, RIP-RAP STRUCTURES, AND OTHER STORMWATER DEVICES SHALL BE SCREENED WITH EVERGREEN SHRUBS. IF STRUCTURES ARE NOT SHOWN ON THE PLAN, INSTALL WAX MYRTLES @ 24" HT. – 5' OC.
13. A 2' BUMPER OVERHANG, FROM THE BACK OF CURB, SHALL BE ALLOTTED FOR MATURE SHRUBS.
14. TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (C.O.). THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A (C.O.).
15. ALL TREES SHALL BE LOCATED A MINIMUM OF 6' FROM SIDEWALKS.
16. 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.

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL	HT	ROOT	REMARKS
	SHADE TREES						
LT	Liriodendron tulipifera	Tulip Poplar	6	2.5"	8'	B&B	
QA	Quercus acutissima	Sawtooth Oak	9	2.5"	8'	B&B	
QH	Quercus hemisphaerica	Laurel Oak	5	2.5"	8'	B&B	
UP	Ulmus parvifolia	Chinese Lacebark Elm	5	2.5"	8'	B&B	
	UNDERSTORY TREES						
CJ	Cryptomeria japonica	Japanese Cryptomeria	4	2.5"	8'	B&B	multi-trunk
INS	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	9	2.5"	8'	B&B	multi-trunk
LI	Lagerstroemia indica x faurei 'Tuscarora'	Crape Myrtle	6	2.5"	8'	B&B	multi-trunk
PY	Prunus yedoensis 'Yoshino'	Yoshino Cherry	7	2.5"	8'	B&B	
	SHRUBS						
CS	Camellia sasanqua 'Kanjiro'	Sasanqua Camellia	4		36"	cont	
IC	Ilex cornuta 'Carissa'	Carissa Holly	6		18"	cont	
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	34		30"	cont	
LC	Loropetalum chinese 'Blush'	Blush Loropetalum	8		30"	cont	
LJ	Ligustrum japonicum 'Recurvifolium'	Wax Ligustrum	47		30"	cont	
VJ	Viburnum japonicum 'Wax Leaf'	Wax Leaf Viburnum	20		30"	cont	

Landscape Calculations

Site Interior Landscapign

Net Site Area:	40,326 sf (0.93 acres)
20% of Net Site Area	8,065 sf
1 canopy tree/1000 s.f.	8 canopy trees
1 understory tree/1000 s.f.	8 understory trees
2 shrubs/1000 s.f.	16 shrubs

PERIMETER BUFFER PLANTING

North Buffer: 290 lf of 10' Class C (Alternative 1)
(Fence, 2 canopy trees, 3 understory trees, 12 shrubs/100 l.f.)
6 canopy trees, 9 understory trees, 35 shrubs provided

East Buffer: 44 lf of 20' Class C (Alternative 3)
(Fence, 2 canopy trees, 1 understory tree, 12 shrubs/100 l.f.)
1 canopy tree, 1 understory tree, 6 shrubs provided
East Buffer: 165 lf of 20' Class B (Alternative 3)
(2 canopy trees, 1 understory tree, 12 shrubs/100 l.f.)
4 canopy trees, 2 understory trees, 20 shrubs provided

Street Buffer: 306 lf of 20' Class A (Alternative 3)
(1 canopy tree, 2 understory trees, 8 shrubs/100 l.f.)
4 canopy trees, 7 understory trees, 25 shrubs provided

Streetyard Plantings

306 Linear Feet
1 canopy tree, 1 understory tree/40 lf
306/40 — 8 canopy trees
8 understory trees

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT #1515 GARRY P. WALSTON

SCALE IN FEET
0 10 20 40 60 80

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
2	10-15-14	PER T.O.C. COMMENTS	GW
1	09-30-14	PER T.O.C. COMMENTS	GW

REVISIONS

JOB NO. 03-10225 | DATE 08-01-14 | DRAWN BY GPW

LANDSCAPE PLAN

SCALE: 1" = 20' | CHK BY: GPW

EAST VILLAGE
OFFICE
TOWN OF CLAYTON, JOHNSTON COUNTY, NORTH CAROLINA

SHEET L1.1
6 OF 8

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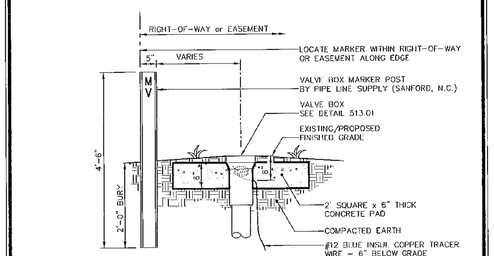
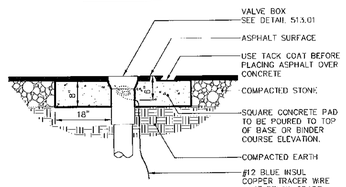
Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 03/05/2010 – 10:41:05 AM



FIELD AND EASEMENT OR SIDE OF ROAD LOCATION



IN STREET LOCATION

NOTES:
1. Concrete to be minimum 3,000 PSI @ 28 days.

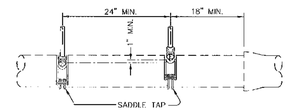
TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

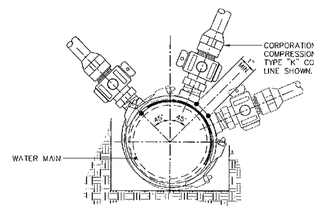
VALVE, VALVE BOX, AND MARKER INSTALLATION DETAIL

SCALE:	DETAIL #
Not To Scale	s 513.03
REVISION DATE: July, 2010	SHEET #: 1 of 1

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 03/05/2010 – 10:42:57 AM

PART	MANUFACTURER MODEL / Cat. No.
SADDLE (BRASS OR BRONZE FOR "CC" THREADS)	FORD / 202B MUELLER / BR2B SMITH BLAIR / 325-000 SERIES (OR APPROVED EQUAL)
CORP. STOP (BRASS OR BRONZE FOR "CC" THREADS)	MUELLER / H-15008 SERIES FORD / F-1000G A.Y. McDONALD / 4701I (OR APPROVED EQUAL)





SADDLE TAP

NOTES:
1. If 2 taps are made on each side of the main there shall be a minimum of 24" horizontal separation. Multiple taps on the same side shall have a minimum 24" horizontal separation and staggered a minimum of 1" vertically to prevent damage to the main.

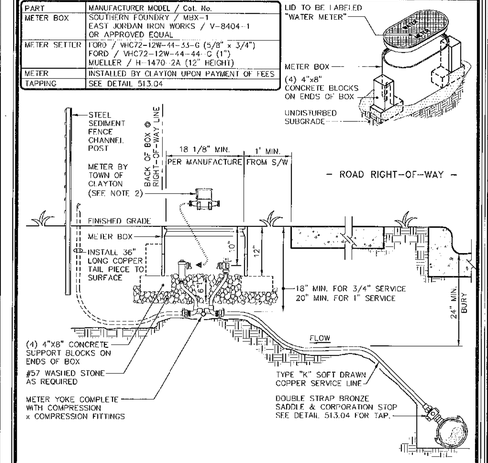
TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

STANDARD WATER TAP DETAIL (3/4" AND 1" TAPS)

SCALE:	DETAIL #
Not To Scale	s 513.04
REVISION DATE: July, 2010	SHEET #: 1 of 1

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 06/05/2010 – 10:52:57 AM

PART	MANUFACTURER MODEL / Cat. No.
METER BOX	SOUTHERN FOUNDRY / MBX-1 EAST JORDAN IRON WORKS / V-8404-1 OR APPROVED EQUAL
METER SETTER	FORD / WC72-12W-44-33-G (5/8" x 3/4") FORD / WC72-12W-44-44-G (1") MUELLER / H-1470-2A (12" HEIGHT)
METER	INSTALLED BY CLAYTON UPON PAYMENT OF FEES
TAPPING	SEE DETAIL 513.04



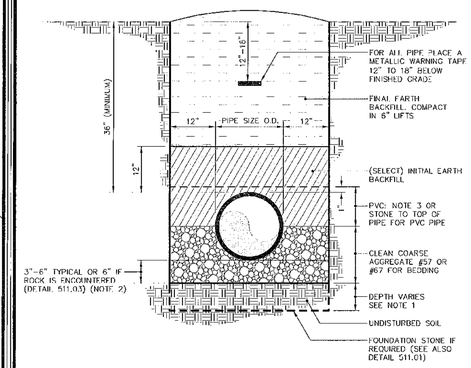
NOTES:
1. Contractor to place meter box in non-traffic area only.
2. Meter must be level across meter connections.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

3/4" & 1" WATER METER SERVICE DETAIL

SCALE:	DETAIL #
Not To Scale	s 519.01
REVISION DATE: July, 2010	SHEET #: 1 of 2

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 11/17/2010 – 5:06:38 PM



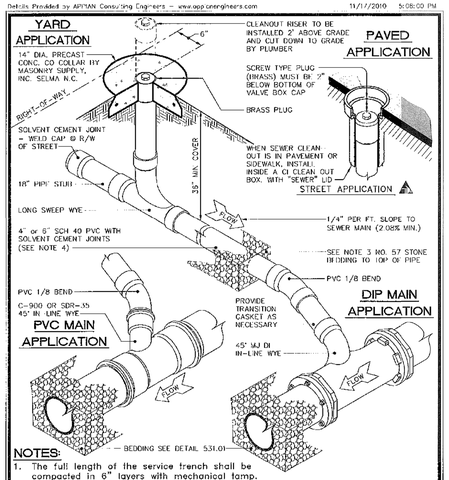
NOTES:
1. Foundation stone shall be required when soil conditions are unsuitable. See detail C01.02.
2. An additional 1 inch depth of bedding material will be required for each additional 2 feet of trench depth in excess of 16 feet up to a maximum of 12 inches.
3. Haunching depth for flexible wall pipe (C900 PVC and SDR35) shall be outside pipe diameter + 1 inch. Haunching shall be thoroughly compacted #57 or #67 stone.
4. Where rock is encountered, refer to detail 511.03 for subgrade preparation.
5. For all force mains, embedment to be Type 1 or 2 as shown on detail 511.02.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

SANITARY SEWER PIPE LAYING CONDITIONS

SCALE:	DETAIL #
Not To Scale	s 531.01
REVISION DATE: July, 2010	SHEET #: 1 of 1

Details Provided by APPIAN Consulting Engineers – www.appianengineers.com 11/17/2010 5:08:00 PM

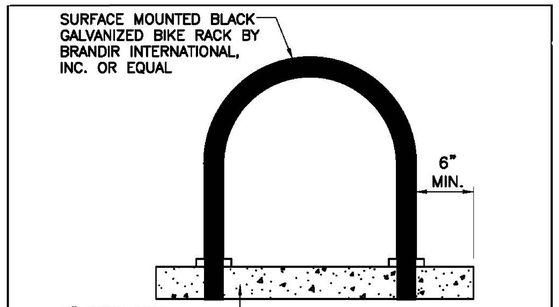


NOTES:
1. The full length of the service trench shall be compacted in 6" layers with mechanical tamp.
2. Solvent cement for pvc pipe and fittings to be ASTM D-2564
3. PVC wye, bend, lateral, & clean-out assembly must be bedded in #57 stone. Bedding and handling of service pipe must comply with Class B bedding (See bedding detail for gravity mains.)
4. 6 inch service connections to manhole only, using core and a rubber boot.

TOWN of CLAYTON
USE WITH THE TOWN of CLAYTON STANDARD SPECIFICATIONS ONLY

TYPICAL PVC SEWER LATERAL CLEANOUT WITH IN-LINE WYE

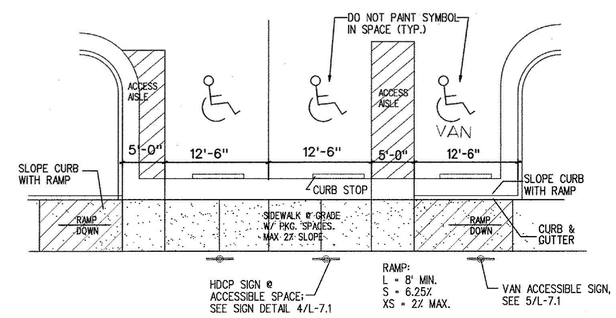
SCALE:	DETAIL #
Not To Scale	s 535.01
REVISION DATE: July, 2010	SHEET #: 1 of 2



NOTES: 1. INSTALLATION SHALL BE PER MFR. RECOMMENDATIONS.

BIKE RACK DETAIL

SCALE: NTS



8 / L-7.1 CLAYTON ACCESSIBLE PARKING SPACES LAYOUT- CONDITION 1
N.T.S.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

SCALE IN FEET
0 10 20 40 60 80

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6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0287)

NO.	DATE	DESCRIPTION	BY
1	9-30-14	T.O.C. COMMENTS	JCT

REVISIONS

03-14149 JOB NO. | 8-1-14 DATE | J.TYUS DRAWN BY

DETAILS

SCALE: NA

EAST VILLAGE OFFICE

TOWN OF CLAYTON WAKE COUNTY NORTH CAROLINA

SHEET C4.1 7 OF 9

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R:\2010-03\085\10225\DR -Arbors East Village Apartments\White House Parcel\10225_c4.1.dgn PLOT BY:john 10/16/2014 1:17:24 PM

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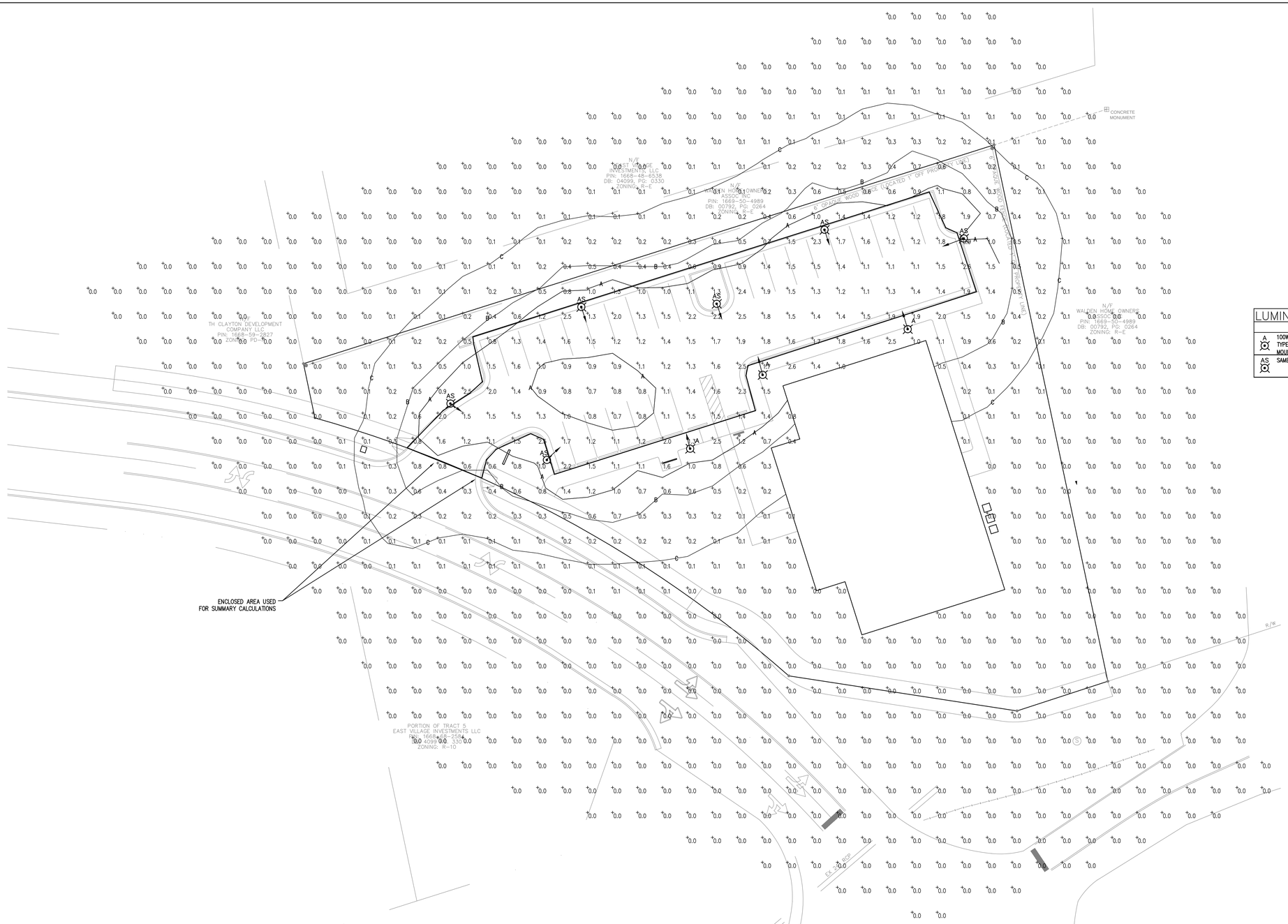
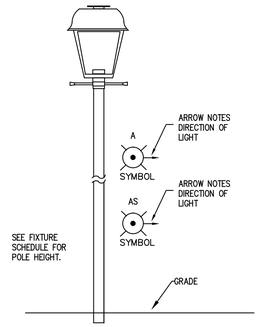


1 SITE PLAN - LIGHTING
SCALE: 1" = 20' - 0"



2 FIXTURE DETAIL
SCALE: N.T.S.

LUMINAIRE SCHEDULE

	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF
A	100W HPS FULLY CUT OFF DECORATIVE FIXTURE WITH TYPE II DISTRIBUTION TOWN OF CLAYTON LEASED LIGHT MOUNT ON 15' POLE	(1) 100W HPS	9,500	MOUNT ON 15' TOWN OF CLAYTON POLE	0.72
AS	SAME AS "A" EXCEPT WITH HOUSE SIDE SHIELD	(1) 100W HPS	9,500	MOUNT ON 15' TOWN OF CLAYTON POLE	0.72

PARKING CALCULATION SUMMARY*

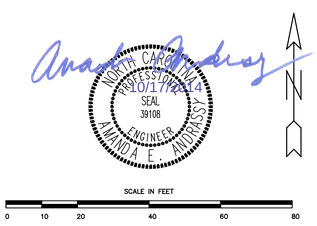
AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
1.4	2.9	0.5	5.8	2.8

*FOOTCANDLES ROUNDED TO NEAREST 1/10TH.

CONTOUR INDEX
A = 1.0 FC
B = 0.5 FC
C = 0.1 FC

NOTES:

1. ALL SITE LIGHTING SHALL BE SHIELDED FROM ADJACENT PUBLIC STREETS USING HOUSE SIDE SHIELDS IF GREATER THAN 1.0 FC AT PROPERTY LINE OR FROM ADJACENT RESIDENTIAL IF GREATER THAN 0.1 FC AT PROPERTY LINE.
2. THE INTENT OF THIS DRAWING IS TO SHOW FOOT-CANDLE LEVELS BASED ON FIXTURE SHOWN. ACTUAL LEVELS MAY VARY BASED ON ACTUAL FIXTURE INSTALLED. IF ALTERNATIVE FIXTURES ARE USED THE SITE LIGHTING PLAN SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL.
3. ONLY THE LIGHTS AND LIGHTING LOCATIONS SHOWN ON THE PLAN ARE APPROVED FOR INSTALLATION.
4. ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE GLARE.



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CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
2	10-17-14	PER T.O.C. REVIEW COMMENTS	

REVISIONS

JOB NO. 03-14149 DATE 10-03-14 DRAWN BY AEA

SITE LIGHTING PLAN

SCALE: 1" = 20'

EAST VILLAGE OFFICE

TOWN OF CLAYTON WAKE COUNTY NORTH CAROLINA

SHEET LC1.0
8 OF 9

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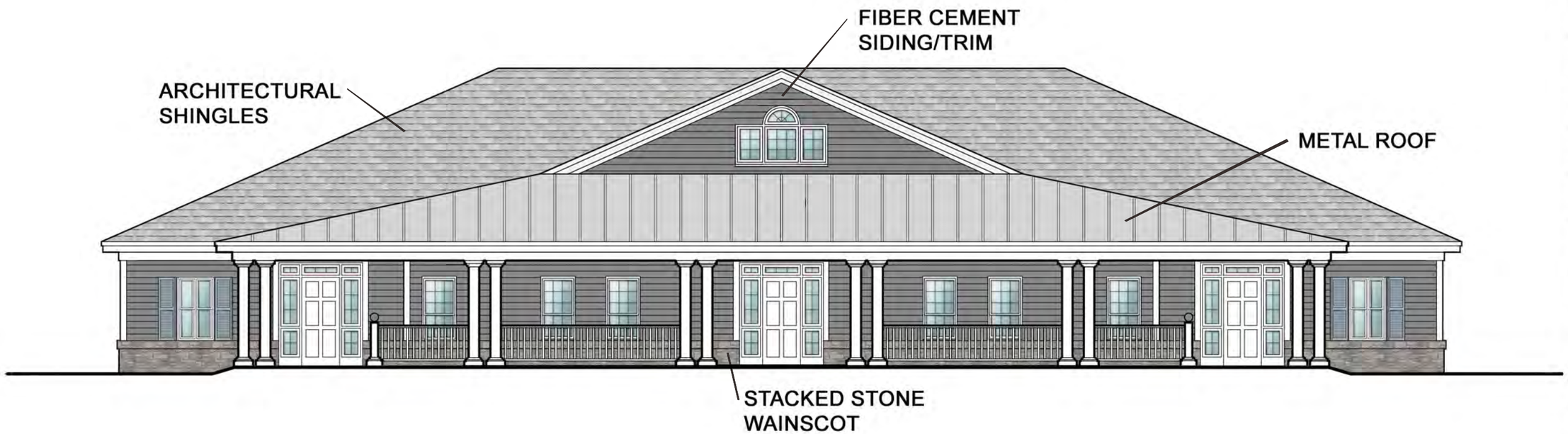

FRONT ELEVATION

RIGHT ELEVATION

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CLAYTON OFFICE BUILDING
Clayton, NC

Project Number:

GENERAL CONTRACTOR
OFFICE (252) 752-6230 FAX (252) 752-3779
P. O. Box 781 • 1400 Industrial Blvd
Greenville, North Carolina 27835
www.cbcnc.com

CBC
CUSTOM BUILDING COMPANY
Distinctive Designs • Exceptional Construction

DUNN & DALTON
ARCHITECTS

Issue Date: 7-23-14
Revisions:

E3

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

Planning Board
October 27, 2014
Case D

STAFF REPORT

Application Number: RZ 2014-94 (Rezoning)
Project Name: Rezoning of "Powhatan Park" parcel

NC PIN / Tag #: 167804-62-3275 / 05I05004
Town Limits/ETJ: Town Limits
Overlay: Watershed Protection Overlay District
Applicant: Dalton Engineering & Associates, PA
Owner: Kan D Holding, LLC

Neighborhood Meeting: Held October 14, 2014
Public Noticing: Property posted October 17, 2014

PROJECT LOCATION: The property is located off of Powhatan Road, approximately 0.85 miles east of the intersection with US 70 Bus Hwy W.

REQUEST: The applicant is requesting approval to rezone 22.35 acres located on Powhatan Road from Residential-Estate (R-E) to Industrial-Light (I-1).

SITE DATA:

Acreage:	22.35 acres
Present Zoning:	Residential-Estate (R-E)
Proposed Zoning:	Industrial-Light (I-1)
Existing Use:	Vacant/Agricultural

ADJACENT ZONING AND LAND USES:

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

South:	Zoning:	I-1 (County Zoning - Industrial)
	Existing Use:	Vacant (owned by Novo Nordisk)
East:	Zoning:	Residential-Estate (R-E)
	Existing Use:	Single Family Residential
West:	Zoning:	Residential-Estate (R-E)
	Existing Use:	Residential/Agriculture

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting approval for rezoning of the subject property from Residential Estate (R-E) to Industrial-Light (I-1). The site is currently vacant and includes one parcel totaling 22.35 acres.

The site is bounded on three sides (east, north, and west) by Residential Estate zoning, consisting of single family residential and agricultural uses. Industrial zoning exists across Powhatan Road to the South (county zoning, vacant and owned by Novo Nordisk). Industrial zoning is also present approximately 1/10 mile west of the site on Powhatan Road (Novo Nordisk).

The applicant has indicated that if approved, the site would be developed as a mini-storage business and associated outdoor storage facility. The applicant has submitted a statement of need for this type of use with their application materials.

However, once rezoned, all uses permitted in the I-1 zoning district would be permitted if the site is approved as a standard zoning district (list of uses permitted in the I-1 zoning district is attached).

Compatibility with Surrounding Land Uses

This property is currently a vacant/agricultural lot, surrounded on three sides by primarily large-lot residential uses with some agriculture. Residential subdivision lots are present to the north (part of Glen Ridge and Powhatan Glen subdivisions). To the south across Powhatan Road, property is zoned Industrial and is currently vacant.

The Unified Development Code provides certain protections for residential properties adjacent to non-residential uses, primarily in the form of buffering. If developed to required standards in the current Unified Development Code (UDC), adjacent properties could expect a minimum six foot tall visual screening from the property if developed as a non-residential use. Landscape buffers would be required on all sides of the property: a Class C buffer is required between the I-1 zoning district and any residential zoning. The Class C buffer includes a wall, opaque fence, hedge, berm or combination thereof with a minimum height of six feet at installation. (See §155.402(E)). On the south side (Powhatan Road side) of the property, a Class A buffer would be required.

If part of the site is developed as outdoor storage, the UDC requires that any outdoor storage be fully screened from view from residential areas by a 100% opaque visual barrier or screen (generally accomplished via fencing, vegetation, berms, or a combination of elements) (see §155.311(D)).

Despite these protections, staff feels that the rezoning is incompatible with surrounding low-density land uses. In addition, this rezoning represents "leapfrog" development and "spot zoning". Leapfrog development occurs when developers build new development some distance from an existing urban area, bypassing vacant parcels located closer to the Town. In other words, developers choose to build on less expensive land farther away from an urban area rather than on more costly land closer to the Town. Spot zoning is defined as a change in zoning which benefits a single parcel of land by creating a zone for use just for that parcel which is different from the surrounding properties in the area. Both of these terms are characteristic of "urban sprawl" which creates undesirable land use patterns.

Access/Streets:
The property fronts on and is currently accessed from Powhatan Road.

Consistency with the Strategic Growth Plan
The rezoning is not consistent with the Proposed Land Us Map within the 2008 Strategic Growth Plan, which designates the property as Residential – Light.

Summary
Staff is of the opinion that the rezoning of this property to a non-residential use is not appropriate. The Strategic Growth Plan shows this area as Residential – Light, and does not recommend industrial uses extending this far east along Powhatan Road. The Growth Plan identifies this area as continued low-density residential, not industrial.

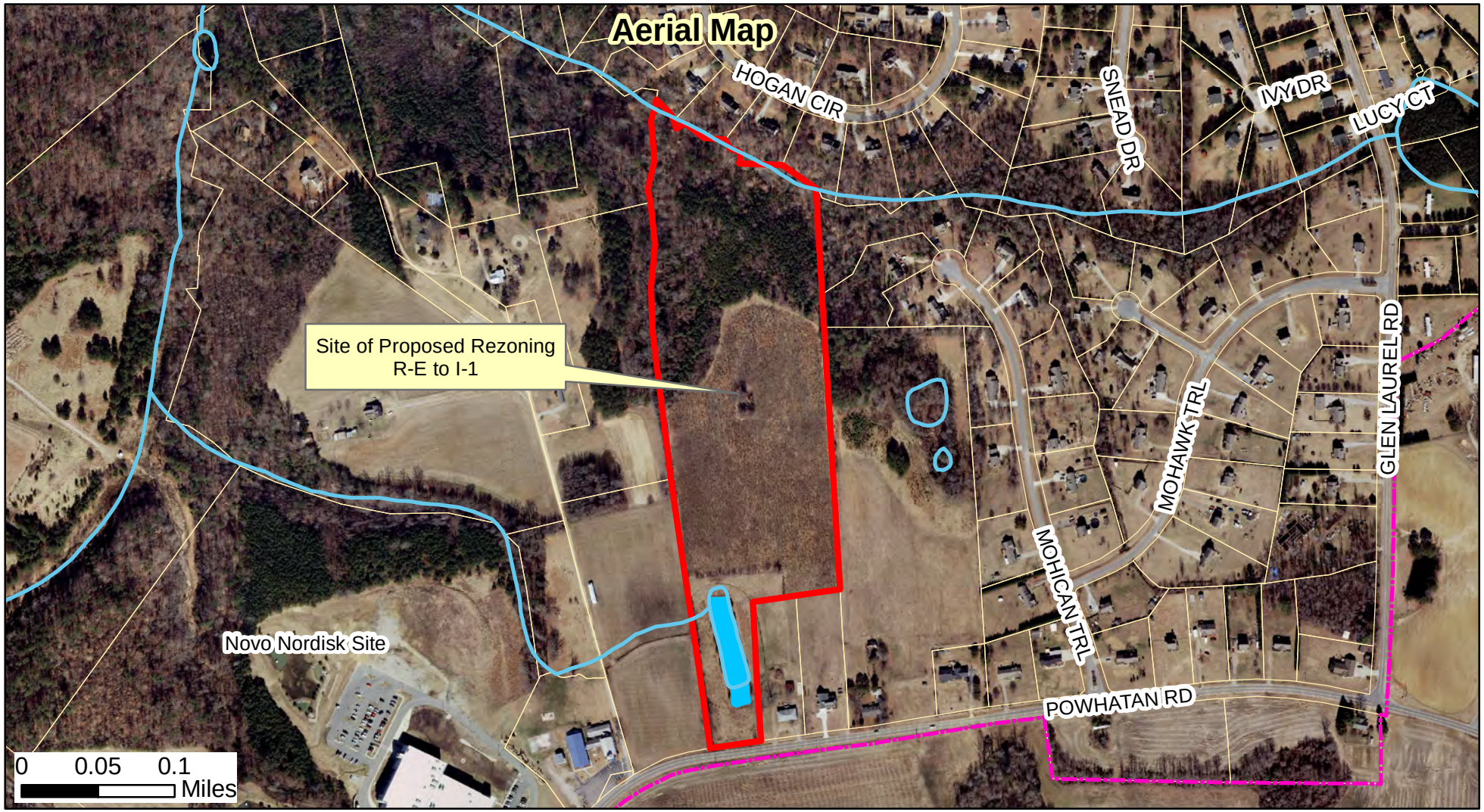
While staff understands there may be a need for the intended use of mini-storage units to serve surrounding residential development, there are existing vacant industrial-zoned and business-zoned properties that could accommodate such a use. Self-Storage facilities are permitted in the B-2 and B-3 zoning districts with a Conditional Use Permit, and are permitted outright in the I-1 and I-2 zoning districts.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-E to O-I.
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with an adopted plans and policies of the town and explaining why the board considers the action taken to be reasonable and in the public interest.
- **Staff recommendation:** Staff is recommending denial as this rezoning is indicative of spot zoning and leapfrog development. In addition, this area has not been identified as location for the Town's high-density or non-residential growth.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS: 1) Aerial Map, **2)** Existing and Proposed Zoning Map, **3)** Proposed Land Use Map, **4)** List of uses allowed in the I-1 zoning district, **5)** Application, **6)** Neighborhood Meeting Materials, **7)** Statement of Consistency and Reasonableness, **8)** Planning Board Motion Form



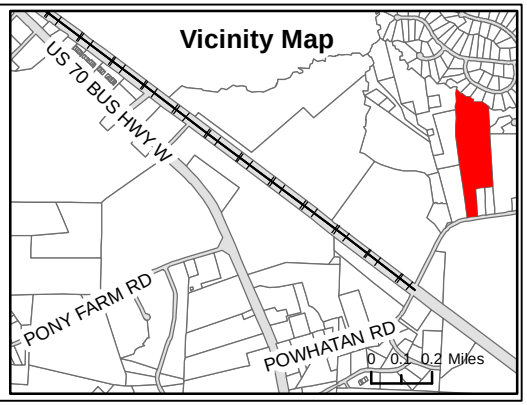
Powhatan Park Rezoning - Aerial Map

Applicant:Dalton Engineering & Associates PA
Property Owner: Kan D. Holding, LLC
Parcel ID Number: 167804-62-3275
Tag #: 05I05004
File Number: RZ 2014-94

Legend

- Site of Proposed Rezoning
- ETJ Limits
- Town Limits
- Water Features

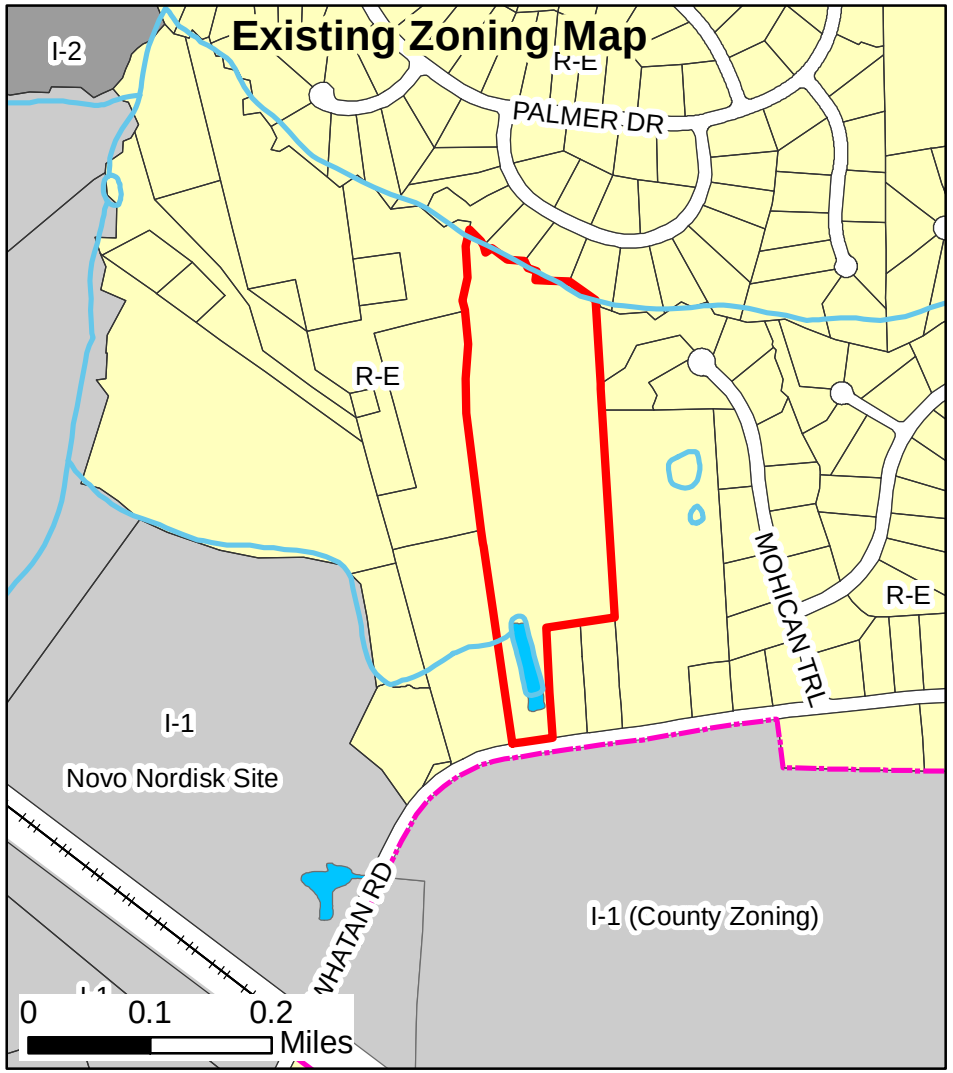
N

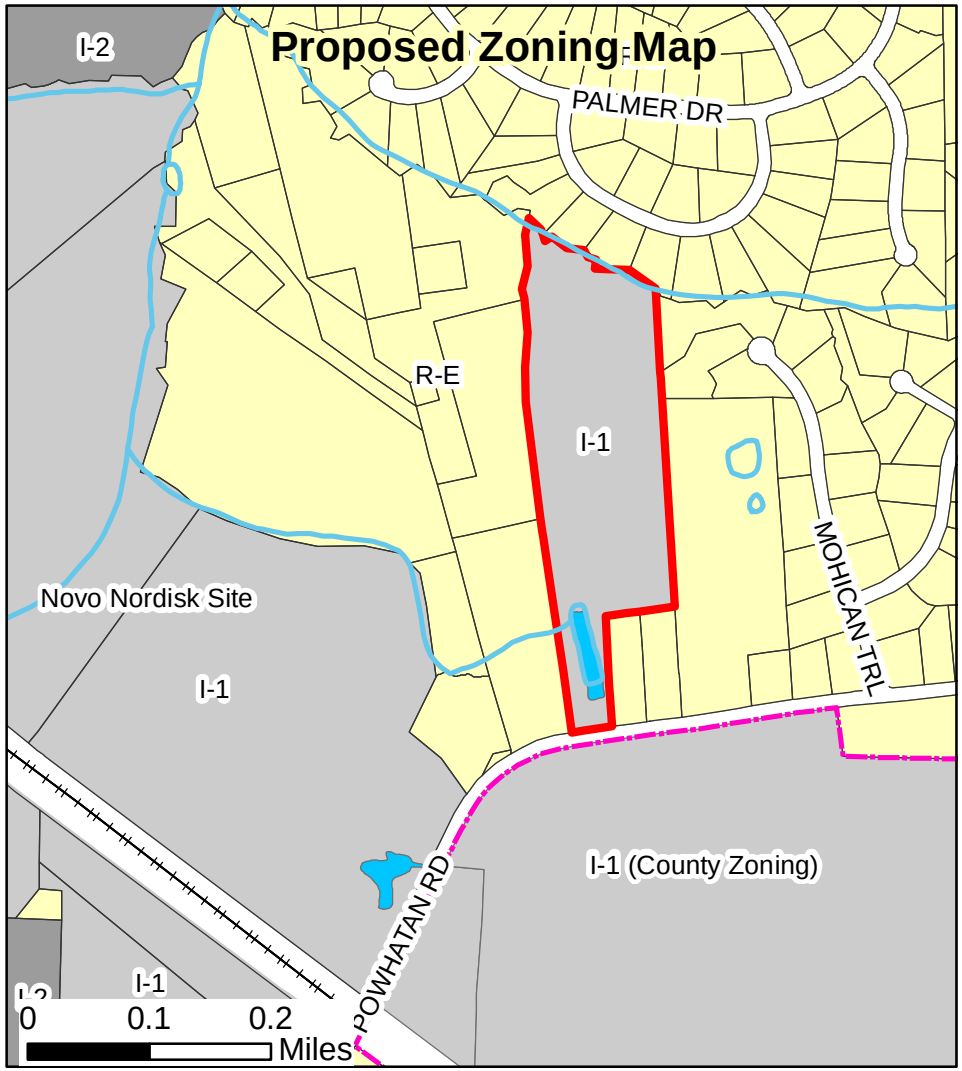


Produced by: TOC Planning

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

10/20/14





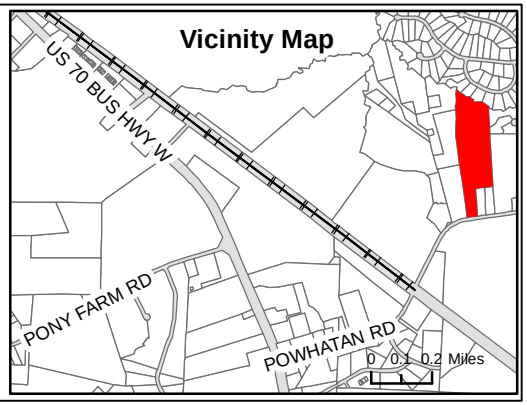
Powhatan Park Rezoning - 22.35 acre from R-E to I-1

Applicant:Dalton Engineering & Associates PA
Property Owner: Kan D. Holding, LLC
Parcel ID Number: 167804-62-3275
Tag #: 05I05004
File Number: RZ 2014-94

Legend

- Site of Proposed Rezoning
- Railroads
- Town Limits
- ETJ Limits
- Water Features

N



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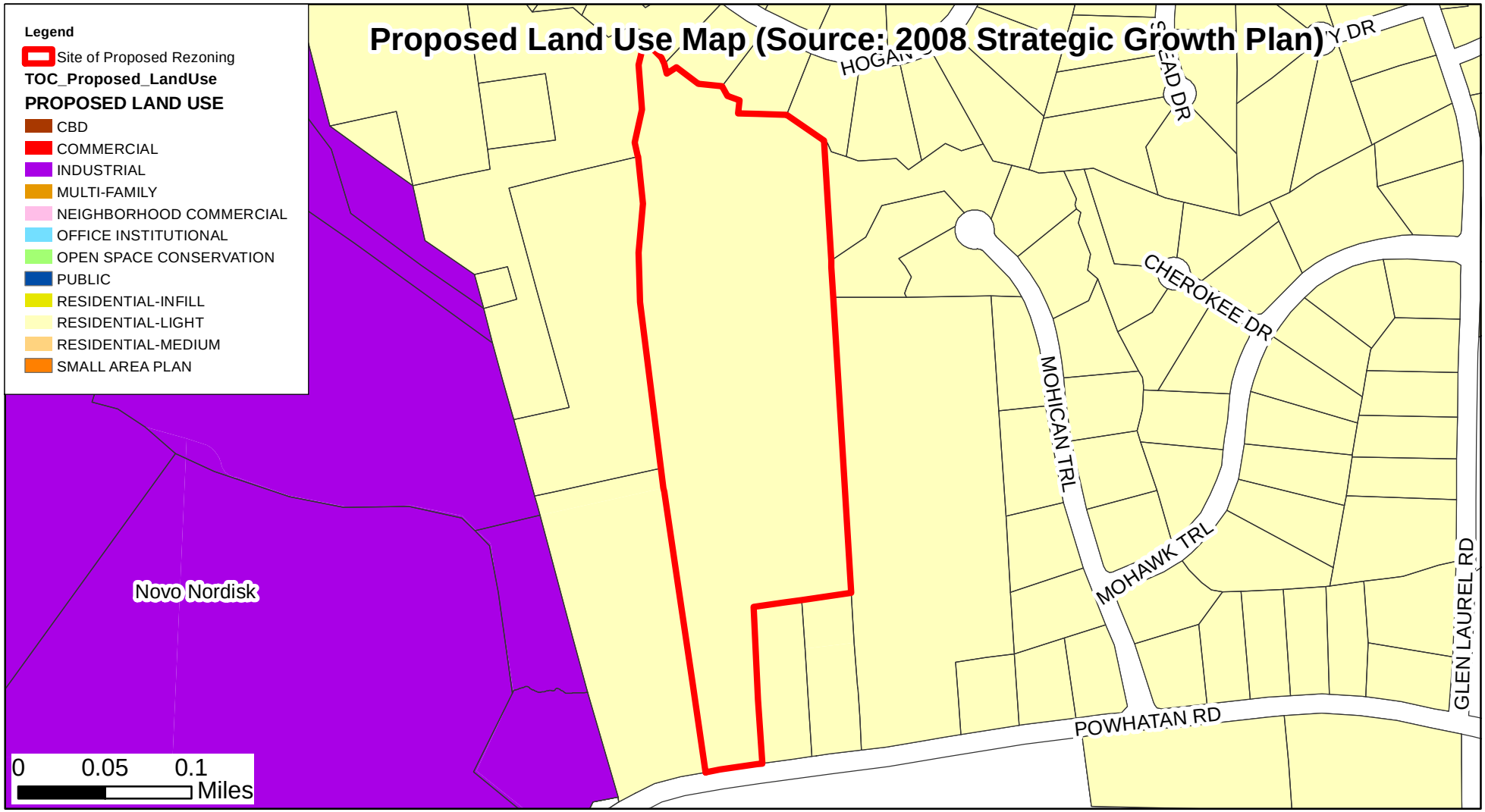

