

AGENDA
CLAYTON PLANNING BOARD MEETING
WEDNESDAY, NOVEMBER 19, 2014

7:00 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 OCTOBER 27, 2014 MEETING~~ Minutes to be approved at the next Planning Board meeting.**
- IV. REPORTS AND COMMENTS**
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 - A. 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.
 - B. 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.
- VII. INFORMAL DISCUSSION AND PUBLIC COMMENT**
 - A. Discuss December Planning Board meeting date
- VIII. ADJOURN**



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
November 19, 2014*

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:

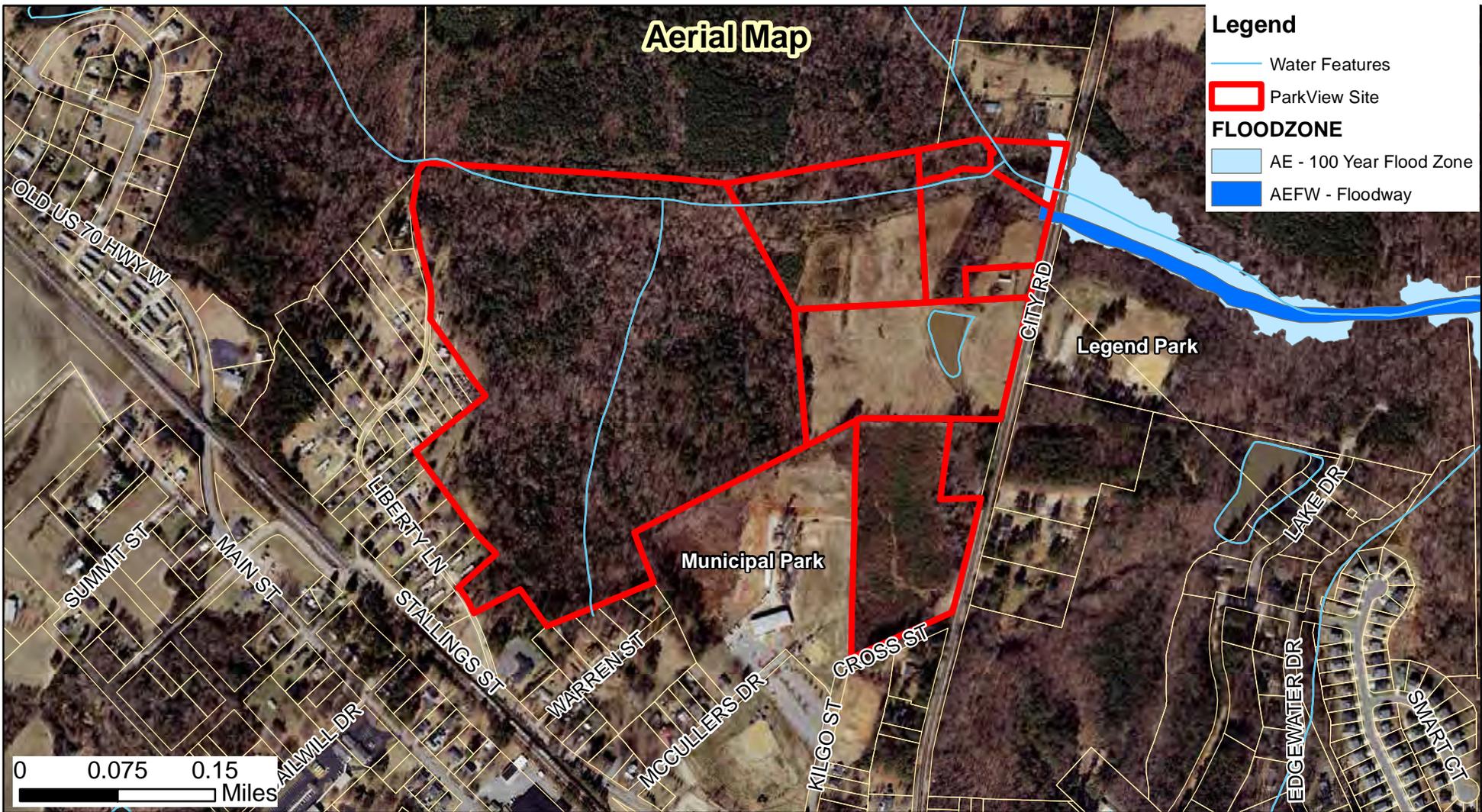
- The applicant is requesting a rezoning from R-E and R-10 to PD-R.
 - A Master Plan has been concurrently submitted for review (PSD 2014-112).
 - Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with 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