Proposed Land Use Map (Source: Strategic Growth Plan)
Rezoning of 22.35 acres - R-E to I-1

Applicant:Dalton Engineering & Associates PA
Property Owner: Kan D. Holding, LLC
Parcel ID Number: 167804-62-3275
Tag #: 05I05004
File Number: RZ 2014-94

Produced by: TOC Planning

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10/20/14

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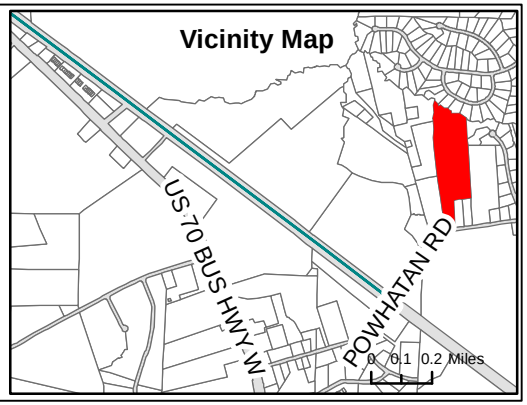


Table 2-1 Use Regulations

Use Type	Zoning	Specific Use Section
	I-1	
RESIDENTIAL USES		
Adult Care Home (2-6 Adults)		§155.301(A)
Adult Care Home (7-12 Adults)		§155.301(A)
Adult Care Home (13+ Adults)		§155.301(A)
Alley Loaded House		§155.301(B)
Apartments		§155.301(C)
Boarding House		§155.301(D)
Child Care Home		§155.301(E)
Manufactured Home		§155.301(F)
Manufactured Home Park		§155.301(G)
Nursing Home (Congregate Living Facility)		§155.301(H)
Two family House		§155.301(I)
Townhouse		§155.301(J)
Security/Caretaker Quarters		§155.301(K)
Single Family House		§155.301(L)
Upper-story Residence		§155.301(M)
Zero Lot Line House		§155.301(N)
PUBLIC AND CIVIC USES		
Assembly, Not For Profit		§155.302(A)
Cemetery		§155.302(B)
Church or Place of Worship		§155.302(C)
College or University		§155.302(D)
Day Care (Supervision for 3-8)		§155.302(E)
Day Care (Supervision for 9+)		§155.302(E)
Government Service	P	§155.302(F)
Hospital or Medical Center		§155.302(G)
School (Elementary or Secondary)		§155.302(H)
School (Technical, Trade or Business)	P	§155.302(I)
Entertainment, Indoor	P	§155.303(A)
Entertainment, Outdoor	P	§155.303(B)
Fitness Center	P	§155.303(C)
Golf Course		§155.303(D)
Gun Range	S	§155.303(E)
Park, Active	S	§155.303(F)
Park, Passive	C	§155.303(G)
Stable, Private		§155.303(H)
AGRICULTURAL USES		
Agriculture, Livestock		§155.304(A)
Agriculture, Sales and Service		§155.304(B)
Nursery		§155.304(C)
COMMERCIAL USES		
Adult Oriented Business		§155.305(A)
Bed and Breakfast		§155.305(B)
Car Wash/Auto Detailing		§155.305(C)
Contractor Office	P	§155.305(D)

Contractor Storage Yard	C	§155.305(E)
Convenience Store with Gas Sales	P	§155.305(F)
Creative Studio		§155.305(G)
Financial Institution		§155.305(H)
Funeral Home		§155.305(I)
Hotel/Motel		§155.305(J)
Kennel		§155.305(K)
Laundry Services	P	§155.305(L)
Lounge, Cocktail	S	§155.305(M)
Microbrewery	P	§155.305(N)
Newspaper Publisher	P	§155.305(O)
Office, General	P	§155.305(P)
Office, Medical	P	§155.305(Q)
Outdoor Seating/Sidewalk Cafe		§155.305(R)
Pawn Shop	P	§155.305(S)
Radio or Television Studio	P	§155.305(T)
Restaurant, Drive-Through	C	§155.305(U)
Restaurant, General	C	§155.305(V)
Retail Sales, General		§155.305(W)
Retail Sales, Neighborhood		§155.305(X)
Self-storage Facility	P	§155.305(Y)
Service, General		§155.305(Z)
Service, Neighborhood		§155.305(AA)
Tattoo Parlor		§155.305(BB)
Towing Service and Storage	C	§155.305(CC)
Vehicle Repair or Service	P	§155.305(DD)
Vehicle Sales and Rental	P	§155.305(EE)
Veterinary Clinic		§155.305(FF)
Video Sweepstakes Operations		§155.305(GG)
INDUSTRIAL USES		
Building Supplies, Wholesale	P	§155.306(A)
Crematorium	P	§155.306(B)
Gas and Fuel, Wholesale	P	§155.306(C)
Laboratory, Research	P	§155.306(D)
Manufacturing, Limited	P	§155.306(E)
Manufacturing, General	C	§155.306(F)
Manufacturing, Heavy		§155.306(G)
Research and Development	P	§155.306(H)
Warehouse, Freight Movement	P	§155.306(I)
UTILITIES		
Recycling Center	P	§155.307(A)
Renewable Energy Facility	C	§155.307(B)
Telecommunication Facility	S	§155.307(C)
Utility, Minor	P	§155.307(D)
Utility, Major	P	§155.307(E)
Waste Service	C	§155.307(F)

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: Powhatan Park **Acreage of Property:** 22.35 acres

Parcel ID Number: 167804-62-3275 **Tax ID:** 05I05004

Deed Book: 04394 **Deed Page(s):** 0143

Address: Powhatan Road

Location: On the North side of Powhatan Road, approximately 1,250 feet west of the intersection of Powhatan Road and Mohican Trail

Existing Use: Vacant/Agriculture **Proposed Use:** Indoor and Outdoor Storage

Existing Zoning District: R-E

Requested Zoning District I-1

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): n/a

FOR OFFICE USE ONLY

File Number: 2014-94 Date Received: 8/1/14 Amount Paid: $500.00

OWNER INFORMATION:

Name: Kan D Holding, LLC

Mailing Address: 3508 Queen Ann Drive Clayton, NC 27520

Phone Number: (919) 795-1359 **Fax:**

Email Address: dorringer@gmail.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 Owner of subject property is requesting the rezoning of the property from R-E to I-1. The parcel is located on Powhatan Road, and contains approximately 22.35 acres. The proposed future use of the parcel is an indoor and outdoor storage facility.

Please find attached additional Justification Information for the Rezoning Application, as provided by the Owner. 1/

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 I-1 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 I-1 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 I-1 and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.
Please find attached additional Justification Information for the Rezoning Application, as provided by the Owner.

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 I-1 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 I-1 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 businesses.

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.
CONTACT : JONATHAN BARNES

Print Name	*Signature of Applicant*	*Date*
		7/31/14

ADJACENT PROPERY OWNERS LIST

Project Name: POWHATAN PARK

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
167804-61-5488	Teresa Scott	3366 Powhatan Rd. Clayton, NC 27527
167804-61-7520	Larry and Linda Smith	3352 Powhatan Rd. Clayton, NC 27527
167804-61-9916	Roger and Ginger Hill	3276 Powhatan Rd. Clayton, NC 27527
167804-62-7679	Colin and Victoria Reddy	225 Mohican Trl. Clayton, NC 27527
167804-62-7992	John Sills	224 Mohican Trl. Clayton, NC 27527
167804-63-8102	James Davis	413 Hogan Cir. Clayton, NC 27527
167804-63-6138	W. Nelson and Jones Scott	415 Hogan Cir. Clayton, NC 27527
167804-63-4255	Michael and Mary Carman	417 Hogan Cir. Clayton, NC 27527
167804-63-2394	Frank Melton	419 Hogan Cir. Clayton, NC 27527
167804-63-1462	Thomas and Linda Kubiak	421 Hogan Cir. Clayton, NC 27527
167804-53-9119	Hubert Jones	1827 Old US 70 W Clayton, NC 27520
167804-52-9576	Shirley Carroll	2144 Shotwell Rd. Clayton, NC 27520
167804-61-0681	Grifols Therapeutics, Inc	4101 Research Commons RTP, NC 27709
167804-60-8595	Novo Nordisk Pharm Ind	3612 Powhatan Rd. Clayton, NC 27527

1/ **Powhatan Park**

This rezoning request is to change the subject property from R-E to Industrial.

The intent of the project is to provide outdoor storage and indoor mini storage for neighboring communities as well as neighboring businesses.

With subdivision restrictive covenants, it is common that Boats, RV's/Campers, Cargo Trailers, etc., are not permitted to remain on a lot for a period of time.

Some subdivisions with restrictive covenants that will be serviced from this property...

- **Glen Laurel** 800+ homes
- **Chandlers Ridge** 200+ homes
- **Summerlynn** 200+/- homes
- **Gordon Farms** 160+/- homes coming Fall 2015.
- **Flowers Plantation** 1000+ future homes

Some industrial users that will be serviced from this property...

- **Novo Nordisk**
- **Grifols**
- **Caterpillar**

There are 2 mini storage facilities within a 3 mile radius.

- **Powhatan Mini Storage**-This is a new facility and are 95% full on mini storage, and 95% full on outside storage. They are in the process of expanding their outside storage capabilities by approx. 1 acre.
- **Carolina Self Storage**-5681 US 70 Business. This facility is located just east of the 70 Bus/Bypass intersection. I do not know the facts with this facility. 3+ acres.

Otherwise the majority of Clayton's mini storage facilities are on located on Hwy 42 west.

- **Public Storage** operates at approx. 93% capacity with no outside storage
- **Eagle Storage** is operating at approx. 85% capacity with very limited outside storage spaces
- **Atlas Storage**-no capacity information. They do have some outside parking spaces available for their tenants.
- **Temp Storage**-no capacity information. They do have some outside parking spaces available.

Specifically, as eastern Clayton continues to grow residentially, and industrially, the immediate supply for both mini storage and outdoor storage is reaching near its capacity. With the large scale industrial environment on Powhatan Rd, Grifols is the adjacent property owner, Novo is the owner directly across the street, we are requesting a favorable decision from staff.

As we all see, the demand is outpacing the supply, and the supply is very limited. This project would be built in phases, with phase 1 starting as a secured gravel parking lot. Phase 2 build 1-10,000 sq ft bldg., etc, etc.

1/ NOTE: ADDITIONAL JUSTIFICATION INFORMATION FOR THE REZONING APPLICATION, AS PROVIDED BY THE OWNER.

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: Powhatan Park **Address or PIN #:** 167804 - 62 - 3275

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Assoc., 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)*:

Rezoning Application
Special Use Permit Application
Major Site Plan Application

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

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

OWNER AUTHORIZATION:

David Orringer
(Name - type/print clearly)

(Owner's Signature)

3508 Queen Ann Dr.
(Address)
Clayton, NC 27527
(City, State, Zip)

Lynn A. Watkins Notary Public Wake County, NC

STATE OF NC
COUNTY OF Wake

Sworn and subscribed before me Lynn A Watkins, a Notary Public for the above State and County, this the 30 day of July, 20 14.

SEAL

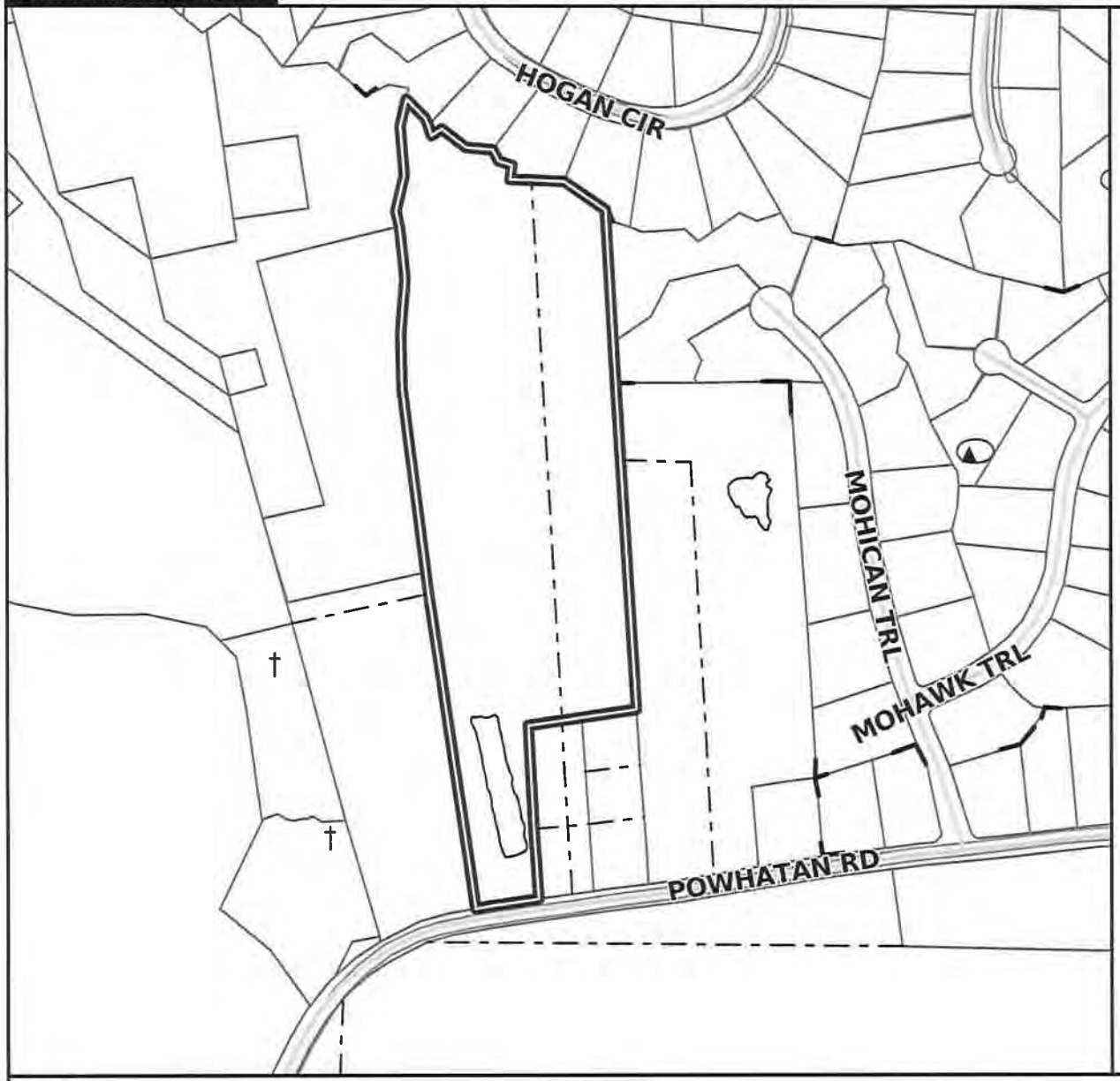
Lynn A Watkins
Notary Public

My Commission Expires: 12-7-2016

JOHNSTON COUNTY
NORTH • CAROLINA

*** * * DISCLAIMER * * ***

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



Query Result 1

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Tag:	05I05004
Tax Unique Id:	3907424
NCPin:	167804-62-3275
Mapsheet No:	167804
Owner Name 1:	KAN D HOLDING LLC
Owner Name 2:	
Mail Address 1:	444 E MAIN ST
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-2529
Site Address 1:	
Site Address 2:	
Book:	04394
Page:	0143
Market Value:	169190
Assessed Acreage:	21.12
Calc. Acreage:	22.335
Sales Price:	150000
Sale Date:	2013-12-19

Scale: 1:5628.8419721871 - 1 in. = 469.07016434893 feet
(The scale is only accurate when printed on sheet with no page scaling.)

Johnston County GIS
July 31, 2014

NEIGHBORHOOD MEETING MATERIALS
RZ 2014-94

Dalton Engineering

and Associates, P.A.

October 7, 2014

167804-61-5488
Teresa Scott
3366 Powhatan Road
Clayton, NC 27527

Dear Clayton Area Property Owner,

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a land use proposal involving property adjacent to, or in close proximity to, property shown in your ownership by Johnston County tax records. Per Town of Clayton 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 their application, answer questions, and solicit comments.

Please note : A second meeting date has been added in order to accommodate scheduling.

Meeting Dates: Tuesday, October 14, 2014
Friday, October 17, 2014

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

Time: 6:00 pm

Type of Application: Rezoning

General Description: Rezoning to I-1, for the development of a mini-storage and outdoor storage facility.

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

Thank you.

Sincerely,

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

cc. Clayton Planning Dept

Project Name: POWHATAN PARK

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

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167804-63-2394	Frank Melton	419 Hogan Cir. Clayton, NC 27527
167804-63-1462	Thomas and Linda Kubiak	421 Hogan Cir. Clayton, NC 27527
167804-53-9119	Hubert Jones	1827 Old US 70 W Clayton, NC 27520
167804-52-9576	Shirley Carroll	2144 Shotwell Rd. Clayton, NC 27520
167804-61-0681	Grifols Therapeutics, Inc	4101 Research Commons RTP, NC 27709
167804-60-8595	Novo Nordisk Pharm Ind	3612 Powhatan Rd. Clayton, NC 27527

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 10/07/14

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: 10/17/14 Time of Meeting: 6:00 p.m. — 7:10 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.*

Colin Reddy I am worried about how close this storage is going to be to my property. We have owned this house for 2 years and dont want any construction to bother us. and also have concerns about the damage to our property value.

NOTES: 1. WHILE THOMAS KUBIAK WAS NOT PRESENT AT THE 6:00 P.M. NEIGHBORHOOD MEETING, HE DID STOP BY THE OFFICE ON FRIDAY (10/17/14) AFTERNOON. THE REZONING APPLICATION AND PROPOSED MINI-STORAGE WERE DISCUSSED. MR. KUBIAK DID NOT VOICE ANY CONCERNS.

2. THERE HAVE BEEN NO CHANGES MADE BY THE OWNER OR APPLICANT AS A RESULT OF THE MEETING.

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

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 / 10/17/14

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC
2	Thomas Kubiak	501 Hogan Cir Clayton NC
3	Colin Reddy	225 Mohican Trail Clayton, NC
4	N/A	N/A
5		
6		
7		
8		
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TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

[RZ 2014-94]

The Planning Board of the Town of Clayton hereby states:

Section 1: The above referenced zoning amendment IS NOT CONSISTENT with:

The Town of Clayton's Strategic Growth Plan, specifically:

- Figure 6.4 Proposed Land Use Map

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 **incompatibility with surrounding low-density residential land uses,** the above referenced zoning amendment is not reasonable and is not in the public interest.

TOWN OF CLAYTON
MOTION FORM

ZONING ORDINANCE AMENDMENT
(Rezoning)

Powhatan Park Rezoning from R-E to I-1; RZ 2014-94

Use this form to assist in making a motion of recommendation to the Town Council for the proposed rezoning.

Planning Board motion to recommend [approval/denial] of rezoning request RZ 2014-94 and to recommend approval of the Statement of Consistency and Reasonableness included in the Agenda packet (with the following modifications:

_____

_____

_____)

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

Planning Board
October 27, 2014
Case E

STAFF REPORT

Application Number:	PSD 2014-113 (major subdivision)
Project Name:	LionsGate Phases 1A & 1B
NC PIN / TAG:	A portion of 165919-51-7554 / 05G02198M A portion of 165919-61-2030 / 05E01199C
Town Limits/ETJ:	Town Limits
Overlay:	None
Master Plan:	LionsGate SUP 2013-71
Applicant:	DC Adams Engineering, Inc.
Owners:	LionsGate Village, LLC
Neighborhood Meeting:	Not required for projects that are developed pursuant to an approved Master Plan
Public Noticing:	Property Posted October 17, 2014

PROJECT LOCATION: The project is located within the LionsGate Planned Development, on the south side of Amelia Church Road and east of Middleton Street.

REQUEST: The applicant is requesting preliminary subdivision plat approval for the major subdivision of Phases 1A and 1B in the LionsGate Planned Development to allow 32 single family residential units, within Town Limits.

SITE DATA:

Acreage:	6.89 acres (project area)
Zoning:	PD-MU (Planned Development – Mixed Use)
Existing Use:	Vacant
Existing Impervious:	None - property is undeveloped.

DEVELOPMENT DATA:

Proposed Uses:	Single Family residential units
Buildings:	32 single family residential units

Number of Stories:	Maximum height of 40 feet
Impervious Surface:	Maximum: Lesser of 86% or 4,000 SF per lot (maximum 60% impervious for overall planned development is permitted)
Required Parking:	2 spaces per unit
Proposed Parking:	2 spaces per unit
Fire Protection:	The Town of Clayton Fire Department will provide fire protection.
Access/Streets:	Access will be provided off of an extension of the existing Middleton Street.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Duke/Progress Energy

ADJACENT ZONING AND LAND USES:
(Of project area)

North:	Zoning:	Planned Development – Mixed Use (PD-MU)
	Existing Use:	Undeveloped future phases of LionGate Planned Development
South:	Zoning:	Planned Development – Mixed Use (PD-MU)
	Existing Use:	Undeveloped future phases of LionGate Planned Development
East:	Zoning:	Planned Development – Mixed Use (PD-MU)
	Existing Use:	LionsGate Planned Development Open Space; Little Creek
West:	Zoning:	Planned Development – Mixed Use (PD-MU)
	Existing Use:	Undeveloped future phases of LionGate Planned Development

---

STAFF ANALYSIS AND COMMENTARY:
Overview

The applicant is requesting preliminary subdivision plat approval for Phases 1A and 1B as depicted on the approved LionsGate Master Plan (SUP 2013-71). The request is consistent with the approved Master Plan.

The applicant is requesting approval for a total of 32 single family residential lots on 6.96 acres, including 15 lots on 3.21 acres in phase 1A and 17 lots on 3.75 acres in phase 1B. Dimensional standards are consistent with those set as part of the Master Plan approval process:

LOT STANDARDS TABLE

PHASE	UNIT TYPE	AREA (ACS)	# OF UNITS	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MAX. IMPERVIOUS AREA PER LOT (SF)	SETBACKS				MIN. BLDG. SEPARATION (FT)	MAX. BLDG. HEIGHT (FT)
							FRONT (FT)	SIDE (FT)	REAR (FT)	STREET SIDE (FT)		
1A	SINGLE FAMILY	3.21	15	45	65	THE LESSER OF 86% OR 4000	12	5	5	8	10	40
1B	SINGLE FAMILY	3.75	17	45	65	THE LESSER OF 86% OR 4000	12	5	5	8	10	40
	TOTALS	6.96	32									

Lots range from 0.1 acre (4,680 sf) to 0.3 acre (12,712 sf). The larger lots include a riparian buffer adjacent to an unnamed tributary of Little Creek.

Consistency with the Strategic Growth Plan
The request is consistent with the Strategic Growth Plan.

Consistency with Master Plan
The request will be consistent with the approved Master Plan (SUP 2013-71).

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

Compatibility with Surrounding Land Uses
The proposed development is consistent with the density and patterns of the LionsGate Planned Development.

Landscaping and Buffering
Street trees shall be provided at a rate of one canopy tree per lot or one canopy tree per 40 linear feet (spaced a maximum of 50 feet apart). All trees shall be a minimum height of 8 feet at planting and 2.5 inch caliper. Location of trees shall be no less than 5 feet and no more than 15 feet from the back of the sidewalk.

Recreation and Open Space
Recreation and open space requirements have been met by the overall LionsGate Planned Development. Any required fees shall be paid at final plat.

Environmental
Resource conservation areas (stream buffers, 100-year flood zones) shall be identified on final plats.

While the UDC typically requires a 50 foot undisturbed buffer along all "blue line" streams, LionsGate originally received approval to meet the state minimum riparian buffer requirements, which include a 30 foot undisturbed buffer, and a 20 foot zone beyond that which allows for site grading (though no building).

Signs
No signage is requested as part of this request.

Access/Streets
Access will be provided via an extension of the existing Middleton Street. The length of the proposed Feldspar Lane is greater than that allowed by the UDC and so a looped road connecting to the future phases to the north of the site is required. Feldspar Lane will be a public right-of-way and will be dedicated to the Town.

Multi-Modal Access
Sidewalks are provided along both sides of the street and will extend fully around the cul-de-sac (and eventually along both sides of the connecting roadway to the north of the site). The 10 foot multi-use pathway is shown extending along the beginning section of Feldspar Lane off of Middleton Street; in this area a sidewalk will be located on the south side of the street, with the 10 foot path on the north side until it spurs off to the north,

connecting into the future greenway shown along Amelia Church Rd. A second spur is shown to the east of the site off of Amelia Church Road; this will be developed as part of Phase 7D and will connect into the future Phase 2D roadway

Architecture/Design
No architectural standards apply to this development.

Waivers/Deviations/Variances from Code Requirements
None. The cul-de-sac exceeds allowed length but this will be resolved with future roadway construction for phases to the north.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for Phases 1A and 1B.
- The request is consistent with the approved LionsGate Master Plan, SUP 2013-71.
- The Planning Board shall make a recommendation to the Town Council.
- Final approval decision of the preliminary plat shall be made by the Town Council.

FINDINGS:

The applicant has addressed the Major Subdivision Approval Criteria outlined in UDC Section 155.706. The applicant's Findings of Fact are incorporated into the record as Attachment 1 of the Staff Report.

CONDITIONS:

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

1. The development is subject to all conditions of the approved LionsGate Planned Development Master Plan.
2. Following Board approvals, three copies of the Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.
3. The development of the site is limited to the site design and uses approved by the Town Council. Modifications to the approved Preliminary Plat shall require review and approval in accordance with Section 155.706 of the Unified Development Code.
4. Development fees shall be paid prior to Final Plat approval for each phase.
5. The connection of the cul-de-sac to the roadway associated with future phase 7A-7D is required.
6. Five foot wide sidewalks shall be installed on both sides of the road and shall be constructed or bonded prior to plat recordation for the associated phase.
7. The multi-use path / greenway shown connecting from the future path along Amelia Church Road to future Phase 2D shall be constructed or bonded prior to the platting of Phase 7D.

8. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
9. The review and approval of project water, sewer, storm drainage and street construction drawings is a separate process. Two sets of these drawings must be submitted for approval to Public Works Department when they become available.
10. Riparian Buffers within phase 1A and 1B shall be subject to minimum state requirements.

Planning Board Recommendation:

Attachments: 1) Findings of Fact, **2)** Zoning & Aerial Map, **3)** Application, **4)** Preliminary Subdivision Plan

APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY

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

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

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS AND CONFORMS TO THE UDC. FURTHERMORE, THIS SUBDIVISION IS CONSISTENT WITH ALL REQUIREMENTS SET ASIDE BY THE APPROVED MASTER PLAN

(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.

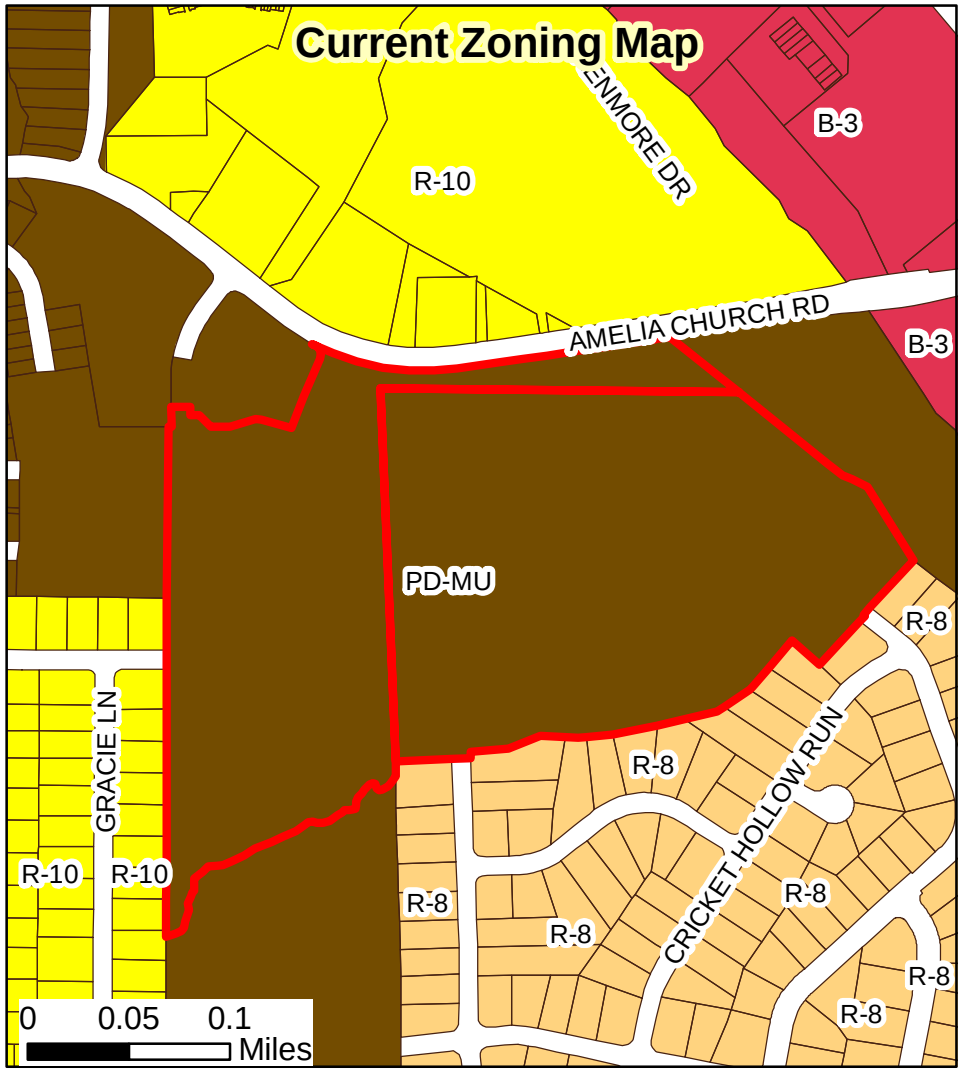
THE SUBDIVISION DESIGN IS SUCH THAT IT WILL BE BENEFICIAL TO ORDERLY DEVELOPMENT ON ADJACENT TRACTS. THIS DEVELOPMENT WILL ADD TO THE TOWN'S GREENWAY TRAIL SYSTEM AND IMPROVE WALKABILITY WITHIN THE CITY LIMITS.

(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 SUBDIVISION IS DESIGNED TO PROVIDE PROPER TRAFFIC FLOW WITHIN THE NEIGHBORHOOD AND PROVIDES APPROPRIATE CONNECTIONS TO THE EXISTING STREET SYSTEM FOR SAFE INGRESS & EGRESS.

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

THIS SUBDIVISION IS CONSISTENT WITH THE ORDERLY GROWTH AND DEVELOPMENT PATTERN IN THE TOWN.



LionsGate Phase 1A & 1B - Preliminary Subdivision
Part of LionsGate Planned Development

Applicant: DC Adams Engineering, c/o Donnie Adams
Property Owner: LionsGate Village, LLC
NC PIN(s): A portion of 165919-51-7554 and 165919-61-2030
Tag #: A portion of 05G02198M and 05E01199C
File Number: PSD 2014-113

Legend

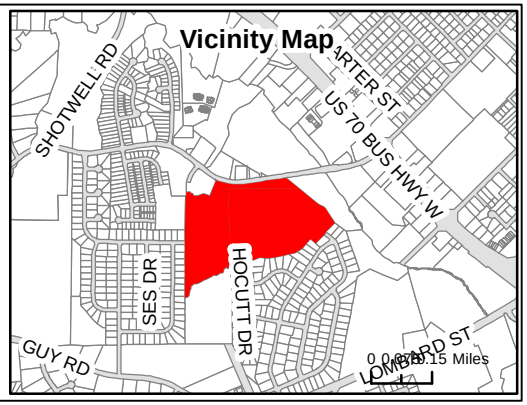
LionsGate Subject Parcels

FLOODZONE

AE - 100 Year Flood Zone

AEFW - Floodway

N



Produced by: TOC Planning

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

10/20/14

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

SUBDIVISION APPLICATION

Pursuant to Article 7, Section 155.706 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a Subdivision (major, minor, final plat, or exempt) application. Applicants seeking subdivision approval shall schedule a pre-application conference with the Planning Director in accordance with Section 155.702(A).

Subdivision applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fees are as follows:

- ***Minor Subdivision: $200.00 + $5.00/lot.***
- ***Major Subdivision: $400.00 + $5.00/lot.***
- ***Open Space Subdivision = $700.00 + $5.00/acre.***
- ***Final Plat: $250.00 + $5.00/lot.***
- ***Exempt Map/Recombination: $100.00.***

All fees are due when the application is submitted. Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Major Subdivision applications.

SUBDIVISION TYPE:

Application Type:

☐ *Minor Subdivision* ☒ *Major Subdivision* ☐ *Final Plat* ☐ *Exempt Map*
☐ *Recombination*

SITE INFORMATION:

Name of Project: LIONSGATE PHASES 1A & 1B **Acreage of Property:** 6.89 ACRES

Preliminary Plat Approval Date (if applicable): N/A

Parcel ID Number: 05G02198M & 05E0119C **Tax ID:** 38160029 & 38137116

Location: OFF MIDDLETON ST - OFF AMELIA CHURCH RD - FIELDSPAR LN

Section(s): LIONSGATE **Phase(s):** 1A & 1B

Number of Lots (Existing): _____ **(Proposed):** 32 **Min. Lot Size:** _____

Zoning District: PD-MU **Planned Development? (Y/N):** Y **Electric Provider:** DUKE ENERGY

Specific Use: SINGLE FAMILY RESIDENTIAL

Recreation/Open Space Requirement: ☐ **Fee in lieu** ☐ **Land Dedication (acreage)** _____

FOR OFFICE USE ONLY

File Number: 2014-113 Date Received: 9/3/14 Amount Paid: 560.00

OWNER INFORMATION:

Name: LIONSGATE VILLAGE, LLC

Mailing Address: 400 RIVERWOOD DR, CLAYTON NC 27527

Phone Number: 919-550-8086 **Fax:** N/A

Email Address: brian.strickland@fredsmithcompany.com

APPLICANT INFORMATION:

Applicant: DC ADAMS ENGINEERING

Mailing Address: 335 ATHLETIC CLUB BLVD, CLAYTON NC 27527

Phone Number: 919-763-7278 **Fax:**

Contact Person: DONNIE ADAMS

Email Address: donnie@dcadamspe.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a Subdivision Plan application. This information is required, except where otherwise noted:

- ☐ Required plans *(please see the plan requirements checklist below).*
- ☐ Road Name Approval Application (*if applicable).*
- ☒ N/A A signed and sealed traffic impact analysis *(if required).*
- ☐ Verification of wastewater allocation *(granted or requested).*
- ☒ N/A Verification of approval for the potable water and waste water system improvements from North Carolina Department of Environment and Natural Resources (NCDENR).
- N/A Verification of approval for individual well and septic systems from Johnston County Department of Environmental Health Services *(if applicable).*
- N/A Driveway permits *(Town of Clayton or NCDOT encroachment with associated documentation).*
- ☐ A copy of proposed deed restrictions and/or covenants *(if applicable).*

APPLICANT AFFIDAVIT

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

DONNIE ADAMS		9/2/2014
Print Name	***Signature of Applicant***	***Date***

APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY

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

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

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS AND CONFORMS TO THE UDC. FURTHERMORE, THIS SUBDIVISION IS CONSISTENT WITH ALL REQUIREMENTS SET ASIDE BY THE APPROVED MASTER PLAN

(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 SUBDIVISION DESIGN IS SUCH THAT IT WILL BE BENEFICIAL TO ORDERLY DEVELOPMENT ON ADJACENT TRACTS. THIS DEVELOPMENT WILL ADD TO THE TOWN'S GREENWAY TRAIL SYSTEM AND IMPROVE WALKABILITY WITHIN THE CITY LIMITS.

(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 SUBDIVISION IS DESIGNED TO PROVIDE PROPER TRAFFIC FLOW WITHIN THE NEIGHBORHOOD AND PROVIDES APPROPRIATE CONNECTIONS TO THE EXISTING STREET SYSTEM FOR SAFE INGRESS & EGRESS.

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

THIS SUBDIVISION IS CONSISTENT WITH THE ORDERLY GROWTH AND DEVELOPMENT PATTERN IN THE TOWN.

PRELIMINARY PLAN REQUIRMENTS

The following information is required for all preliminary subdivision plans:

Provided Yes	No	N/A	
☑	☐	☐	Plans are ~~18~~ 24 inches by ~~24~~ 36 inches with a scale no smaller than 1 inch = 100 feet.
☑	☐	☐	Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).
☑	☐	☐	Name of township, county, and state in which the property is located.
☑	☐	☐	Vicinity sketch.
☐	☐	☐	Provide project data in tabular form:
			☑ Area of tract in square feet and acres
			☑ Owner's name and address
			☑ Within Town limits or ETJ
			☑ Zoning of property (and any special conditions if applicable)
			☑ Number of lots per acre (density)
			N/A Acreage in Resource Conservation Areas (UDC § 155.500)
			☑ Indicate if the site is within a Watershed Protection Overlay
			N/A Annexation number (if applicable)
			☑ FEMA designated flood plain and floodway (including FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.
☑	☐	☐	Surveyor or professional engineer's name, seal, and registration number.
☑	☐	☐	Date of survey and plat preparation.
☑	☐	☐	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.
☐	☑	☐	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.
☐	☐	☑	All lot boundaries changed or eliminated by requested combination are indicated by dashed lines.
☐	☐	☑	Accurate location and description of all monuments, markers and control points.
☑	☐	☐	Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot __".
☑	☐	☐	The names of adjacent landowners, or lot, block, parcel, subdivision designations or other legal reference where applicable.

☑	☐	☐	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 where crossing or forming any boundary line of the property shown. Sight triangles noted where required.
☑	☐	☐	Location of all existing buildings and structures.
☑	☐	☐	Minimum building setbacks are noted.
☑	☐	☐	Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).
☑	☐	☐	Location of all existing and proposed fire hydrants.
☑	☐	☐	Location of all existing and proposed drainage structures.
☑	☐	☐	Proposed streets are labeled, named and dimensioned. Street names must be approved by Johnston County. Correct street cross section detail provided.
☑	☐	☐	Location, purpose and dimensions of areas to be used for purposes other than residential and public.
☑	☐	☐	Any other information considered by either the applicant or the town to be pertinent to the review.

FINAL PLAN REQUIRMENTS

In addition to the information listed above, the following information is required for all final subdivision plans:

Provided Yes	No	N/A	
☐	☐	☑	All lot boundaries changed or eliminated by requested combination are indicated by dashed lines.
☐	☐	☑	Approved street names are labeled.
☐	☐	☑	Width and type of buffer is noted (if applicable).
☐	☐	☑	Verification of minimum Finished Floor Elevation (FFE). The minimum FFE must be at least two feet above the Base Flood Elevation (BFE) on properties affected by FEMA 100 year flood plain.
☐	☐	☑	Indicate the boundaries of any greenway dedicated to the Town of Clayton and label "Public Greenway Dedicated to the Town of Clayton."
☐	☐	☑	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 being provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity."*
☐	☐	☑	If streets are to remain private: ☐ The Home Owners Association (HOA) documents must be approved by the Town Attorney ☐ Streets are labeled "Private Streets – No Town Maintenance"
☐	☐	☑	Any other information considered by either the applicant or the town to be pertinent to the review.

ADJACENT PROPERY OWNERS LIST

Project Name: LIONSGATE PHASES 1A + 1B

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

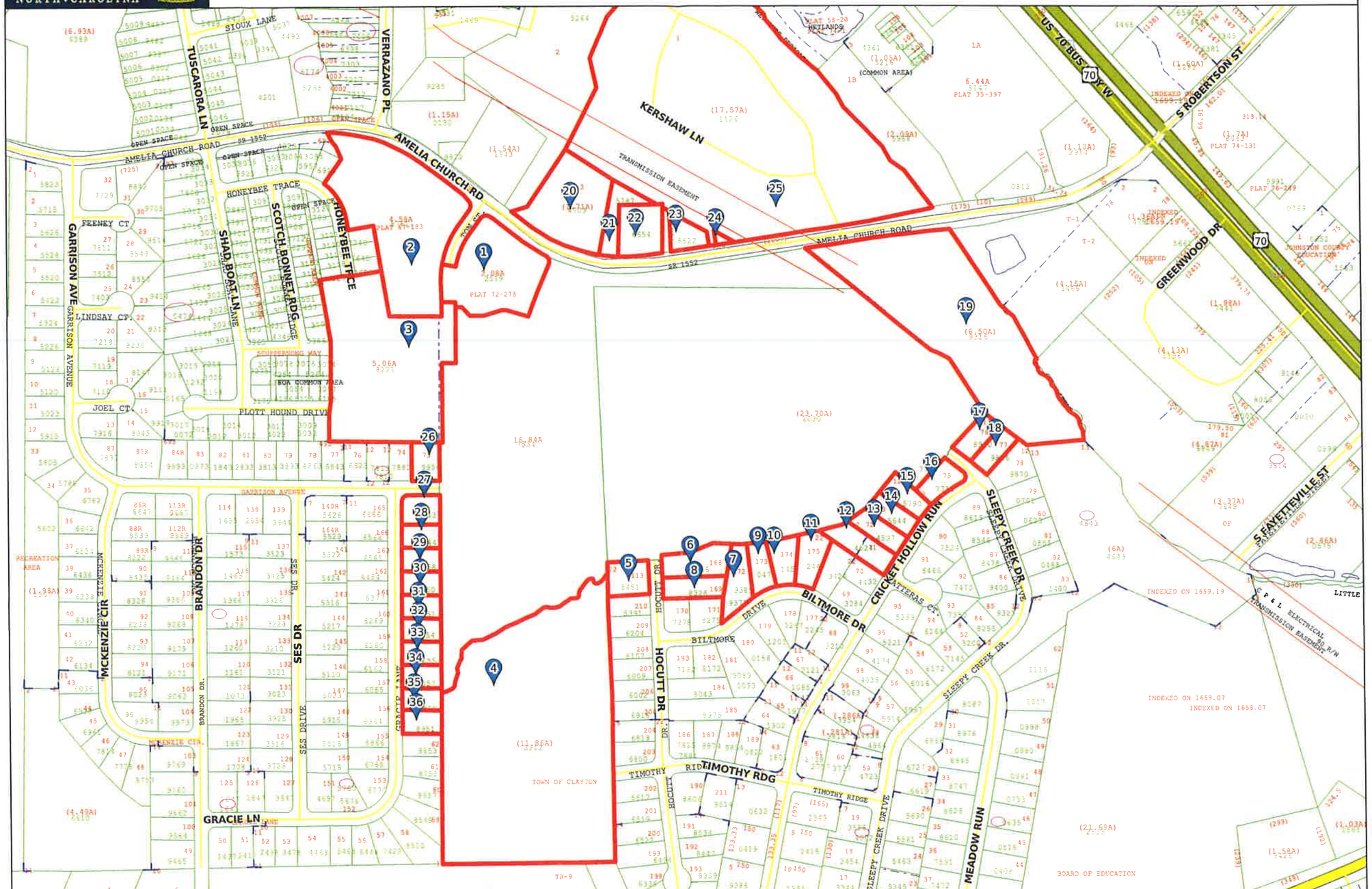
PARCEL NUMBER	NAME	ADDRESS

SEE ATTACHED

JOHNSTON COUNTY
NORTH • CAROLINA

*** * * DISCLAIMER * * ***

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



Scale: 1:2762 - 1 in. = 230.15 feet

(The scale is only accurate when printed landscape on a 11 x 17 size sheet with no page scaling.)