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

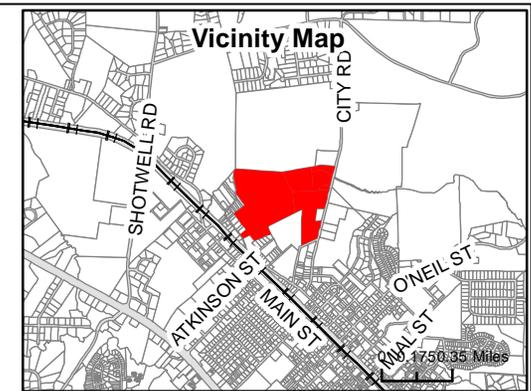
File Number: PDD 2014-111

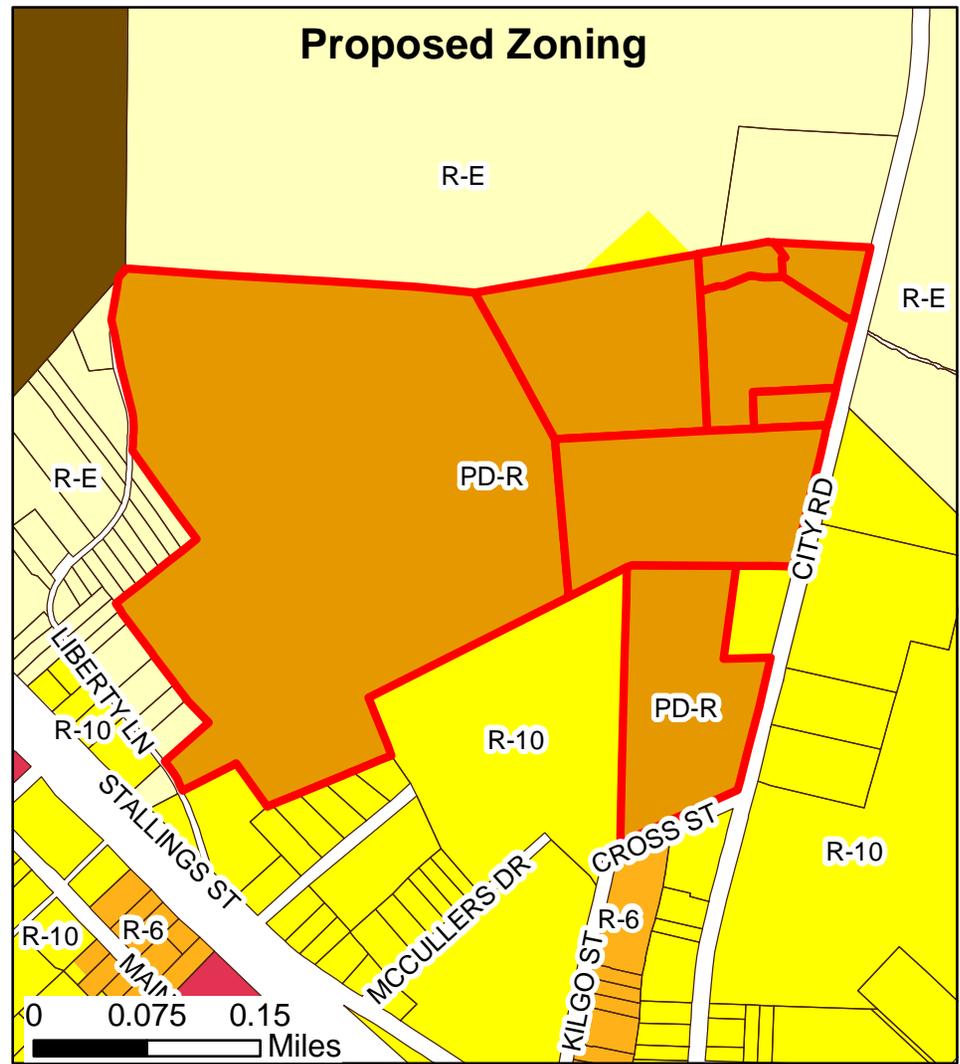
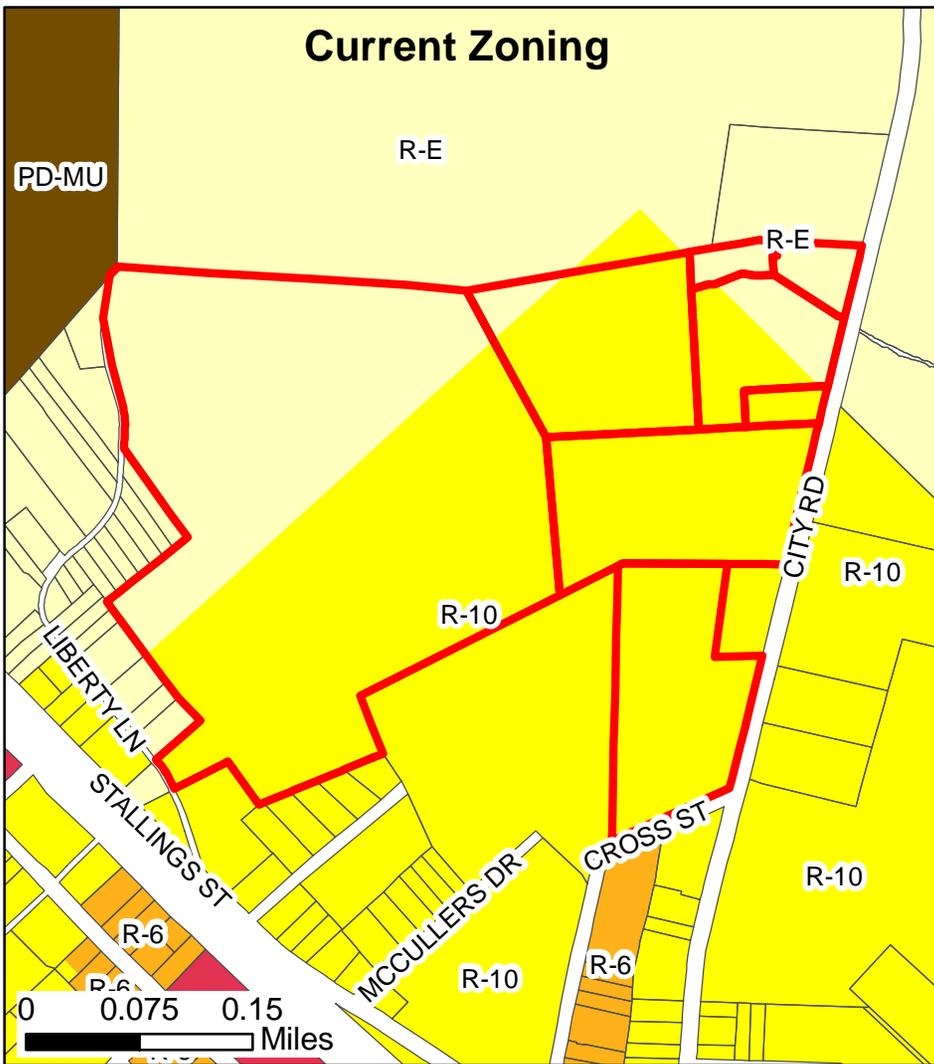
Produced by: TOC Planning

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
 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 #: 03030069, 05H02017A, 05H02017M, 05H02017K, 05H02017P, 05H02017O,
 05H02017C, 05030071
 File Number: PDD 2014-111

Produced by: TOC Planning

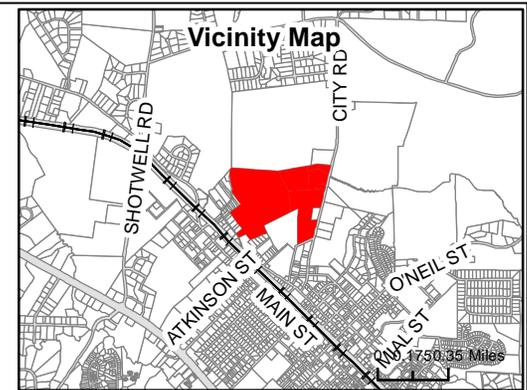
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.



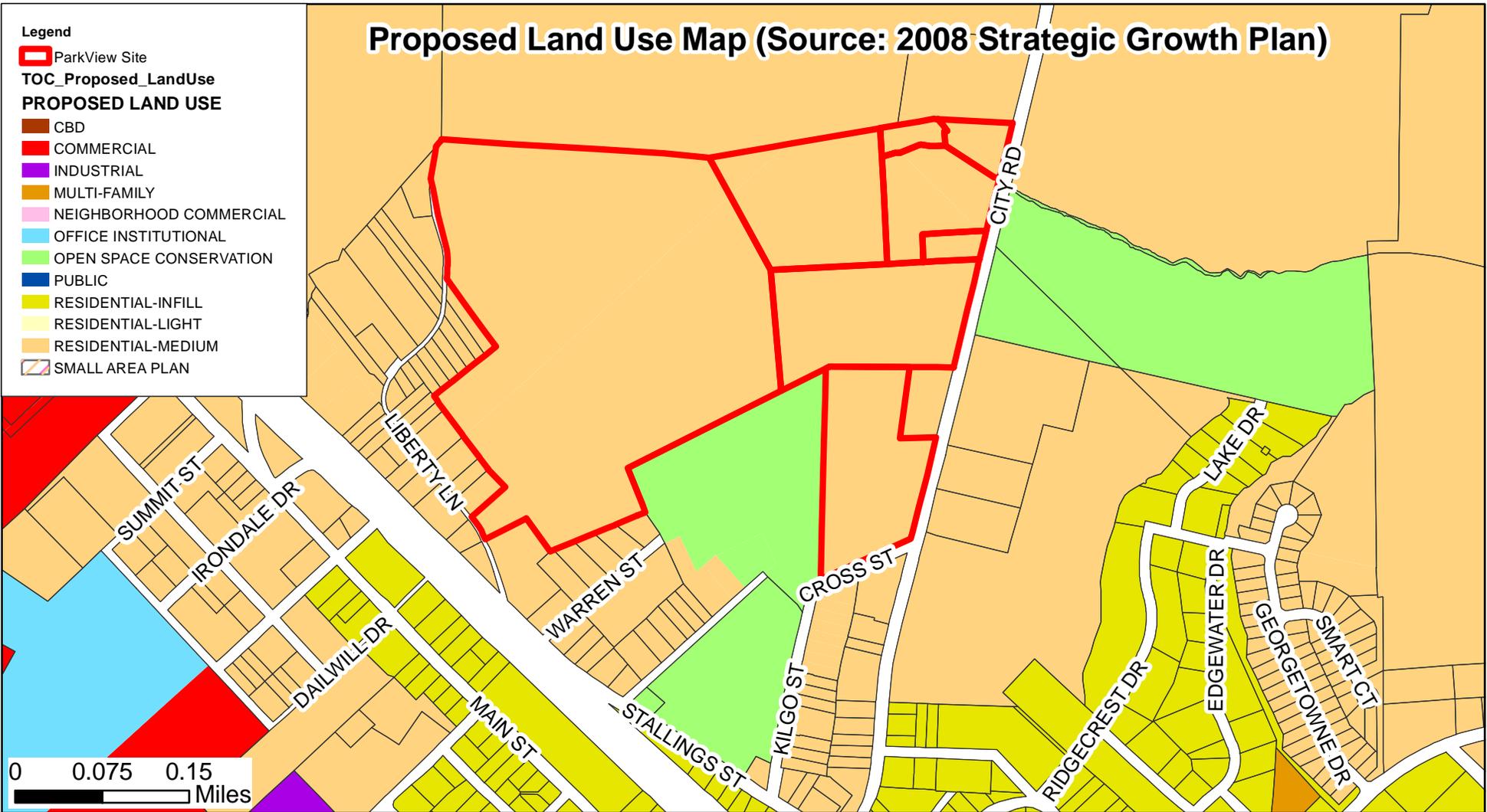
10/20/14

Legend

- | | |
|---------------|-------|
| ParkView Site | B-1 |
| Zoning | B-2 |
| R-E | B-3 |
| R-10 | PD-C |
| R-8 | I-1 |
| R-6 | I-2 |
| PD-R | O-1 |
| O-R | PD-MU |