Johnston County GIS
September 2, 2014

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 1

id: 05G02205D
Tag: 05G02205D
Tax Unique Id: 3971901
NCPin: 165919-51-2519
Mapsheet No: 165919
Owner Name 1: GREEAR PROPERTIES LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 4206
Mail Address 3: GREENSBORO, NC 27404-4206
Site Address 1:
Site Address 2:
Book: 04345
Page: 0597
Market Value: 1287250
Assessed Acreage: 2.08
Calc. Acreage: 2.1
Sales Price: 1700000
Sale Date: 2013-08-27

Result 2

id: 05G02205B
Tag: 05G02205B
Tax Unique Id: 4055869
NCPin: 165918-41-8761
Mapsheet No: 165918
Owner Name 1: SUNBELT GOLF GROUP LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 18 MIDDLETON ST
Site Address 2: CLAYTON, NC 27520-
Book: 03038
Page: 0572
Market Value: 1506180
Assessed Acreage: 4.58
Calc. Acreage: 4.28
Sales Price: 0
Sale Date: 2005-12-22

Result 3

id: 05G02205E
Tag: 05G02205E
Tax Unique Id: 0
NCPin: 165918-41-8221
Mapsheet No: 165918
Owner Name 1: JOYNER VENTURES LLC
Owner Name 2:
Mail Address 1: 394 FLEMING ROAD
Mail Address 2:
Mail Address 3: YOUNGSVILLE, NC 27596-0000
Site Address 1:
Site Address 2:
Book: 04433
Page: 0334
Market Value: 0
Assessed Acreage: 5.06
Calc. Acreage: 5.04
Sales Price: 0
Sale Date: 2014-04-09

Result 4

id: 05G03004D
Tag: 05G03004D
Tax Unique Id: 3816053
NCPin: 165807-59-3912
Mapsheet No: 165807
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1: P O BOX 879
Mail Address 2:
Mail Address 3: CLAYTON, NC 27528-0000
Site Address 1:
Site Address 2:
Book: 03042
Page: 0538
Market Value: 56370
Assessed Acreage: 11.55
Calc. Acreage: 11.864
Sales Price: 0
Sale Date: 2005-12-30

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 5

id: 05E01113
Tag: 05E01113
Tax Unique Id: 3813668
NCPin: 165919-50-5481
Mapsheet No: 165919
Owner Name 1: ROMAN, EDGARDO
Owner Name 2: ROMAN, CARMEN
Mail Address 1: 121 HOCUTT LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 00000-0000
Site Address 1: 121 HOCUTT DR
Site Address 2: CLAYTON, NC 27520-
Book: 03579
Page: 0123
Market Value: 128620
Assessed Acreage: 0.42
Calc. Acreage: 0.406
Sales Price: 129000
Sale Date: 2008-07-24

Result 6

id: 05E01168
Tag: 05E01168
Tax Unique Id: 3865227
NCPin: 165919-50-8436
Mapsheet No: 165919
Owner Name 1: DASHKAVICH, CHARLOTTE EDWARDS
Owner Name 2:
Mail Address 1: 755 EPPS BRIDGE PKWY
Mail Address 2:
Mail Address 3: ATHENS, GA 30606-6987
Site Address 1: 116 HOCUTT DR
Site Address 2: CLAYTON, NC 27520-
Book: 03271
Page: 0696
Market Value: 148400
Assessed Acreage: 0.51
Calc. Acreage: 0.528
Sales Price: 153000
Sale Date: 2007-01-18

Result 7

id: 05E01172
Tag: 05E01172
Tax Unique Id: 3868221
NCPin: 165919-50-9389
Mapsheet No: 165919
Owner Name 1: SCOTT, LESLIE M
Owner Name 2:
Mail Address 1: 207 WILLOWBROOK CIR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9731
Site Address 1: 120 BILTMORE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04029
Page: 0424
Market Value: 131090
Assessed Acreage: 0.47
Calc. Acreage: 0.461
Sales Price: 0
Sale Date: 2011-09-30

Result 8

id: 05E01169
Tag: 05E01169
Tax Unique Id: 3813669
NCPin: 165919-50-8328
Mapsheet No: 165919
Owner Name 1: PERREGO, JOEL
Owner Name 2: PERREGO, TIFFANY
Mail Address 1: 120 HOCUTT DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 120 HOCUTT DR
Site Address 2: CLAYTON, NC 27520-
Book: 02997
Page: 0939
Market Value: 137340
Assessed Acreage: 0.37
Calc. Acreage: 0.372
Sales Price: 128000
Sale Date: 2005-10-17

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 9

id: 05E01173
Tag: 05E01173
Tax Unique Id: 3813672
NCPin: 165919-60-0475
Mapsheet No: 165919
Owner Name 1: HAYES, CHRISTINA MICHELLE
Owner Name 2: HAYES, ASHLEY
Mail Address 1: 116 BILMORE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 116 BILTMORE DR
Site Address 2: CLAYTON, NC 27520-
Book: 03706
Page: 0576
Market Value: 125390
Assessed Acreage: 0.3
Calc. Acreage: 0.309
Sales Price: 125000
Sale Date: 2009-05-26

Result 10

id: 05E01174
Tag: 05E01174
Tax Unique Id: 3907046
NCPin: 165919-60-1457
Mapsheet No: 165919
Owner Name 1: IH4 PROPERTY NC LP
Owner Name 2:
Mail Address 1: 9335 HARRIS CORNERS PKY ST 100
Mail Address 2:
Mail Address 3: CHARLOTTE, NC 28269
Site Address 1: 112 BILTMORE DR
Site Address 2: CLAYTON, NC 27520-
Book: 04470
Page: 0804
Market Value: 136050
Assessed Acreage: 0.35
Calc. Acreage: 0.347
Sales Price: 0
Sale Date: 2014-07-09

Result 11

id: 05E01175
Tag: 05E01175
Tax Unique Id: 3813674
NCPin: 165919-60-2447
Mapsheet No: 165919
Owner Name 1: DELGADO, EDWARD
Owner Name 2: TATUM, LISA
Mail Address 1: 108 BILTMORE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 108 BILTMORE DR
Site Address 2: CLAYTON, NC 27520-
Book: 03539
Page: 0329
Market Value: 137740
Assessed Acreage: 0.42
Calc. Acreage: 0.416
Sales Price: 150000
Sale Date: 2008-05-01

Result 12

id: 05E01071
Tag: 05E01071
Tax Unique Id: 3813652
NCPin: 165919-60-4524
Mapsheet No: 165919
Owner Name 1: SWEARINGEN, DOUG
Owner Name 2: SWEARINGEN, KELLY
Mail Address 1: 17 CRICKET HOLLOW RUN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5923
Site Address 1: 17 CRICKET HOLLOW RUN
Site Address 2: CLAYTON, NC 27520-
Book: 04441
Page: 0538
Market Value: 162530
Assessed Acreage: 0.49
Calc. Acreage: 0.48
Sales Price: 158000
Sale Date: 2014-04-30

JOHNSTON COUNTY NORTH • CAROLINA

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Result 13

id: 05E01072
Tag: 05E01072
Tax Unique Id: 3880871
NCPin: 165919-60-4597
Mapsheet No: 165919
Owner Name 1: SEELIG, CHARLES THOMAS
Owner Name 2: SEELIG, TAMARA DAWN
Mail Address 1: 13 CRICKET HOLLOW RUN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 13 CRICKET HOLLOW RUN
Site Address 2: CLAYTON, NC 27520-
Book: 01544
Page: 0676
Market Value: 143860
Assessed Acreage: 0.35
Calc. Acreage: 0.344
Sales Price: 105000
Sale Date: 1996-09-05

Result 14

id: 05E01073
Tag: 05E01073
Tax Unique Id: 3813653
NCPin: 165919-60-5644
Mapsheet No: 165919
Owner Name 1: LAJINESS, BRITTANY R
Owner Name 2:
Mail Address 1: 9 CRICKET HOLLOW RUN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5923
Site Address 1: 9 CRICKET HOLLOW RUN
Site Address 2: CLAYTON, NC 27520-
Book: 04461
Page: 0923
Market Value: 155750
Assessed Acreage: 0.31
Calc. Acreage: 0.309
Sales Price: 152000
Sale Date: 2014-06-18

Result 15

id: 05E01074
Tag: 05E01074
Tax Unique Id: 3804465
NCPin: 165919-60-5790
Mapsheet No: 165919
Owner Name 1: MAYNARD, DAVID W
Owner Name 2: MAYNARD, NANCY P
Mail Address 1: 2322 HOLLIDAY DR
Mail Address 2:
Mail Address 3: LARAMIE, WY 82070-4847
Site Address 1: 5 CRICKET HOLLOW RUN
Site Address 2: CLAYTON, NC 27520-
Book: 04140
Page: 0536
Market Value: 147090
Assessed Acreage: 0.32
Calc. Acreage: 0.316
Sales Price: 150000
Sale Date: 2012-07-02

Result 16

id: 05E01075
Tag: 05E01075
Tax Unique Id: 3791631
NCPin: 165919-60-7715
Mapsheet No: 165919
Owner Name 1: GROOMS, CLAUDETTE
Owner Name 2:
Mail Address 1: 61 SLEEPY CREEK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7239
Site Address 1: 61 SLEEPY CREEK DR
Site Address 2: CLAYTON, NC 27520-
Book: 04294
Page: 0338
Market Value: 146880
Assessed Acreage: 0.33
Calc. Acreage: 0.326
Sales Price: 0
Sale Date: 2013-05-20

JOHNSTON COUNTY NORTH • CAROLINA

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Result 17

id: 05E01076
Tag: 05E01076
Tax Unique Id: 3861328
NCPin: 165919-60-8950
Mapsheet No: 165919
Owner Name 1: FARNSWORTH, WILLIAM
Owner Name 2:
Mail Address 1: 6317 SALEM RD
Mail Address 2:
Mail Address 3: CINCINNATI, OH 45230-2701
Site Address 1: 58 SLEEPY CREEK DR
Site Address 2: CLAYTON, NC 27520-
Book: 03915
Page: 0833
Market Value: 230910
Assessed Acreage: 0.31
Calc. Acreage: 0.301
Sales Price: 0
Sale Date: 2010-11-10

Result 18

id: 05E01077
Tag: 05E01077
Tax Unique Id: 3895530
NCPin: 165919-60-9816
Mapsheet No: 165919
Owner Name 1: RODRIGUEZ, ORLANDO LUIS
Owner Name 2: RODRIGUEZ, ASHLEY HINES
Mail Address 1: 62 SLEEPY CREEK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7238
Site Address 1: 62 SLEEPY CREEK DR
Site Address 2: CLAYTON, NC 27520-
Book: 04358
Page: 0929
Market Value: 192200
Assessed Acreage: 0.29
Calc. Acreage: 0.292
Sales Price: 0
Sale Date: 2013-09-24

Result 19

id: 05E01201C
Tag: 05E01201C
Tax Unique Id: 3854685
NCPin: 165919-61-9316
Mapsheet No: 165919
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1: 231 E SECOND STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03002
Page: 0948
Market Value: 9350
Assessed Acreage: 6.35
Calc. Acreage: 6.502
Sales Price: 0
Sale Date: 2005-10-25

Result 20

id: 05G02008V
Tag: 05G02008V
Tax Unique Id: 3815121
NCPin: 165919-51-4703
Mapsheet No: 165919
Owner Name 1: AMELIA VILLAGE LLC
Owner Name 2:
Mail Address 1: 701 EXPOSITION PL STE 101
Mail Address 2: SUITE 115
Mail Address 3: RALEIGH, NC 27615-3356
Site Address 1:
Site Address 2:
Book: 01786
Page: 0905
Market Value: 30780
Assessed Acreage: 1.71
Calc. Acreage: 1.714
Sales Price: 0
Sale Date: 1999-01-22

*** DISCLAIMER ***

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Result 21

id: 05G02010I
Tag: 05G02010I
Tax Unique Id: 3854190
NCPin: 165919-51-5787
Mapsheet No: 165919
Owner Name 1: HESTER, R FLETCHER JR
Owner Name 2: HESTER, KIMBERLY P
Mail Address 1: 252 AMELIA CH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01230
Page: 0639
Market Value: 9660
Assessed Acreage: 0.46
Calc. Acreage: 0.409
Sales Price: 2000
Sale Date: 1991-11-19

Result 22

id: 05G02010A
Tag: 05G02010A
Tax Unique Id: 3815131
NCPin: 165919-51-6654
Mapsheet No: 165919
Owner Name 1: HESTER, ROYAL FLETCHER JR
Owner Name 2:
Mail Address 1: 252 AMELIA CH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 252 AMELIA CHURCH RD
Site Address 2: CLAYTON, NC 27520-
Book: 00880
Page: 0822
Market Value: 118120
Assessed Acreage: 1
Calc. Acreage: 0.642
Sales Price: 0
Sale Date: 1980-01-01

Result 23

id: 05G02009H
Tag: 05G02009H
Tax Unique Id: 3815101
NCPin: 165919-51-8622
Mapsheet No: 165919
Owner Name 1: HESTER, R FLETCHER JR
Owner Name 2: HESTER, KIMBERLY P
Mail Address 1: 252 AMELIA CH RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01531
Page: 0134
Market Value: 8020
Assessed Acreage: 0.33
Calc. Acreage: 0.295
Sales Price: 0
Sale Date: 1996-07-02

Result 24

id: 05G02010G
Tag: 05G02010G
Tax Unique Id: 3855941
NCPin: 165919-51-9641
Mapsheet No: 165919
Owner Name 1: N C NATURAL GAS CORP
Owner Name 2:
Mail Address 1: C/O JOHN E RAPER JR
Mail Address 2: PO BOX 2129
Mail Address 3: FAYETTEVILL, NC 27302-0000
Site Address 1:
Site Address 2:
Book: 01203
Page: 0070
Market Value: 2960
Assessed Acreage: 0.05
Calc. Acreage: 0.039
Sales Price: 0
Sale Date: 1991-04-10

JOHNSTON COUNTY NORTH • CAROLINA

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Result 25

id: 05G02010E
Tag: 05G02010E
Tax Unique Id: 3895302
NCPin: 165919-62-1126
Mapsheet No: 165919
Owner Name 1: AMELIA VILLAGE PHASE I, LLC
Owner Name 2:
Mail Address 1: 701 EXPOSITION PL STE 101
Mail Address 2:
Mail Address 3: RALEIGH, NC 27615-3356
Site Address 1: 1070 KENMORE DR
Site Address 2: CLAYTON, NC 27520-
Book: 02612
Page: 0237
Market Value: 8272685
Assessed Acreage: 17.4
Calc. Acreage: 17.57
Sales Price: 0
Sale Date: 2003-12-31

Result 26

id: 05G02008G
Tag: 05G02008G
Tax Unique Id: 3815110
NCPin: 165918-40-9950
Mapsheet No: 165918
Owner Name 1: ROBEY, ROANNE STROUD
Owner Name 2:
Mail Address 1: 803 GARRISON AVENUE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 803 GARRISON AVE
Site Address 2: CLAYTON, NC 27520-
Book: 02204
Page: 0305
Market Value: 122730
Assessed Acreage: 0.33
Calc. Acreage: 0.311
Sales Price: 98500
Sale Date: 2002-03-22

Result 27

id: 05G02072
Tag: 05G02072
Tax Unique Id: 3815886
NCPin: 165918-40-9743
Mapsheet No: 165918
Owner Name 1: SMITH, FREDERICK G
Owner Name 2:
Mail Address 1: 1007 MULBERRY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2131
Site Address 1: 101 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 03008
Page: 0210
Market Value: 130900
Assessed Acreage: 0.32
Calc. Acreage: 0.325
Sales Price: 115000
Sale Date: 2005-11-01

Result 28

id: 05G02008F
Tag: 05G02008F
Tax Unique Id: 3815108
NCPin: 165918-40-9644
Mapsheet No: 165918
Owner Name 1: NARRON, JENNIFER LYNN
Owner Name 2:
Mail Address 1: 313 WAVERLY DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-6651
Site Address 1: 103 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 03806
Page: 0451
Market Value: 126560
Assessed Acreage: 0.26
Calc. Acreage: 0.259
Sales Price: 136000
Sale Date: 2010-01-25

*** DISCLAIMER ***

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Result 29

id: 05G02070
Tag: 05G02070
Tax Unique Id: 3815850
NCPin: 165918-40-8468
Mapsheet No: 165918
Owner Name 1: FRITZ, NICHOLAS
Owner Name 2: FRITZ, ALISSA
Mail Address 1: 171 SOUTHWICK AVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5231
Site Address 1: 105 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 03535
Page: 0169
Market Value: 123990
Assessed Acreage: 0.26
Calc. Acreage: 0.263
Sales Price: 122000
Sale Date: 2008-04-25

Result 30

id: 05G02069
Tag: 05G02069
Tax Unique Id: 3815834
NCPin: 165918-40-8450
Mapsheet No: 165918
Owner Name 1: HAYES, SHERWOOD LYNN
Owner Name 2: HAYES, CHRISTINA C
Mail Address 1: 107 GRACIE LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 107 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 03103
Page: 0622
Market Value: 122300
Assessed Acreage: 0.26
Calc. Acreage: 0.265
Sales Price: 112000
Sale Date: 2006-04-19

Result 31

id: 05G02008E
Tag: 05G02008E
Tax Unique Id: 3815085
NCPin: 165918-40-8351
Mapsheet No: 165918
Owner Name 1: CHESTNUT, KERRY II AND
Owner Name 2: CHESTNUT, JANET
Mail Address 1: 109 GRACIE LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7948
Site Address 1: 109 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 01800
Page: 0489
Market Value: 134680
Assessed Acreage: 0.26
Calc. Acreage: 0.261
Sales Price: 105000
Sale Date: 1999-03-01

Result 32

id: 05G02067
Tag: 05G02067
Tax Unique Id: 3803478
NCPin: 165918-40-8254
Mapsheet No: 165918
Owner Name 1: POST, DANE STEVEN
Owner Name 2:
Mail Address 1: 111 GRACIE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7948
Site Address 1: 111 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 04096
Page: 0470
Market Value: 130900
Assessed Acreage: 0.26
Calc. Acreage: 0.262
Sales Price: 123500
Sale Date: 2012-03-23

Result 33

id: 05G02066
Tag: 05G02066
Tax Unique Id: 3815871
NCPin: 165918-40-8155
Mapsheet No: 165918
Owner Name 1: MENTEER, ROBERT E II
Owner Name 2:
Mail Address 1: 113 GRACIE LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 113 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 01930
Page: 0275
Market Value: 134770
Assessed Acreage: 0.26
Calc. Acreage: 0.264
Sales Price: 100000
Sale Date: 2000-04-28

Result 34

id: 05G02065
Tag: 05G02065
Tax Unique Id: 3870885
NCPin: 165918-40-8057
Mapsheet No: 165918
Owner Name 1: LEONA SUZANNE ANDERSON TRUST
Owner Name 2: ANDERSON, LEONA SUZANNE TRUSTE
Mail Address 1: 115 GRACIE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7948
Site Address 1: 115 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 04062
Page: 0574
Market Value: 121490
Assessed Acreage: 0.26
Calc. Acreage: 0.266
Sales Price: 0
Sale Date: 2011-12-28

Result 35

id: 05G02064
Tag: 05G02064
Tax Unique Id: 3878590
NCPin: 165806-49-8958
Mapsheet No: 165806
Owner Name 1: TETTERTON, ROBERT J
Owner Name 2:
Mail Address 1: 117 GRACIE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7948
Site Address 1: 117 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 04196
Page: 0283
Market Value: 118440
Assessed Acreage: 0.26
Calc. Acreage: 0.248
Sales Price: 110000
Sale Date: 2012-10-29

Result 36

id: 05G02008D
Tag: 05G02008D
Tax Unique Id: 3872882
NCPin: 165806-49-8951
Mapsheet No: 165806
Owner Name 1: DRAUGHON, CINDY L
Owner Name 2:
Mail Address 1: 119 GRACIE LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 119 GRACIE LN
Site Address 2: CLAYTON, NC 27520-
Book: 03226
Page: 0072
Market Value: 124970
Assessed Acreage: 0.26
Calc. Acreage: 0.267
Sales Price: 112000
Sale Date: 2006-10-30

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

10-8-2014

PRELIMINARY SUBDIVISION DESIGN

LIONSGATE PHASES 1A & 1B

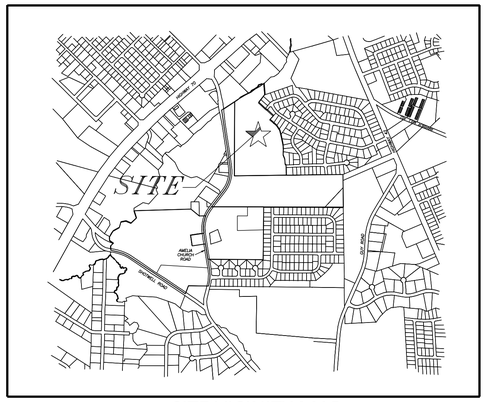
IN

TOWN OF CLAYTON, NC

REVISED PER TOWN COMMENTS

SEPTEMBER 26, 2014

OCTOBER 8, 2014



SITE VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET TITLE	SHEET No.
SITE PLAN	1
UTILITIES	2
EXISTING CONDITIONS	3

DEVELOPER/APPLICANT:

FRED SMITH COMPANY, LLC
400 Riverwood Drive
Clayton, NC 27527

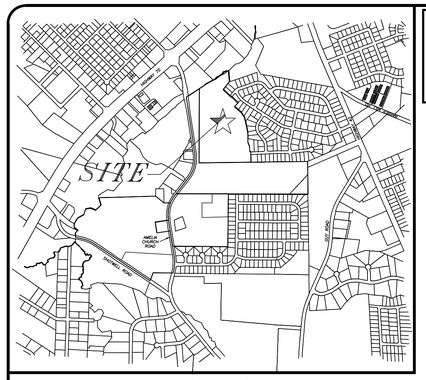
CONTACT/AGENT: DONNIE C. ADAMS
919 763-7278

DC ADAMS ENGINEERING, INC

LIONSGATE PHASES 1A & 1B

FRED SMITH COMAPANY, CLAYTON, NC 27527

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER



VICINITY MAP
NO SCALE

THE TOWN OF CLAYTON AND/OR JOHSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

STREET SUMMARY:
1. THE TOTAL LINEAR OF STREETS: = 1,503 LF

SUBDIVISION INFORMATION FOR TOWN OF CLAYTON

Proposed Project Name: RIVERWOOD ATHLETIC CLUB - LIONSGATE 1A&1B
Current Property Owner(s) of Record: FSC IV, LLC
Proposed Developer/Applicant: FRED SMITH COMPANY
400 RIVERWOOD DRIVE
CLAYTON, NC 27527

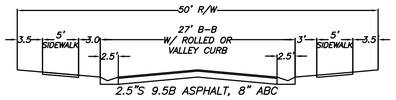
Zoning: PD-MU
Existing Use: UNDEVELOPED
Proposed Use: RESIDENTIAL SUBDIVISION
Electricty Provider: DUKE ENERGY PROGRESS
Other Known Utility/Telecom Providers (not limited to): CENTURY LINK; TIMEWARNER

LEGEND

WETLANDS

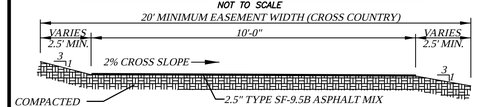
GREENWAY TRAIL

TYPICAL RESIDENTIAL STREET
50' RIGHT OF WAY W/ SIDEWALK



TYPICAL GREENWAY PAVEMENT SECTION

NOT TO SCALE



1. SUBGRADE MUST PASS LOADED TANDEM TRUCK PROOF ROLL.
2. SOFT/YIELDING AREAS WILL BE UNDERCUT AND REPLACED WITH COMPACTED ABC AS NEEDED.

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACE A MAXIMUM OF 50 FEET APART).

2. ALL STREET YARD TREES SHALL BE CANOPY TREES A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AND 8' IN HEIGHT AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN FIVE FEET OR MORE THAN 15 FEET FROM THE BACK OF THE SIDEWALK.

3. SPECIES SELECTION SHALL COMPLY WITH TOWN OF CLAYTON APPROVED LIST.

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

GRAPHIC SCALE

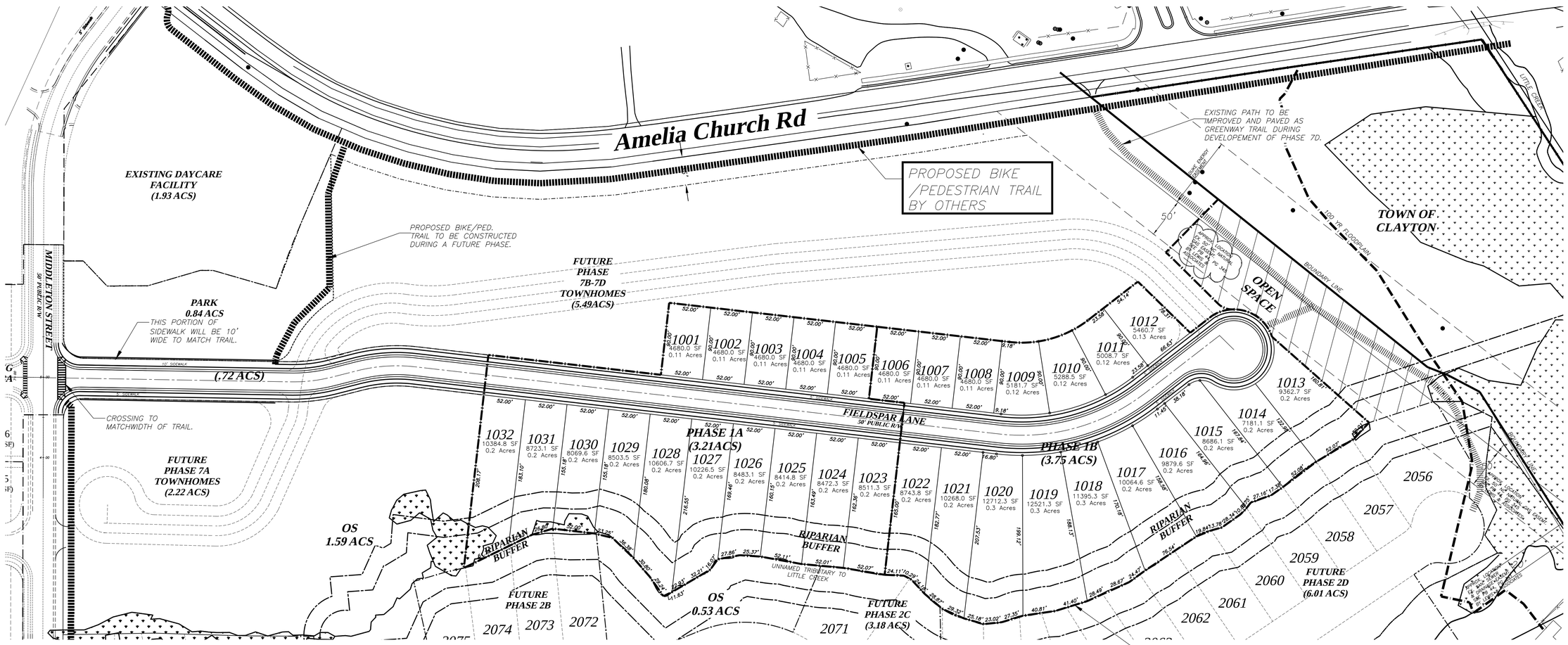
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

10-8-2014



LOT STANDARDS TABLE

PHASE	UNIT TYPE	AREA (ACS)	# OF UNITS	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MAX. IMPERVIOUS AREA PER LOT (SF)	SETBACKS FRONT (FT)	SETBACKS SIDE (FT)	SETBACKS REAR (FT)	SETBACKS STREET SIDE (FT)	MIN. BLDG. SEPARATION (FT)	MAX. BLDG. HEIGHT (FT)
1A	SINGLE FAMILY	3.21	15	45	65	THE LESSER OF 86% OR 4000	12	5	5	8	10	40
1B	SINGLE FAMILY	3.75	17	45	65	THE LESSER OF 86% OR 4000	12	5	5	8	10	40
	TOTALS	6.96	32									

REVISIONS:
1. 10-8-2014 REVISED PER TOC COMMENTS

DC ADAMS ENGINEERING, INC
335 ATHLETIC CLUB BLVD. CLAYTON, NC 27527
donnie@dcadamspe.com (919) 763-7278 FIRM # C-3894

LionsGate
Phases 1A & 1B
FRED SMITH COMPANY, CLAYTON, NC 27527

SITE PLAN

FILE: LIONSGATE 1A&1B
DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: N/A
DATE: 8/25/2014
JOB NO.
SHEET 1 OF 3

THE TOWN OF CLAYTON AND/OR JOHSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

LEGEND

EXISTING		PROPOSED
	WATERLINE	
	BLOWOFF	
	HYDRANT	
	VALVE	
	REDUCER	
	METER	
	SEWERLINE	
	MANHOLE	
	CLEANOUT	
	STORM DRAINAGE	
	CATCH BASIN	
	DROP INLET/YARD INLET	
	PROPOSED DITCH FLOW	

WATER SYSTEM PROJECT SUMMARY:

1. THERE ARE 30 SINGLE FAMILY LOTS SERVED BY THIS WATER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF WATER MAIN EXTENSIONS ARE AS FOLLOWS
   296 LF +/– OF 8" PVC MAIN
   1192 LF+/– OF 6" PVC MAIN:

SEWER SYSTEM PROJECT SUMMARY:

1. THERE ARE 32 SINGLE FAMILY LOTS SERVED BY THIS GRAVITY SEWER SYSTEM EXTENSION.
2. THE LENGTHS AND SIZES OF SEWER MAIN EXTENSIONS ARE AS FOLLOWS:
   1,819.75 LF+/– OF 8" PVC MAIN

STREET SUMMARY:

1. THE TOTAL LINEAR OF STREETS:
   = 1,503 LF

WATER AND SEWER SERVICES MUST BE:

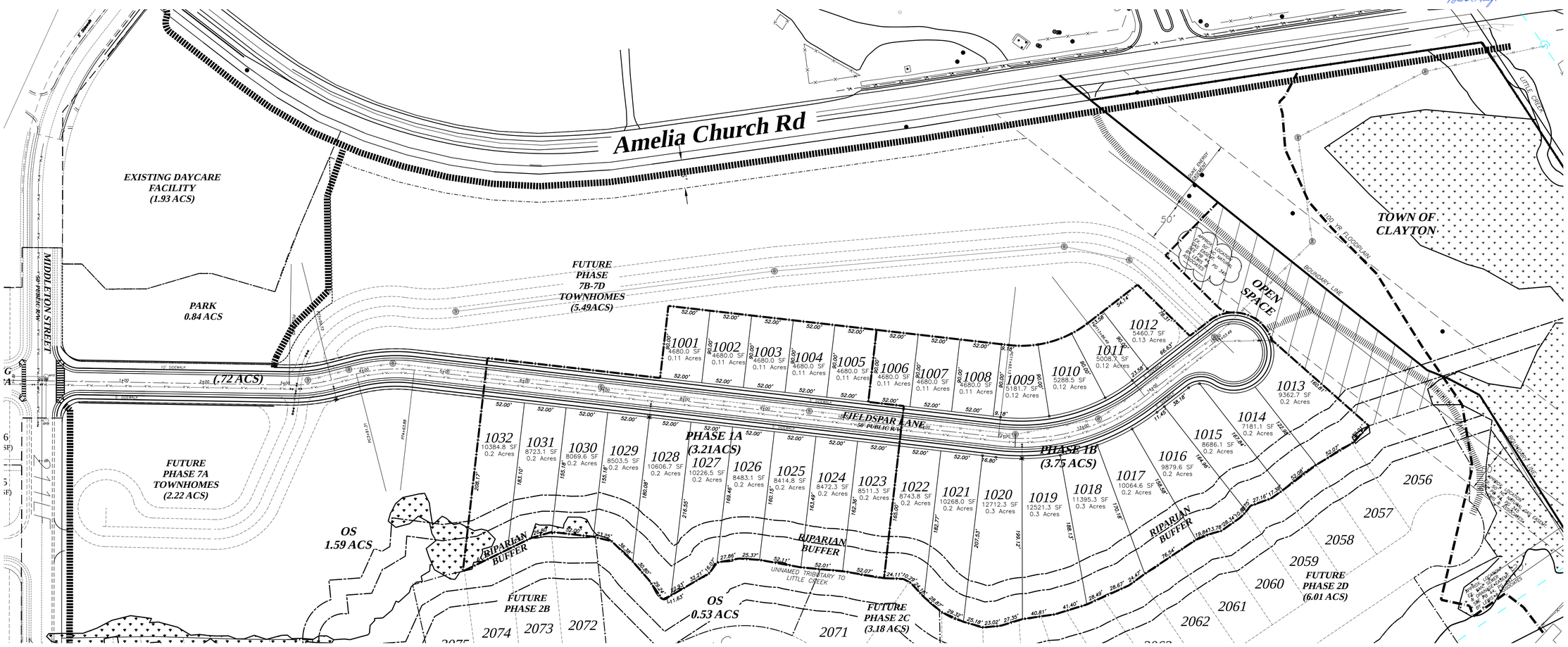
1. INSTALLED 3' APART
2. INSTALLED ON R/W AT CENTER OF LOT

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.
10-8-2014



REVISIONS:
1. 10-8-2014 REVISED PER TOC COMMENTS

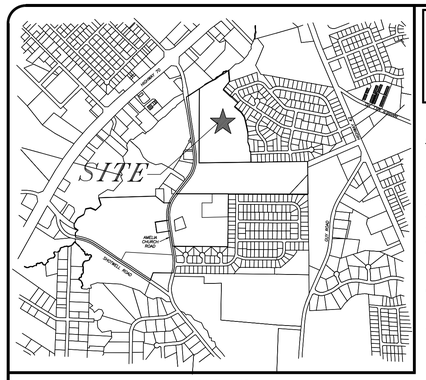
DC ADAMS ENGINEERING, INC

335 ATHLETIC CLUB BLVD. CLAYTON, NC 27527
donnie@dcadamspe.com (919) 763-7278 FIRM # C-3894

LionsGate
Phases 1A & 1B
FRED SMITH COMPANY, CLAYTON, NC 27527

PRELIM. UTILITY PLAN

FILE	LIONSGATE 1A&1B
DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	1"=60'
VERTICAL SCALE	N/A
DATE	8/25/2014
JOB NO.	
SHEET	2 OF 3



VICINITY MAP
NO SCALE

THE TOWN OF CLAYTON AND/OR JOHSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

SITE INFORMATION

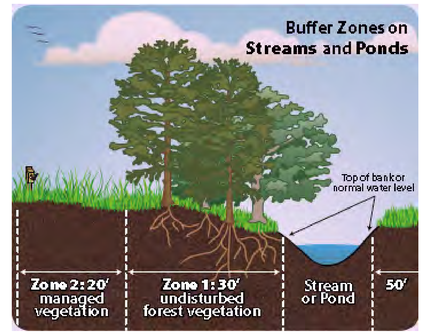
1. OWNER: LIONSGATE VILLAGE, LLC
   400 RIVERWOOD DR.
   CLAYTON, NC 27520
2. PARCEL #: 165918-41-8761 & 165919-51-2519
3. TAX #: 05G0219817 & 05E0119C
4. TOTAL SITE ACREAGE = 6.96 ACS
5. CURRENT ZONING: PD-MU
6. PROPOSED LOTS = 32
7. ALL OPEN SPACE TO BE MAINTAINED BY LIONSGATE HOA.
8. THE DEVELOPER WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED TREES WITHIN ANY LAND USE BUFFER.
9. MAXIMUM IMPERVIOUS AREA = 188,832 SF (INCLUDING STREETS, SIDEWALK, ALLEYS AND 4000SF PER LOT).

STREET YARD TREES

1. STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACE A MAXIMUM OF 50 FEET APART).

2. ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN FIVE FEET OR MORE THAN 15 FEET FROM THE BACK OF THE SIDEWALK.

3. SPECIES SELECTION SHALL COMPLY WITH TOWN OF CLAYTON APPROVED LIST.



RIPARIAN BUFFER DETAIL

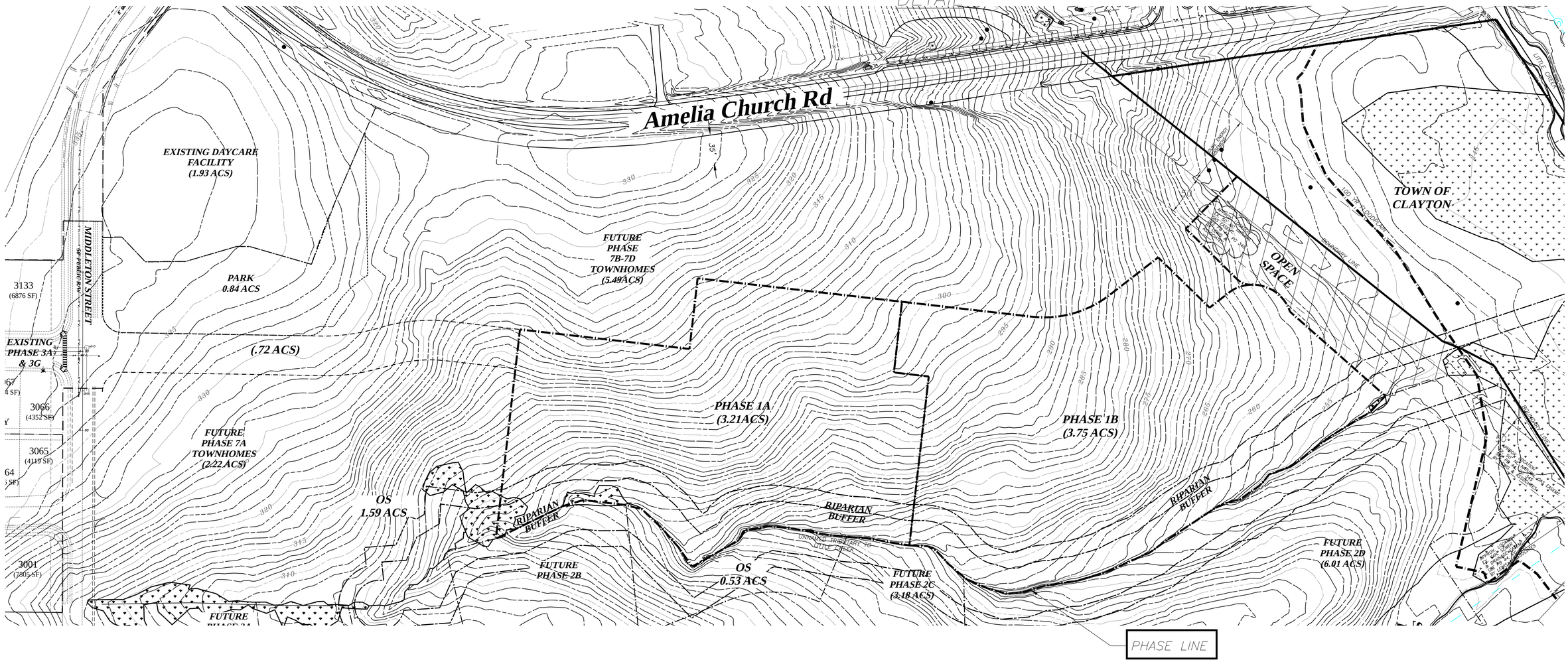
NOT RELEASED FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 25469 ENGINEER DONALD C. ADAMS, JR.

10-8-2014

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



REVISIONS:
1. 10-8-2014 REVISED PER TOC COMMENTS

DC ADAMS ENGINEERING, INC
335 ATHLETIC CLUB BLVD. CLAYTON, NC 27527
donnie@dcadamspe.com (919) 763-7278 FIRM # C-3894

LionsGate
Phases 1A & 1B
FRED SMITH COMPANY, CLAYTON, NC 27527

EXISTING CONDITIONS

FILE	LIONSGATE 1A&1B
DESIGN	DCA
DRAWN	ADS
CHECKED	DCA
HORIZONTAL SCALE	1"=60'
VERTICAL SCALE	N/A
DATE	8/25/2014
JOB NO.	
SHEET	3 OF 3

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

Planning Board
October 27, 2014
Case F

STAFF REPORT

Application Number:	SP 2014-110 (Major Site Plan)
Project Name:	Grifols 100,000 square foot office building
NC PIN / Tag #:	167800-21-5181 / 05I05001D
Address:	8368 US 70 Bus Hwy W, Clayton
Town Limits/ETJ:	ETJ
Overlay:	Thoroughfare Overlay District, Watershed Protection Overlay
Applicant:	Dan Simmons; Triangle CivilWorks PA
Owners:	Grifols Therapeutics Inc
Neighborhood Meeting:	Held October 14, 2014
Public Noticing:	Property posted October 17, 2014

PROJECT LOCATION: The project is located within the Existing Grifols Therapeutics site, along US 70 Bus Hwy W, within the Extraterritorial Jurisdiction of the Town of Clayton.