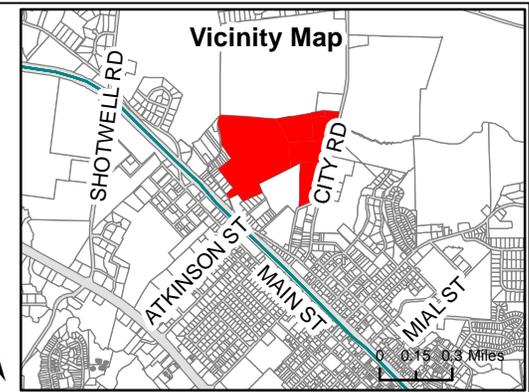
Proposed Land Use Map (Source: 2008 Strategic Growth Plan)



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





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: 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 - TRS 11

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: DANNIE ADAMS
Email Address: dannie@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:

- 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.
- 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.
- 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 DETACHED, SINGLE FAMILY ATTACHED (TRI-PLY) 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. THIS REZONING THIS PROPERTY WILL ALLOW FOR ORDERLY DEVELOPMENT AS WELL AS GREENWAY 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 NOT NEGATIVE 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.
Print Name

[Signature]
Signature of Applicant

7/2/2014
Date



*** 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.)



*** 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



*** DISCLAIMER ***

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

Result 6

Id: 0511020170
Tag: 05H020170
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: 0511020170
Tag: 05H020170
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

NEIGHBORHOOD MEETING MATERIALS
PDD 2014-111 AND PSD 2014-112

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 10/8/2014

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

Printed Name: Donald C. Adams, Jr

Signature: 

Date of Meeting: 10/20/2014

Time of Meeting: 6:00 PM

Location of Meeting: Legend Park

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

~~See Attached~~

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

Neighborhood Meeting Minutes for:

PDD 2014-111 Parkview Planned Development (rezoning)

PSD 2014-112 Parkview Master Plan (preliminary subdivision plat)

- The meeting was opened at 6:05PM by Reid Smith (developer) who gave an overall summary of Parkview.
- An adjacent owner asked where the sewer outfall line was to be located. Donnie Adams addressed the question and pointed out the location on the plan.
- A member of New Generation Fellowship Church asked how the project would affect their property. Donnie Adams pointed out the location of the church in relation to the project and explained that there would be at least a 20' buffer between the proposed lots and the church property.
- An adjacent owner raised a question about density. Donnie Adams stated that the overall density requested was 330 units which is less than the current zoning would allow (approx. 360 units)
- A question was raised about the number of phases and start date. Reid Smith stated that the project would be constructed in approximately 6 to 8 phases based upon market demand. He indicated that construction on the first phase would begin in early Spring 2015 (pending Town approval)
- An adjacent owner asked what the project would do to property values. Reid Smith stated that in his opinion the property values in the surrounding areas would increase.
- There were several representatives from the Civitan Club that attended the meeting to understand the proposed project and voice some concerns. In general, the Civitan Club representatives had no problems with the proposed development. However, they voiced concerns about potential future residents complaining about the normal operation of club activities at night and on weekend nights. Getting complaints about lights and noise were their biggest concerns.
- Reid Smith acknowledged the concerns and indicated that the developer would work with the Civitan as a good neighbor to better understand and address their concerns.
- After a final call for questions or comments and hearing none, the meeting was closed at 6:40PM.

PARKVIEW

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: DC Adams ENGINEERING

Location/Date: LEGEND PARK / 10/20/2014

	NAME	ADDRESS
1	Buddy Melvin	340 CIVITAN McCuller ST
2	Troy M. Smith	11 CIVITAN 11
3	Judy Smith	11 CIVITAN 11
4	Christy Adams Johnson	
5	GEORGE ROSS	340 CIVITAN McCuller ST
6	RECHARD BAUMGARTNER	11 CIVITAN 11
7	Scott Carroll	11 CIVITAN 11
8	Janet Daniel	671 City Rd
9	Larry Daniel	11 11
10	Gary Bunn	CIVITAN 1025 Ridge Drive - clayton NC
11	Johnny Williams	65 CIVITAN WILSON JONES RD.
12	Joe Mon	920 City Rd -
13	Jim Klingenberg	340 CIVITAN
14	Wm Royal	11 11
15	ROY LYON	11 11
16	Judy Smith	Civitan
17	MARK COATS	CIVITAN PRESIDENT
18	MIKE BEASLEY	Liberty LANE
19	BARBARA BEASLEY	Liberty LANE
20	DONNIE ADAMS RUD SMITH	DC ADAMS ENGINEERING CITY ROAD, LLC

DC Adams Engineering, Inc.

335 Athletic Club Blvd
Clayton, NC 27527

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

October 8, 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 20, 2014

Location: Legend Park (550 City Rd, Clayton, NC)

Time: 6:00 PM

Type of Application: Rezoning and Major Subdivision Plan

General Description: The applicant is requesting rezoning to Planned Development – Residential. The subdivision plan is for a residential subdivision.

If you have any questions prior to or after this meeting, you may contact us at 919-763-7278.

Sincerely,

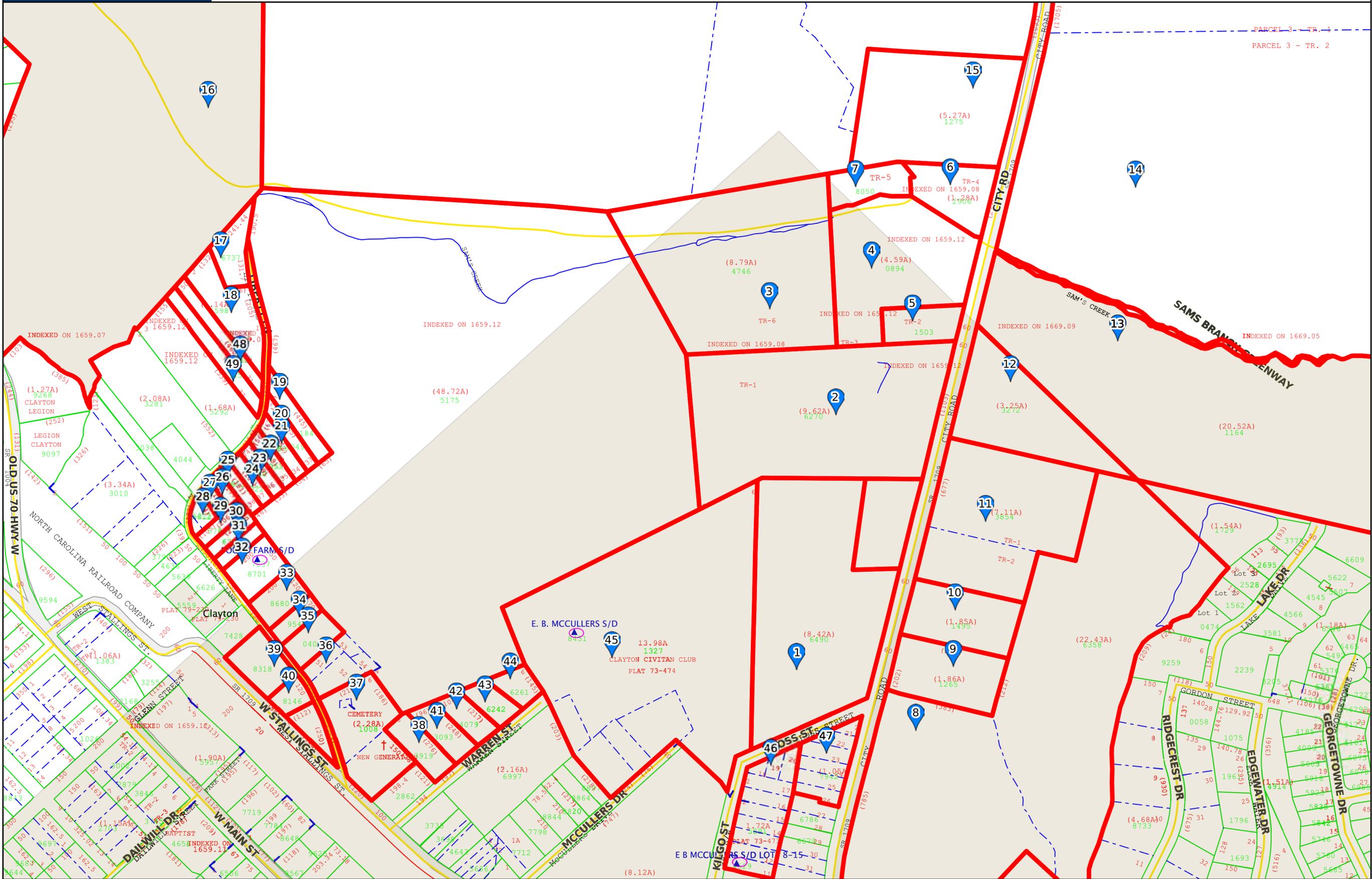
Donnie Adams, PE

cc: Clayton Planning Dept.



*** 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.)



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

November 19, 2014

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:

Acres: 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 – <i>Note: Staff is requiring the dedication of greenway along City Road and Sam’s Branch Greenway.</i>
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(l)(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 concrete sidewalks on both sides of public streets so long as 5' concrete sidewalk is installed on one side of all public streets and a minimum 10 foot wide asphalt multi-use path / greenway is provided at the same value of the omitted sidewalk. This value will be justified through an engineer's estimate which will be reviewed and approved by the Public Works Department. Staff supports this alternative 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.

In this case, 8,493 linear feet of sidewalk is provided and so it is assumed the actual sidewalk required by the UDC would be approximately twice that, or an additional 8,493 linear feet. Approximately 5,110 linear feet of 10 foot paved greenway is shown on the plan. The engineers estimate will identify the cost per linear foot for each type (sidewalk/multi-use path) to develop the required fee-in-lieu if there is a difference in value.

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. The developer will be required to construct sidewalks or 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. The traffic study does not indicate the need for off-site roadway improvements. Staff however believes that improvements (dedicated turn and deceleration lanes) may be necessary at the main entrance on City Road. 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/Variations 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. 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 an equal value of ten-foot wide paved greenway/multi-use trails within the development. Fee-in-lieu shall be based on an Engineers estimate which documents the cost difference in linear footage between the required 5 foot concrete sidewalk length and the provided 10 foot asphalt 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(1)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

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

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS AND CONFORMS TO THE UDC.

- (2) That the subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

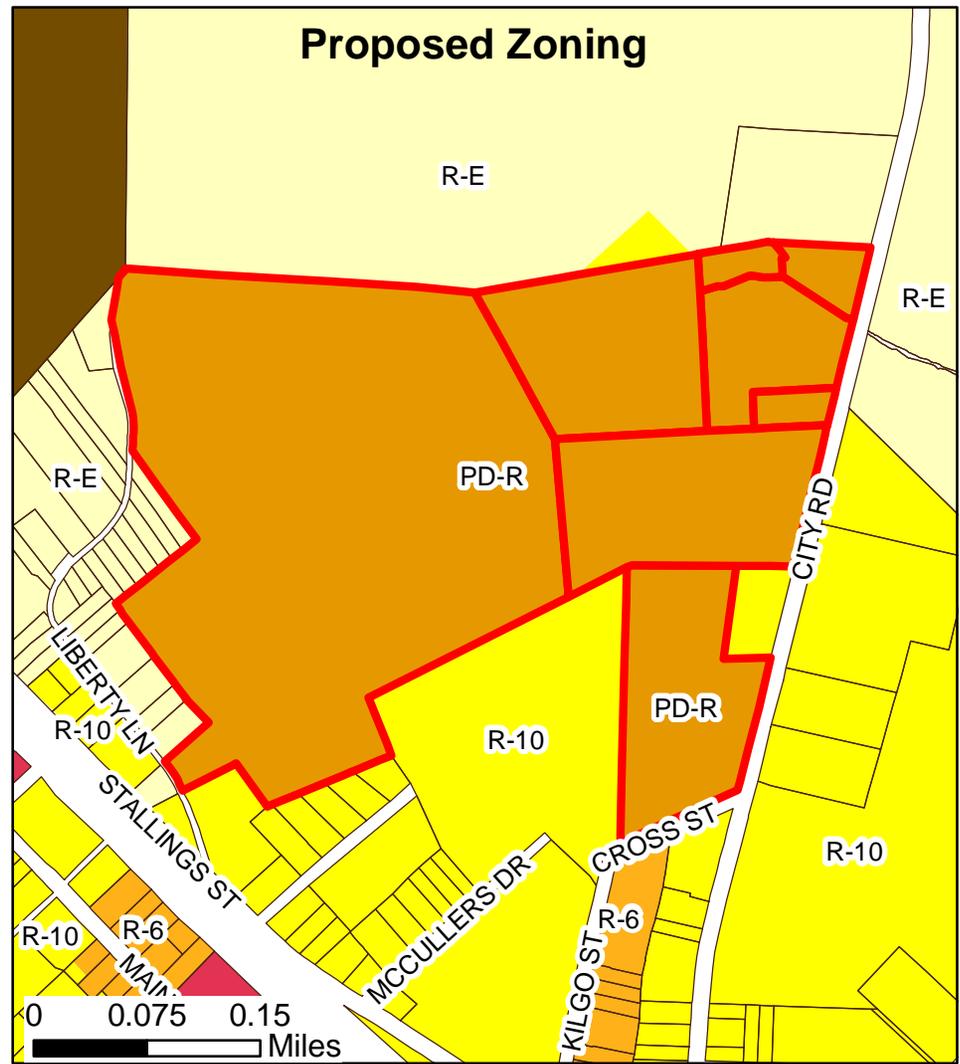
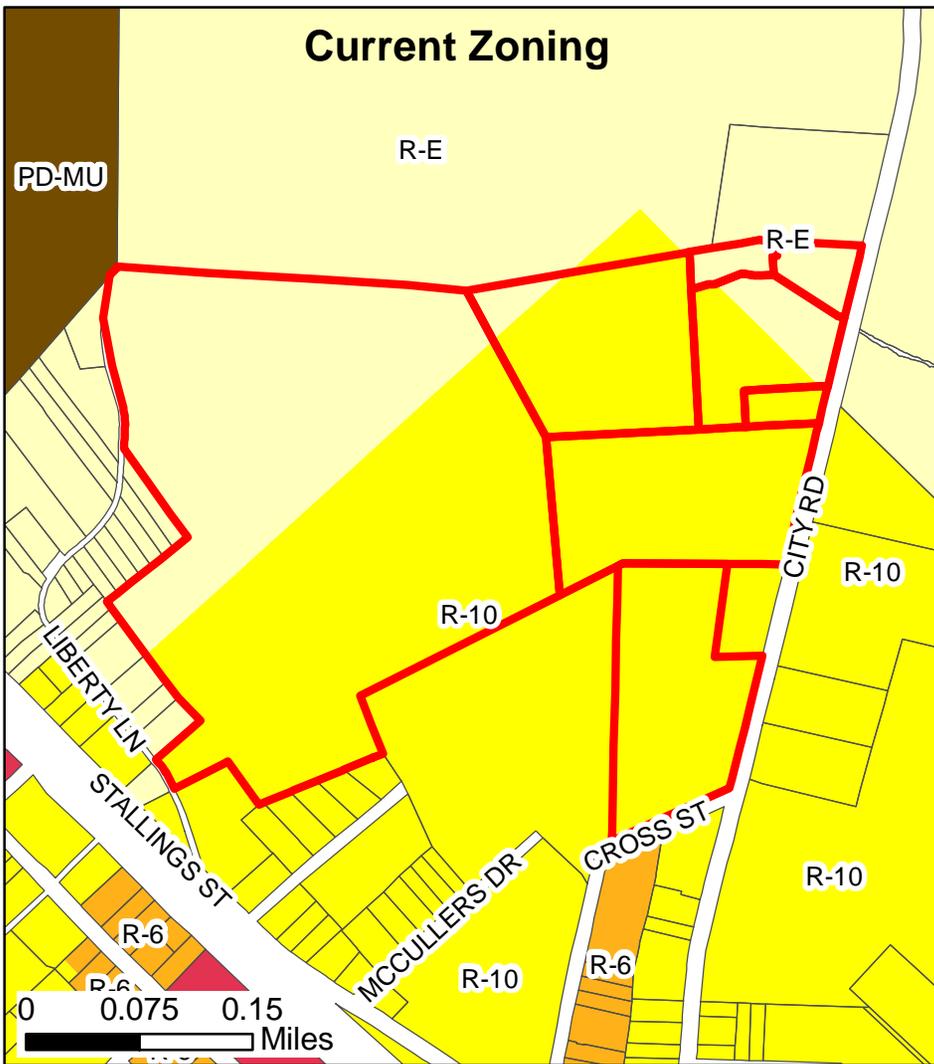
THE SUBDIVISION DESIGN IS SUCH THAT IT WILL BE BENEFICIAL TO ORDERLY DEVELOPMENT ON ADJACENT TRACTS. THIS DEVELOPMENT WILL ADD TO THE TOWN'S GREENWAY TRAIL SYSTEM AND IMPROVE WALKABILITY WITHIN THE CITY LIMITS.