REQUEST: The applicant is requesting site plan approval for a 100,000 square foot office building to support the Grifols Therapeutics site.

SITE DATA:

Acreage:	Tract Area: +/- 58.51 acres
	Project Area: 5.60 acres
Present Zoning:	I-1 (Industrial-Light)
Existing Use:	Parking Lot
Overlay District:	Thoroughfare Overlay District; Watershed Protection Overlay District

DEVELOPMENT DATA:

Proposed Uses:	Office and Parking
Buildings:	One building, 100,000 square feet
Number of Stories:	Three stories (max height of 47 feet)

Required Parking:	400 (1 space per 250 square feet)
Proposed Parking:	248 vehicle parking spaces, including 10 handicap-accessible spaces. The remaining required parking spaces are being developed to the southeast of this proposed building on the Grifols site (see previously approved site plans SP 2013-95 and SP 2014-61).
Fire Protection:	Town of Clayton Fire Department.
Access/Streets:	Access will be provided internally from existing roadways.

ADJACENT ZONING AND LAND USES:

North:	Zoning:	Industrial Light (I-1)
	Existing Use:	Industrial Uses (Grifols)
South:	Zoning:	Industrial Heavy (I-2)
	Existing Use:	Vacant, future Grifols development
East:	Zoning:	Industrial Light (I-1)
	Existing Use:	Grifols
West:	Zoning:	Industrial Light (I-1), Residential Estate (R-E)
	Existing Use:	Vacant, Light Industrial

STAFF ANALYSIS AND COMMENTARY:

Overview
The applicant is requesting site plan approval for a 3-story, 100,000 square foot office within the Grifols Therapeutics site. The building is proposed on an existing parking lot on the south side of the existing Grifols development. The office building will support continued growth and relocate existing offices which have been housed in temporary offices. Displaced parking as well as the increased need for parking has been accommodated through previously approved parking expansions on the site, which are located to the east of this building.

Consistency with the Strategic Growth Plan
The proposed development is consistent with the Strategic Growth Plan.

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

Landscaping and Buffering
The site plan meets all applicable elements of the UDC landscaping requirements. The existing vegetative buffer along US 70 Bus Hwy W will not be disturbed.

Recreation and Open Space
N/A.

Environmental
No environmental impacts are anticipated. This request is not increasing the impervious surface of the site as it is being placed on an existing parking lot.

Signs
No signage is requested at this time, though a wall sign is indicated on the architectural elevations. All signage shall require a sign permit and will be subject to requirements of the Unified Development Code.

Site Design
The site is located to the south of the existing Grifols Development, and will be just west of a large area of new parking that was previously approved. All handicap-accessible parking required for a building of this size is provided adjacent to the building.

Access/Streets
The site is accessed via an internal drive within the Grifols site. Previous site plan approvals allowed a new entrance off of Powhatan Road which will provide a secondary entrance to the site. That entrance is currently under construction.

Multi-Modal Access
Sidewalk access is provided around the building and to the parking areas. Marked crosswalks are provided where the sidewalk crosses a street or driveway.

Architecture
The architecture of the proposed building incorporates many features of existing Grifols buildings, and includes a predominantly glass facade. If required, a shield is proposed on the roof to hide any mechanical equipment from view.

Waivers/Deviations/Variances from Code Requirements
None.

CONSIDERATIONS

- Office space is a permitted use within the I-1 zoning district.
- The Planning Board approves major site plans.

RECOMMENDATION:

Staff is recommending approval of the site plan with the following conditions:

1. The development of the site is limited to the site design and uses approved by the Planning Board. Modifications to the approved site plan shall require review and approval in accordance with Section 155.707 of the Unified Development Code.

2. Following Board approvals, three copies of the Final Site Plan, Landscape Plan and Architectural Elevations meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.

3. All roof mounted and ground mechanic equipment must be completely screened from view.

4. A Zoning Compliance Permit shall be required prior to issuance of any building permits.

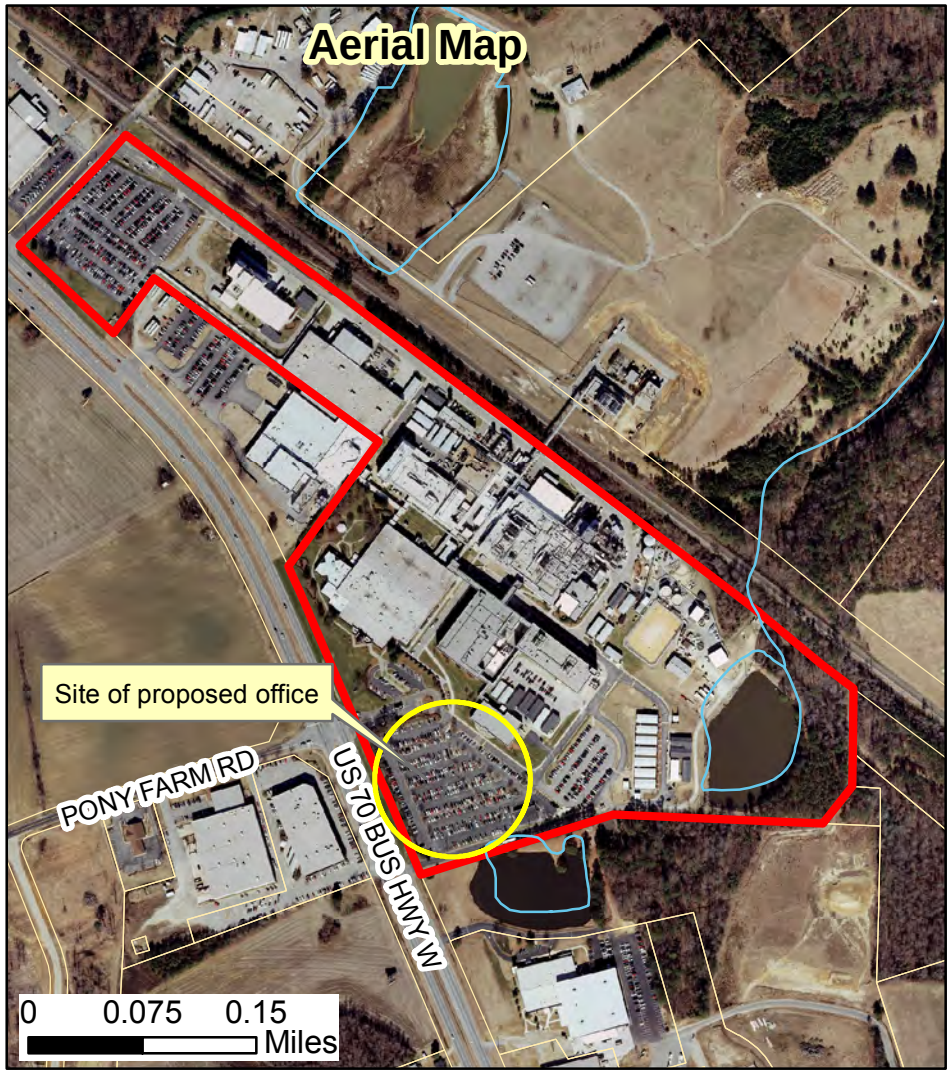
5. Utility fees, if required, shall be paid to the Town prior to issuance of any building permits.

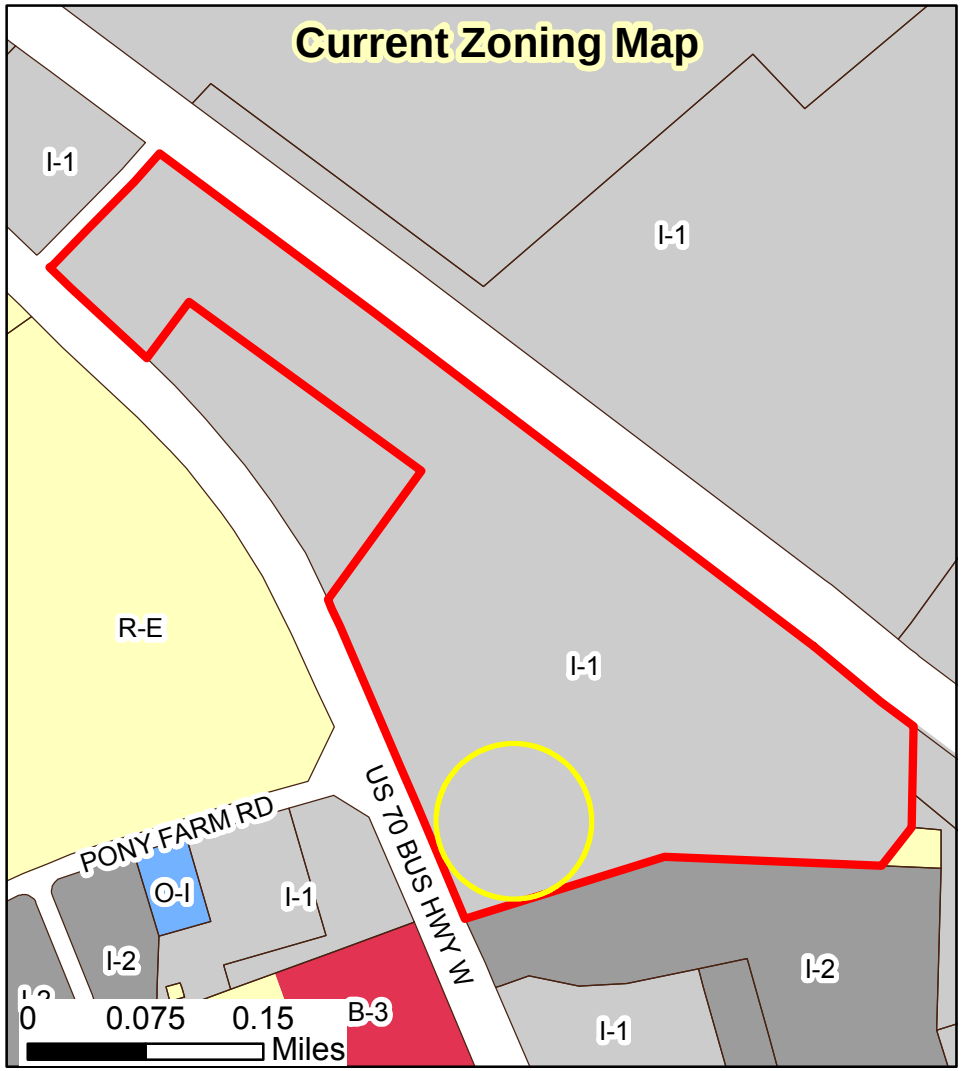
6. Utility construction plans shall be approved by the Public Works Department prior to issuance of building permits.

7. All signage shall require a sign permit from the Planning Department and shall meet standards of the Unified Development Code.

8. A site/landscape inspection by the Planning Department shall be required prior to issuance of a certificate of occupancy. All site improvements shall be installed prior to the site inspection.

ATTACHMENTS: 1) Zoning/Aerial Map, **2)** Application, **3)** Neighborhood Meeting Materials, **4)** Site Plan



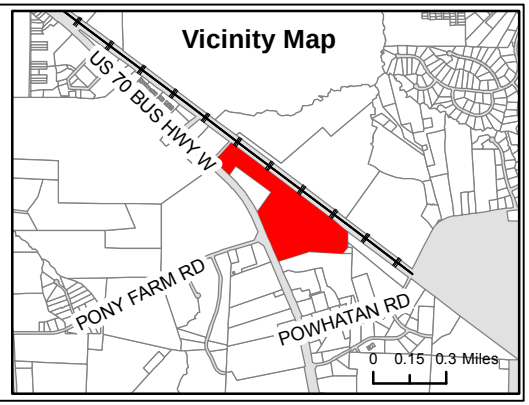


Grifols 100,000 sf office (Major Site Plan)

Applicant: Triangle CivilWorks PA (Dan Simmons0
Property Owner: Grifols Therapeutics Inc
Parcel ID Number: 167800-21-5181
Tag #: 05I05001D
Address: 8368 US 70 Bus Hwy W
File Number: SP 2014-110

Legend

Grifols Site



N

Produced by: TOC Planning

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

10/20/14

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

MAJOR SITE PLAN APPLICATION

Pursuant to Article 7, Section 155.707 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Planning Board to approve a Major Site Plan application. Please complete all fields in this application and submit to the Planning Department with all required materials.

Application fee: $500.00 + $5.00 per acre. All fees are due when the application is submitted.

Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Major Site Plan applications.

SITE INFORMATION

☒ New Major Site Plan ☐ Major Modification to an approved site plan

Name of Project: Grifols Office Building **Acreage of Property:** 56.99

Parcel ID Number: 05I05001D **Tax ID:** 4052863

Address/Location: 8368 US 70 Bus. Clayton, NC 27527

Existing Use: Industrial **Proposed Use:** Industrial

Zoning District: I-1

Is project within a Planned Development?: ☒ No ☐ Yes (list):

Is project within an Overlay District?: ☐ No ☒ Yes (list): Watershed Protection

FOR OFFICE USE ONLY

File Number: 2014-110 Date Received: 9/2/14 Amount Paid: $785.00

PROPERTY OWNER INFORMATION

Name: Grifols Therapeutics Inc.

Mailing Address: 8368 US 70 Bus. Clayton, NC 27527

Phone Number: 919-631-1180 **Fax:** 919-359-4862

Email Address: douglas.heuermann@grifols.com

APPLICANT INFORMATION

Applicant: Triangle Civilworks, PA

Mailing Address: PO Box 2619, 211 Tyler Drive, Smithfield, NC 27577

Phone Number: 91-209-9955 **Fax:** 919-205-1045

Contact Person: Dan Simmons

Email Address: dan.simmons@tricivil.com

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

The following items must accompany a Major Site Plan application.

To be completed by the 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: 8/28/2014	☑	☐			
2. I have referenced the *Plan Requirements Checklist* and used this as a guide	☑				
3. Site Plan Review Fee ($500 + $5/acre)	☑				
4. Completed application (9 copies)	☑				
5. Owner's Consent Form (9 copies)	☑	☐			
6. Plan sets meeting the requirements listed in the *Plan Requirements Checklist* (9 copies)	☑	☐			
7. Adjacent property owners list (9 copies)	☑	☐			
8. Wastewater allocation request OR verification of wastewater allocation (9 copies)	☐	☑			
9. Signed and sealed traffic impact analysis (2 copies)	☐	☑			
10. Neighborhood meeting notice letter (9 copies) *See sample letter and meeting requirements*	May be provided at time of submittal if meeting date is known – otherwise must be submitted by email or mail on date the letter is mailed out.				
11. Neighborhood meeting summary form (9 copies)	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				

EXPLANATION OF PROJECT

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

Construction of a 100,000 SF, three story office building to consolidate existing staff into one location. This will allow for the removal of existing office trailers on site.

APPLICANT AFFIDAVIT

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

Dan Simmons		9-2-2014
Print Name	***Signature of Applicant***	***Date***

NEIGHBORHOOD MEETING INFORMATION

Purpose:

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

Meeting Date:

The meeting must be held at least ten (10) calendar days prior to the Planning Board meeting.

Meeting Time & Location:

The meeting must be held no earlier than 6:00 pm Monday through Friday, and must be held in a location generally accessible to residents within close proximity of the request.

Meeting Notice Mailing requirements:

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

Information provided to Planning Department:

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

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

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Grifols Office Building

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
05I05019E	Capital Area Young Mens Christian Assoc.	1600 Hillsboro St., Raleigh, NC 27605
05E99010H	Novo Nordisk Pharm. Ind.	3612 Powhatan Road, Clayton, NC 27527
05I05017B	County of Johnston	PO Box 1049, Smithfield, NC 27577
05E99001Z	Robert N. Doster	146 Sunset Drive, Swansboro, NC 28584-9314
05I05040B	Klopfer Associates NC LLC	363 Peregrine Dr. Indialantic, FL 32903-4744
05I05041	Jimmy R. & Judy G. Cox	8851 US 70 Bus. Hwy West, Clayton, NC 27520-9296
05I0501V	Hospira Inc.	275 North Field Dr. Dept 9730, HI-4S, Lake Forest, IL 60045-2510
05I05001B	Natvar Holdings Inc Del Corp	8720 US 70 Bus Hwy, Clayton, NC 27527
05H04032F	Jimmy R. & Judy G. Cox	8851 US 70 Bus. Hwy West, Clayton, NC 27520-9296
05E99010G	Novo Nordisk Pharm. Ind.	3612 Powhatan Road, Clayton, NC 27527

NEIGHBORHOOD MEETING MATERIALS
SP 2014-110

TRIANGLE CIVILWORKS, P.A.
211 TYLER DRIVE
SMITHFIELD, N.C. 27577
(919) 209-9955

September 24, 2014

Natvar Holdings, Inc. Del Corp.
8720 U.S. 70 Business Hwy.
Clayton, N.C. 27527

Reference: Grifols Office Building

Dear Clayton Area Property Owner:

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

Date of Meeting:	October 14, 2014
Location:	The Clayton Center – Four Oaks Room
Time:	7:00 PM
Type of Application:	Major Site Plan
General Description:	Grifols is constructing a new office building as shown on the attached plan.

If you have any questions prior to or after this meeting, you may contact us at ***(919) 209-9955***.

Sincerely,

Dan Simmons
Vice President
Triangle Civilworks, PA

cc: Clayton Planning Department

ADJACENT PROPERTY OWNERS LIST

Project Name: Grifols Office Building

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

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05H04032F	Jimmy R. & Judy G. Cox	8851 US 70 Bus. Hwy West, Clayton, NC 27520-9296
05E99010G	Novo Nordisk Pharm. Ind.	3612 Powhatan Road, Clayton, NC 27527

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: September 24, 2014

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

Printed Name: Dan Simmons Signature:

Date of Meeting: October 14, 2014 Time of Meeting: 7:00 PM

Location of Meeting: Clayton Town Hall, Four Oaks Bank Room

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.*

NONE

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

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Grifols Therapeutics

Location/Date: Clayton Town Hall, Four Oaks Bank Room 10/14/14

	NAME	ADDRESS
1	No Attendees	
2		
3		
4		
5		
6		
7		
8		
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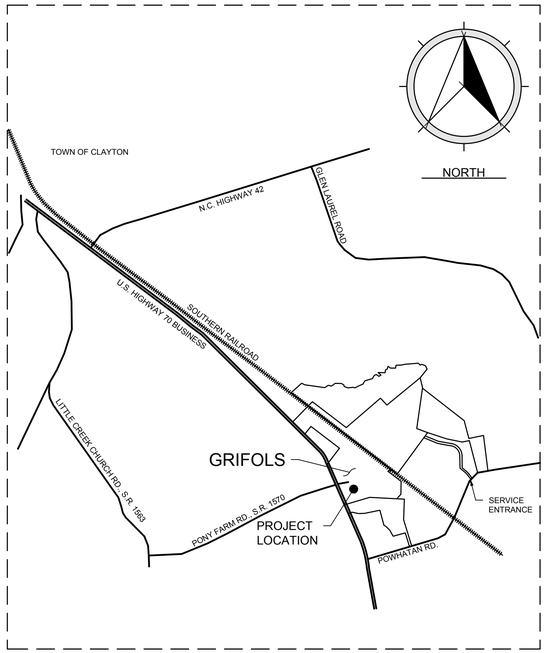
SAVED: 9/9/14 7:50 AM



VICINITY MAP

SITE DEVELOPMENT PLANS

GRIFOLS THERAPEUTICS OFFICE BUILDING LAYOUT CLAYTON, NORTH CAROLINA

SITE ADDRESS:

8368 US HWY. 70 WEST
CLAYTON, NC 27524

DRAWING LIST	
COVER SHEET	1
NOTES AND ABBREVIATIONS	2
EXISTING CONDITIONS	3
SITE PLAN	4
UTILITY PLAN	5
GRADING PLAN (RESERVED)	6
DRAINAGE PLAN (RESERVED)	7
SEDIMENT AND EROSION CONTROL PLAN (RESERVED)	8
LANDSCAPE PLAN	9
DETAILS (RESERVED)	10
DETAILS (RESERVED)	11
DETAILS (RESERVED)	12

GRIFOLS THERAPEUTICS
8368 US HWY. 70 BUS. WEST
CLAYTON, NC 27524

SEPTEMBER 2014

TRIANGLE CIVILWORKS
PROFESSIONAL ASSOCIATION
NCBELS NO. C-2603
211 TYLER DRIVE
SMITHFIELD, NC 27577
919-209-9955

811

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
09/25/14

I:\TRICIVILWKS\PROJECTS\GRIFOLS-TALECRIS\OFFICE BUILDING\DOCUMENTS\DWG\SHEETS\CLAYTON SUBMITTAL\1 COVER.DWG

SAVED: 8/29/14 3:40 PM

ABBREVIATIONS

	AT
	AREA
A.B.C.	AGGREGATE BASE COURSE
AC	ACRE
A.D.	ALGEBRAIC DIFFERENCE
A.F.F.	ABOVE FINISHED FLOOR
AL	AREA LIGHT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASSY.	ASSEMBLY
B-B	BACK TO BACK
BEAR.	BEARING
BLDG.	BUILDING
BOC	BACK OF CURB
BOT.	BOTTOM
	CENTERLINE
C.A.B.C.	CRUSHED AGGREGATE BASE COURSE
CB	CATCH BASIN
C-C	CENTER TO CENTER
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
C&G	CURB AND GUTTER
CH	CHORD
	CURB INLET
CL.	CLASS
CNST	CONSTRUCTION
C.O.	CLEAN-OUT
CO.	COMPANY
COL	COLUMN
CONC.	CONCRETE
CONN	CONNECTION
CPP	CORRUGATED PLASTIC PIPE
CSP	CORRUGATED STEEL PIPE
CULV.	CULVERT
	DEGREE(S)
△	DELTA ANGLE
Ø / DIA.	DIAMETER
	DEPTH / DEEP
DB	DEED BOOK
Dc	DEGREE OF CURVATURE
DET	DETAIL
	DROP INLET
DIP	DUCTILE IRON PIPE
DN	DOWN
D/W	DRIVEWAY
DWG(S).	DRAWING(S)
	EAST
EA.	EACH
EL/ELEV	ELEVATION
ELEC.	ELECTRICAL
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX/EXIST	EXISTING
F.D.	FLOOR DRAIN
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHA	FIRE HYDRANT ASSEMBLY
	FLOW INDICATOR
FLEX.	FLEXIBLE
FL	FLANGE
FM	FORCE MAIN
FO	FIBER OPTIC CABLE
FOP	FIBER OPTIC POST
FOSC	FIBER OPTIC SIGNAL CABLE
FOC	FACE OF CURB
FT	FEET
FUT	FUTURE
GA	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
GEN	GENERATOR
G/L	GUTTER LINE
GV	GATE VALVE
GW	GUY WIRE/ANCHOR
HD	HEAVY DUTY
HEX.	HEXAGONAL
HOR(IZ).	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
HWY.	HIGHWAY
ICV	IRRIGATION CONTROL VALVE
	INSIDE DIAMETER
	INCH(ES)
INV.	INVERT
JB	JUNCTION BOX
	CURVE COEFFICIENT
	LENGTH
LB	POUND(S)
LD	LIGHT DUTY
LF	LINEAR FEET
LG	LONG
LP	LIGHT POLE
LT	LEFT
LWL	LOW WATER LEVEL

MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MH	MANHOLE
MIN.	MINIMUM
MI	MILE
MJ	MECHANICAL JOINT
# / NO.	NUMBER
N	NORTH
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
N/F	NOW OR FORMERLY
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER(S)
O.D.	OUTSIDE DIAMETER
OHE	OVERHEAD ELECTRIC
OPER	OPERATION
OPNG	OPENING
PB	PLAT BOOK
PC	POINT OF CURVATURE
PERM.	PERMANENT
PG	PAGE
PI	POINT OF INTERSECTION
PITO	POINT OF INTERSECTION - TURN OUT
PL	PROPERTY LINE
PROP.	PROPOSED
PS	POINT OF SWITCH
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PT	POINT
PVC	POLYVINYL CHLORIDE
P.V.C.	POINT OF VERTICAL CURVATURE
P.V.I.	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
P.V.T.	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RED.	REDUCER
REQ'D.	REQUIRED
RJ	RESTRAINED JOINT
RR	RAILROAD
RT	RIGHT
R/W	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SDMH	STORM DRAIN MANHOLE
SEC	SECONDS
SECT.	SECTION
SED.	SEDIMENT
SEW	SEWER
SF	SQUARE FEET
SHT. / SH.	SHEET
SP	SERVICE POLE
SPEC.	SPECIFICATION
SQ.	SQUARE
SR	STATE ROAD
SS	STAINLESS STEEL
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STA.	STATION
STD.	STANDARD
STL	STEEL
S/W	SIDEWALK
T/C	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPORARY
TK	THICK
T/G	TOP OF GRATING
T.O.	TOP OF...
TP	TELEPHONE PEDESTAL
T/S	TOP OF SLAB
TSB	TRAFFIC SIGNAL BOX
TST	TEMPORARY SEDIMENT TRAP
T/W	TOP OF WALL
TYP.	TYPICAL
U/G	UNDER GROUND
UGE	UNDER GROUND ELECTRIC
UV	ULTRAVIOLET
V	VALVE
VC	VERTICAL CURVE
VERT.	VERTICAL
W	WIDTH
W	WEST
W/	WITH
WD	WIDE
WL	WATER LEVEL
W/L	WATER LINE
WM	WATER METER
WSE	WATER SURFACE ELEVATION
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
YD	YARD
YI	YARD INLET
YH	YARD HYDRANT
YR	YEAR

FOR THE PURPOSE OF THE FOLLOWING NOTES:

- "CONTRACTOR" REFERS TO SITEWORK CONTRACTOR
- "OWNER" REFERS TO GRIFOLS THERAPEUTICS, INC.
- "ENGINEER" REFERS TO TRIANGLE CIVILWORKS, P.A.

GENERAL UTILITY NOTES

1. THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE TRUE LOCATION PRIOR TO COMMENCING WORK. IN THE EVENT A CONFLICT OR POTENTIAL CONFLICT IS IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK AFFECTING UTILITIES WITH THE RESPECTIVE UTILITY COMPANY OWNER. ALL DETAILS OF CONSTRUCTION AND/OR RELOCATION SHALL BE APPROVED BY THE UTILITY OWNERS AND OTHER APPROVING AGENCIES, IF REQUIRED.
3. PROTECTION OF EXISTING STRUCTURES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL SITE/CIVIL NOTES

1. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS OPERATIONS TO EXISTING UTILITIES AND FACILITIES WHICH ARE NOT INCLUDED AS PART OF THE INTENDED WORK. DAMAGED UTILITIES AND FACILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AND ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION OPERATIONS WITH ANY AND ALL OTHER CONSTRUCTION ACTIVITIES WHICH MAY BE OCCURRING SIMULTANEOUSLY ON THE SITE. LACK OF COORDINATION ON THE CONTRACTOR'S PART RESULTING IN EXTRA WORK OR SCHEDULE DELAYS SHALL NOT CONSTITUTE A CHANGE ORDER.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PERTINENT TO THE WORK OF THIS CONTRACT IN THE FIELD. SIGNIFICANT DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE AT NO ADDITIONAL COST TO THE OWNER, FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL SUCH TIME AS THE APPROPRIATE STATE, COUNTY, OR MUNICIPAL AUTHORITY RELEASES THE SITE AT WHICH TIME THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER.
5. CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CORRESPONDING SECTIONS OF THE NORTH CAROLINA EROSION AND SEDIMENTATION CONTROL PLANNING AND DESIGN MANUAL, LATEST EDITION AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. THE LOCATION OF ALL STRUCTURES SHOWN IS BASED ON MAPPING PROVIDED BY THE OWNER AND REPRESENTS THE BEST INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION, SIZE, AND TYPE OF ALL UNDERGROUND UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION (AS DIRECTED BY THE ENGINEER) OF ANY CONFLICTING UNDERGROUND UTILITIES, IF REQUIRED, AT NO ADDITIONAL COST TO THE OWNER. IT IS ADVISABLE THE CONTRACTOR VISIT THE SITE PRIOR TO BIDDING AND BECOME FAMILIAR WITH THE SITE AND ANY POTENTIAL CONFLICTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE LAYOUTS AND STAKING AND THE COST THEREOF SHALL BE INCLUDED IN HIS BID.
8. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER OR OWNER.
9. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE ENGINEER AND/OR THE ENGINEER'S REPRESENTATIVE(S) SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
10. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CLAYTON WATER DISTRIBUTION AND WASTEWATER COLLECTION CONSTRUCTION STANDARDS.

WORK IN NCDOT RIGHTS OF WAY

1. ALL WORK WITHIN NCDOT RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NCDOT "ROADWAY STANDARD DRAWING" AND "STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES." THIS INCLUDES LANE CLOSURES, ROAD CLOSURES, POSITIVE PROTECTION AND/OR ANY OTHER WARNING OR POSITIVE PROTECTION DEVICES NECESSARY FOR THE SAFETY OF THE ROAD USERS DURING CONSTRUCTION AND ANY SUBSEQUENT MAINTENANCE. WHEN THERE IS NO GUIDANCE PROVIDED IN THE ROADWAY STANDARD DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
2. THE CONTRACTOR SHALL FOLLOW ALL SPECIAL PROVISIONS INCLUDED AS PART OF THE RIGHT-OF-WAY ENCROACHMENT AGREEMENT AND DRIVEWAY CONSTRUCTION PERMIT.
3. THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) TEN WORKING DAYS IN ADVANCE OF INITIATING EITHER OPEN-CUT OR JACK-AND-BORE INSTALLATION OF PIPELINE WITHIN/UNDERNEATH ANY COUNTY ROAD FOR LAYING THE NEW WATER MAIN.
4. DURING NON-WORKING HOURS, EQUIPMENT SHALL NOT BE PARKED IN THE RIGHT-OF-WAY.
5. ALL FILL AREAS/BACKFILL IN NCDOT RIGHTS-OF-WAY SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH AASHTO T99 AS MODIFIED BY THE NCDOT. ALL MATERIAL TO A DEPTH OF 8-INCHES BELOW THE FINISHED SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO A DENSITY EQUAL TO AT LEAST 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T99 AS MODIFIED BY THE DEPARTMENT. THE SUBGRADE SHALL BE COMPACTED AT A MOISTURE CONTENT WHICH IS APPROXIMATELY THAT REQUIRED TO PRODUCE THE MAXIMUM DENSITY INDICATED BY THE ABOVE TEST METHOD. THE CONTRACTOR SHALL DRY OR ADD MOISTURE TO THE SUBGRADE WHEN REQUIRED TO PROVIDE A UNIFORMLY COMPACTED AND ACCEPTABLE SUBGRADE.
6. DISTURBED OR DAMAGED STRUCTURES WITHIN THE NCDOT RIGHT-OF-WAY INCLUDING SIGNAGE, GUIDERAILS, AND DRAINAGE STRUCTURES SHALL BE RESTORED TO ITS ORIGINAL CONDITION. RIGHT-OF-WAY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED BY A REGISTERED LAND SURVEYOR AND RESET AFTER CONSTRUCTION.
7. NO ACCESS, PARKING, OR MATERIAL STORAGE SHALL BE ALLOWED ALONG ANY STATE-MAINTAINED ROADWAY WITHOUT FIRST RECEIVING APPROVAL FROM THE NCDOT.
8. DIRECTIONAL DRILLING / BORING UNDER NCDOT ROADWAYS:
   - UNDER NO CONDITION SHALL JETTING ALONG OR WET BORING WITH WATER OF UTILITY PIPELINES BE ALLOWED.
   - DIRECTIONAL BORING USING JETTING WITH BENTONITE (OR EQUIVALENT MATERIAL) SLURRY IS APPROVED AT A MINIMUM DEPTH OF THREE-FEET (COVER) BELOW THE GROUND SURFACE AND OUTSIDE THE THEORETICAL 1:1 SLOPE FROM THE EXISTING EDGE OF PAVEMENT EXCEPT WHERE THE PARALLEL INSTALLATION CROSSES A PAVED ROADWAY.
   - DIRECTIONAL BORES ARE NOT ALLOWED BENEATH BRIDGE FOOTINGS, CULVERT WINGWALL FOOTINGS, OR RETAINING WALLS.
   - THE TIP OF THE DRILL STRING SHALL HAVE A CUTTER HEAD.
   - DETECTION WIRE SHALL BE INSTALLED WITH NON-FERROUS MATERIAL.
   - ALL DIRECTIONAL BORES SHALL MAINTAIN A MINIMUM DISTANCE OF 5-FEET FROM THE NEAREST PART OF PIPE CULVERTS AND BOX CULVERTS AND TEN-FOOT MINIMUM CLEARANCE FROM BRIDGES AND FOOTINGS.
   - OVERBORING SHALL NOT BE MORE THAN TWO-INCHES GREATER THAN THE DIAMETER OF EITHER THE PIPE OR ENCASEMENT. AN OVERBORE GREATER THAN TWO-INCHES WILL BE CONSIDERED IF THE ENCROACHMENT AGREEMENT INCLUDES A STATEMENT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA THAT SAID OVERBORE WILL NOT DAMAGE EITHER THE PAVEMENT OR SUBGRADE.

DRAINAGE

1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED AS A RESULT OF THIS CONSTRUCTION SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS SHALL BE MAINTAINED AT ALL TIMES.
2. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.

EARTHWORK AND SITE CONDITIONS

1. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, IN AREAS OUTSIDE OF NCDOT RIGHT-OF-WAYS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THE THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND DEPTH OF THE FILL. ALL FILL MATERIAL UNDER PAVED AREAS SHALL BE NCDOT #21B CRUSHED STONE, APPROVED SOIL, OR SELECTED MATERIAL, 95% COMPACTED WITH CBR OF 30, COMPACTED IN 6-INCH DEEP LIFTS AS DIRECTED BY THE PROJECT INSPECTOR.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS PRIOR TO BEGINNING WORK, AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.

TRAFFIC AND SIGNAGE

1. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGGERS OR OTHER DEVICES AS NECESSARY TO PROVIDE FOR SAFETY.
2. THE CONTRACTOR SHALL MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL STRUCTURES ALONG THE PROJECT ALIGNMENT.
3. THE CONTRACTOR SHALL MAINTAIN EXISTING TRAFFIC PATTERNS WHEN POSSIBLE. IF CONSTRUCTION ACTIVITIES DEEM NECESSARY, THE CONTRACTOR SHALL UTILIZE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE FEDERAL, STATE AND LOCAL AGENCIES TO MAINTAIN SAFE TRAFFIC FLOW.

GENERAL GRADING NOTES

1. ALL PROPOSED ELEVATIONS SHOWN HEREIN ARE FINISHED GRADE ELEVATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SEWER RIM ELEVATIONS IN RELATION TO PROPOSED GRADE PRIOR TO INSTALLATION. ALL EXISTING MANHOLE COVERS, CATCH BASINS, VALVE COVERS, ETC. THAT ARE TO REMAIN SHALL BE ADJUSTED (RAISED OR LOWERED) TO FINISHED GRADE.
3. CLEAR AND GRUB SITE TO GRADING LIMITS SHOWN ON THE SITE GRADING PLANS.
4. ALL TOPSOIL AND UNSUITABLE FILL MATERIAL SHALL BE REMOVED PRIOR TO PLACEMENT OF SUBBASE MATERIAL AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. ALL EXCAVATED MATERIAL PLACEMENT TO BE COORDINATED WITH THE OWNER FOR AVAILABLE SPOIL LOCATIONS.
6. ALL MATERIAL THAT IS UNSUITABLE FOR GRADING/EMBANKMENT WILL BE RELOCATED OFF-SITE BY THE CONTRACTOR TO A SUITABLE LOCATION AS DIRECTED BY THE OWNER IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
7. AREAS SCHEDULED FOR EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
8. ALL EMBANKMENTS SHALL BE COMPACTED AS SPECIFIED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
9. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO EMBANKMENT SLOPES OF STRUCTURAL FILLS.
10. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.

811

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DESIGNED: TAN	PROJECT DATE: SEPTEMBER 2014
DRAWN: TAN	PROJECT NO. .
CHECKED: DCS	DWG FILE NAME: 2 Notes & Abbreviations.dwg
PROJ. ENG.: DCS	

REV.NO.	DESCRIPTIONS	DATE

REVISIONS

TRIANGLE CIVILWORKS
PROFESSIONAL ASSOCIATION
NCBELS NO. C-2603
211 TYLER DRIVE
SMITHFIELD, NC 27577
919-209-9955

GRIFOLS THERAPEUTICS
OFFICE BUILDING LAYOUT
CLAYTON, NORTH CAROLINA

SITE ADDRESS
8368 US HWY. 70 WEST
CLAYTON, NC 27524

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION
09/25/14

SHEET NO. 2
OF: 9

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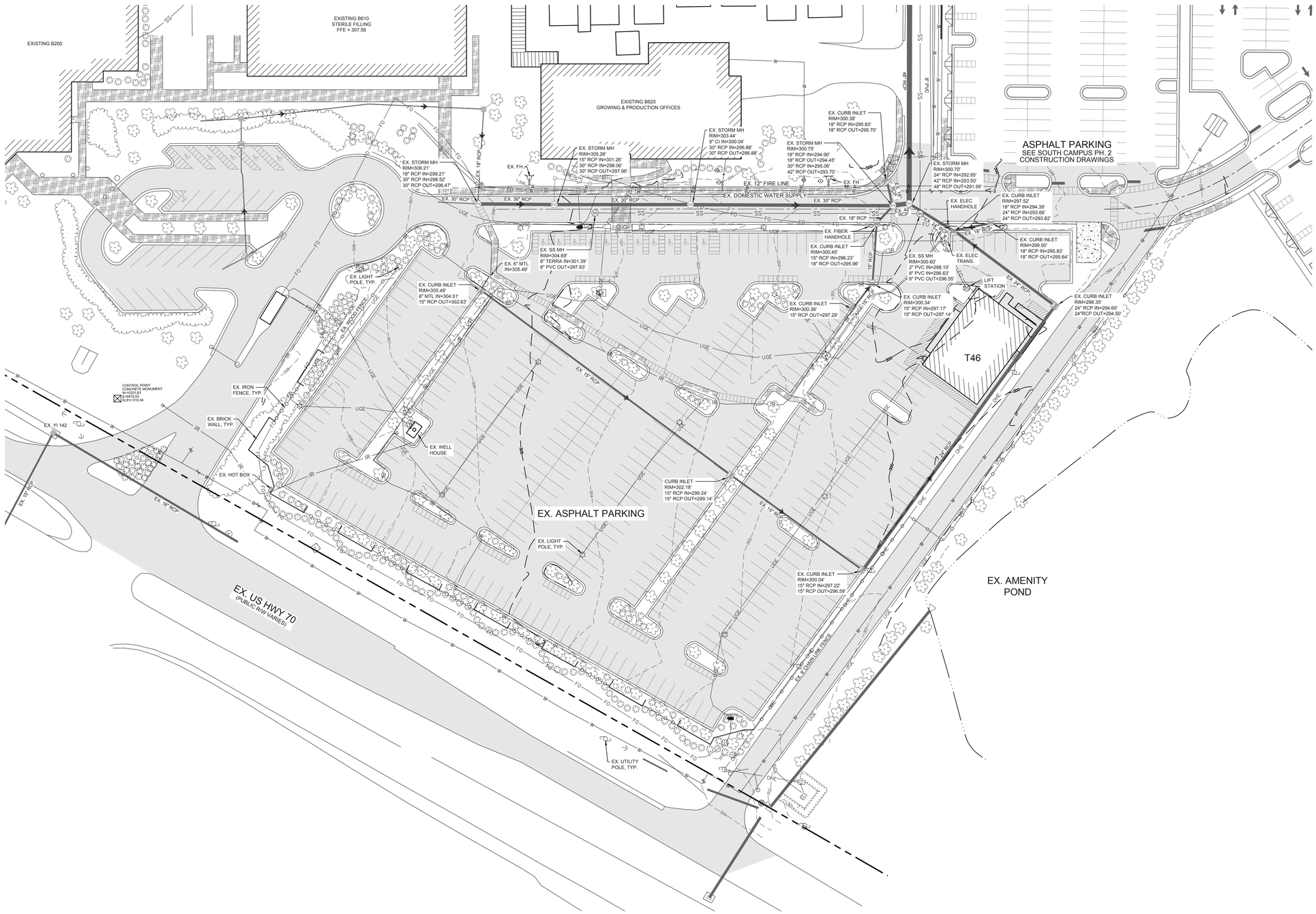

PLANT NORTH

NOTES

1. TOPOGRAPHIC AND LOCATION SURVEY DATA PROVIDED IN AN ON THE GROUND SURVEY BY KCI ASSOCIATES OF NC, SURVEYOR.
2. SOME EXISTING UTILITY LOCATIONS PROVIDED BY GRIFOLS THERAPEUTICS, INC. IN A DRAWING FILE ENTITLED "GRIFOLS SUE 2013.DWG". HORIZONTAL LOCATIONS ARE APPROXIMATE ONLY AND THE CONTRACTOR IS ENCOURAGED TO PROVIDE THEIR OWN UTILITY LOCATION PRIOR TO BEGINNING CONSTRUCTION.
3. SOME EXISTING STRUCTURE AND UTILITY LOCATIONS AND TOPOGRAPHY PROVIDED BY GRIFOLS THERAPEUTICS, INC. IN A DRAWING FILE ENTITLED "GRIFOLS SURVEY 2013.DWG".
4. EXISTING PROPERTY BOUNDARY INFORMATION PROVIDED BY GRIFOLS THERAPEUTICS, INC IN A DRAWING ENTITLED "GRIFOLS SURVEY 2014.DWG"

LEGEND

EXISTING DOMESTIC SUPPLY LINE	W
EXISTING FIRE SUPPLY LINE	F
EXISTING SANITARY SEWER LINE	SS
EXISTING SANITARY SEWER LINE	SS
EXISTING MAJOR CONTOUR	310'
EXISTING MINOR CONTOUR	309'
EXISTING 8' CHAIN LINK FENCE	
EXISTING POST INDICATOR VALVE	
EXISTING GATE VALVE	
EXISTING FIRE HYDRANT	
EXISTING IRRIGATION CONTROL VALVE	
EXISTING ASPHALT PAVING	
EXISTING PEDESTRIAN WALKWAY	
EXISTING STORM SEWER	
EXISTING STORM MANHOLE	SW
EXISTING YARD INLET	
EXISTING CURB INLET	
EXISTING FIBER OPTIC	FO
EXISTING ELECTRICAL UNDERGROUND	OHE
EXISTING ELECTRICAL OVERHEAD	UGE
EXISTING LIGHT POLE	
EXISTING UTILITY POLE	

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DESIGNED:	TAN
DRAWN:	TAN
CHECKED:	DCS
PROJ. ENG.:	DCS
PROJECT DATE:	SEPTEMBER 2014
PROJECT NO.	
DWG FILE NAME:	3 Ex Cond & Demo.dwg

REV.NO.	DESCRIPTIONS

REVISIONS

TRIANGLE CIVILWORKS
PROFESSIONAL ASSOCIATION
NCBELS NO. C-2603
211 TYLER DRIVE
SMITHFIELD, NC 27577
919-209-9955

GRIFOLS THERAPEUTICS
OFFICE BUILDING LAYOUT
CLAYTON, NORTH CAROLINA

SITE ADDRESS
8368 US HWY. 70 WEST
CLAYTON, NC 27524

EXISTING CONDITIONS PLAN

1"=40' 40 0 40 80

PRELIMINARY
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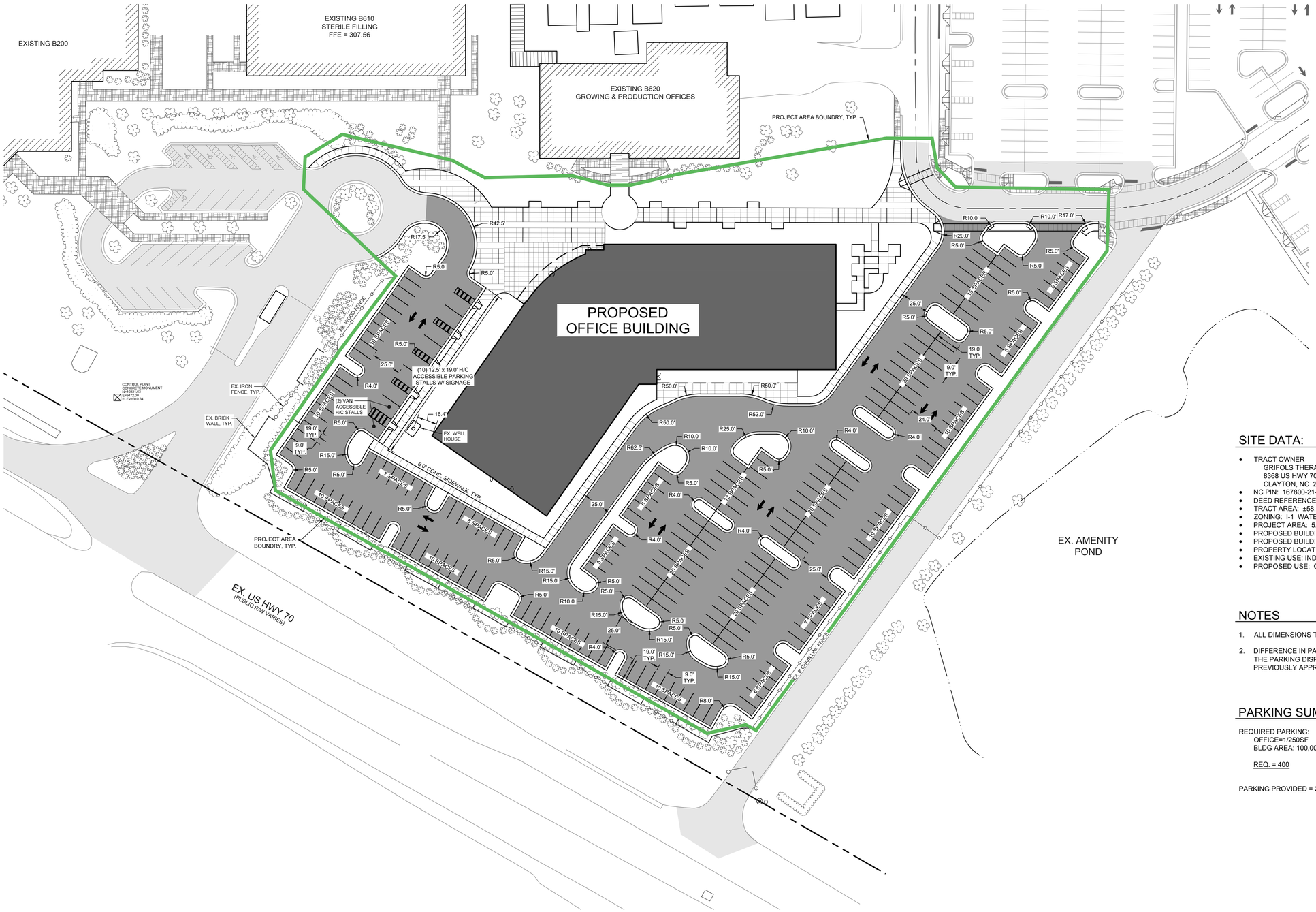
09/25/14

SHEET NO.
3
OF: 9

SAVED: 9/24/14 12:22 PM



SITE DATA:

- TRACT OWNER
  GRIFOLS THERAPEUTICS
  8368 US HWY 70 WEST
  CLAYTON, NC 27524
- NC PIN: 167800-21-5181
- DEED REFERENCE: DB 4016, PG 306
- TRACT AREA: ±58.51 AC
- ZONING: I-1 WATERSHED OVERLAY DISTRICT
- PROJECT AREA: 5.60 AC.
- PROPOSED BUILDING AREA: 100,000 SF
- PROPOSED BUILDING HEIGHT: 47'
- PROPERTY LOCATION: TOWN OF CLAYTON EXTRA TERRITORIAL JURISDICTION
- EXISTING USE: INDUSTRIAL PARKING LOT
- PROPOSED USE: OFFICE SPACE AND EMPLOYEE PARKING LOT

NOTES

1. ALL DIMENSIONS TO BACK OF CURB UNLESS OTHERWISE DESIGNATED.
2. DIFFERENCE IN PARKING REQUIREMENTS, INCLUDING ACCOMMODATION OF THE PARKING DISPLACED BY THIS BUILDING, WERE PROVIDED IN PREVIOUSLY APPROVED SITE PLANS SP 2013-95 AND SP 2014-61.

PARKING SUMMARY:

REQUIRED PARKING:
OFFICE=1/250SF
BLDG AREA: 100,000SF

REQ. = 400

PARKING PROVIDED = 248 SPACES (10H/C ACCESSBLE)

811

DESIGNED: TAN	PROJECT DATE: SEPTEMBER 2014	REV.NO.	DESCRIPTIONS
DRAWN: TAN	PROJECT NO.		
CHECKED: DCS	DWG FILE NAME: 4 Site Plan.dwg		
PROJ. ENG.: DCS			

REVISIONS

TRIANGLE CIVILWORKS
PROFESSIONAL ASSOCIATION
NCBELS NO. C-2603
211 TYLER DRIVE
SMITHFIELD, NC 27577
919-209-9955

GRIFOLS THERAPEUTICS
OFFICE BUILDING LAYOUT
CLAYTON, NORTH CAROLINA

SITE ADDRESS
8368 US HWY. 70 WEST
CLAYTON, NC 27524

SITE PLAN

1"=40' 40 0 40 80

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OF: 9

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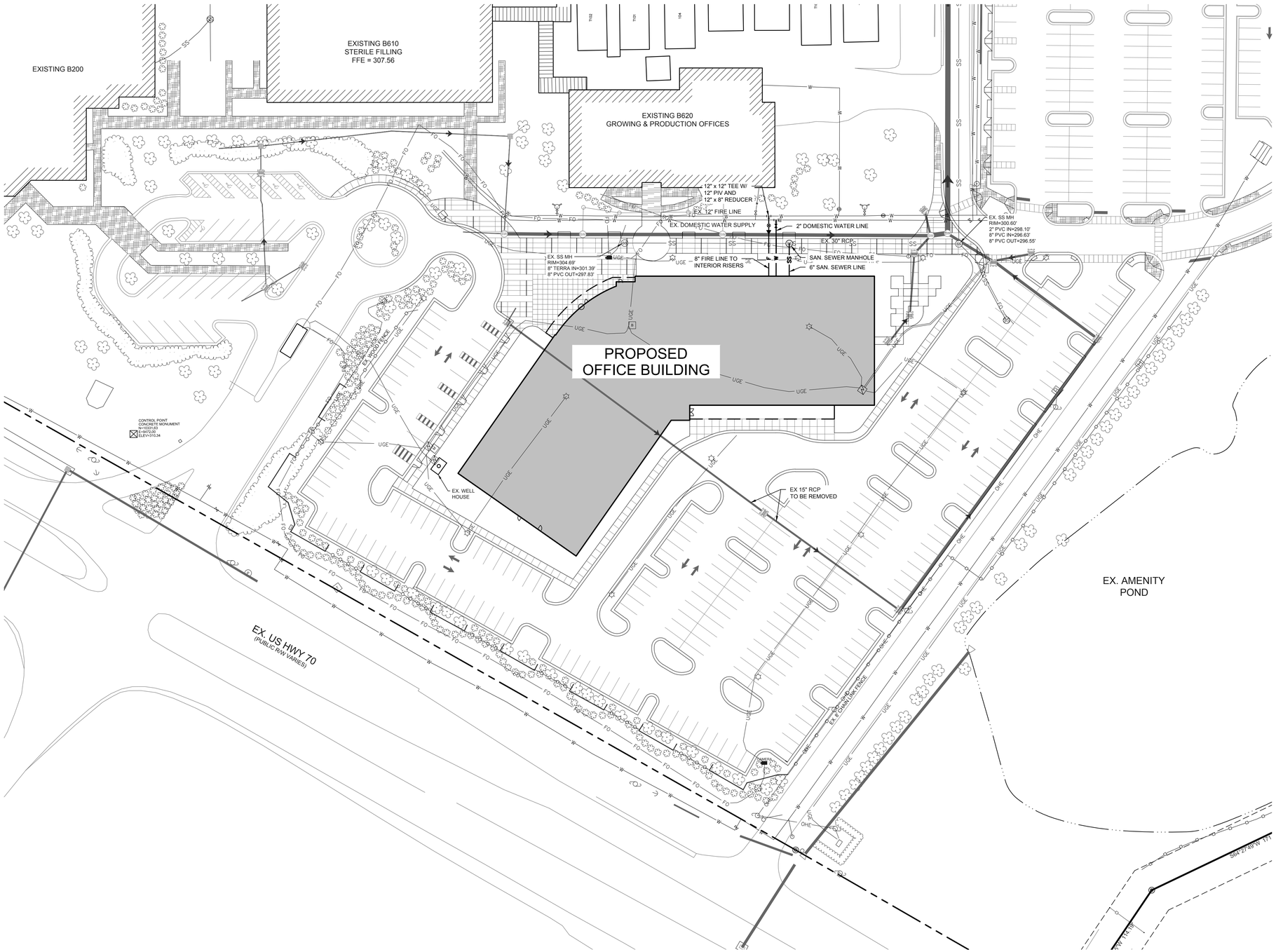

PLANT
NORTH

LEGEND

NEW DOMESTIC SUPPLY LINE	—W—
NEW FIRE SUPPLY LINE	—F—
NEW POST INDICATOR VALVE	
NEW GATE VALVE	
NEW SANITARY SEWER LINE	—SS—
NEW SANITARY SEWER MANHOLE	

811

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DESIGNED:	TAN
DRAWN:	TAN
CHECKED:	DCS
PROJ. ENG.:	DCS

PROJECT DATE:	SEPTEMBER 2014
PROJECT NO.	
DWG FILE NAME:	5 Util Plan.dwg

REV.NO.	DESCRIPTIONS

REVISIONS

TRIANGLE CIVILWORKS
PROFESSIONAL ASSOCIATION
NCBELS NO. C-2603
211 TYLER DRIVE
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919-209-9955

GRIFOLS THERAPEUTICS
OFFICE BUILDING LAYOUT
CLAYTON, NORTH CAROLINA

SITE ADDRESS
8368 US HWY. 70 WEST
CLAYTON, NC 27524

UTILITY PLAN

1"=40' 40 0 40 80

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FOR CONSTRUCTION
09/25/14

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OF: 9

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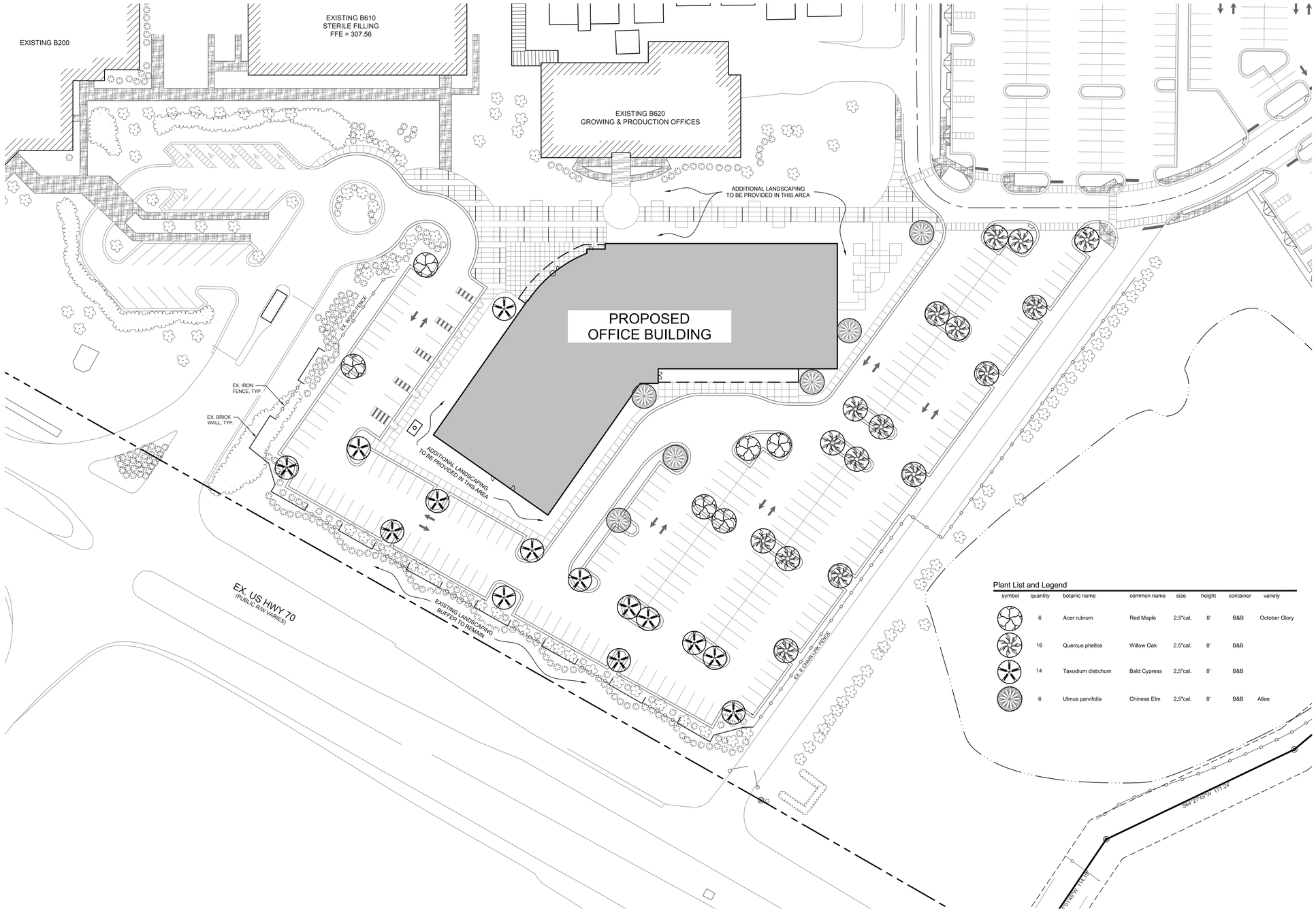


PLANT
NORTH

Plant List and Legend

symbol	quantity	botanic name	common name	size	height	container	variety
	6	Acer rubrum	Red Maple	2.5"cal.	8'	B&B	October Glory
	16	Quercus phellos	Willow Oak	2.5"cal.	8'	B&B	
	14	Taxodium distichum	Bald Cypress	2.5"cal.	8'	B&B	
	6	Ulmus parvifolia	Chinese Elm	2.5"cal.	8'	B&B	Allee

I:\TRICIVILWKS\PROJECTS\GRIFOLS-TALECRIS\OFFICE BUILDING\DOCUMENTS\DWG\SHEETS\CLAYTON SUBMITTAL\9 LDSCP PLAN.DWG

DESIGNED:	TAN
DRAWN:	TAN
CHECKED:	DCS
PROJ. ENG.:	DCS
PROJECT DATE:	SEPTEMBER 2014
PROJECT NO.	
DWG FILE NAME:	9 Ldscp Plan.dwg

REV.NO.	DESCRIPTIONS

REVISIONS

TRIANGLE CIVILWORKS
PROFESSIONAL ASSOCIATION
NCBELS NO. C-2603
211 TYLER DRIVE
SMITHFIELD, NC 27577
919-209-9955

GRIFOLS THERAPEUTICS
OFFICE BUILDING LAYOUT
CLAYTON, NORTH CAROLINA

SITE ADDRESS

8368 US HWY. 70 WEST
CLAYTON, NC 27524

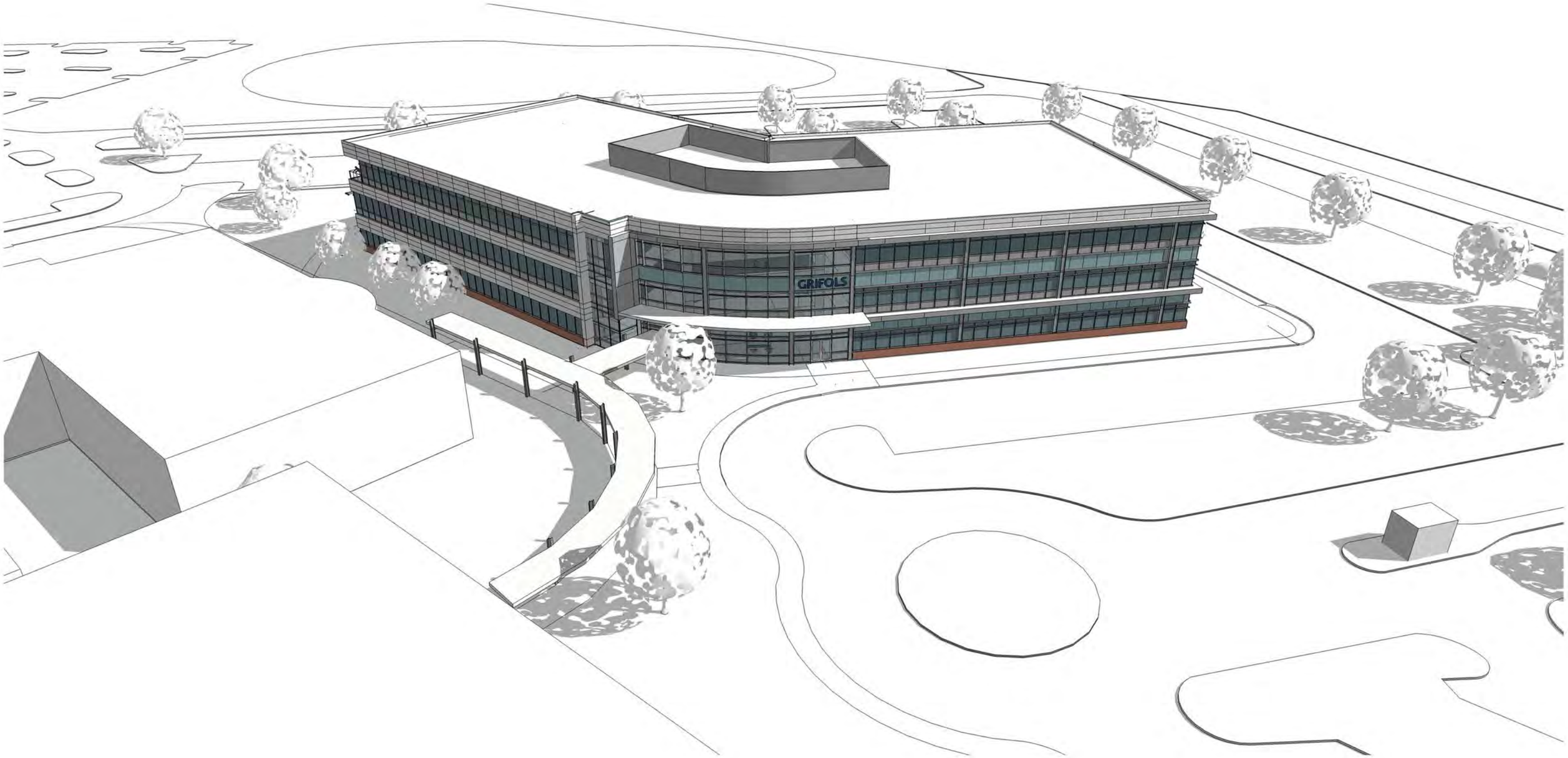
LANDSCAPING PLAN

1"=40' 40 0 40 80

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

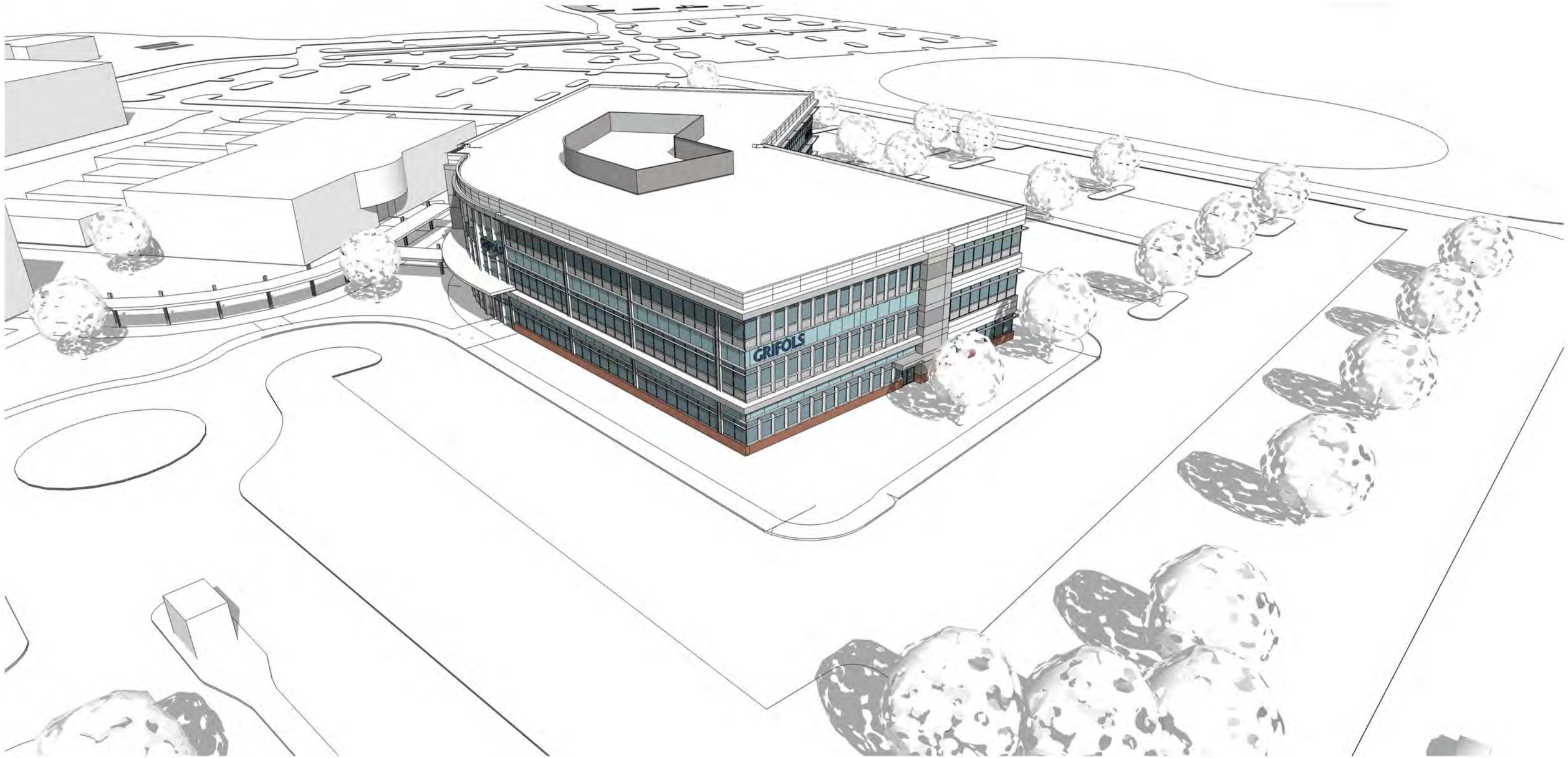
09/25/14

SHEET NO.
9
OF: 9



GRIFOLS

HAGERSMITH DESIGN PA



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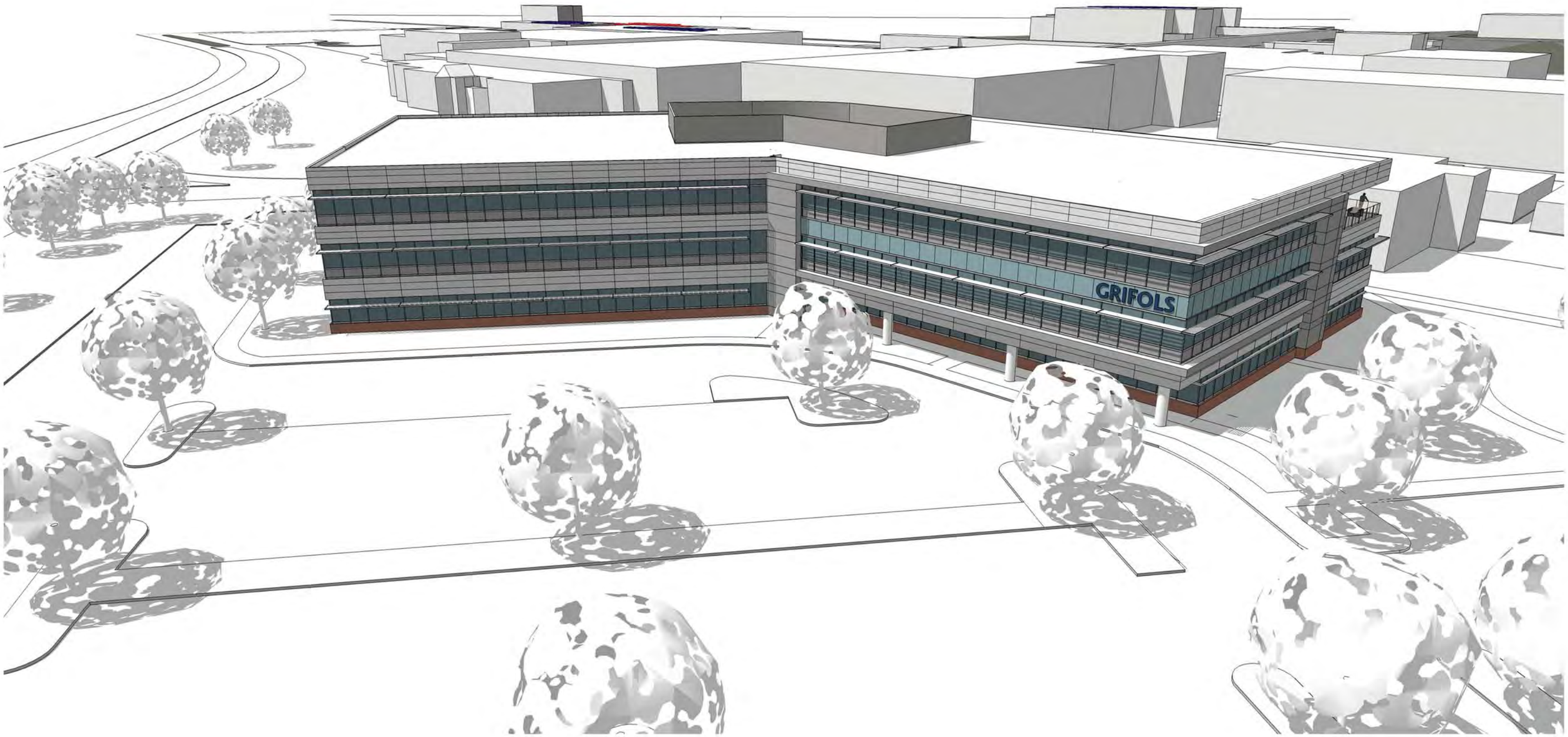
HAGERSMITH DESIGN PA



GRIFOLS

HAGERSMITH DESIGN PA

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DESIGN PA

GRIFOLS

HAGERSMITH DESIGN PA

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

Planning Board
October 27, 2014
Case G

STAFF REPORT

Application Number:	PDD 2014-111 (Rezoning to a Planned Development)
Project Name:	ParkView Planned Development
NC PINs:	165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 165908-98-8050, 165908-97-4746, 165912-87-5175
TAG #s:	03030069, 05H02017A, 05H02017M, 05H02017K, 05H02017P, 05H02017O, 05H02017C, 05030071
Town Limits/ETJ:	ETJ and Town Limits
Overlay:	None
Applicant:	DC Adams Engineering, Inc.
Owners:	Hocutt Baptist Church, Donald C. Adams
Neighborhood Meeting:	Held October 20, 2014
Public Noticing:	Property posted October 17, 2014

PROJECT LOCATION: The 82.94 acre project is located west of City Road and east of Liberty Lane, and north of Municipal Park.

REQUEST: The applicant is requesting approval to rezone the subject property from Residential Estate (R-E) and Residential 10 (R-10) to Planned Development – Residential (PD-R).

SITE DATA:

Acreage:	82.94 acres (8 parcels)
Present Zoning:	Residential Estate (R-E) and Residential 10 (R-10)
Proposed Zoning:	Planned Development – Residential (PD-R)
Existing Use:	Vacant
Existing Impervious:	None – site is undeveloped
Overlay:	None

DEVELOPMENT DATA:

Proposed Uses:	Planned Development Residential Subdivision. A Master Plan acting as the preliminary plat has been concurrently submitted, as required. See PSD 2014-112 for development details.
Fire Protection:	The Town of Clayton Fire Department will provide fire protection.
Access/Streets:	The site fronts on both City Road and Liberty Lane.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

ADJACENT ZONING AND LAND USES:

North:	Zoning:	Residential Estate (R-E)
	Existing Use:	Undeveloped/Forested, Single Family Residential
South:	Zoning:	Residential-10 (R-10), Residential-6 (R-6)
	Existing Use:	Community Park, Single Family Residential
East:	Zoning:	Residential-10 (R-10)
	Existing Use:	City Road, Single Family Residential
West:	Zoning:	Residential Estate (R-E)
	Existing Use:	Single Family Residential

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting approval to rezone 82.94 acres to Planned Development – Residential (PD-R). A Master Plan (acting as a preliminary plat) has been submitted concurrently (PSD 2014-112). All development standards are set as a part of this Master Plan approval process.

Definition of PD-R (§155.200(A)(3)(a)): "The PD-R district provides opportunities for master-planned residential communities containing a mix of housing types, including associated amenities with appropriate perimeter buffering and open space. This district is primarily intended for large-scale residential projects that require either additional flexibility not available in a residential district or greater scrutiny by the town due to their scale."

Both the rezoning and the Master Plan must be approved and recorded for the district to be deemed established (see §155.705(M)(1)). In the event that the Master Plan is approved, but expires, this rezoning would remain valid. However, no development can occur without a valid approved Master Plan.

The site has significantly sloping topography and existing water features that in staff's opinion make it a good candidate for the flexibility inherent in a Planned Development Master Plan. As this site is adjacent to downtown, staff also feels that the expected density associated with this Planned Development is appropriate and supports the Town's goals of supporting an increased residential presence in the core of Town.

Compatibility with Surrounding Land Uses
The site is adjacent to other residential uses and so impacts to these areas would not be expected to be significant. A Traffic Impact Analysis is being completed to support the Master Plan submittal, which will address potential traffic issues and mitigate impacts to neighboring properties and through traffic.

All Planned Developments are required to maintain a Class C Buffer around the perimeter (unless specifically waived as part of the Master Plan), providing further compatibility and mitigating impacts on adjacent properties.

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

- Proposed Land Use Map
- Objective 1.2 Increase Residential Presence Downtown
- Objective 2.1 Balanced Development/ Investment: Old and New
- Objective 2.5 More Housing Opportunities: Beyond Starter Homes (*Continue to encourage diverse housing stock. Promote planned development, which allows more flexibility in housing types.)*

The Proposed Land Use Map shows the site as "Residential – Medium."

CONSIDERATIONS:

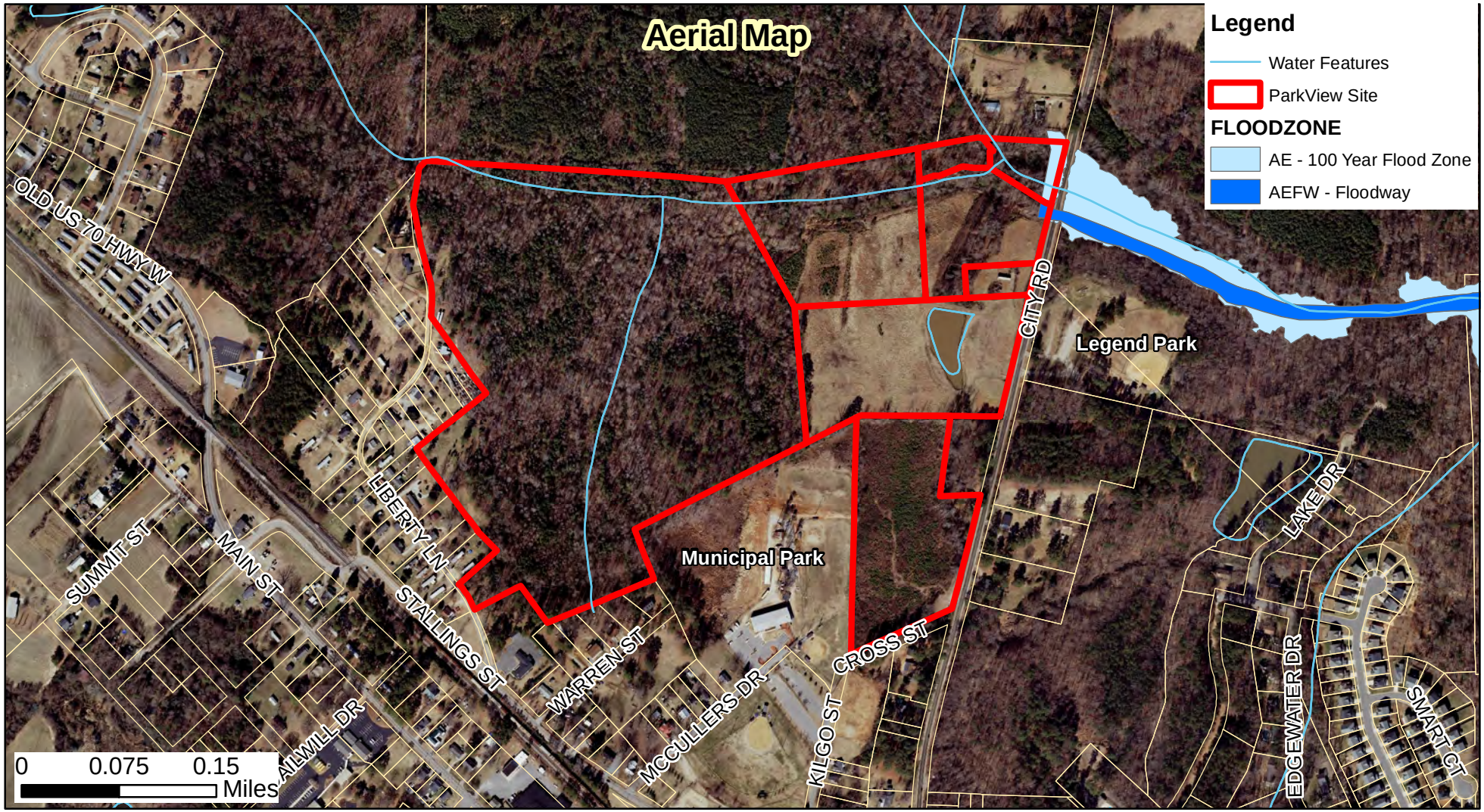
- The applicant is requesting a rezoning from R-E and R-10 to PD-R.
- A Master Plan has been concurrently submitted for review (PSD 2014-112).
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with an adopted plans and policies of the town and explaining why the board considers the action taken to be reasonable and in the public interest.