- (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 #: 03030069, 05H02017A, 05H02017M, 05H02017K, 05H02017P, 05H02017O,
 05H02017C, 05030071
 File Number: PDD 2014-111

Produced by: TOC Planning

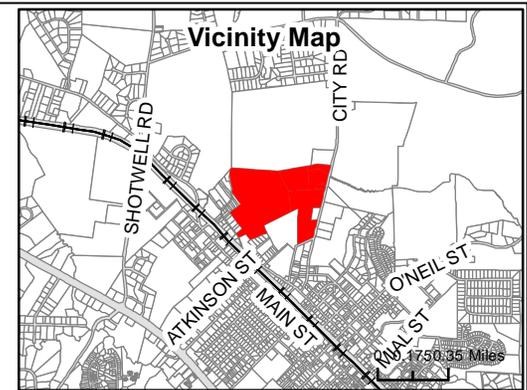
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.



10/20/14

Legend

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





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

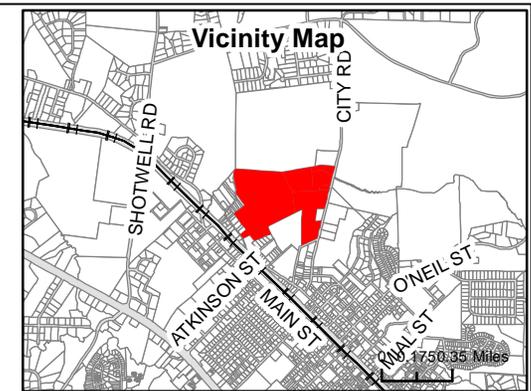
File Number: PDD 2014-111

Produced by: TOC Planning

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



10/20/14





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: DWR 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: \$2050⁰⁰

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: DOMINIC ADAMS

Email Address: dominic@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 scaled 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.

Dominic Adams Jr
Print Name

[Signature]
Signature of Applicant

7/2/2014
Date

APPLICANT STATEMENT – MAJOR SUBDIVISIONS ONLY

Section 155.706(1)(10) of the Unified Development Code requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Outline below (you may attach additional sheets) how the application addresses each of the following findings:

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

THIS SUBDIVISION MEETS ALL APPLICABLE REGULATIONS AND CONFORMS TO THE UDC.

- (2) That the subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

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.



*** 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.)



*** 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



*** DISCLAIMER ***

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

Result 6

Id: 0511020170
Tag: 05H020170
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: 0511020170
Tag: 05H020170
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

NEIGHBORHOOD MEETING MATERIALS
PDD 2014-111 AND PSD 2014-112

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 10/8/2014

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

Printed Name: Donald C. Adams, Jr

Signature: 

Date of Meeting: 10/20/2014

Time of Meeting: 6:00 PM

Location of Meeting: Legend Park

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

~~See Attached~~

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

Neighborhood Meeting Minutes for:

PDD 2014-111 Parkview Planned Development (rezoning)

PSD 2014-112 Parkview Master Plan (preliminary subdivision plat)

- The meeting was opened at 6:05PM by Reid Smith (developer) who gave an overall summary of Parkview.
- An adjacent owner asked where the sewer outfall line was to be located. Donnie Adams addressed the question and pointed out the location on the plan.
- A member of New Generation Fellowship Church asked how the project would affect their property. Donnie Adams pointed out the location of the church in relation to the project and explained that there would be at least a 20' buffer between the proposed lots and the church property.
- An adjacent owner raised a question about density. Donnie Adams stated that the overall density requested was 330 units which is less than the current zoning would allow (approx. 360 units)
- A question was raised about the number of phases and start date. Reid Smith stated that the project would be constructed in approximately 6 to 8 phases based upon market demand. He indicated that construction on the first phase would begin in early Spring 2015 (pending Town approval)
- An adjacent owner asked what the project would do to property values. Reid Smith stated that in his opinion the property values in the surrounding areas would increase.
- There were several representatives from the Civitan Club that attended the meeting to understand the proposed project and voice some concerns. In general, the Civitan Club representatives had no problems with the proposed development. However, they voiced concerns about potential future residents complaining about the normal operation of club activities at night and on weekend nights. Getting complaints about lights and noise were their biggest concerns.
- Reid Smith acknowledged the concerns and indicated that the developer would work with the Civitan as a good neighbor to better understand and address their concerns.
- After a final call for questions or comments and hearing none, the meeting was closed at 6:40PM.

PARKVIEW

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: DC Adams ENGINEERING

Location/Date: LEGEND PARK / 10/20/2014

	NAME	ADDRESS
1	Buddy Melvin	340 CIVITAN McCuller ST
2	Troy M. Smith	" CIVITAN "
3	Judy Smith	" CIVITAN "
4	Christy Adams Johnson	
5	GEORGE ROSS	340 CIVITAN McCuller ST
6	RECHARD BAUMGARTNER	" CIVITAN, "
7	Scott Carroll	" CIVITAN "
8	Janet Daniel	671 City Rd
9	Larry Daniel	" "
10	Gary Bunn	CIVITAN 1025 Ridge Drive - Clayton NC
11	Johnny Williams	65 CIVITAN WILSON JONES RD.
12	Joe Mon	920 City Rd -
13	Jim Klingenberg	340 CIVITAN
14	Wm Royal	" "
15	ROY LYON	" "
16	Judy Smith	Civitan
17	MARK COATS	CIVITAN PRESIDENT
18	MIKE BEASLEY	Liberty LANE
19	BARBARA BEASLEY	Liberty LANE
20	DONNIE ADAMS RUD SMITH	DC ADAMS ENGINEERING CITY ROAD, LLC

DC Adams Engineering, Inc.