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of the subject property to PD-R.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS: 1) Aerial Map, **2)** Existing and Proposed Zoning Map, **3)** Proposed Land Use Map, **4)** Application, **5)** Neighborhood Meeting Materials, **6)** Statement of Consistency and Reasonableness, **7)** Planning Board Motion Form



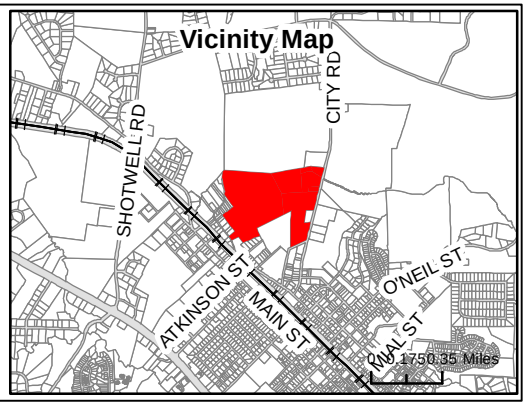
ParkView Planned Development
Rezoning to PD-R

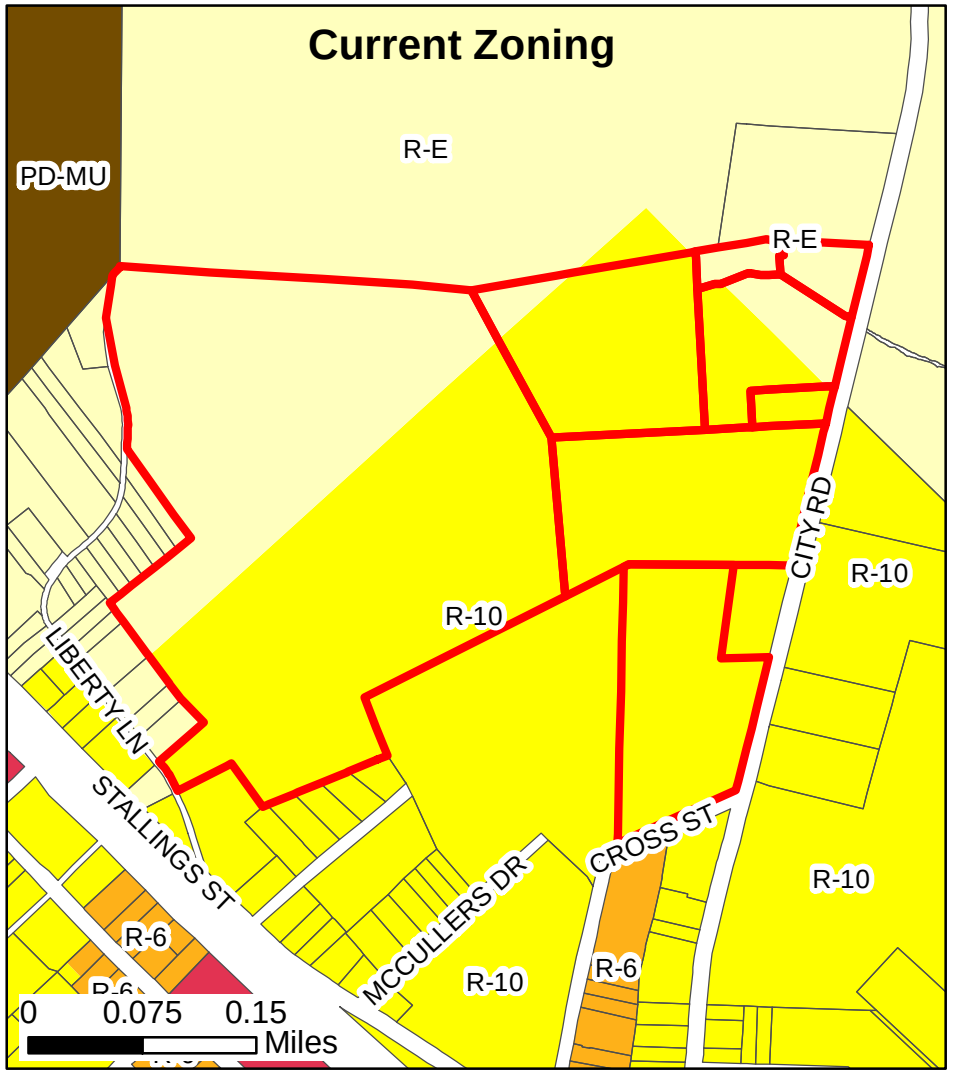
Applicant: DC Adams Engineering, Inc c/o Donnie Adams
Property Owners: Hocutt Baptist Church, Donald C. Adams
Parcel ID Numbers: 165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 165908-98-8050, 165908-97-4746, 165912-87-5175
Tag #s: 03030069, 05H02017A, 05H02017M, 05H02017K, 05H02017P, 05H02017O, 05H02017C, 05030071
File Number: PDD 2014-111

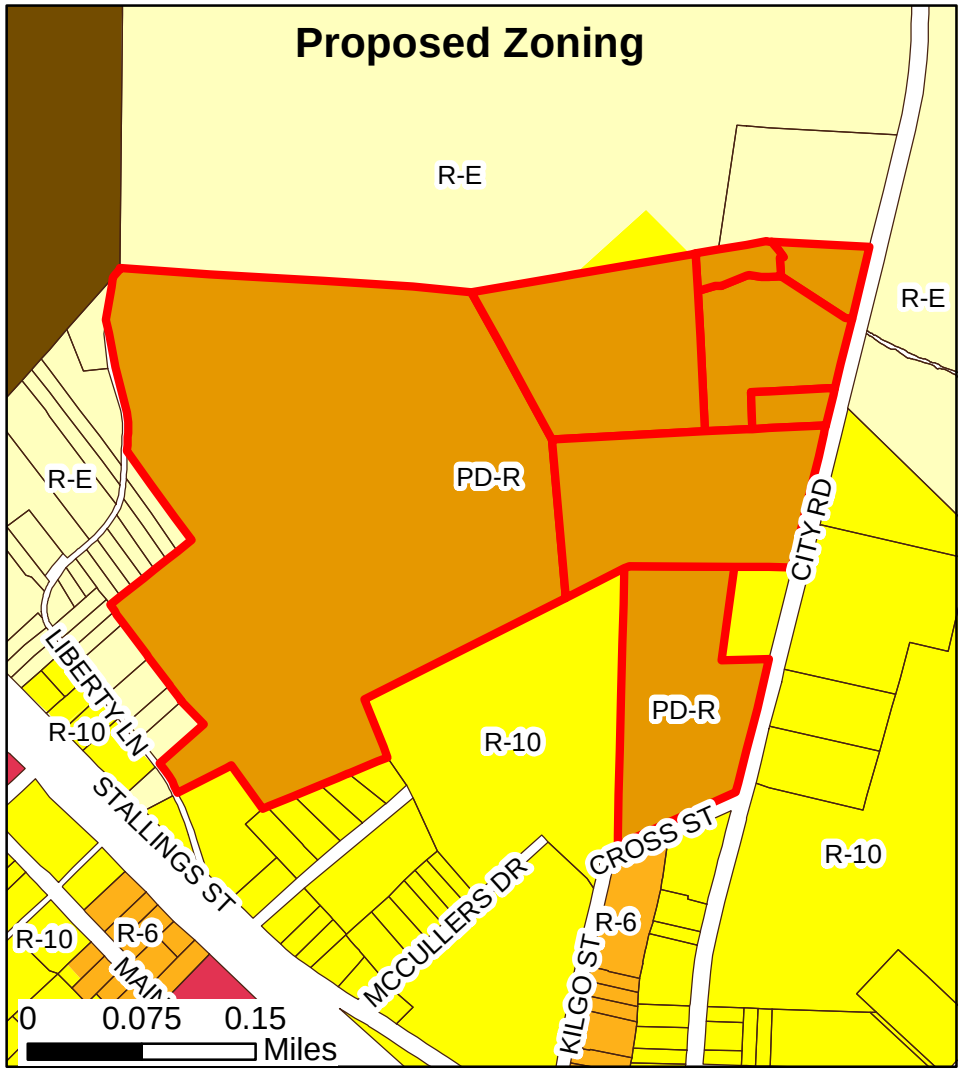
Produced by: TOC Planning

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

10/20/14







ParkView Planned Development
Rezoning to PD-R

Applicant: DC Adams Engineering, Inc c/o Donnie Adams
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File Number: PDD 2014-111

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10/20/14

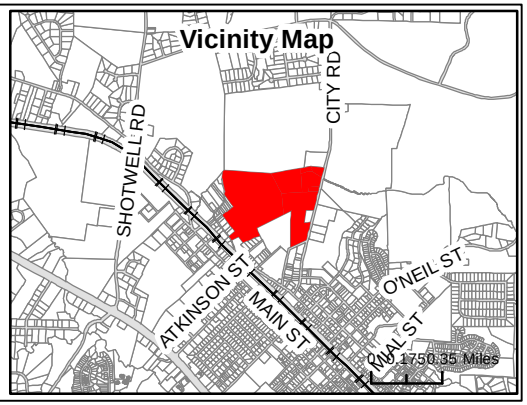
Legend

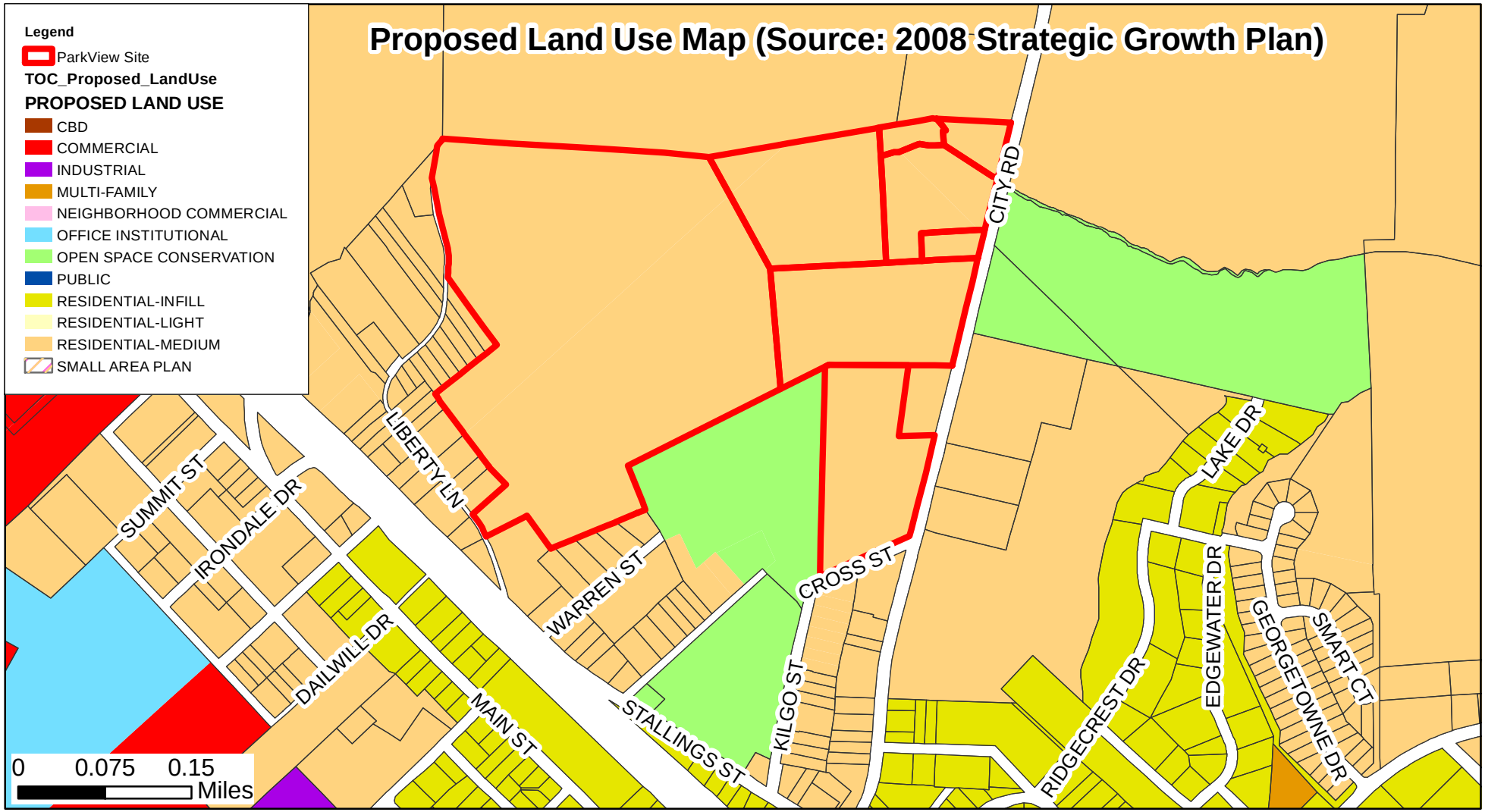
ParkView Site

Zoning

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

N





Proposed Land Use Map (Source: 2008 Strategic Growth Plan)

ParkView Planned Development Rezoning to PD-R

Applicant: DC Adams Engineering, Inc c/o Donnie Adams
Property Owners: Hocutt Baptist Church, Donald C. Adams
Parcel ID Numbers: 165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 165908-98-8050, 165908-97-4746, 165912-87-5175
Tag #s: 03030069, 05H02017A, 05H02017M, 05H02017K, 05H02017P, 05H02017O, 05H02017C, 05030071
File Number: PDD 2014-111

Produced by: TOC Planning

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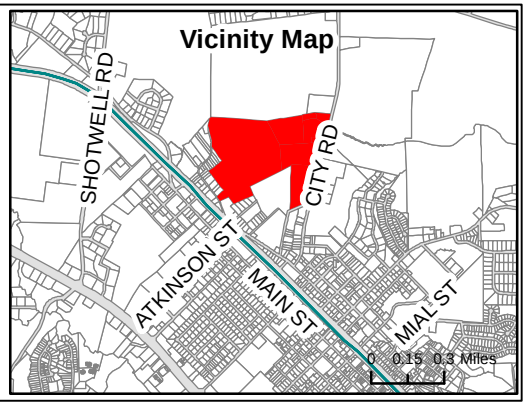
10/21/14

N



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.
=. $1414.70

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: PARKVIEW **Acreage of Property:** 82.94

Parcel ID Number: SEE ATTACHED LIST **Tax ID:** SEE ATTACHED LIST

Deed Book: SEE ATTACHED LIST **Deed Page(s):** SEE ATTACHED LIST

Address: SEE ATTACHED LIST

Location: THE PROPERTY IS LOCATED ON CITY RD ACROSS THE STREET FROM LEGEND PARK

Existing Use: UNDEVELOPED **Proposed Use:** PLANNED DEVELOPMENT – RESID.

Existing Zoning District: R-10

Requested Zoning District PDD-RD

Is project within a Planned Development: ☐ Yes ☐ No

Planned Development District (if applicable): _____

Is project within an Overlay District: ☐ Yes ☑ No

Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number: 2014-111 Date Received: 9/3/14 Amount Paid: $1414.70

OWNER INFORMATION:

Name: SEE ATTACHED LIST

Mailing Address:

Phone Number: **Fax:**

Email Address:

APPLICANT INFORMATION:

Applicant: DC ADAMS ENGINEERING, INC

Mailing Address: 335 ATHLETIC CLUB BLVD

Phone Number: 919-763-7278 **Fax:** N/A

Contact Person: DONNIE ADAMS

Email Address: donnie@dcadamspe.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:

- [x] 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. AN UPDATED BOUNDARY SURVEY IS BEING CONDUCTED.
- [x] 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. UNDER DEVELOP
- [x] A copy of the last recorded deed for the subject property.

JUSTIFICATION STATEMENT

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

THIS REZONING REQUEST IS FOR A PROPOSED PDD-RD. THERE WILL BE THREE DIFFERENT RESIDENTIAL USES WITHIN THE PDD: SINGLE FAMILY DETATCHED, SINGLE FAMILY ATTACHED (TRI-PLEX) AND SINGLE FAMILY TOWNHOMES (3 UNIT ATTACHED).

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

THE PROPOSED PLAN WILL BE CONSISTENT WITH ADOPTED PLANS OF THE TOWN AND WILL PROVIDE A MIXTURE OF RESIDENTIAL UNITS.

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

THE PROPERTY IS CURRENTLY LOCATED IN THE TOWN LIMITS AND IS VACANT/UNDEVELOPED ~~DEVE~~ REZONING THIS PROPERTY WILL ALLOW FOR ORDERLY DEVELOPMENT AS WELL AS GREEN WAY CONNECTIVITY FOR THE TOWN.

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

THE PROPOSED ZONING CHANGE WILL NOT CHANGE THE USE, BUT WILL ALLOW FLEXIBILITY IN DEVELOPMENT TO FACILITATE BETTER OVERALL USE OF THE 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 REZONING WILL NOT INCREASE THE CURRENT ZONING DENSITY OF 4 UNITS/ACRE. AS SUCH THE TOWN HAS ANTICIPATED THE PROPOSED DENSITY AND SHOULD HAVE ALL FACILITIES IN PLACE.

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

THE LEGAL PURPOSES FOR ZONING HAVE NOT BEEN VIOLATED.

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 REZONING SHOULD HAVE A POSITIVE ~~HAS~~ EFFECT INSTEAD OF A NEGATIVE.

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

THIS CHANGE WILL 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.

DONALD C. ADAMS, JR		9/2/2014
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERY OWNERS LIST

Project Name: PARKVIEW

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS

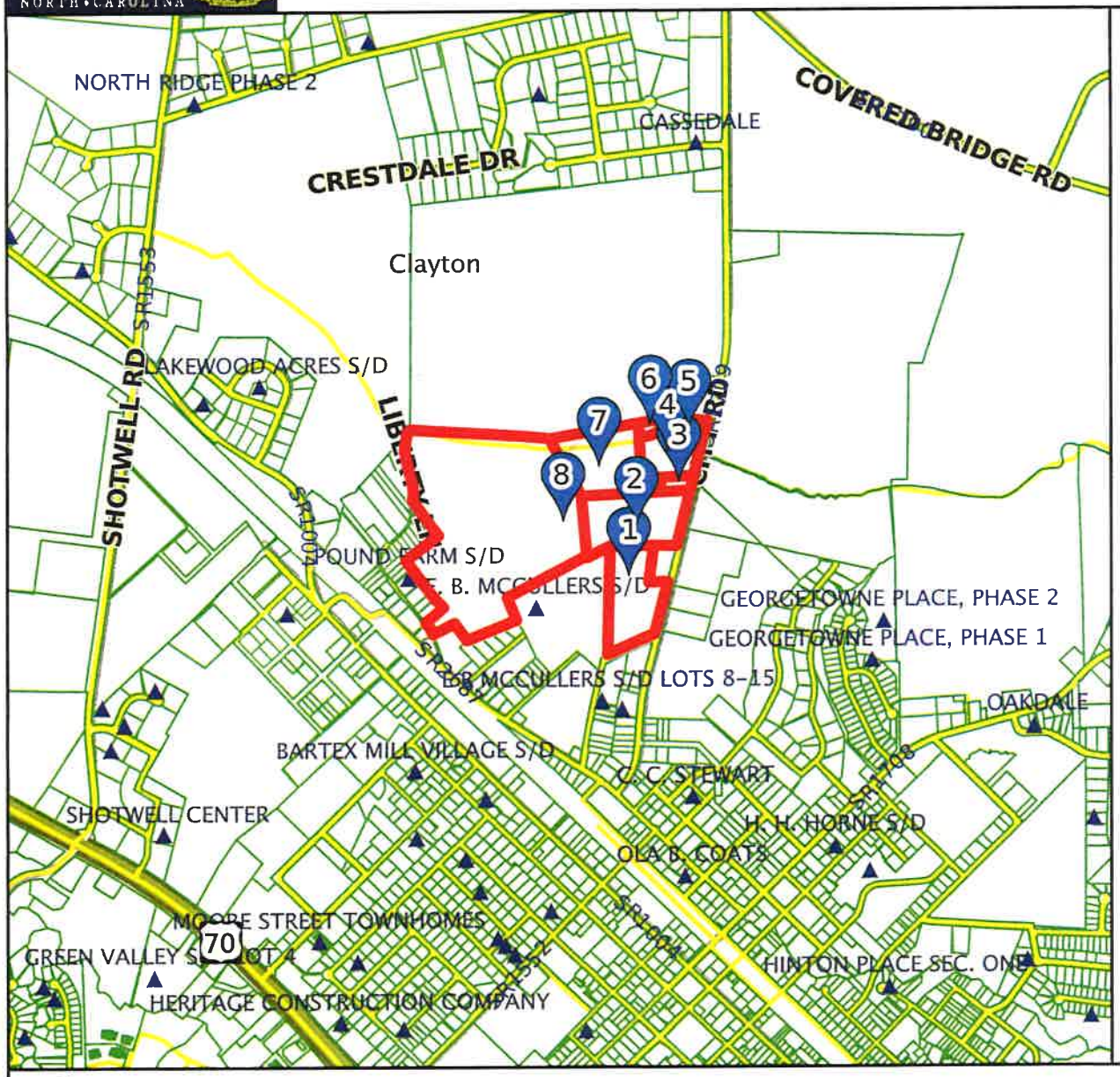
SEE ATTACHED

OWNER INFORMATION 1 OF 3

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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



Result 1

id:	05030069
Tag:	05030069
Tax Unique Id:	3813376
NCPin:	165912-96-6490
Mapsheet No:	165912
Owner Name 1:	HOCUTT BAPTIST CHURCH
Owner Name 2:	
Mail Address 1:	314 W HORNE ST
Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-0000
Site Address 1:	
Site Address 2:	
Book:	03462
Page:	0352
Market Value:	77040
Assessed Acreage:	8.42
Calc. Acreage:	8.424
Sales Price:	0
Sale Date:	2007-12-05

Scale: 1:17872 - 1 in. = 1489.29 feet

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

Johnston County GIS
September 2, 2014

OWNER INFORMATION 2 OF 3

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 2

id: 05H02017A
Tag: 05H02017A
Tax Unique Id: 3857188
NCPin: 165912-97-6270
Mapsheet No: 165912
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 85310
Assessed Acreage: 9.64
Calc. Acreage: 9.624
Sales Price: 0
Sale Date: 2004-10-28

Result 3

id: 05H02017M
Tag: 05H02017M
Tax Unique Id: 3817334
NCPin: 166905-07-1503
Mapsheet No: 166905
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 28560
Assessed Acreage: 0.8
Calc. Acreage: 0.802
Sales Price: 0
Sale Date: 2004-10-28

Result 4

id: 05H02017K
Tag: 05H02017K
Tax Unique Id: 3870071
NCPin: 166905-07-0894
Mapsheet No: 166905
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 60320
Assessed Acreage: 4.57
Calc. Acreage: 4.59
Sales Price: 0
Sale Date: 2004-10-28

Result 5

id: 05H02017P
Tag: 05H02017P
Tax Unique Id: 3817335
NCPin: 166905-07-2906
Mapsheet No: 166905
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 36290
Assessed Acreage: 1.26
Calc. Acreage: 1.28
Sales Price: 0
Sale Date: 2004-10-28

OWNER INFORMATION 3 OF 3

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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

Result 6

id: 05H02017O
Tag: 05H02017O
Tax Unique Id: 3870072
NCPin: 165908-98-8050
Mapsheet No: 165908
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 21330
Assessed Acreage: 0.79
Calc. Acreage: 0.793
Sales Price: 0
Sale Date: 2004-10-28

Result 7

id: 05H02017C
Tag: 05H02017C
Tax Unique Id: 3870070
NCPin: 165908-97-4746
Mapsheet No: 165908
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 61690
Assessed Acreage: 8.79
Calc. Acreage: 8.79
Sales Price: 0
Sale Date: 2004-10-28

Result 8

id: 05030071
Tag: 05030071
Tax Unique Id: 3796483
NCPin: 165912-87-5175
Mapsheet No: 165912
Owner Name 1: ADAMS, DONALD C
Owner Name 2:
Mail Address 1: 1340 OLD DRUG STORE RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7610
Site Address 1:
Site Address 2:
Book: 04309
Page: 0823
Market Value: 266590
Assessed Acreage: 48.67
Calc. Acreage: 48.72
Sales Price: 0
Sale Date: 2013-06-17

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

PDD 2014-111 ParkView Planned Development Rezoning to PD-R

The Planning Board 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:

- Proposed Land Use Map
- Objective 1.2 Increase Residential Presence Downtown
- Objective 2.1 Balanced Development/ Investment: Old and New
- 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 **the scale of the development, the close proximity of the project to the downtown core, compatibility with surrounding land uses and existing infrastructure, and the need for flexible standards based on unique site topography and natural features;** the above referenced zoning amendment is reasonable and in the public interest.

TOWN OF CLAYTON
MOTION FORM

ZONING ORDINANCE AMENDMENT
(Rezoning)

PDD 2014-111 ParkView Planned Development Rezoning to PD-R

Planning Board motion to recommend [approval/denial] of Planned Development Case #PDD 2014-111 and to recommend approval of the Statement of Consistency and Reasonableness included in the Agenda packet (with the following modifications:

_____

_____

_____)

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

Planning Board
October 27, 2014
Case H

STAFF REPORT

Application Number:	PSD 2014-112 (Preliminary Plat / Master Plan for Planned Development)
Project Name:	ParkView Planned Development
Associated Application:	PDD 2014-111 (Rezoning to PD-R)
NC PINs:	165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 165908-98-8050, 165908-97-4746, 165912-87-5175
TAG #s:	03030069, 05H02017A, 05H02017M, 05H02017K, 05H02017P, 05H02017O, 05H02017C, 05030071
Town Limits/ETJ:	ETJ and Town Limits
Overlay:	None
Applicant:	DC Adams Engineering, Inc.
Owners:	Hocutt Baptist Church, Donald C. Adams
Neighborhood Meeting:	Held October 20, 2014
Public Noticing:	Property posted October 17, 2014

PROJECT LOCATION: The 82.94 acre project is located west of City Road and east of Liberty Lane, and north of Municipal Park.

REQUEST: The applicant is requesting Master Plan approval, with the Master Plan acting as the Preliminary Subdivision Plat approval for the for the ParkView Planned Development to allow a maximum of 330 residential units.

SITE DATA:

Acreage:	82.94 acres (8 parcels)
Present Zoning:	Residential Estate (R-E) and Residential 10 (R-10)
Proposed Zoning:	Planned Development – Residential (PD-R)
Existing Use:	Vacant
Existing Impervious:	None – site is undeveloped
Overlay:	None

DEVELOPMENT DATA:

Proposed Uses:	Residential units – mix of housing types (single family, triplex, duplex, and townhome)
Buildings:	Maximum 330 residential units
Density:	Maximum 4 units/acre
Number of Stories:	Maximum height of 35 feet
Impervious Surface:	Maximum 45% for gross project area. Maximum 75% impervious coverage per residential lot.
Required Parking:	2 spaces per unit
Fire Protection:	The Town of Clayton Fire Department will provide fire protection.
Access/Streets:	Access off of City Road and Liberty Lane. All streets will be public right-of-way.
Water/Sewer Provider:	Town of Clayton
Electric Provider:	Town of Clayton

ADJACENT ZONING AND LAND USES:

North:	Zoning:	Residential Estate (R-E)
	Existing Use:	Undeveloped/Forested, Single Family Residential
South:	Zoning:	Residential-10 (R-10), Residential-6 (R-6)
	Existing Use:	Community Park, Single Family Residential
East:	Zoning:	Residential-10 (R-10)
	Existing Use:	City Road, Single Family Residential
West:	Zoning:	Residential Estate (R-E)
	Existing Use:	Single Family Residential

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting preliminary subdivision plat approval for the Master Plan for the ParkView Planned Development. This 82.94 acre project is under concurrent request to be rezoned to Planned Development Residential (PD-R) under case # PDD 2014-111. Both the rezoning and the master plan must be approved for the PD-R District to be approved.

The Master Plan is also acting as the Preliminary Subdivision Plat, as is permitted by the UDC. All dimensional standards are set within the Master Plan, along with basic street and development patterns, and regulating sheets are included to guide the form of development components. This means that as each phase of the development moves towards construction, the details each phase (exact placement of lot lines, for example)

would be reviewed and approved by staff as a final plat. Individual site components are required to be consistent with the design presented in the regulating and master plan.

- *Note: The exceptions to the above include the townhome sections and recreation areas. The townhome phases will either be kept under single ownership as rentals or subdivided into lots which encompass the unit only leaving the remainder of the land in common ownership. Consequently the townhome sections will either be processed as a Major Site Plan with approval by the Planning Board or return to Town Council for subdivision approval. Development of the recreation areas will be processed as Minor Site Plans (staff-level review).*

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

The applicant is requesting a maximum of 330 residential units, to be comprised of a mix of single family, townhome, duplex, and triplex units. The units are clustered in higher densities, due primarily to the unique topography and natural features (streams) of the site, which limit development patterns. The project includes both active and passive recreation and open space, and identifies resource conservation areas as permanently preserved (as is required). A 10 foot multi-use path, neighborhood garden, and community "pocket parks" are included as project amenities. Staff has requested that the applicant include more detail regarding amenities within the recreation and open space areas.

Planned Development Review Criteria

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

Definition:

Definition of PD-R (§155.200(A)(3)(a)): "The PD-R district provides opportunities for master-planned residential communities containing a mix of housing types, including associated amenities with appropriate perimeter buffering and open space. This district is primarily intended for large-scale residential projects that require either additional flexibility not available in a residential district or greater scrutiny by the town due to their scale." Per §155.203(L)(2), "The Planned Development -Residential District is an option provided to encourage a mix of housing options within a comprehensively planned development, allowing a density bonus in return for the provision of a higher quality development."

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

- The development proposed in the master plan is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
- Each planned development shall provide a comprehensive set of design guidelines that demonstrate the project will be appropriate within the context of the surrounding properties and the larger community. All bulk, area and dimensional standards shall be established by the Town Council at the time of approval.
- No resource conservation area (see § 155.500) shall be counted towards lot area. This shall not preclude the platting of lots in such areas, provided that adequate lot area outside the resource conservation area is provided.
- No resource conservation area shall be counted towards the recreation and open space requirements.
- The planned development master plan shall meet or exceed the recreation and open space requirements of an open space residential subdivision.
- A phasing plan is required.

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

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

Preliminary Plat Findings of Fact

Since the Master Plan is also acting as a Preliminary Subdivision Plat, the applicant is required to address the Findings of Fact outlined in §155.706 of the UDC. These have been included with this report as Attachment 1.

Consistency with the Strategic Growth Plan

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

- Proposed Land Use Map
- Objective 1.2 Increased Residential Presence Downtown
- Objective 2.1 Balanced Development/ Investment: Old and New
- Objective 2.5 More Housing Opportunities: Beyond Starter Homes (*Continue to encourage diverse housing stock. Promote planned development, which allows more flexibility in housing types.)*

The Proposed Land Use Map shows the site as "Residential – Medium."

Consistency with the Unified Development Code

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

Compatibility with Surrounding Land Uses

At a proposed density of four units per acre, the proposed development is consistent with the density of surrounding residential property. The development patterns themselves are different from those of downtown (clustered development), but the preservation of existing vegetation and overall density of just 4 units per acre preserves compatibility.

Landscaping and Buffering

A 30 foot Class C perimeter buffer is provided along the boundary of the property. Where able, existing trees and vegetation will be preserved to meet the standards of the Class C buffer. Where a Class C buffer is planted, it will be a minimum of 20 feet in width. All landscaping will be required to meet the standards for height and

caliper as established in the UDC. Street tree species is required to receive approval from the Planning Director as they will be located in the public right-of-way.

Recreation and Open Space

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

Overall Recreation and Open Space

Required: Either 12.5% of net site area OR 1,245 sf per unit, whichever is greater.
In this case, the calculation utilizing 1,245 sf per unit at 330 units is the greater, requiring 9.43 acres of recreation and open space. Recreation and Open Space may NOT include resource conservation areas (the exception is paved greenway if located in a RCA).

Provided: 27.04 acres outside of the RCA

Improved Recreation Areas

Required: At least 25% of the required recreation and open space shall be improved.
25% of 9.43 acres is 2.35 acres.

Provided: Gazebo Space: 0.37 acres
Neighborhood Garden: 2.14 acres
Greenway Trail: 2.35 acres
Total improved recreation space provided: 4.86 acres

The Master Plan is exceeding the requirements of the recreation and open space. The acreage of passive and active recreation spaces, as well as the type of recreation facilities, will be considered required minimums and cannot be reduced without approval by the Town Council.

Dedicated Land

The applicant is proposing to dedicate the following to the Town:

Greenway Trail:	1.16 acres – *Note: Staff is requiring the dedication of greenway along City Road and Sam's Branch Greenway.*
Resource Conservation Area:	3.29 acres (adjacent to Sam's Branch Creek)
Other:	5.88 acres (north of Sam's Branch to the property line)
Total:	10.33 acres

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

In this case, the just 7.04 acres of the required 9.43 acres is proposed for dedication to the town, leaving 2.4 acres requiring fee-in-lieu at the established rates. Though a total of 10.33 acres are proposed for dedication, RCAs do not count toward dedication or fee in lieu, so a total of 7.04 acres of dedicated land (if accepted by the Town Council) can be used. As stated above, staff is asking for the additional dedication of land along City Road. At the current calculation, fee-in-lieu will be required for 84 of the units.

Greenways and Sidewalks

The property is bounded on the north by Sam's Branch creek. The Town is currently in design for the extension of the existing Sam's Branch Greenway west all the way to the entrance to Legend Park. As such, the greenway shown on the Master Plan would connect to this greenway and all the way to the Neuse River and the Mountain to Sea Trail.

The greenway also has potential important connections to downtown, providing access for the subdivision residents to the downtown area as well as nearby parks, and also providing access for downtown residents or visitors to access the Sam's Branch Greenway (and Mountain to Sea Trail) without having to drive to a parking area/trailhead.

Staff supports the applicant's proposal to waive the requirement for sidewalks on both sides of the road so long as a minimum 10 foot wide paved multi-use path / greenway is provided at the same length of the roadway network (essentially replacing the sidewalk "lost," calculated in linear footage). Staff supports this because while some accessibility is lost with the reduction in sidewalks, this accessibility is made up by the presence of a multi-use path which provides access to other portions of the development, and acts as a part of the Sam's Branch Greenway Trail. Benefits to the applicant include the ability to use the calculated square footage of the paved pathway toward their improved recreation requirements, a reduced roadway cross-section width, and possible reduction in costs of asphalt vs. concrete.

In this case, 8,493 linear feet of sidewalk is provided and so it is assumed the actual required sidewalk (as required by the UDC) would be twice that, or an additional 8,493 linear feet. Just 5,110 linear feet of 10 foot paved greenway is shown on the plan, leaving a 3,383 linear foot deficit that must be paid in fee-in-lieu (assuming the request to allow sidewalks on just one side of the street and allow greenway development in lieu of a fee-in-lieu is approved by the Council). Adding the greenway along City Road, would help offset the deficiency stated above.

A 20 foot easement is shown from the primary entrance on City Road to the south end of the property to allow for future greenway development. Again, the developer will be required to construct the Greenway along City Road.

Environmental

As required in the UDC, resource conservation areas (including riparian buffers and 100-year flood zones) shall be preserved by a binding legal instrument recorded with the deed as each phase is platted. Riparian buffers not considered "stream buffers" by the UDC will meet all state preservation requirements. All other riparian buffers that meet the definition of the UDC in Article 5 shall include a 50 foot undisturbed buffer, measured from the top of bank.

According to the Master Plan, there are 14.36 acres of RCAs on the site, all of which shall remain undisturbed unless proper permits and approvals are received from the State or Town, as applicable.

Signs

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

Access/Streets

Primary development access is off of City Road, and shall align with the Legend Park entrance drive.

Traffic Impact Analysis
A Traffic Impact Analysis is being completed by the applicant, and shall be reviewed by NCDOT and the Town upon availability. All Traffic improvements recommended by NCDOT shall be installed prior to the issuance of a certificate of occupancy for the phase that generates the need for the improvement.

Required Access Points
Per the UDC, no more than 75 certificates of occupancy may be issued within the subdivision until the required secondary access has been constructed or bonded for construction. The secondary entrance is proposed just north of the primary entrance to the subdivision. No more than 250 certificates of occupancy may be issued within the subdivision until the required third access has been constructed or bonded for construction. The third access is shown at Liberty Lane.

Alternative Cross-Section
An alternative cross-section is proposed as part of this development. The cross-section includes sidewalk on just one side of the street. Please see the discussion of this in "Recreation and Open Space" element of this report.

The cross-section also proposed a six foot wide planting strip between the sidewalk and the road edge, thus placing the street trees in the public right-of-way. Staff supports the planting strip because of improved aesthetics and enhanced pedestrian safety when the sidewalk is further from the road and buffered by trees.

Multi-Modal Access
The location of the proposed greenways allow for development of access points to Downtown Clayton as well as to Legend Park and Municipal Park.

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

Architecture/Design
Mix of Housing Types
While totals of housing units by type are included in the Master Plan, the exact mix and location of housing types is not intended to be finalized by this Master Plan. Rather, so long as a mix of housing types is included and the maximum number of 330 units is not exceeded (mix to be chosen from the pre-established housing types in the Master Plan), the number of each type of home may vary depending on market conditions, etc.

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

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

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

Waivers/Deviations/Variances from Code Requirements

1. Revised street Cross-Section.
2. Allow construction of 10 foot paved multi-use path / greenway on a linear foot-for-foot basis, in place of a fee-in-lieu. Fee-in-lieu would be required for the difference, in this case for 3,883 linear feet of sidewalk (assuming waiver of requirement for 8,493 linear feet of sidewalk and provision of 5,110 linear feet of multi-use path).

CONSIDERATIONS

- The applicant is requesting approval of a Master Plan for the ParkView Planned Development. The Master Plan also acts as the preliminary subdivision plat and so the approval process is quasi-judicial.
- This approval is subject to approval of PDD 2014-111 (Rezoning to PD-R).
- The final decision is made by the Town Council with recommendation from the Planning Board.

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 Attachment 1 of the Staff Report.

STAFF RECOMMENDATION

Staff is recommending:

1) Approval of the requested waivers for the alternative street cross-section and to allow fee-in-lieu for sidewalk in the form of a 10 foot paved greenway (on a linear foot-per-foot basis) in addition to the standard fee-in-lieu.
2) Approval of the Master Plan with the conditions listed below

CONDITIONS:

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

2. The development of the site is limited to the site design and uses approved by the Town Council. Modifications to the approved Master Plan / Preliminary Subdivision Plan shall require review and approval in accordance with Section 155.705 of the Unified Development Code.

3. The Master Plan / Preliminary Subdivision Plan is considered a preliminary plat. Individual phases are subject to final plat review, except that Townhome phases that are not to be further subdivided shall be reviewed as a Major Site Plan.

4. Neighborhood parks and amenities shall be reviewed as Minor Site Plans prior to construction.

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

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

7. Land shown as "dedicated to the Town of Clayton" shall be dedicated to the Town prior to Final Plat approval for the first phase of the development.

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

9. All traffic improvements as recommended by NCDOT shall be installed prior to the issuance of a certificate of occupancy for the phase that generates the need for the improvement. Additional right-of-way necessary for City Road shall be dedicated as a part of the first phase of the development.

10. The access drive to the development shall align with the Legend Park driveway.

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

12. Five foot wide sidewalks or ten foot wide multi-use paths shall be installed along one side of all roadways within the development. Where sidewalks are not present on both sides of the road, the developer shall provide equal linear footage of ten-foot wide paved greenway/multi-use trails within the development. Fee-in-lieu shall be required for the difference in linear footage between the required sidewalk length and provided greenway length.

13. All sidewalks and greenways shall be bonded or constructed prior to plat recordation for the associated phase.

14. Sam's Branch Greenway shall be bonded and constructed prior to the platting of phase II of the Development.

15. Internal greenway shall be constructed prior to the first Certificate of Occupancy for the adjacent phase.

16. The neighborhood garden plot shall be completed prior to the platting of phase 5 of the development.

17. The acreage of passive and active recreation areas identified in the Master Plan shall be considered minimum requirements and may not be reduced without approval by the Town Council. The recreation areas shall be constructed concurrent with the construction an adjacent phase.

18. A Class C Buffer and the 10 foot paved greenway shall be constructed along City Road prior to the issuance of the first Certificate of Occupancy. Class C buffers around the remainder of the site shall be installed concurrently with construction of the associated phase of the development.

19. A mix of at least three housing types shall be required and shall be selected from the list of housing type options presented in the regulating plan. The specific percentage of each housing type shall be flexible, but shall be chosen from the housing and lot types established in the regulating plan, and are subject to approved setbacks and dimensional standards established for each housing/lot type in the regulating plan. In no case shall the maximum density exceed 4 units per acre (330 units). Detached single family lot types may be considered as separate housing types with approval by the Planning Director so long as the lot sizes vary and permit a variety of housing styles/sizes.

20. Final location and configuration of Cluster Mailbox Units (CBUs) shall be determined in the final plat/site plan review (as applicable) for each phase. CBU's are required to have sidewalk /pedestrian access and must be approved by the USPS.

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

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

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

24. All signs shall require review and approval pursuant to §155.713.

25. Final design of individual elements identified within the Regulating Plan (such as lighting, recreation, or housing elevations) may be modified during individual phase review without need to modify the Regulating Plan, but shall be approved by staff and shall respect (or exceed) the intent and vision of the original approval/design shown in the Regulating Plan, including but not limited to quality, style, and materials. Modifications that are determined by the Planning Director not to meet or exceed the original intent or do not classify as "minor" modifications per §155.705 shall require major review and approval.

26. The review and approval of project water, sewer, storm drainage and street construction drawings is a separate process. Two sets of these drawings must be submitted for approval to Public Works Department when they become available.

27. Resource Conservation Areas as defined in Article 5 of the Unified Development Code shall remain undisturbed pursuant to standards of Article 5, and shall be shown on all plats as being permanently set aside pursuant to §155.500(C).

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

29. A homeowners' association document shall be reviewed by staff and recorded prior to final plats. Such document shall assure responsibility for maintenance of all common facilities and provide adequate means for funding to do so.

Planning Board Recommendation:

Attachments: 1) Subdivision Findings of Fact, **2)** Zoning & Aerial Map, **3)** Application, **4)** Neighborhood Meeting Materials, **5)** Master Plan / Preliminary Subdivision Plan

APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY

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

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

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS AND CONFORMS TO THE UDO.

(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.

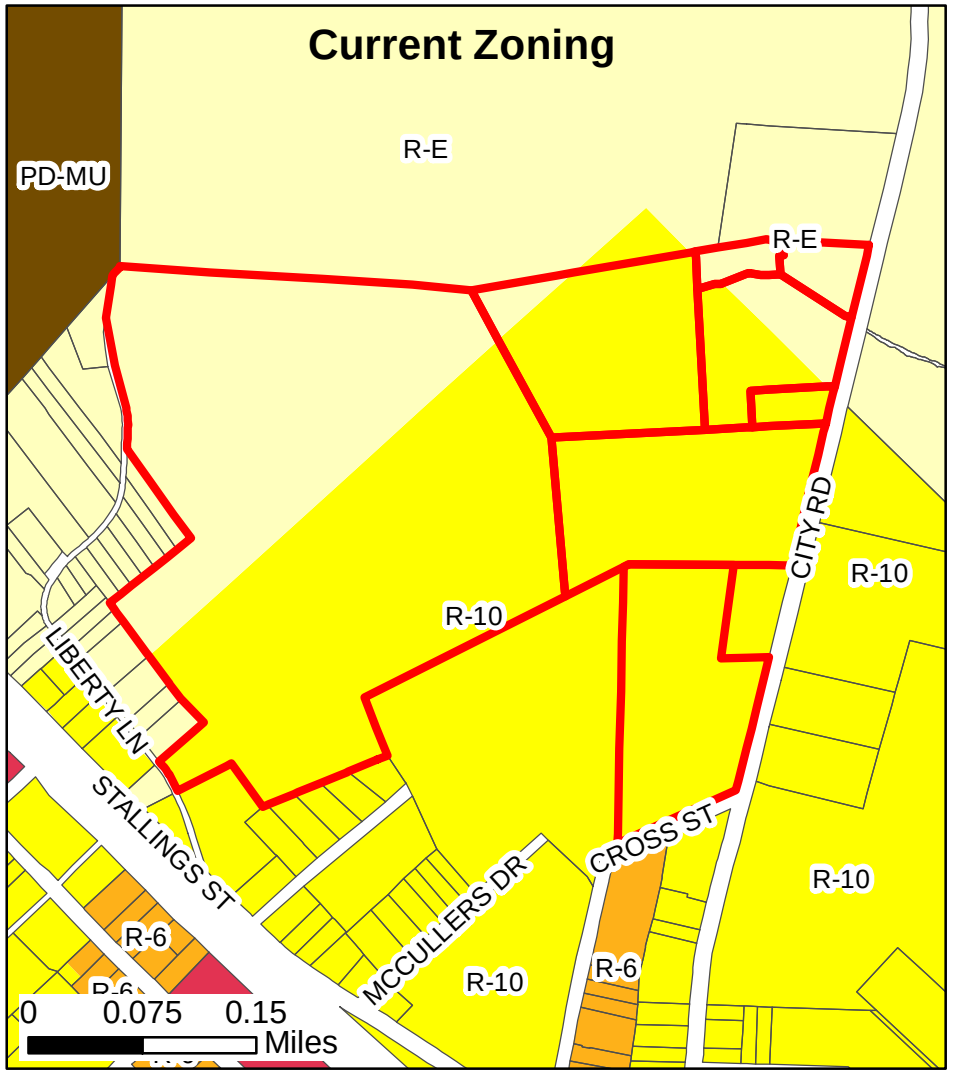
THE SUBDIVISION DESIGN IS SUCH THAT IT WILL BE BENEFICIAL TO ORDERLY DEVELOPMENT ON ADJACENT TRACTS. THIS DEVELOPMENT WILL ADD TO THE TOWN'S GREENWAY TRAIL SYSTEM AND IMPROVE WALKABILITY WITHIN THE CITY LIMITS.

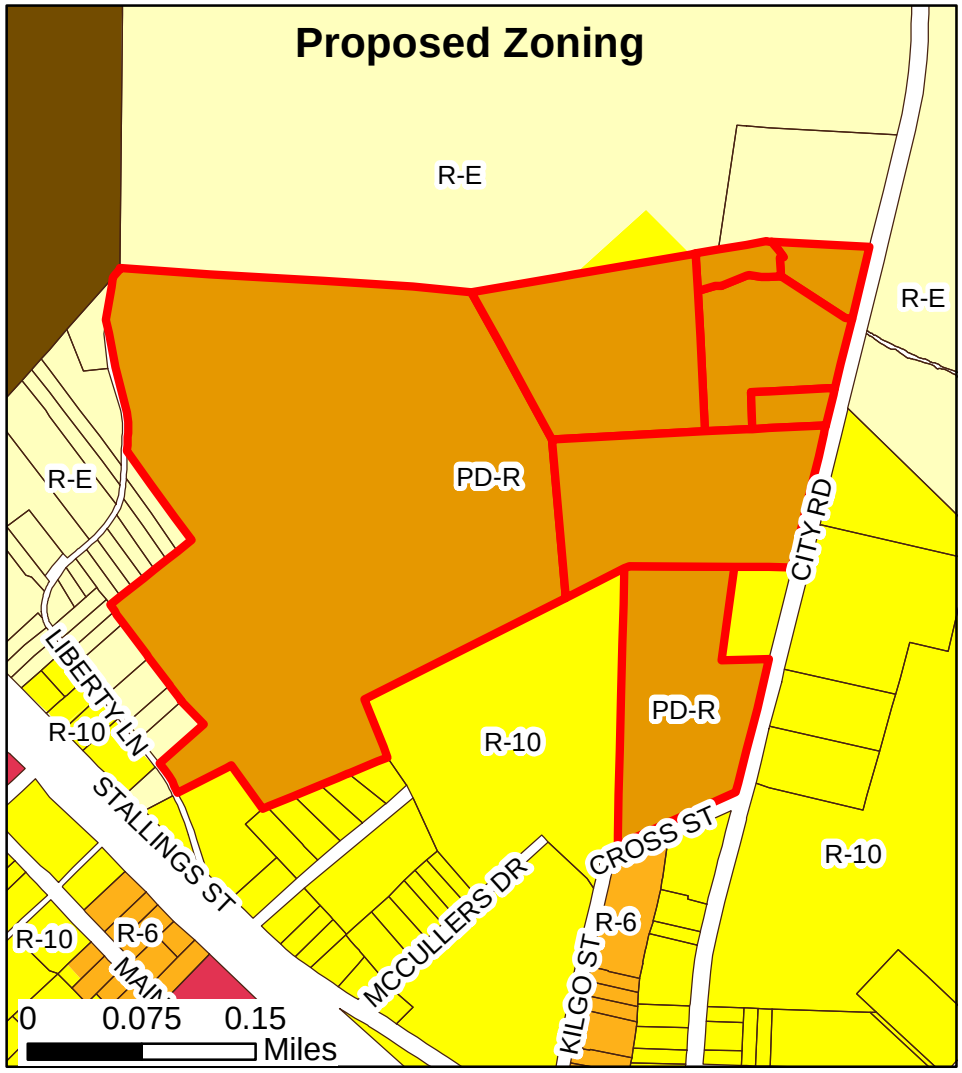
(3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

THE SUBDIVISION IS DESIGNED TO PROVIDE PROPER TRAFFIC FLOW WITHIN THE NEIGHBORHOOD AND PROVIDES APPROPRIATE POINTS OF CONNECTION TO THE EXISTING STREET SYSTEM FOR SAFE INGRESS AND EGRESS.