335 Athletic Club Blvd
Clayton, NC 27527

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

October 8, 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 20, 2014

Location: Legend Park (550 City Rd, Clayton, NC)

Time: 6:00 PM

Type of Application: Rezoning and Major Subdivision Plan

General Description: The applicant is requesting rezoning to Planned Development – Residential. The subdivision plan is for a residential subdivision.

If you have any questions prior to or after this meeting, you may contact us at 919-763-7278.

Sincerely,

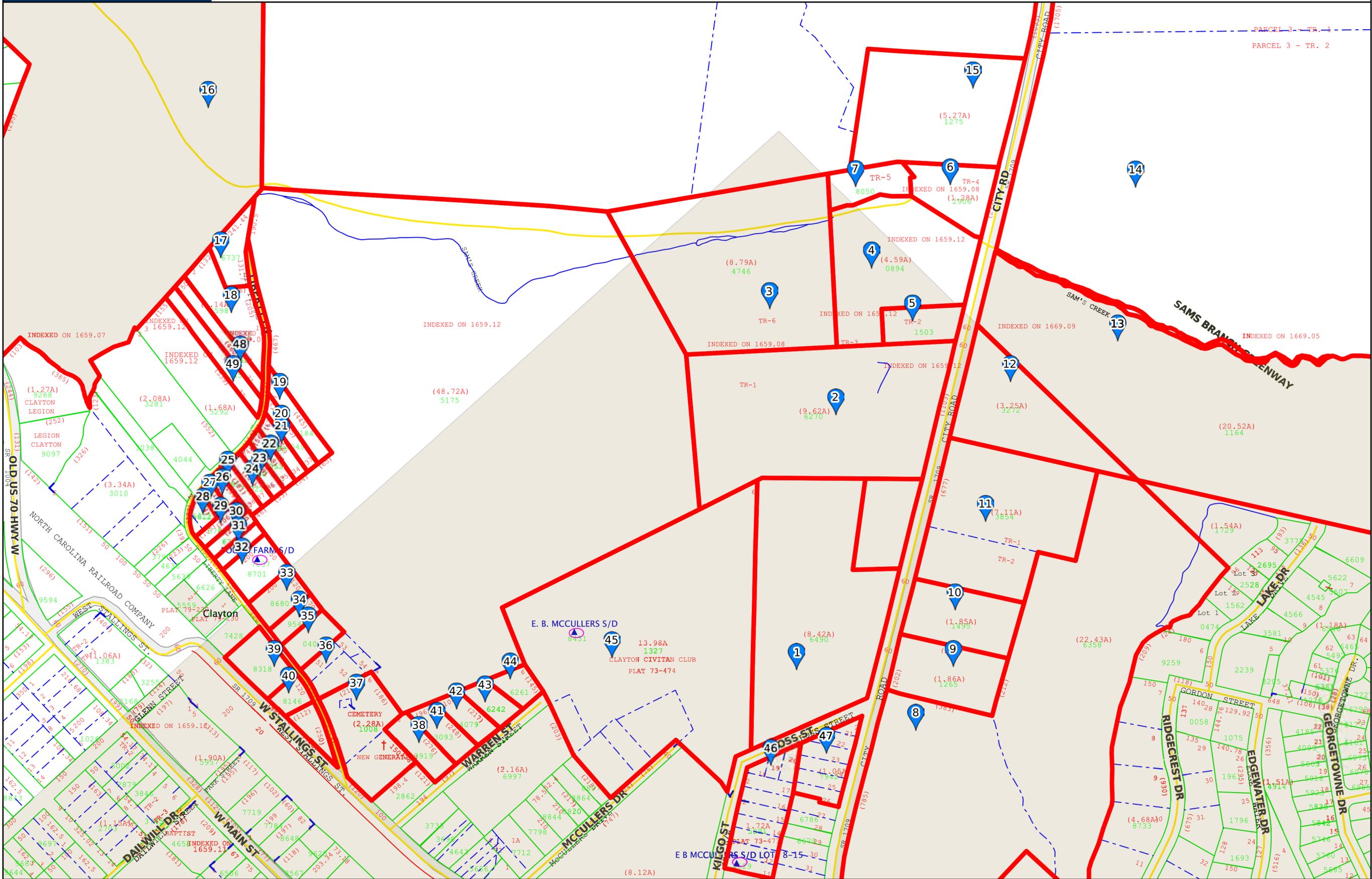
Donnie Adams, PE

cc: Clayton Planning Dept.



*** 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.)





VICINITY MAP
(NO SCALE)



MAJOR PLAN
FOR
PARKVIEW
IN
TOWN OF CLAYTON, NC

REVISED PER TOWN COMMENTS
OCTOBER 24, 2014

SHEET INDEX

DEVELOPER/APPLICANT:
CITY ROAD, LLC
324 EAST MAIN STREET
Clayton, NC 27527
CONTACT/AGENT: DONNIE C. ADAMS
919 763-7278

<u>SHEET TITLE</u>	<u>SHEET No.</u>
MASTER PLAN.....	1
REGULATING SHEET.....	2
SITE PHASES.....	3
PRELIMINARY ENGINEERING DESIGN.....	4
EXISTING CONDITIONS.....	5



PARKVIEW
CITY ROAD LLC, CLAYTON, NC 27527





VICINITY MAP
(NO SCALE)

SITE ADDRESS
TOWN LIMIT OR ETJ
ACREAGE:
NC PIN NUMBER:

OWNERS & ADDRESSES:

CITY ROAD
WITHIN TOWN OF CLAYTON, TOWN LIMIT
82.94 ACRES (3,612,866 SF)
165912-87-5175, 165912-96-6490, 165912-97-6270,
166905-07-1503, 166905-07-0894, 166905-07-2906,
16698-98-8050, & 165908-97-4756
DONALD C. ADAMS
1340 OLD DRUG STORE RD
GARNER, NC 27529

HOCUTT BAPTIST CHURCH
314 W. HORNE ST
CLAYTON, NC 27520

CURRENT ZONING:
PROPOSED ZONING:
EXISTING USE:
PROPOSED DENSITY:

MAXIMUM IMPERVIOUS AREA:
WATERSHED PROTECTION OVERLAY:
100 YR FLOOD PLAIN:
ELECTRIC PROVIDER:
WATER PROVIDER:
SEWER PROVIDER:
PROPOSED USE:

R-10
PD-R
VACANT
330 UNITS/4 UNITS PER ACRE
THIS DENSITY IS BASED ON A MIX OF 45 TOWNHOMES, 195
DETACHED UNITS AND 90 ATTACHED UNITS.
1,625,790 SF/ 45%

YES A PORTION
DUKE ENERGY PROGRESS
TOWN OF CLAYTON
TOWN OF CLAYTON
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 DETACHED (195 LOTS)
	SINGLE FAMILY ATTACHED (90 LOTS)
	TOWNHOMES (45 UNITS)
	OPEN SPACE
	AMENITY
	LAND TO BE DEDICATED TO TOWN OF CLAYTON
	ENTRANCE
	100 YEAR FLOODPLAIN
	RCA (RESOURCE CONSERVATION AREA)
	GREENWAY TRAIL (5,962 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



GRAPHIC SCALE



DC ADAMS ENGINEERING, INC
335 ATHLETIC CLUB BLVD, CLAYTON, NC 27527
domie@dcaengineers.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

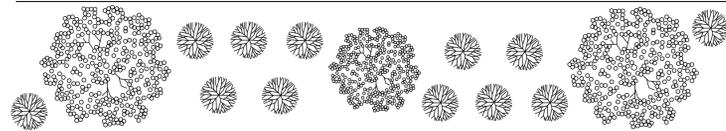
OPEN SPACE INFORMATION

OVERALL OPEN SPACE
 REQUIRED = 12.5% OF TRACT (82.94 ACS) = 10.37 ACS
 PROVIDED = 44.06 ACS (27.04 ACS OUTSIDE RCA)
IMPROVED/ACTIVE OPEN SPACE
 REQUIRED = 25% OF REQ'D OPEN SPACE = 2.59 ACS
 PROVIDED = 4.92 ACS
IMPROVED/ACTIVE BREAKDOWN
 GAZEBO SPACE = 0.43 ACS
 NEIGHBORHOOD GARDEN = 2.14 ACS
 GREENWAT TRAIL = 2.35 ACS
LAND DEDICATED TO TOWN
 GREENWAY TRAIL = 1.16 ACS
 RCA = 3.29 ACS
 OTHER = 5.88 ACS

RESOURCE CONSERVATION AREA (RCA)
 PARKVIEW RCA = 11.07 ACRES
 TOWN OF CLAYTON RCA = 3.29 ACRES
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.

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.)

NEIGHBORHOOD GARDEN PLOT

NOTE NEIGHBORHOOD PARKS AND AMENITIES, INCLUDING GARDEN PLOTS, SHALL BE REVIEWED AS MINOR SITE PLANS.



ARBOR ENTRANCE

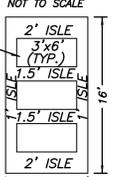
NEIGHBORHOOD GARDEN ENTRANCE ARBOR AND ADJACENT FENCING (WOOD OR VINYL).



TYPICAL NEIGHBORHOOD GARDEN SHED

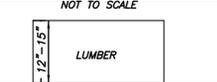
APPROXIMATELY 8'x10'
 (PAINTED WOOD OR VINYL)

TYPICAL GARDEN PLOT BED LAYOUT



- 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



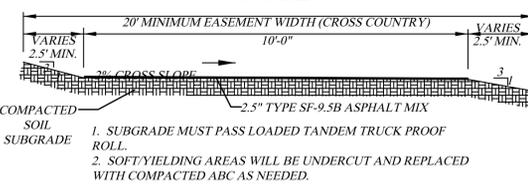
TYPICAL STREET LIGHT DETAIL



16" BLACK FIBERGLASS POLE WITH ACORN STYLE LIGHT COVER

TYPICAL GREENWAY PAVEMENT SECTION

NOT TO SCALE

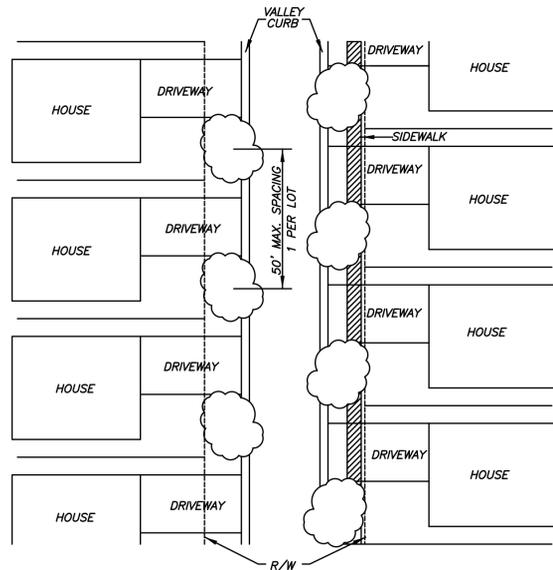


1. SUBGRADE MUST PASS LOADED TANDEM TRUCK PROOF ROLL.
 2. SOFT/YIELDING AREAS WILL BE UNDERCUT AND REPLACED WITH COMPACTED ABC AS NEEDED.

TYPICAL STREET

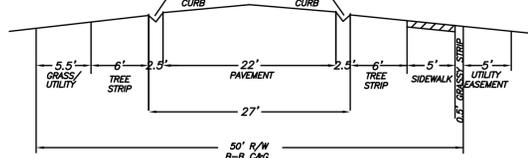
PLAN VIEW
 NOT TO SCALE

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.



GAZEBO

1. APPROXIMATELY 16'x16' PAINTED WOOD OR VINYL CONSTRUCTION.
 2. CONCRETE FLOOR WITH WALKWAY.
 3. PERIMETER LANDSCAPE MAY BE ADDED AS NEEDED.

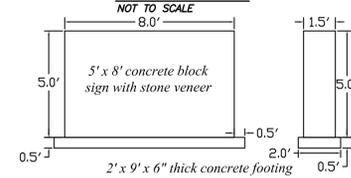
NOTE NEIGHBORHOOD PARKS AND AMENITIES, INCLUDING GARDEN PLOTS, SHALL BE REVIEWED AS MINOR SITE PLANS.

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. CBU'S SHALL BE APPROVED BY THE USPS.

ENTRANCE SIGNS



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

OFFSITE AMENITIES COVERED BY HOA DUES

RIVERWOOD ATHLETIC CLUB

OUTDOOR POOLS
 INDOOR POOL
 WORKOUT FACILITY
 WALKING TRAILS

LIONSGATE ATHLETIC CLUB

OUTDOOR POOL
 WORKOUT FACILITY

TRALEE ATHLETIC CLUB

OUTDOOR POOL
 WORKOUT FACILITY

RIVERWOOD GOLF CLUB

27 HOLE GOLF COURSE & DRIVING RANGE

EAGLE RIDGE GOLF CLUB

18 HOLE GOLF COURSE & DRIVING RANGE

OLD LIBERTY GOLF CLUB

18 HOLE GOLF COURSE & DRIVING RANGE

HEDDINGHAM GOLF CLUB

18 HOLE GOLF COURSE & DRIVING RANGE



NEIGHBORHOOD GARDEN PLOT LAYOUT

NOT TO SCALE

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

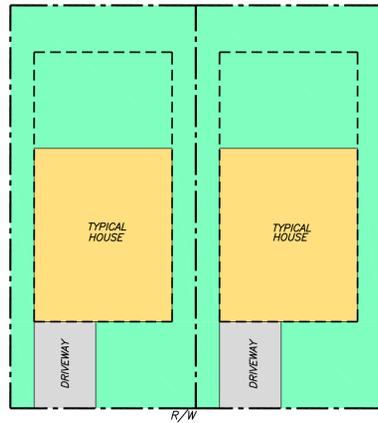
NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.



TYPICAL ELEVATION

MINIMUM BUILDING SETBACKS
 FRONT = 18'
 SIDE = 5'
 REAR = 10'
 STREET SIDE = 12'
 BUILDING SEPARATION = 10'

NOTE:
 MINIMUM LOT WIDTH = 32'
 MINIMUM LOT DEPTH = 80'



SINGLE FAMILY ATTACHED

NOT TO SCALE

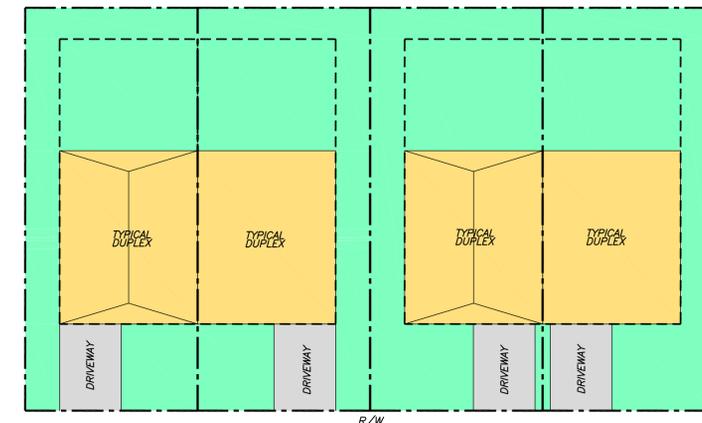
NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.