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

THIS SUBDIVISION IS CONSISTENT WITH THE ORDERLY GROWTH AND DEVELOPMENT PATTERN IN THE TOWN.





ParkView Planned Development
Rezoning to PD-R

Applicant: DC Adams Engineering, Inc c/o Donnie Adams
Property Owners: Hocutt Baptist Church, Donald C. Adams
Parcel ID Numbers: 165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 165908-98-8050, 165908-97-4746, 165912-87-5175
Tag #s: 03030069, 05H02017A, 05H02017M, 05H02017K, 05H02017P, 05H02017O, 05H02017C, 05030071
File Number: PDD 2014-111

Produced by: TOC Planning

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

10/20/14

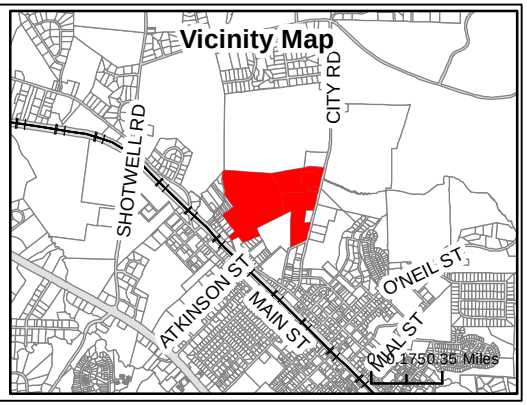
Legend

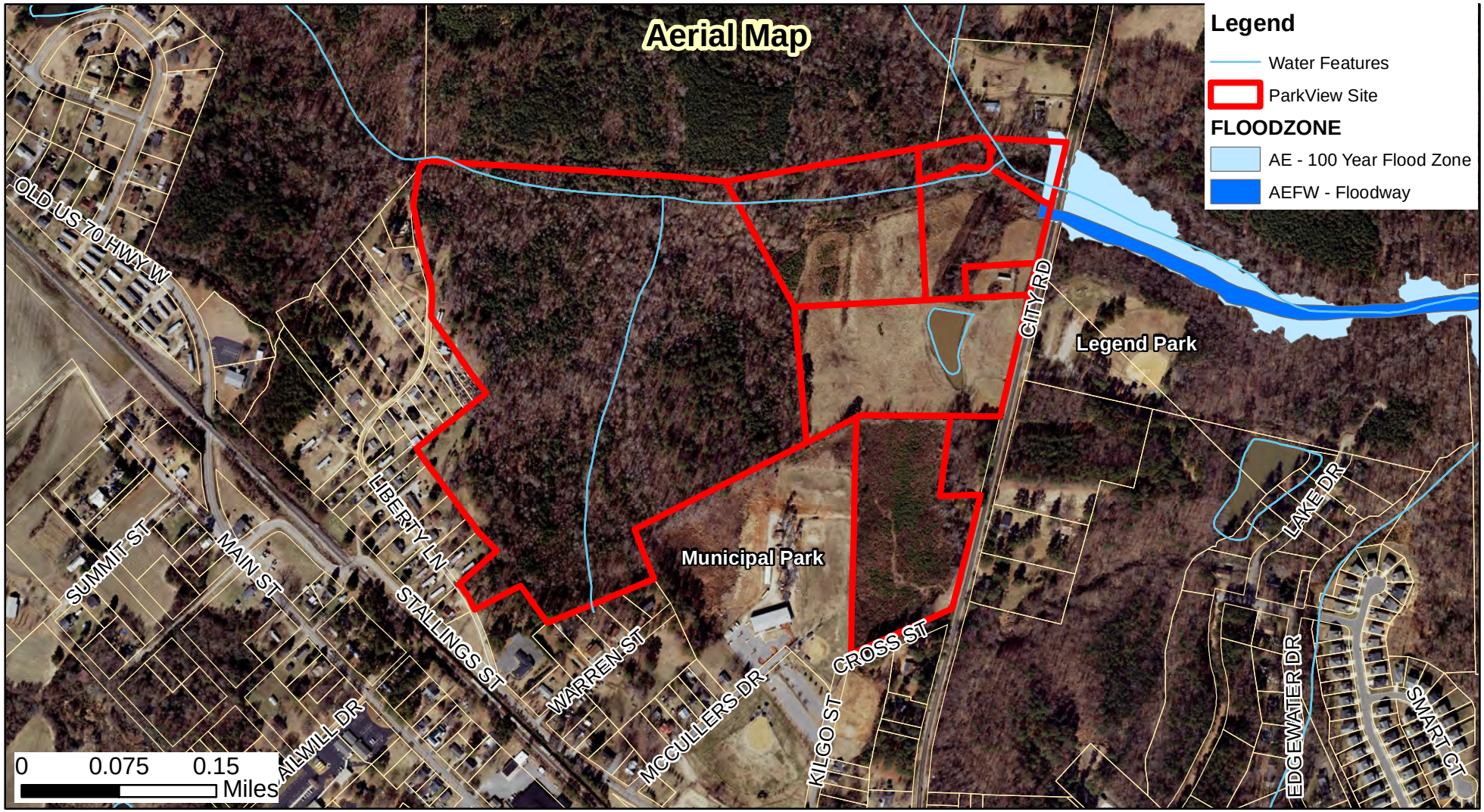
ParkView Site

Zoning

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

N





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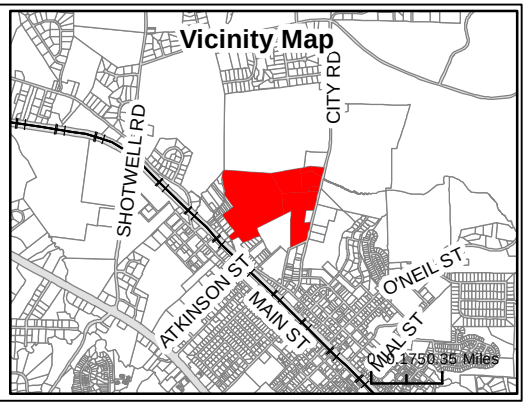
10/20/14



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

SUBDIVISION APPLICATION

Pursuant to Article 7, Section 155.706 of the Unified Development Code, an owner of land within the jurisdiction of the Town (or a duly authorized agent) may petition the Town of Clayton to approve a Subdivision (major, minor, final plat, or exempt) application. Applicants seeking subdivision approval shall schedule a pre-application conference with the Planning Director in accordance with Section 155.702(A).

Subdivision applications must be accompanied by nine (9) sets of the application, nine (9) sets of required plans, an Owner's Consent Form (attached) and the application fee. The application fees are as follows:

- ***Minor Subdivision: $200.00 + $5.00/lot.***
- ***Major Subdivision: $400.00 + $5.00/lot.***
- ***Open Space Subdivision = $700.00 + $5.00/acre.*** = $1114.70
- ***Final Plat: $250.00 + $5.00/lot.***
- ***Exempt Map/Recombination: $100.00.***

All fees are due when the application is submitted. Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Major Subdivision applications.

SUBDIVISION TYPE:

Application Type:

☐ ***Minor Subdivision*** ☑ ***Major Subdivision*** ☐ ***Final Plat*** ☐ ***Exempt Map***
☐ ***Recombination***

SITE INFORMATION:

Name of Project: PARKVIEW **Acreage of Property:** 82.94

Preliminary Plat Approval Date (if applicable): N/A

Parcel ID Number: SEE ATTACHED LIST **Tax ID:** SEE ATTACHED LIST

Location: ON CITY RD ACROSS FROM LEGEND PARK

Section(s): MASTER SUBDIVISION PLAN **Phase(s):** _____

Number of Lots (Existing): 0 **(Proposed):** 330 **Min. Lot Size:** 3750 SF

Zoning District: PDD-RD **Planned Development? (Y/N):** Y **Electric Provider:** DUKE ENERGY

Specific Use: RESIDENTIAL DEVELOPMENT

Recreation/Open Space Requirement: ☐ **Fee in lieu** ☐ **Land Dedication (acreage)** _____

FOR OFFICE USE ONLY

File Number: 2014-112 Date Received: 9/3/14 Amount Paid: $2050.00

OWNER INFORMATION:

Name: SEE ATTACHED LIST

Mailing Address:

Phone Number: **Fax:**

Email Address:

APPLICANT INFORMATION:

Applicant: DC ADAMS ENGINEERING, INC

Mailing Address: 335 ATHLETIC CLUB BLVD, CLAYTON, NC 27527

Phone Number: 919-763-7278 **Fax:** N/A

Contact Person: DONNIE ADAMS

Email Address: donnie@dcadamspe.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

The following items must accompany a Subdivision Plan application. This information is required, except where otherwise noted:

- ☑ Required plans *(please see the plan requirements checklist below).*
- ☐ Road Name Approval Application (*if applicable).*
- ☐ A signed and sealed traffic impact analysis *(if required).*
- ☑ Verification of wastewater allocation *(granted or requested).*
- ☐ Verification of approval for the potable water and waste water system improvements from North Carolina Department of Environment and Natural Resources (NCDENR).
- ☐ Verification of approval for individual well and septic systems from Johnston County Department of Environmental Health Services *(if applicable).*
- ☐ Driveway permits *(Town of Clayton or NCDOT encroachment with associated documentation).*
- ☐ A copy of proposed deed restrictions and/or covenants *(if applicable).*

APPLICANT AFFIDAVIT

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

DONALD C ADAMS JR		9/2/2014
Print Name	***Signature of Applicant***	***Date***

APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY

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

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

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS AND CONFORMS TO THE UDO.

(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 SUBDIVISION DESIGN IS SUCH THAT IT WILL BE BENEFICIAL TO ORDERLY DEVELOPMENT ON ADJACENT TRACTS. THIS DEVELOPMENT WILL ADD TO THE TOWN'S GREENWAY TRAIL SYSTEM AND IMPROVE WALKABILITY WITHIN THE CITY LIMITS.

(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 SUBDIVISION IS DESIGNED TO PROVIDE PROPER TRAFFIC FLOW WITHIN THE NEIGHBORHOOD AND PROVIDES APPROPRIATE POINTS OF CONNECTION TO THE EXISTING STREET SYSTEM FOR SAFE INGRESS AND EGRESS.

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

THIS SUBDIVISION IS CONSISTENT WITH THE ORDERLY GROWTH AND DEVELOPMENT PATTERN IN THE TOWN.

ADJACENT PROPERY OWNERS LIST

Project Name: PARKVIEW

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS

SEE ATTACHED

JOHNSTON COUNTY
NORTH • CAROLINA

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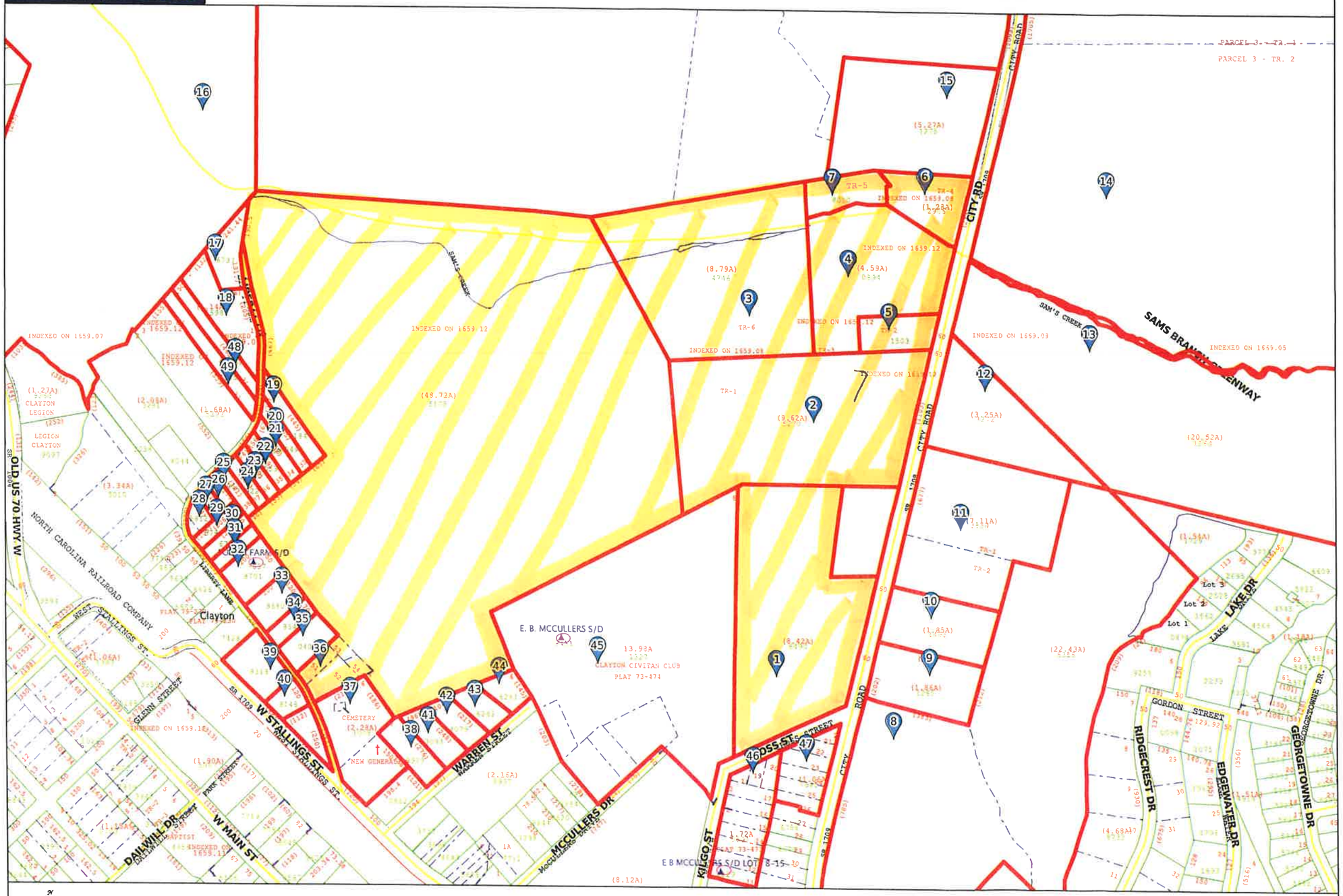

Scale: 1:2762 - 1 in. = 230.15 feet

(The scale is only accurate when printed landscape on a 11 x 17 size sheet with no page scaling.)

Johnston County GIS
August 29, 2014

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Result 2

id: 05H02017A
Tag: 05H02017A
Tax Unique Id: 3857188
NCPin: 165912-97-6270
Mapsheet No: 165912
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 85310
Assessed Acreage: 9.64
Calc. Acreage: 9.624
Sales Price: 0
Sale Date: 2004-10-28

Result 3

id: 05H02017C
Tag: 05H02017C
Tax Unique Id: 3870070
NCPin: 165908-97-4746
Mapsheet No: 165908
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 61690
Assessed Acreage: 8.79
Calc. Acreage: 8.79
Sales Price: 0
Sale Date: 2004-10-28

Result 4

id: 05H02017K
Tag: 05H02017K
Tax Unique Id: 3870071
NCPin: 166905-07-0894
Mapsheet No: 166905
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 60320
Assessed Acreage: 4.57
Calc. Acreage: 4.59
Sales Price: 0
Sale Date: 2004-10-28

Result 5

id: 05H02017M
Tag: 05H02017M
Tax Unique Id: 3817334
NCPin: 166905-07-1503
Mapsheet No: 166905
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 28560
Assessed Acreage: 0.8
Calc. Acreage: 0.802
Sales Price: 0
Sale Date: 2004-10-28

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Result 6

id: 05H02017P
Tag: 05H02017P
Tax Unique Id: 3817335
NCPin: 166905-07-2906
Mapsheet No: 166905
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 36290
Assessed Acreage: 1.26
Calc. Acreage: 1.28
Sales Price: 0
Sale Date: 2004-10-28

Result 7

id: 05H02017O
Tag: 05H02017O
Tax Unique Id: 3870072
NCPin: 165908-98-8050
Mapsheet No: 165908
Owner Name 1: HOCUTT BAPTIST CHURCH
Owner Name 2:
Mail Address 1: 314 W HORNE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02787
Page: 0365
Market Value: 21330
Assessed Acreage: 0.79
Calc. Acreage: 0.793
Sales Price: 0
Sale Date: 2004-10-28

Result 8

id: 05029021
Tag: 05029021
Tax Unique Id: 3864066
NCPin: 166909-06-6358
Mapsheet No: 166909
Owner Name 1: GORDON, HARVEY B
Owner Name 2: GORDON, MILDRED S
Mail Address 1: 328 BARNES ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 119210
Assessed Acreage: 22.43
Calc. Acreage: 22.429
Sales Price: 0
Sale Date:

Result 9

id: 05H02198
Tag: 05H02198
Tax Unique Id: 3885950
NCPin: 166909-06-1265
Mapsheet No: 166909
Owner Name 1: THOMPSON, DELILA R B LIV TRUST
Owner Name 2:
Mail Address 1: 8013 OLD STAGE ROAD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27603-0000
Site Address 1: 300 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 03003
Page: 0637
Market Value: 90710
Assessed Acreage: 1.99
Calc. Acreage: 1.855
Sales Price: 0
Sale Date: 2005-10-26

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Result 10

id: 05H02199C
Tag: 05H02199C
Tax Unique Id: 3885952
NCPin: 166909-06-1495
Mapsheet No: 166909
Owner Name 1: JOHNSON, RALPH MCDONALD
Owner Name 2:
Mail Address 1: 352 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 352 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 01498
Page: 0235
Market Value: 94030
Assessed Acreage: 1.85
Calc. Acreage: 1.848
Sales Price: 0
Sale Date: 1996-02-15

Result 11

id: 05H02020
Tag: 05H02020
Tax Unique Id: 3817336
NCPin: 166909-06-3854
Mapsheet No: 166909
Owner Name 1: GOODSON, J O HEIRS
Owner Name 2:
Mail Address 1: C/O WALTERS, SARAH F
Mail Address 2: 1080 FINDLAY AVE
Mail Address 3: BRONX, NY 10456-0000
Site Address 1:
Site Address 2:
Book: 00432
Page: 0020
Market Value: 66680
Assessed Acreage: 7
Calc. Acreage: 7.108
Sales Price: 0
Sale Date: 1943-01-01

Result 12

id: 05E99027Q
Tag: 05E99027Q
Tax Unique Id: 3879638
NCPin: 166909-07-3272
Mapsheet No: 166909
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1: PO BOX 777
Mail Address 2:
Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 551 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 56830
Assessed Acreage: 3.25
Calc. Acreage: 3.245
Sales Price: 0
Sale Date:

Result 13

id: 05E99021R
Tag: 05E99021R
Tax Unique Id: 3813967
NCPin: 166909-17-1164
Mapsheet No: 166909
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1: PO BOX 777
Mail Address 2:
Mail Address 3: CLAYTON, NC 27528-0777
Site Address 1: 550 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 113800
Assessed Acreage: 21.85
Calc. Acreage: 20.758
Sales Price: 0
Sale Date:

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Result 14

id: 05H02017B
Tag: 05H02017B
Tax Unique Id: 3870085
NCPin: 165908-99-1191
Mapsheet No: 165908
Owner Name 1: MIMS, ALLEN LESTER JR
Owner Name 2:
Mail Address 1: 920 CITY ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 921 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 01141
Page: 0108
Market Value: 1030450
Assessed Acreage: 216
Calc. Acreage: 216.54
Sales Price: 0
Sale Date: 1989-09-07

Result 15

id: 05H02017I
Tag: 05H02017I
Tax Unique Id: 3880433
NCPin: 166905-08-1275
Mapsheet No: 166905
Owner Name 1: DANIEL, JANET E
Owner Name 2:
Mail Address 1: 671 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5905
Site Address 1: 671 CITY RD
Site Address 2: CLAYTON, NC 27520-
Book: 01603
Page: 0009
Market Value: 186260
Assessed Acreage: 5.49
Calc. Acreage: 4.945
Sales Price: 143000
Sale Date: 1997-05-23

Result 16

id: 05G01012A
Tag: 05G01012A
Tax Unique Id: 3869501
NCPin: 165907-69-6977
Mapsheet No: 165907
Owner Name 1: EVERLAND-LEE LLC
Owner Name 2:
Mail Address 1: 100 BUTTERNUT LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 1294 SHOTWELL RD
Site Address 2: CLAYTON, NC 27520-
Book: 02916
Page: 0504
Market Value: 1002410
Assessed Acreage: 138.31
Calc. Acreage: 141.06
Sales Price: 3580000
Sale Date: 2005-06-14

Result 17

id: 05029040A
Tag: 05029040A
Tax Unique Id: 3813335
NCPin: 165908-77-6737
Mapsheet No: 165908
Owner Name 1: JUAREZ, JOSE LISANDRO
Owner Name 2:
Mail Address 1: PO BOX 733
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0733
Site Address 1: 168 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 01939
Page: 0538
Market Value: 83280
Assessed Acreage: 0.62
Calc. Acreage: 0.615
Sales Price: 59000
Sale Date: 2000-05-31

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Result 18

id: 05029040
Tag: 05029040
Tax Unique Id: 3859123
NCPin: 165908-77-5598
Mapsheet No: 165908
Owner Name 1: BEASLEY, MICHAEL JAMES
Owner Name 2:
Mail Address 1: 164 LIBERTY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03082
Page: 0455
Market Value: 27720
Assessed Acreage: 1.14
Calc. Acreage: 1.139
Sales Price: 0
Sale Date: 2006-03-14

Result 19

id: 05029061
Tag: 05029061
Tax Unique Id: 3878980
NCPin: 165912-77-8184
Mapsheet No: 165912
Owner Name 1: BEASLEY, MICHAEL JAMES
Owner Name 2:
Mail Address 1: 164 LIBERTY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 164 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 03082
Page: 0455
Market Value: 14330
Assessed Acreage: 0.47
Calc. Acreage: 0.467
Sales Price: 0
Sale Date: 2006-03-14

Result 20

id: 05029042
Tag: 05029042
Tax Unique Id: 3855951
NCPin: 165912-77-8049
Mapsheet No: 165912
Owner Name 1: BEASLEY, MICHAEL JAMES
Owner Name 2:
Mail Address 1: 164 LIBERTY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03082
Page: 0455
Market Value: 9130
Assessed Acreage: 0.31
Calc. Acreage: 0.309
Sales Price: 0
Sale Date: 2006-03-14

Result 21

id: 05029043
Tag: 05029043
Tax Unique Id: 3891658
NCPin: 165912-77-7089
Mapsheet No: 165912
Owner Name 1: BEASLEY, BARBARA D
Owner Name 2: BEASLEY, MICHAEL JAMES
Mail Address 1: PO BOX 1194
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1194
Site Address 1: 149 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 04345
Page: 0512
Market Value: 34390
Assessed Acreage: 0.3
Calc. Acreage: 0.297
Sales Price: 19000
Sale Date: 2013-08-27

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Result 22

id: 05029046
Tag: 05029046
Tax Unique Id: 3878968
NCPin: 165912-77-7053
Mapsheet No: 165912
Owner Name 1: BEASLEY, MINNIE INEZ BAR LFEST
Owner Name 2: BEASLEY, JERRY WAYNE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 147 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 01718
Page: 0886
Market Value: 8830
Assessed Acreage: 0.26
Calc. Acreage: 0.261
Sales Price: 0
Sale Date: 1998-06-25

Result 23

id: 05029045
Tag: 05029045
Tax Unique Id: 3813336
NCPin: 165912-77-7030
Mapsheet No: 165912
Owner Name 1: BEASLEY, MINNIE INEZ BAR LFEST
Owner Name 2: BEASLEY, JERRY WAYNE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 145 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 01718
Page: 0886
Market Value: 47680
Assessed Acreage: 0.24
Calc. Acreage: 0.243
Sales Price: 0
Sale Date: 1998-06-25

Result 24

id: 05029044
Tag: 05029044
Tax Unique Id: 3878974
NCPin: 165912-76-7922
Mapsheet No: 165912
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 143 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 01055
Page: 0320
Market Value: 7300
Assessed Acreage: 0.23
Calc. Acreage: 0.228
Sales Price: 0
Sale Date: 1987-06-01

Result 25

id: 05E99004A
Tag: 05E99004A
Tax Unique Id: 3874746
NCPin: 165912-76-6953
Mapsheet No: 165912
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2:
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 141 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 01055
Page: 0320
Market Value: 8380
Assessed Acreage: 1
Calc. Acreage: 0.228
Sales Price: 0
Sale Date: 1987-01-01

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Result 26

id: 05029048
Tag: 05029048
Tax Unique Id: 3803816
NCPin: 165912-76-6911
Mapsheet No: 165912
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 139 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 00705
Page: 0198
Market Value: 59830
Assessed Acreage: 0.13
Calc. Acreage: 0.133
Sales Price: 0
Sale Date: 1970-01-01

Result 27

id: 05029063
Tag: 05029063
Tax Unique Id: 3878981
NCPin: 165912-76-5879
Mapsheet No: 165912
Owner Name 1: KAD INC
Owner Name 2:
Mail Address 1: 1025 RIDGE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 137 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 03317
Page: 0716
Market Value: 26900
Assessed Acreage: 0.14
Calc. Acreage: 0.135
Sales Price: 35000
Sale Date: 2007-04-03

Result 28

id: 05029049
Tag: 05029049
Tax Unique Id: 3813328
NCPin: 165912-76-5812
Mapsheet No: 165912
Owner Name 1: MITCHINER, HERMAN A
Owner Name 2: MITCHINER, SUE R
Mail Address 1: 427 BARBOUR ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2407
Site Address 1: 135 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 03426
Page: 0815
Market Value: 31200
Assessed Acreage: 0.18
Calc. Acreage: 0.201
Sales Price: 20000
Sale Date: 2007-09-27

Result 29

id: 05029050
Tag: 05029050
Tax Unique Id: 3875700
NCPin: 165912-76-5789
Mapsheet No: 165912
Owner Name 1: WITHROW PROPERTIES LLC
Owner Name 2:
Mail Address 1: 301 PIERCE STREET
Mail Address 2:
Mail Address 3: PRINCETON, NC 27569-0000
Site Address 1: 133 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 04173
Page: 0820
Market Value: 10360
Assessed Acreage: 0.24
Calc. Acreage: 0.243
Sales Price: 38000
Sale Date: 2012-09-12

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Result 30

id: 05029051
Tag: 05029051
Tax Unique Id: 3870348
NCPin: 165912-76-6736
Mapsheet No: 165912
Owner Name 1: TOLEDO, TERESA JOHNSON
Owner Name 2:
Mail Address 1: 131 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 131 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 02962
Page: 0190
Market Value: 9270
Assessed Acreage: 0.23
Calc. Acreage: 0.234
Sales Price: 20000
Sale Date: 2005-08-23

Result 31

id: 05029060
Tag: 05029060
Tax Unique Id: 3969802
NCPin: 165912-76-7749
Mapsheet No: 165912
Owner Name 1: PARNELL, WILLIAM T &GLEN
Owner Name 2:
Mail Address 1: 129 LIBERTY LANE
Mail Address 2: P O BOX 104
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 129 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 00826
Page: 0370
Market Value: 34140
Assessed Acreage: 0.23
Calc. Acreage: 0.23
Sales Price: 0
Sale Date: 1977-01-01

Result 32

id: 05029052
Tag: 05029052
Tax Unique Id: 3969798
NCPin: 165912-76-8701
Mapsheet No: 165912
Owner Name 1: BEASLEY, JERRY WAYNE
Owner Name 2: BEASLEY, EUNICE
Mail Address 1: 139 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 125 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 20760
Assessed Acreage: 0.69
Calc. Acreage: 0.67
Sales Price: 0
Sale Date:

Result 33

id: 05029053
Tag: 05029053
Tax Unique Id: 3970642
NCPin: 165912-76-8680
Mapsheet No: 165912
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 119 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book:
Page:
Market Value: 36180
Assessed Acreage: 0.56
Calc. Acreage: 0.54
Sales Price: 0
Sale Date:

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Result 34

id: 05029054
Tag: 05029054
Tax Unique Id: 3969800
NCPin: 165912-76-9542
Mapsheet No: 165912
Owner Name 1: SPENCE, LILLY T MOORE
Owner Name 2:
Mail Address 1: 119 LIBERTY LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1612
Site Address 1: 117 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 00878
Page: 0154
Market Value: 10500
Assessed Acreage: 0.31
Calc. Acreage: 0.31
Sales Price: 0
Sale Date: 1980-01-01

Result 35

id: 05029055
Tag: 05029055
Tax Unique Id: 3969801
NCPin: 165912-86-0406
Mapsheet No: 165912
Owner Name 1: BLACKLEY, JOYCE L
Owner Name 2: BLACKLEY, ERNEST L
Mail Address 1: 2133 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8222
Site Address 1: 115 LIBERTY LN
Site Address 2: CLAYTON, NC 27520-
Book: 02251
Page: 0716
Market Value: 20780
Assessed Acreage: 0.52
Calc. Acreage: 0.51
Sales Price: 0
Sale Date: 2002-06-28

Result 36

id: 05030071
Tag: 05030071
Tax Unique Id: 3796483
NCPin: 165912-87-5175
Mapsheet No: 165912
Owner Name 1: ADAMS, DONALD C
Owner Name 2:
Mail Address 1: 1340 OLD DRUG STORE RD
Mail Address 2:
Mail Address 3: GARNER, NC 27529-7610
Site Address 1:
Site Address 2:
Book: 04309
Page: 0823
Market Value: 266590
Assessed Acreage: 48.67
Calc. Acreage: 48.72
Sales Price: 0
Sale Date: 2013-06-17

PART OF PROJECT

Result 37

id: 05029020
Tag: 05029020
Tax Unique Id: 3813330
NCPin: 165912-86-1008
Mapsheet No: 165912
Owner Name 1: NEW GENERATION FELLOWSHIP INC
Owner Name 2:
Mail Address 1: PO BOX 40
Mail Address 2:
Mail Address 3: KNIGHTDALE, NC 27545-0000
Site Address 1:
Site Address 2:
Book: 01743
Page: 0346
Market Value: 389220
Assessed Acreage: 2.41
Calc. Acreage: 2.277
Sales Price: 200000
Sale Date: 1998-09-09

*** DISCLAIMER ***

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

Result 38

id: 05029199F
Tag: 05029199F
Tax Unique Id: 3878975
NCPin: 165912-85-3919
Mapsheet No: 165912
Owner Name 1: BARBOUR, CREGG JAMES
Owner Name 2: BARBOUR, CYNTHIA L
Mail Address 1: 104 WARREN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 102 WARREN ST
Site Address 2: CLAYTON, NC 27520-
Book: 02015
Page: 0341
Market Value: 25190
Assessed Acreage: 0.58
Calc. Acreage: 0.582
Sales Price: 0
Sale Date: 2001-02-06

Result 39

id: 05029024
Tag: 05029024
Tax Unique Id: 3969792
NCPin: 165912-76-8318
Mapsheet No: 165912
Owner Name 1: LEE, PERCY Y
Owner Name 2: LEE, JOYCE C
Mail Address 1: 2149 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03772
Page: 0626
Market Value: 30610
Assessed Acreage: 0.69
Calc. Acreage: 0.73
Sales Price: 32000
Sale Date: 2009-10-27

Result 40

id: 05029023
Tag: 05029023
Tax Unique Id: 3813318
NCPin: 165912-76-8146
Mapsheet No: 165912
Owner Name 1: LEE, TERRI R
Owner Name 2:
Mail Address 1: 121 TR DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03597
Page: 0322
Market Value: 52540
Assessed Acreage: 0.29
Calc. Acreage: 0.294
Sales Price: 0
Sale Date: 2008-09-03

Result 41

id: 05029199S
Tag: 05029199S
Tax Unique Id: 3813357
NCPin: 165912-86-3093
Mapsheet No: 165912
Owner Name 1: BARBOUR, CREGG
Owner Name 2: BARBOUR, CYNTHIA
Mail Address 1: 104 WARREN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1648
Site Address 1: 104 WARREN ST
Site Address 2: CLAYTON, NC 27520-
Book: 00949
Page: 0273
Market Value: 133710
Assessed Acreage: 0.54
Calc. Acreage: 0.535
Sales Price: 0
Sale Date: 1984-01-01

JOHNSTON COUNTY NORTH • CAROLINA

*** DISCLAIMER ***

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Result 42

id: 05029199T
Tag: 05029199T
Tax Unique Id: 3813332
NCPin: 165912-86-4079
Mapsheet No: 165912
Owner Name 1: MURRAY, JANIE M
Owner Name 2: MURRAY, JOSEPH F
Mail Address 1: 106 WARREN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 106 WARREN ST
Site Address 2: CLAYTON, NC 27527-
Book: 02957
Page: 0251
Market Value: 111670
Assessed Acreage: 0.45
Calc. Acreage: 0.456
Sales Price: 90000
Sale Date: 2005-08-15

Result 43

id: 05029199Y
Tag: 05029199Y
Tax Unique Id: 3854773
NCPin: 165912-86-6242
Mapsheet No: 165912
Owner Name 1: BARBOUR, MARK A
Owner Name 2:
Mail Address 1: 110 WARREN STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03143
Page: 0738
Market Value: 16890
Assessed Acreage: 0.38
Calc. Acreage: 0.412
Sales Price: 0
Sale Date: 2006-06-19

Result 44

id: 05029199U
Tag: 05029199U
Tax Unique Id: 3883514
NCPin: 165912-86-6261
Mapsheet No: 165912
Owner Name 1: BARBOUR, MARK A
Owner Name 2: BARBOUR, BRONNA B
Mail Address 1: 110 WARREN ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1648
Site Address 1: 110 WARREN ST
Site Address 2: CLAYTON, NC 27527-
Book: 02064
Page: 0215
Market Value: 103400
Assessed Acreage: 0.36
Calc. Acreage: 0.373
Sales Price: 0
Sale Date: 2001-05-30

Result 45

id: 05029002
Tag: 05029002
Tax Unique Id: 3878963
NCPin: 165912-96-1327
Mapsheet No: 165912
Owner Name 1: CLAYTON CIVITAN HOLDINGS INC
Owner Name 2:
Mail Address 1: PO BOX 385
Mail Address 2:
Mail Address 3: CLAYTON, NC 27528-0385
Site Address 1: 340 MCCULLERS DR
Site Address 2: CLAYTON, NC 27520-
Book: 03708
Page: 0587
Market Value: 544790
Assessed Acreage: 13.98
Calc. Acreage: 14.5
Sales Price: 0
Sale Date: 2009-05-29

Result 46

id: 05030055
Tag: 05030055
Tax Unique Id: 3813370
NCPin: 165912-95-5891
Mapsheet No: 165912
Owner Name 1: CLAYTON CIVITAN HOLDINGS INC
Owner Name 2:
Mail Address 1: PO BOX 385
Mail Address 2:
Mail Address 3: CLAYTON, NC 27528-0385
Site Address 1:
Site Address 2:
Book: 03708
Page: 0587
Market Value: 44380
Assessed Acreage: 1.72
Calc. Acreage: 1.74
Sales Price: 0
Sale Date: 2009-05-29

Result 47

id: 05030070
Tag: 05030070
Tax Unique Id: 3813377
NCPin: 165912-95-7942
Mapsheet No: 165912
Owner Name 1: RAYMOND, JEAN
Owner Name 2: RAYMOND, MAGALIE M
Mail Address 1: 225 CITY RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03359
Page: 0070
Market Value: 132450
Assessed Acreage: 1.03
Calc. Acreage: 1.048
Sales Price: 113500
Sale Date: 2007-06-08

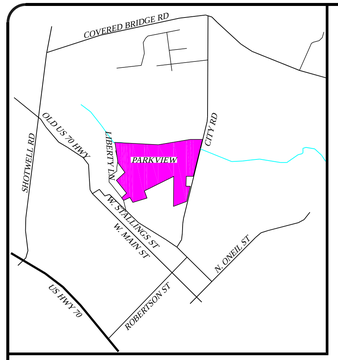
Result 48

id: 05029062
Tag: 05029062
Tax Unique Id: 3855952
NCPin: 165912-77-6368
Mapsheet No: 165912
Owner Name 1: BEASLEY, MICHAEL JAMES
Owner Name 2:
Mail Address 1: 164 LIBERTY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03082
Page: 0455
Market Value: 12390
Assessed Acreage: 0.52
Calc. Acreage: 0.515
Sales Price: 0
Sale Date: 2006-03-14

Result 49

id: 05029066
Tag: 05029066
Tax Unique Id: 3813340
NCPin: 165912-77-6345
Mapsheet No: 165912
Owner Name 1: BEASLEY, MICHAEL JAMES
Owner Name 2:
Mail Address 1: 164 LIBERTY LANE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03082
Page: 0455
Market Value: 78390
Assessed Acreage: 0.6
Calc. Acreage: 0.615
Sales Price: 0
Sale Date: 2006-03-14

FOR COMMENT



VICINITY MAP
(NO SCALE)

MAJOR PLAN

FOR

PARKVIEW

IN

TOWN OF CLAYTON, NC

REVISED PER TOWN COMMENTS
OCTOBER 16, 2014

SHEET INDEX

SHEET TITLE	SHEET No.
MASTER PLAN	1
REGULATING SHEET	2
SITE PHASES	3
PRELIMINARY ENGINEERING DESIGN	4
EXISTING CONDITIONS	5

DEVELOPER/APPLICANT:

CITY ROAD, LLC
324 EAST MAIN STREET
Clayton, NC 27527

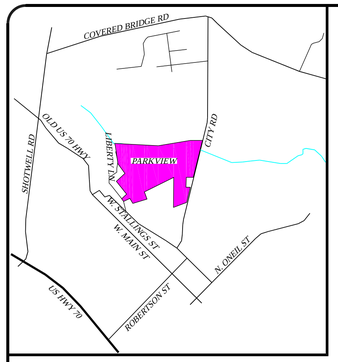
CONTACT/AGENT: DONNIE C. ADAMS
919 763-7278

DC ADAMS
ENGINEERING, INC

PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527

CALL 48 HOURS BEFORE YOU DIG
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

FOR COMMENT



VICINITY MAP
(NO SCALE)

NORTH

SITE ADDRESS	CITY ROAD
TOWN LIMIT OR ETJ	WITHIN TOWN OF CLAYTON, TOWN LIMIT
ACREAGE:	82.94 ACRES (3,612,866 SF)
NC PIN NUMBER:	165912-87-5175, 165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 16608-98-8050, & 165908-97-4756
OWNERS & ADDRESSES:	DONALD C. ADAMS 1340 OLD DRUG STORE RD GARNER, NC 27529 HOCUTT BAPTIST CHURCH 314 W. HORNE ST CLAYTON, NC 27520
CURRENT ZONING:	R-10
PROPOSED ZONING:	PD-R
EXISTING USE:	VACANT
PROPOSED DENSITY:	330 UNITS/4 UNITS PER ACRE THIS DENSITY IS BASED ON A MIX OF 42 TOWNHOMES AND 261 ATTACHED UNITS.
MAXIMUM IMPERVIOUS AREA:	1,625,790 SF/ 45%
WATERSHED PROTECTION OVERLAY:	NO
100 YR FLOOD PLAIN:	YES A PORTION
ELECTRIC POVIDER:	DUKE ENERGY PROGRESS
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLATON
PROPOSED USE:	SINGLE FAMILY ATTACHED DWELLINGS, SINGLE FAMILY DETACHED DWELLINGS AND/ OR TOWNHOMES. THE SPECIFIC LOCATION, MIX, AND NUMBER OF EACH TYPE MAY CHANGE AS THE MARKET DEMANDS PROVIDING THE OVERALL PROPOSED DENSITY IS NOT EXCEEDED. ANY CHANGES TO LOCATION, MIX, AND NUMBER MUST BE APPROVED BY TOWN OF CLAYTON PLANNING DEPARTMENT.

LEGEND:

- SINGLE FAMILY DETTACHED (156 LOTS)
- SINGLE FAMILY ATTACHED (87 LOTS)
- TOWNHOMES (42 UNITS)
- OPEN SPACE
- AMENITY
- LAND TO BE DEDICATED TO TOWN OF CLAYTON
- ENTRANCE
- 100 YEAR FLOODPLAIN
- RCA (RESOURCE CONSERVATION AREA)
- GREENWAY TRAIL (5,110 LF)
- GRAVEL/MULCH FOOTPATH
- SIDEWALK (8,493 LF)
- BUFFERED STREAM
- CLASS C BUFFER (TO REMAIN IN NATURAL STATE)
- CLASS C BUFFER (TO BE CREATED)
- MAIL CLUSTER BOX UNIT

SAM'S BRANCH

100 YR FLOOD PLAIN

SEE REGULATING SHEET FOR TYPICAL DETAILS

GAZEBO

LAKE

NEIGHBORHOOD GARDEN PLOT
(SEE REGULATING SHEET FOR TYPICAL DETAILS)

COMMUNITY POCKET PARK

COMMUNITY POCKET PARK

LEGEND PARK

CITY ROAD

20' BIKE/GREENWAY TRAIL EASEMENT (TRAIL TO BE CONSTRUCTED BY OTHERS)

BIKE/GREENWAY TRAIL (TRAIL TO BE CONSTRUCTED BY OTHERS)

SEE REGULATING SHEET FOR TYPICAL SF DETTACHED UNIT DETAILS

SEE REGULATING SHEET FOR TYPICAL SF ATTACHED UNIT DETAILS (TRIPLEX & DUPLEX)

20' BIKE/GREENWAY TRAIL EASEMENT (TRAIL TO BE CONSTRUCTED BY OTHERS)

PRIVATE STREET

SEE REGULATING SHEET FOR TYPICAL DETAILS

MUNICIPAL PARK

LIBERTY LANE

LIBERTY LANE

FUTURE ENTRANCE SIGN

STALLINGS STREET
50' PUBLIC ROW

WARREN STREET
50' PUBLIC R/W

CROSS STREET (UNIMPROVED)
50' PUBLIC R/W

FUTURE GREENWAY TRAIL AT CROSS STREET R/W (CONSTRUCTED BY OTHERS)

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

REVISIONS:
1. 9-5-2014 REVISED PER TOC COMMENTS
2. 10-16-2014 REVISED PER TOC COMMENTS

DC ADAMS ENGINEERING, INC
335 ATHLETIC CLUB BLVD. CLAYTON, NC 27527
donnie@dcadamspe.com (919) 763-7278 FIRM # C-3894

PARKVIEW
CITY ROAD LLC. CLAYTON, NC 27527

MASTER PLAN

FILE	PARKVIEW
DESIGN	DCA
DRAWN	DCA
CHECKED	DCA
HORIZONTAL SCALE	1"=100'
VERTICAL SCALE	N/A
DATE	8/22/2014
JOB NO.	
SHEET	1 OF 6

OPEN SPACE INFORMATION

OVERALL OPEN SPACE
REQUIRED = 12.5% OF TRACT (82.94 ACS) = 10.37ACS
PROVIDED = 41.40 ACS (27.04 ACS OUTSIDE RCA)

IMPROVED/ACTIVE OPEN SPACE
REQUIRED = 25% OF REQ'D OPEN SPACE = 2.59 ACS
PROVIDED = 5.9 ACS

OPEN SPACE BREAKDOWN

IMPROVED/ACTIVE
GAZEBO SPACE = 0.37 ACS
NEIGHBORHOOD GARDEN = 2.14 ACS
COMMUNITY POCKET PARKS = 1.04 ACS
GREENWAT TRAIL = 2.35 ACS

RESOURCE CONSERVATION AREA (RCA)
PARKVIEW RCA = 11.07 ACRES
TOWN OF CLAYTON RCA = 3.29 ACRES

LAND DEDICATED TO TOWN
GREENWAY TRAIL = 1.16 ACS
RCA = 3.29 ACS
OTHER = 5.88 ACS

RESOURCE CONSERVATION AREAS

1. RESOURCE CONSERVATION AREAS AS DEFINED BY SECTION 155.500 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) SHALL BE IDENTIFIED ON PLATS AS BEING PERMANENTLY SET ASIDE. THESE AREAS SHALL INCLUDE JURISDICTIONAL WETLANDS, 100 YEAR FLOOD PLAINS AND STREAM BUFFERS (AS DEFINED IN SECTION 155.502(A)(1) OF THE UDO).