TYPICAL ELEVATION

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'



SINGLE FAMILY ATTACHED

NOT TO SCALE

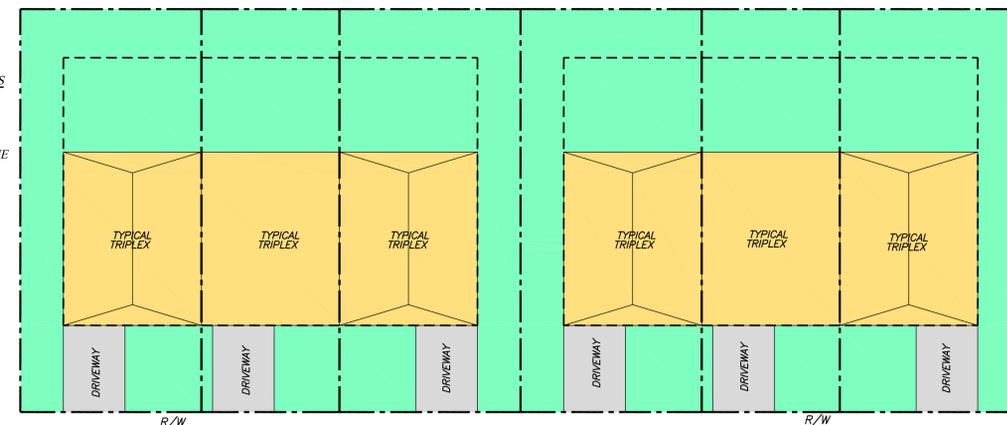
NOTE PHASES TO BE SUBDIVIDED SHALL REQUIRE FINAL PLAT REVIEW AND APPROVAL BY THE TOWN OF CLAYTON.



TYPICAL ELEVATION

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

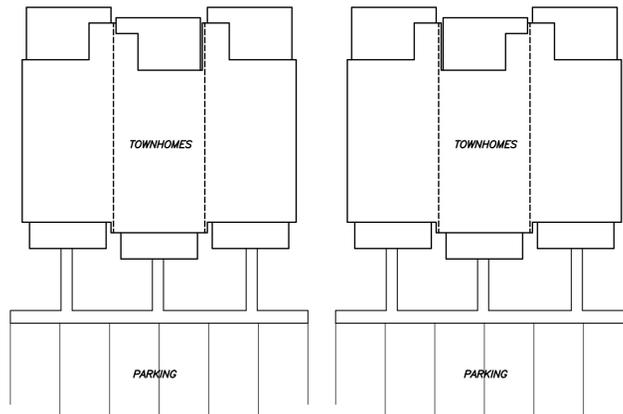
NOT TO SCALE

NOTE

1. TOWNHOME PHASES SHALL REQUIRE MAJOR SITE PLAN REVIEW AND APPROVAL AND SHALL BE SUBJECT TO ALL APPLICABLE DESIGN STANDARDS FOR TOWNHOME DEVELOPMENT SET FORTH IN THE UNIFIED DEVELOPMENT CODE.
2. UNITS TO BE FEE SIMPLE OWNERSHIP.
3. BUILDINGS TO HAVE A MINIMUM OF 10' SEPARATION.



TYPICAL ELEVATION



REVISED PER TDC COMMENTS
 2-10-14-2014 REVISED PER TDC COMMENTS
 3-10-14-2014 REVISED PER TDC COMMENTS

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

PARKVIEW
 CITY ROAD LLC, CLAYTON, NC 27527

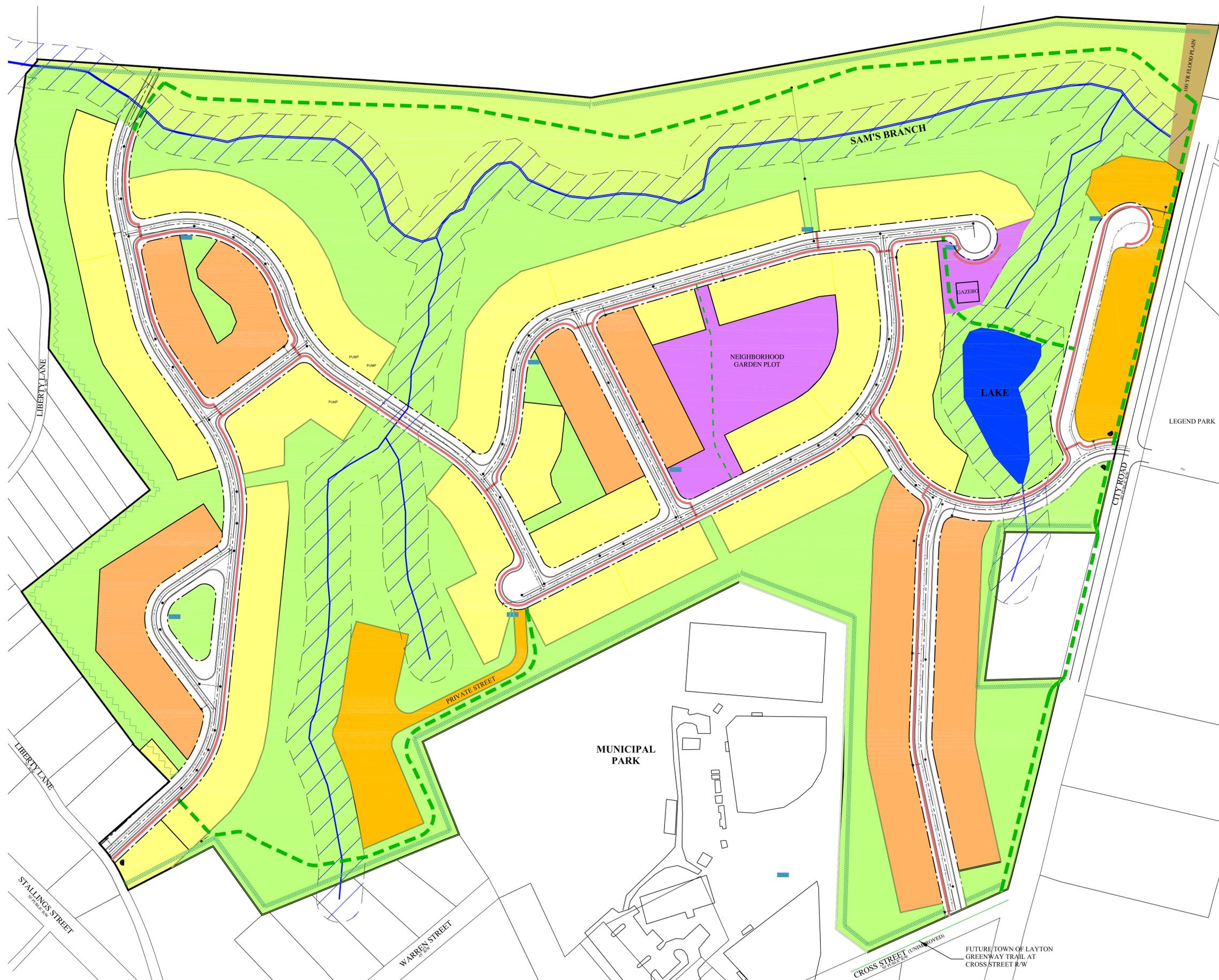
REGULATING SHEET

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



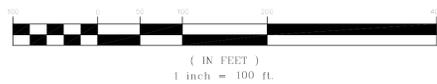
VICINITY MAP
(NO SCALE)



THE TOWN OF CLAYTON AND/OR
JOHNSON 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	WATERLINE
BLOWOFF	BLOWOFF
HYDRANT	HYDRANT
VALVE	VALVE
REDUCER	REDUCER
METER	METER
SEWERLINE	SEWERLINE
MANHOLE	MANHOLE
CLEANOUT	CLEANOUT
STORM DRAINAGE	STORM DRAINAGE
CATCH BASIN	CATCH BASIN
DROP INLET/YARD INLET	DROP INLET/YARD INLET
PROPOSED DITCH FLOW	PROPOSED DITCH FLOW

GRAPHIC SCALE



REVISIONS:
1. 10-24-2014 REVISED PER TOC COMMENTS
2. 10-24-2014 REVISED PER TOC COMMENTS

DC ADAMS ENGINEERING, INC
335 ATHLETIC CLUB BLVD, CLAYTON, NC 27527
domie@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

FUTURE TOWN OF LAYTON
GREENWAY TRAIL AT
CROSS STREET R/W