2. RESOURCE CONSERVATION AREAS SHALL BE PROTECTED IN PERPETUITY BY A BINDING LEGAL INSTRUMENT THAT IS RECORDED WITH THE DEED. THE INSTRUMENT FOR PERMANENT PROTECTION SHALL INCLUDE CLEAR RESTRICTIONS ON THE USE OF THE OF RESOURCE CONSERVATION AREA AS DESCRIBED IN SECTION 155.500(F) OF THE UDO.

TYPICAL STREET LIGHT DETAIL

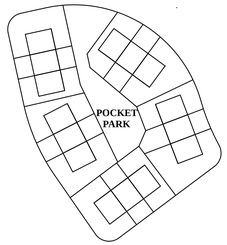
16' BLACK FIBERGLASS POLE WITH ACORN STYLE LIGHT COVER

GAZEBO
1. APPROXIMATELY 16'x16' PAINTED WOOD OR VINYL CONSTRUCTION.
2. CONCRETE FLOOR WITH WALKWAY.
3. PERIMETER LANDSCAPE MAY BE ADDED AS NEEDED.

**NOTE* NEIGHBORHOOD PARKS AND AMENTITIES, INCLUDING GARDEN PLOTS, SHALL BE REVIEWED AS MINOR SITE PLANS.*

TYPICAL MAIL CLUSTER BOX UNIT

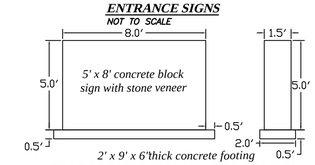
**NOTE* FINAL LOCATION AND CONFIGURATION OF CLUSTER MAILBOX UNITS SHALL BE DETERMINED IN THE FINAL PLAT/SITE PLAN REVIEW AS APPLICABLE FOR EACH PHASE. CBUs SHALL BE APPROVED BY THE USPS.*



COMMUNITY POCKET PARKS
GENERALLY THESE PARKS WILL BE IMPROVED GRADED GRASSY AREAS.

OPTIONAL ADDITIONS BY DEVELOPER OR BUILDER
- *MEANDERING PRIVATE WALKS*
- *SUPPLEMENTAL LANDSCAPING*
- *FIRE PIT OF GRILL AREA*
- *PERIMETER FENCING*

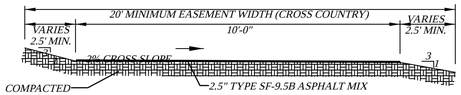
ENTRANCE SIGNS
NOT TO SCALE



TO BE LOCATED ON EACH SIDE OF MAIN ENTRANCE FROM CITY ROAD AND THE RIGHT SIDE FUTURE ENTRANCE FROM LIBERTY LANE.

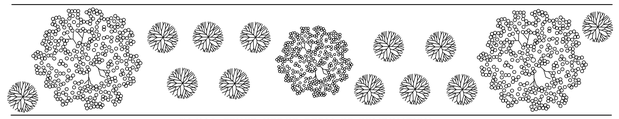
**NOTE* SEE MASTER PLAN FOR APPROXIMATE LOCATIONS*

TYPICAL GREENWAY PAVEMENT SECTION
NOT TO SCALE



1. SUBGRADE MUST PASS LOADED TANDEM TRUCK PROOF ROLL.
2. SOFT/YIELDING AREAS WILL BE UNDERCUT AND REPLACED WITH COMPACTED ABC AS NEEDED.

CLASS C BUFFER DETAIL
(PLANTS /100 LF)
ALTERNATE 3
20'

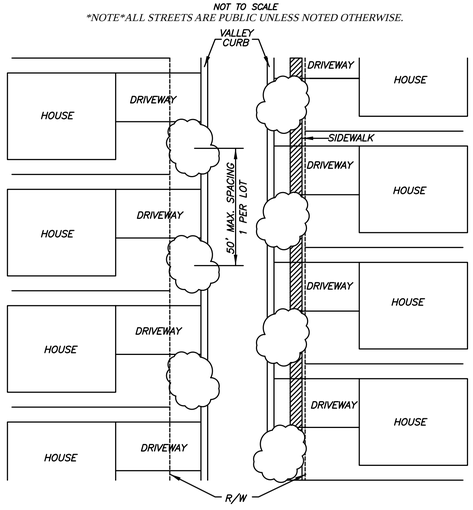


6' WALL, FENCE, HEDGE, BERM, OR COMBINATION
2 CANOPY TREES
1 UNDERSTORY TREE
12 SHRUBS

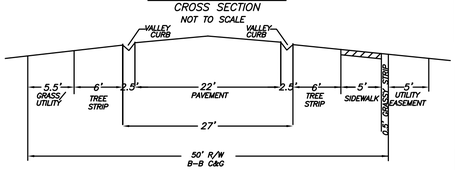
**NOTE* EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE (REQUIRED BY UDC.)*

FOR COMMENT

TYPICAL STREET
PLAN VIEW
NOT TO SCALE
**NOTE*ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE.*



TYPICAL STREET
CROSS SECTION
NOT TO SCALE



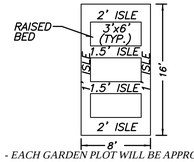
**NOTE* STREET TREE SPECIES SHALL BE CANOPY TREES, MINIMUM 8 FEET IN HEIGHT AND 2.5 INCH CALIPER, AND APPROVED BY TOWN OF CLAYTON.*

NEIGHBORHOOD GARDEN PLOT
**NOTE* NEIGHBORHOOD PARKS AND AMENTITIES, INCLUDING GARDEN PLOTS, SHALL BE REVIEWED AS MINOR SITE PLANS.*

ARBOR ENTRANCE
NEIGHBORHOOD GARDEN ENTRANCE ARBOR AND ADJACENT FENCING (WOOD OR VINYL).

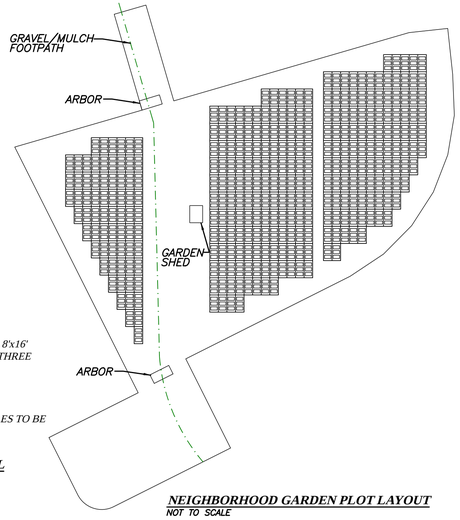
TYPICAL NEIGHBORHOOD GARDEN SHED
APPROXIMATELY 8'x10'
(PAINTED WOOD OR VINYL)

TYPICAL GARDEN PLOT BED LAYOUT
NOT TO SCALE



- EACH GARDEN PLOT WILL BE APPROX. 8'x16'
-EACH GARDEN PLOT CAN HOLD UP TO THREE RAISED BEDS (3'x6')
- GARDEN AREA TO HAVE IRRIGATION
-LAYOUT MAY VARY DEPENDING ON TOPOGRAPHY AND DEMAND.
-SPECIFIC PLOT ASSIGNMENTS AND RULES TO BE GOVERNED BY HOA.

TYPICAL RAISED BED DETAIL
NOT TO SCALE



NEIGHBORHOOD GARDEN PLOT LAYOUT
NOT TO SCALE

DC ADAMS ENGINEERING, INC
335 ATHLETIC CLUB BLVD. CLAYTON, NC 27527
donnie@dcadamspe.com (919) 763-7278 FIRM # C-3894

REVISIONS:
1. 10-14-2014 REVISED PER TOC COMMENTS
2. 10-16-2014 REVISED PER TOC COMMENTS

PARKVIEW
CITY ROAD LLC. CLAYTON, NC 27527

REGULATING SHEET

FILE	PARKVIEW
DESIGN	DCA
DRAWN	DCA
CHECKED	DCA
HORIZONTAL SCALE	N/A
VERTICAL SCALE	N/A
DATE	9/29/2014
JOB NO.	
SHEET	2 OF 6

HOUSING TYPES

NOTES

1. SETBACKS AS SHOWN ON EACH TYPICAL DETAIL.
2. MAXIMUM BUILDING HEIGHT = 35'
3. MAXIMUM IMPERVIOUS ARE PER LOT = 75%
4. MAXIMUM LOT COVERAGE = 50%
5. MINIMUM LOT SIZE = 2750 SF
6. HOUSING TYPES SHALL BE SELECTED FROM THE TYPICALS SHOWN HERE. ALL TYPES ARE NOT REQUIRED BUT A MIXTURE OF TYPES IS REQUIRED. AN EXAMPLE OF MIXTURE WOULD BE SINGLE FAMILY DETACHED AND TOWNHOMES.

SINGLE FAMILY DETACHED

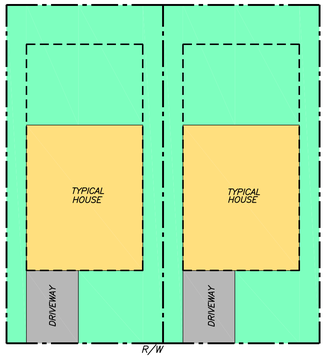
NOT TO SCALE

NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.

NOTE ELEVATION TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY.

MINIMUM BUILDING SETBACKS
FRONT = 18'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
BUILDING SEPARATION = 10'

NOTE:
MINIMUM LOT WIDTH = 32'
MINIMUM LOT DEPTH = 80'



FOR COMMENT

SINGLE FAMILY ATTACHED

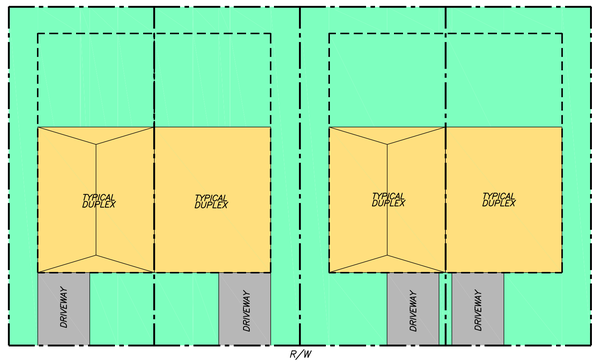
NOT TO SCALE

NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.

NOTE ELEVATION TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY.

MINIMUM BUILDING SETBACKS
FRONT = 18'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
INTERIOR SIDE = ZERO LOT LINE
BUILDING SEPARATION = 10'

NOTE:
MINIMUM LOT WIDTH = 32'
MINIMUM LOT DEPTH = 80'

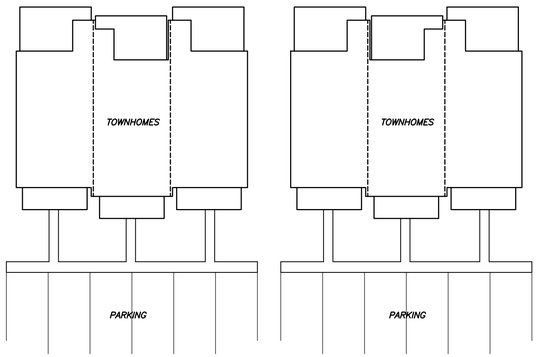


TOWNHOMES

NOT TO SCALE

NOTE
1. TOWNHOME PHASES SHALL REQUIRE MAJOR SITE PLAN REVIEW AND APPROVAL AND SHALL BE SUBJECT TO ALL APPLICABLE DESIGN STANDARDS FOR TOWNHOME DEVELOPEMENT SET FORTH IN THE UNIFIED DEVELOPEMENT CODE.
2. UNITS TO BE FEE SIMPLE OWNERSHIP.
3. BUILDINGS TO HAVE A MINIMUM OF 10' SEPARATION.

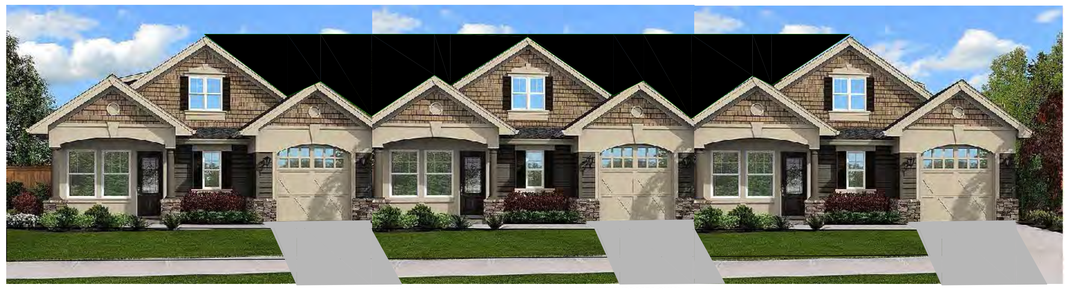
NOTE ELEVATION TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY.



SINGLE FAMILY ATTACHED

NOT TO SCALE

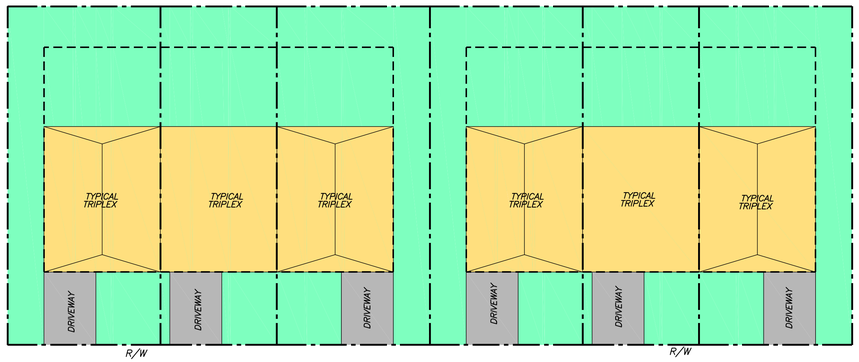
NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.



NOTE ELEVATION TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY.

MINIMUM BUILDING SETBACKS
FRONT = 18'
SIDE = 5'
REAR = 10'
STREET SIDE = 12'
INTERIOR SIDE = ZERO LOT LINE
BUILDING SEPARATION = 10'

NOTE:
MINIMUM LOT WIDTH = 32'
MINIMUM LOT DEPTH = 80'



REVISIONS:
1. 10-1-2014 REVISED PER TOC COMMENTS
2. 10-16-2014 REVISED PER TOC COMMENTS

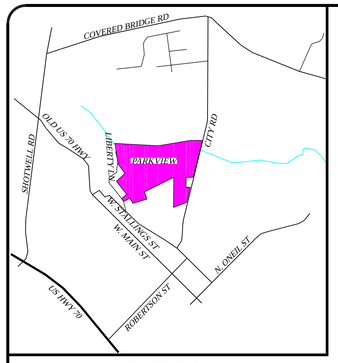
DC ADAMS ENGINEERING, INC
335 ATHLETIC CLUB BLVD. CLAYTON, NC 27527
donnie@dcadamspe.com (919) 763-7278 FIRM # C-3894

PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527

REGULATING SHEET

FILE	PARKVIEW
DESIGN	DCA
DRAWN	DCA
CHECKED	DCA
HORIZONTAL SCALE	N/A
VERTICAL SCALE	N/A
DATE	9/29/2014
JOB NO.	
SHEET	3 OF 6

FOR COMMENT



VICINITY MAP
(NO SCALE)

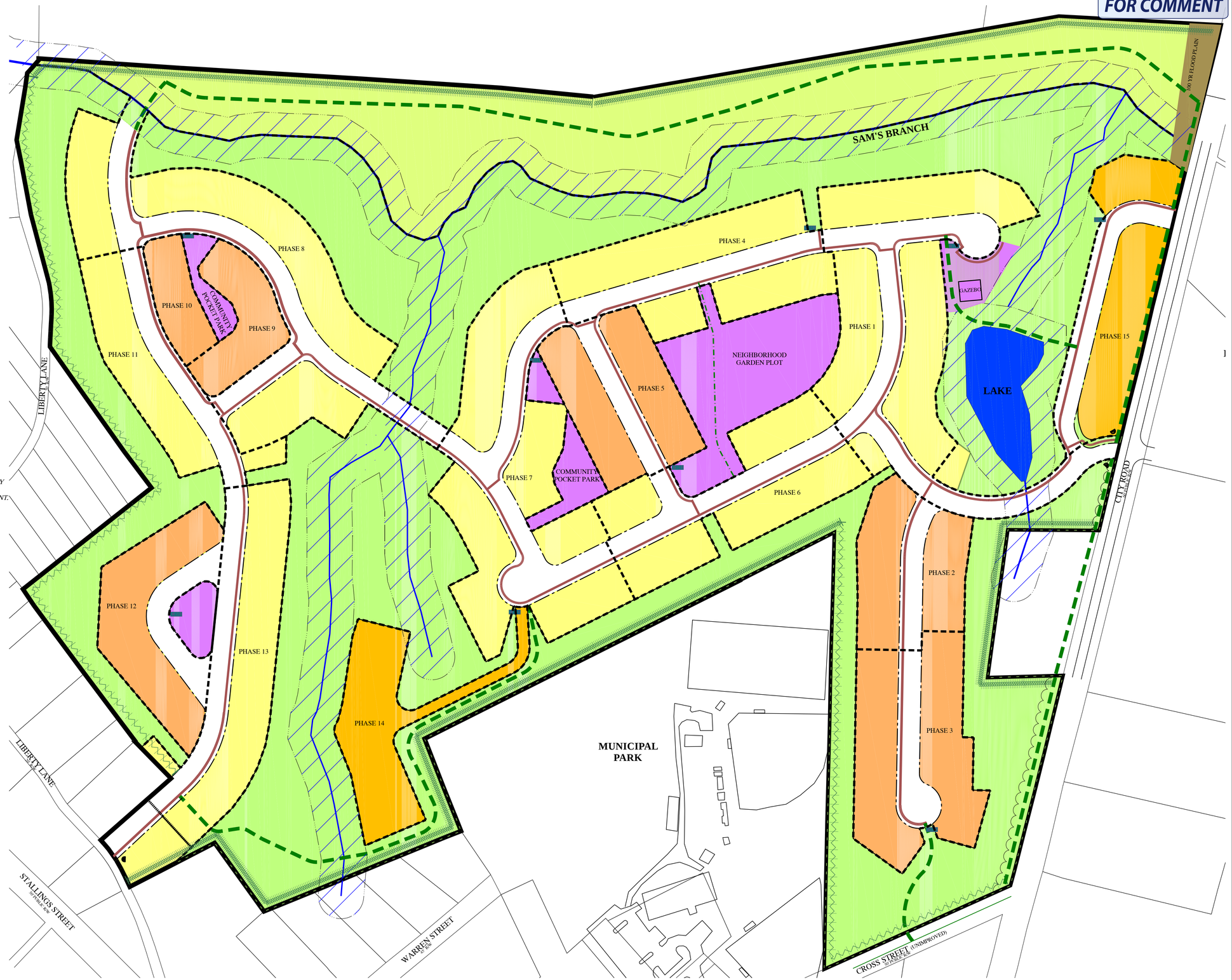
NORTH

SITE ADDRESS	CITY ROAD
TOWN LIMIT OR ETJ	WITHIN TOWN OF CLAYTON, TOWN LIMIT
ACREAGE:	82.94 ACRES (3,612,866 SF)
NC PIN NUMBER:	165912-87-5175, 165912-96-6490, 165912-97-6270, 166905-07-1503, 166905-07-0894, 166905-07-2906, 16608-98-8050, & 165908-97-4756
OWNERS & ADDRESSES:	DONALD C. ADAMS 1340 OLD DRUG STORE RD GARNER, NC 27529 HOCUTT BAPTIST CHURCH 314 W. HORNE ST CLAYTON, NC 27520
CURRENT ZONING:	R-10
PROPOSED ZONING:	PD-R
EXISTING USE:	VACANT
PROPOSED DENSITY:	330 UNITS/4 UNITS PER ACRE THIS DENSITY IS BASED ON A MIX OF 42 TOWNHOMES AND 261 ATTACHED UNITS.
MAXIMUM IMPERVIOUS AREA:	1,625,790 SF/ 45%
WATERSHED PROTECTION OVERLAY:	NO
100 YR FLOOD PLAIN:	YES A PORTION
ELECTRIC POVIDER:	DUKE ENERGY PROGRESS
WATER PROVIDER:	TOWN OF CLAYTON
SEWER PROVIDER:	TOWN OF CLATON
PROPOSED USE:	SINGLE FAMILY ATTACHED DWELLINGS, SINGLE FAMILY DETACHED DWELLINGS AND/ OR TOWNHOMES. THE SPECIFIC LOCATION, MIX, AND NUMBER OF EACH TYPE MAY CHANGE AS THE MARKET DEMANDS PROVIDING THE OVERALL PROPOSED DENSITY IS NOT EXCEEDED. ANY CHANGES TO LOCATION, MIX, AND NUMBER MUST BE APPROVED BY TOWN OF CLAYTON PLANNING DEPARTMENT.

LEGEND:

- SINGLE FAMILY DETTACHED (156 LOTS)
- SINGLE FAMILY ATTACHED (87 LOTS)
- TOWNHOMES (42 UNITS)
- OPEN SPACE
- AMENITY
- LAND TO BE DEDICATED TO TOWN OF CLAYTON
- ENTRANCE
- 100 YEAR FLOODPLAIN
- RCA (RESOURCE CONSERVATION AREA)
- GREENWAY TRAIL (5,110 LF)
- SIDEWALK (8,493 LF)
- BUFFERED STREAM
- CLASS C BUFFER
- MAIL CLUSTER BOX UNIT

NOTE
THIS PHASING PLAN IS THE DEVELOPER'S ESTIMATE BASED ON CURRENT MARKET CONDITIONS. AS THE DEVELOPEMENT PROCEEDS, CHANGES TO THE PHASING PAN WILL BE ADDRESSED/APPROVED BY TOWN OF CLAYTON PLANNING STAFF.



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

REVISIONS:
1. 10-6-2014 REVISED PER TOC COMMENTS

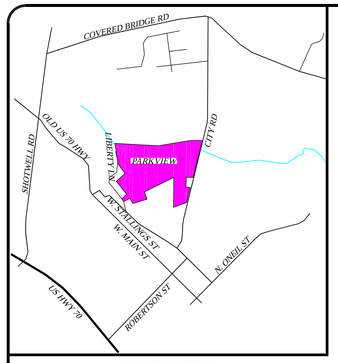
DC ADAMS ENGINEERING, INC
335 ATHLETIC CLUB BLVD. CLAYTON, NC 27527
donnie@dcadamspe.com (919) 763-7278 FIRM # C-3894

PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527

SITE PHASES

FILE	PARKVIEW
DESIGN	DCA
DRAWN	DCA
CHECKED	DCA
HORIZONTAL SCALE	1"=100'
VERTICAL SCALE	N/A
DATE	8/22/2014
JOB NO.	
SHEET	4 OF 6

FOR COMMENT



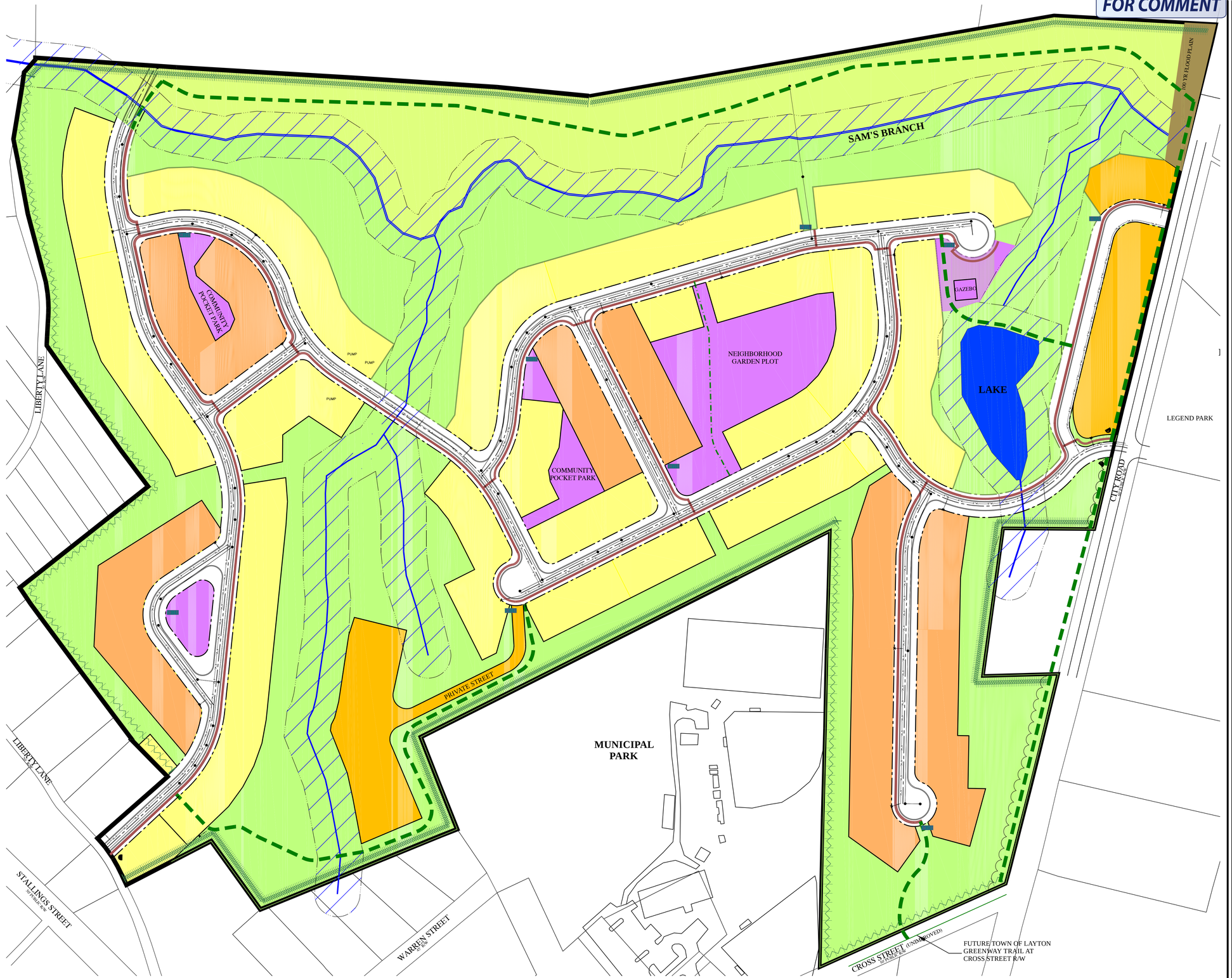
VICINITY MAP
(NO SCALE)

NORTH

THE TOWN OF CLAYTON AND/OR JOHNSTON COUNTY RESERVE THE RIGHT TO MODIFY THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE EXISTING PLAN OR ITS IMPLEMENTATION PROVE TO BE INADEQUATE.

LEGEND

EXISTING		PROPOSED
	WATERLINE	
	BLOWOFF	
	HYDRANT	
	VALVE	
	REDUCER	
	METER	
	SEWERLINE	
	MANHOLE	
	CLEANOUT	
	STORM DRAINAGE	
	CATCH BASIN	
	DROP INLET/YARD INLET	
	PROPOSED DITCH FLOW	



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

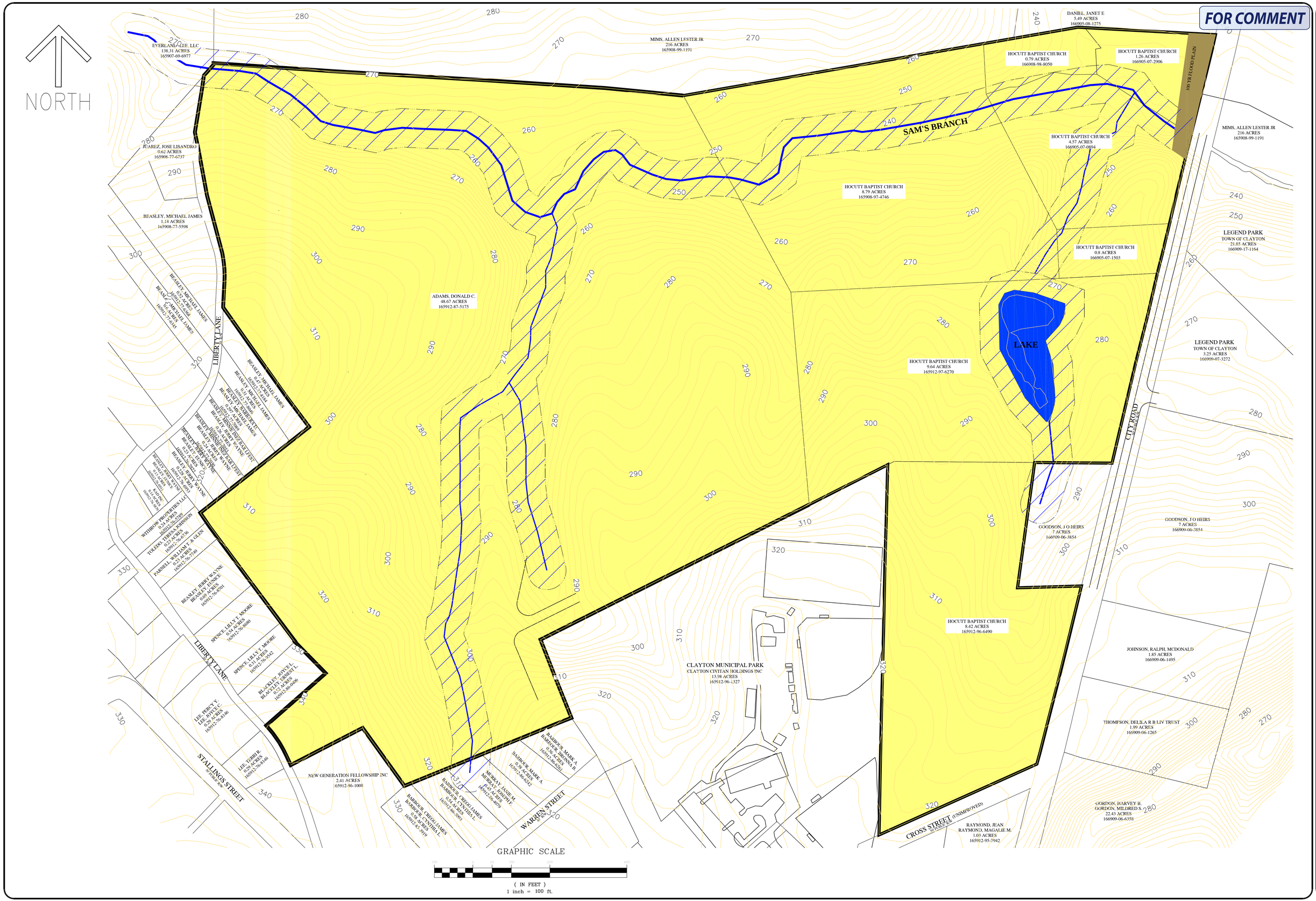
REVISIONS:
1. 10-6-2014 REVISED PER TOC COMMENTS

DC ADAMS ENGINEERING, INC
335 ATHLETIC CLUB BLVD. CLAYTON, NC 27527
donnie@dcadamspe.com (919) 763-7278 FIRM # C-3894

PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527

PRELIMINARY ENGINEERING DESIGN

FILE	PARKVIEW
DESIGN	DCA
DRAWN	DCA
CHECKED	DCA
HORIZONTAL SCALE	1"=100'
VERTICAL SCALE	N/A
DATE	8/22/2014
JOB NO.	
SHEET	5 OF 6



REVISIONS:
1. 10-8-2014 REVISED PER TOC COMMENTS

DC ADAMS ENGINEERING, INC

335 ATHLETIC CLUB BLVD. CLAYTON, NC 27527
donnie@dcadamspe.com (919) 763-7278 FIRM # C-3894

PARKVIEW

CITY ROAD LLC, CLAYTON, NC 27527

EXISTING CONDITIONS

FILE	PARKVIEW
DESIGN	DCA
DRAWN	DCA
CHECKED	DCA
HORIZONTAL SCALE	1"=100'
VERTICAL SCALE	N/A
DATE	8/22/2014
JOB NO.	
SHEET	6 OF 6

Case I

UDC Text Modifications

§155.203(B)(2) Use Regulations Table

Included:

1) "Redline" copy showing proposed modifications
2) "Clean" copy with proposed modifications
3) Consistency and Reasonableness Statement
4) Planning Board Recommendation – Motion Form

§155.202(B)(2)

(2) *Uses.* Table 2-1 lists the principal uses regulated by this chapter for general use districts. For special use districts see § 155.200(B), for overlay districts see § 155.204, for planned development districts see § 155.203(L), and for accessory structures and uses see § 155.308.

Table 2-1 Use Regulations

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Residential Uses												
Adult Care Home (2-6 Adults)	P	P	P	P								§155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S			§155.301(A)
Adult Care Home (13+ Adults)						C	S	S	S			§155.301(A)
Alley Loaded House		P	P	P								§155.301(B)
Apartments		~~P/~~S	~~P/~~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		~~P/~~S	~~P/~~S	S	S							§155.301(I)
Townhouse		~~P/~~S	~~P/~~S	S	S	S	S	S	S			§155.301(J)
Security/Caretaker Quarters	C								C			§155.301(K)
Single Family House	P	P	P	P								§155.301(L)
Upper-story Residence	S	~~P/~~S	~~P/~~S	~~P/~~S	S	P	P	P	P			§155.301(M)
Zero Lot Line House		P	P	P								§155.301(N)
Public and Civic Uses												
Assembly, Not For Profit	S					P			P			§155.302(A)
Cemetery	P								P			§155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C			§155.302(C)
College or University						P						§155.302(D)
Day Care (Supervision for 3-8)	C	C	C	C	C							§155.302(E)
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P			§155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	§155.302(F)
Hospital or Medical Center						P			P			§155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						§155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	§155.302(I)
Recreational Uses												
Entertainment, Indoor						C	C	C	P	P		§155.303(A)
Entertainment, Outdoor									C	P		§155.303(B)
Fitness Center						C	C	C	P	P		§155.303(C)
Golf Course	P	P	P	P								§155.303(D)
Gun Range							S	S	S	S	S	§155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	§155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	§155.303(G)
Stable, Private	P											§155.303(H)
Agricultural Uses												
Agriculture, Livestock	C										C	§155.304(A)
Agriculture, Sales and Service	P										C	§155.304(B)
Nursery	P					P	P	C	P			§155.304(C)
Commercial Uses												
Adult Oriented Business									S		S	§155.305(A)
Bed and Breakfast	P					P	P	P	P			§155.305(B)
Car Wash/Auto Detailing						C	C	P	P			§155.305(C)

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	
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		§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	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~~	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							~~C~~	~~C~~	~~C~~	S		§155.305(GG)
Industrial Uses												
Building Supplies, Wholesale									C	P	P	§155.306(A)
Crematorium										P	P	§155.306(B)
Gas and Fuel, Wholesale										P	P	§155.306(C)
Laboratory, Research						P			P	P	P	§155.306(D)
Manufacturing, Limited										P	P	§155.306(E)
Manufacturing, General										C	P	§155.306(F)
Manufacturing, Heavy											P	§155.306(G)
Research and Development						P			P	P	P	§155.306(H)
Warehouse, Freight Movement									C	P	P	§155.306(I)
Utilities												
Recycling Center										P	P	§155.307(A)
Renewable Energy Facility										C	P	§155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	§155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	§155.307(D)
Utility, Major										P	P	§155.307(E)
Waste Service										C	P	§155.307(F)

Key:

P – Permitted

C – Conditional Use permitted in the zoning district only if approved by the ~~Planning Board~~Board of Adjustment (BOA~~PB~~) (§ 155.710)

S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)

§155.202(B)(2)

(2) *Uses.* Table 2-1 lists the principal uses regulated by this chapter for general use districts. For special use districts see § 155.200(B), for overlay districts see § 155.204, for planned development districts see § 155.203(L), and for accessory structures and uses see § 155.308.

Table 2-1 Use Regulations

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
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Residential Uses												
Adult Care Home (2-6 Adults)	P	P	P	P								§155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S			§155.301(A)
Adult Care Home (13+ Adults)						C	S	S	S			§155.301(A)
Alley Loaded House		P	P	P								§155.301(B)
Apartments		S	S	S	S	S	S	S	S			§155.301(C)
Boarding House				C		P		P				§155.301(D)
Child Care Home	C	C	C	C	C							§155.301(E)
Manufactured Home	P											§155.301(F)
Manufactured Home Park	S											§155.301(G)
Nursing Home (Congregate Living Facility)	C			C		P		S	P			§155.301(H)
Two family House		S	S	S	S							§155.301(I)
Townhouse		S	S	S	S	S	S	S	S			§155.301(J)
Security/Caretaker Quarters	C								C			§155.301(K)
Single Family House	P	P	P	P								§155.301(L)
Upper-story Residence	S	S	S	S	S	P	P	P	P			§155.301(M)
Zero Lot Line House		P	P	P								§155.301(N)
Public and Civic Uses												
Assembly, Not For Profit	S					P			P			§155.302(A)
Cemetery	P								P			§155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C			§155.302(C)
College or University						P						§155.302(D)
Day Care (Supervision for 3-8)	C	C	C	C	C							§155.302(E)
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P			§155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	§155.302(F)
Hospital or Medical Center						P			P			§155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						§155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	§155.302(I)
Recreational Uses												
Entertainment, Indoor						C	C	C	P	P		§155.303(A)
Entertainment, Outdoor									C	P		§155.303(B)
Fitness Center						C	C	C	P	P		§155.303(C)
Golf Course	P	P	P	P								§155.303(D)
Gun Range							S	S	S	S	S	§155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	§155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	§155.303(G)
Stable, Private	P											§155.303(H)
Agricultural Uses												
Agriculture, Livestock	C										C	§155.304(A)
Agriculture, Sales and Service	P										C	§155.304(B)
Nursery	P					P	P	C	P			§155.304(C)
Commercial Uses												
Adult Oriented Business									S		S	§155.305(A)
Bed and Breakfast	P					P	P	P	P			§155.305(B)
Car Wash/Auto Detailing						C	C	P	P			§155.305(C)

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	
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		§155.305(P)
Office, Medical					P	P	P	P	P	P		§155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	C	C			§155.305(R)
Pawn Shop									C	P		§155.305(S)
Radio or Television Studio									P	P	P	§155.305(T)
Restaurant, Drive-Through								C	C	C		§155.305(U)
Restaurant, General						C	P	P	P	C		§155.305(V)
Retail Sales, General							P		P			§155.305(W)
Retail Sales, Neighborhood							P	P	P			§155.305(X)
Self-storage Facility									C	P	P	§155.305(Y)
Service, General							P		P			§155.305(Z)
Service, Neighborhood							P	P	P			§155.305(AA)
Tattoo Parlor									S			§155.305(BB)
Towing Service and Storage									C	C	C	§155.305(CC)
Vehicle Repair or Service									S	P	P	§155.305(DD)
Vehicle Sales and Rental									P	P	P	§155.305(EE)
Veterinary Clinic						C	C	C	P			§155.305(FF)
Video Sweepstakes Operations										S		§155.305(GG)
Industrial Uses												
Building Supplies, Wholesale									C	P	P	§155.306(A)
Crematorium										P	P	§155.306(B)
Gas and Fuel, Wholesale										P	P	§155.306(C)
Laboratory, Research						P			P	P	P	§155.306(D)
Manufacturing, Limited										P	P	§155.306(E)
Manufacturing, General										C	P	§155.306(F)
Manufacturing, Heavy											P	§155.306(G)
Research and Development						P			P	P	P	§155.306(H)
Warehouse, Freight Movement									C	P	P	§155.306(I)
Utilities												
Recycling Center										P	P	§155.307(A)
Renewable Energy Facility										C	P	§155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	§155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	§155.307(D)
Utility, Major										P	P	§155.307(E)
Waste Service										C	P	§155.307(F)

Key:

P – Permitted

C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)

S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

TEXT AMENDMENT

The Planning Board of the Town of Clayton hereby states:

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

The Town of Clayton's Strategic Growth Plan, specifically:

- Objective 2.1: Balanced Development: Old and New
- Objective 3.6: Encourage Redevelopment of Deteriorated Areas

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 need to periodically update the Use Regulations table and the text of the Unified Development Code to reflect changing conditions within the Town and accommodate appropriate locations for various types of uses,** the above referenced zoning amendment is reasonable and in the public interest.

TOWN OF CLAYTON
MOTION FORM

ZONING ORDINANCE AMENDMENT
(Text Amendment)

Use this Form to assist in making a motion:

Planning Board motion to recommend [approval/denial] of **[**Text Amendment to §155.203(B)(2), Table 2-1 "Use Regulations" and to recommend approval of the Statement of Consistency and Reasonableness included in the Agenda packet (with the following modifications:

_____

_____

_____)