AGENDA
CLAYTON PLANNING BOARD MEETING
Monday, July 27, 2015
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

A. June 22, 2015 Meeting

IV. REPORTS AND COMMENTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. Gordon Tract Rezoning RZ 2014-21

Request to rezone 61.29 acres located east of Glen Laurel Rd, between Vinson and Powhatan Roads from Residential-Estate (R-E) (Town) and Agricultural Residential (AR) (County) to Residential-8 (R-8).

B. Gordon Tract Subdivision PSD 2014-95

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

C. Brookside Rezoning 15-22-01-RZ

Request to rezone 20.88 acres located east of Amelia Church Road, between NC 42 Hwy W and Breeze Lane from R-10 (Single-Family Residential-10) to R-8 (Single-Family Residential-8).

D. Brookside Subdivision 15-22-02-SUB

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

E. Town Facility Operations Center Rezoning RZ 2015-25

Request to rezone 13.10 acres located east of Lee Court, between NC 42 Hwy W and Barber Mill Road, from B-3 (Business Highway) to PF (Public Facilities).

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

Request to rezone 53.27 acres located along Durham Street, between Holding Street and Vogue Street, from R-8 (Single-Family Residential-8) to PF (Public Facilities).

G. Maplewood Cemetery Rezoning RZ 2015-28

Request to rezone 16.15 acres located south of US 70 Bus Hwy W, between Regency Drive and O'Hara Street, from R-8 (Single-Family Residential-8) to PF (Public Facilities).

H. Comprehensive Plan 2040 Update

Presentation by Land Design regarding the updated Comprehensive Plan 2040. The update replaces the 2008 Strategic Growth Plan. Staff is requesting that the Planning Board recommend approval of the updated Comprehensive Plan.

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

VIII. ADJOURN

MINUTES
CLAYTON PLANNING BOARD
JUNE 22, 2015

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

PRESENT: Frank Price (Chair) (ETJ), George "Bucky" Coats (TL), Ronald L. Johnson (TL), Marty D. Bizzell (ETJ), Robert J. Ahlert (TL), Sarah Brooks (TL), Jean M. Sandaire (TL) [Alt.], Michael Grannis (Councilman), Bob Satterfield (Councilman)

ABSENT: David Teem (Vice Chair) (TL), James Lipscomb (ETJ), Jim Lee (ETJ)

ALSO PRESENT: David DeYoung, Planning Director; Jay McLeod, Planner; John McCullen, Town Engineer; Rebecca Powers, Clerk to Planning Board

I. CALL TO ORDER:

At 6:04PM Frank Price called the meeting to order and Rebecca Powers took roll.

II. ADJUSTMENTS TO THE AGENDA:

Mr. DeYoung states that there are no adjustments to the agenda.

III. APPROVAL OF MINUTES FROM THE MAY 26, 2015:

Bob Ahlert makes a motion to approve the May 26, 2015 minutes. Sarah Brooks seconds the motion and it passes unanimously at 6:05PM.

IV. REPORTS/COMMENTS:

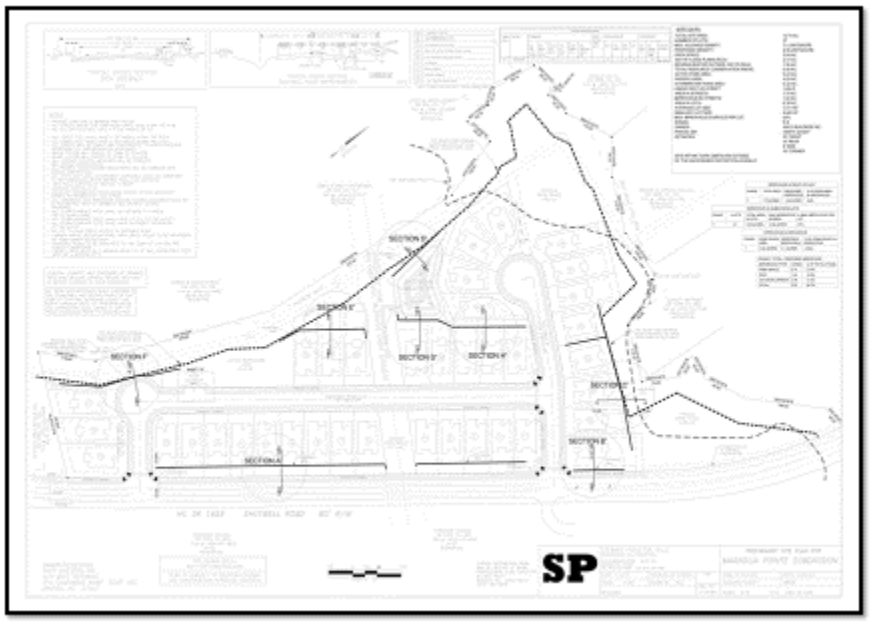
David DeYoung announces that Dana Pounds will be stepping down from the Planning Board and James Lipscomb will be moving from an alternate position to a full ETJ member. He adds that he is looking for a new ETJ alternate to replace James.

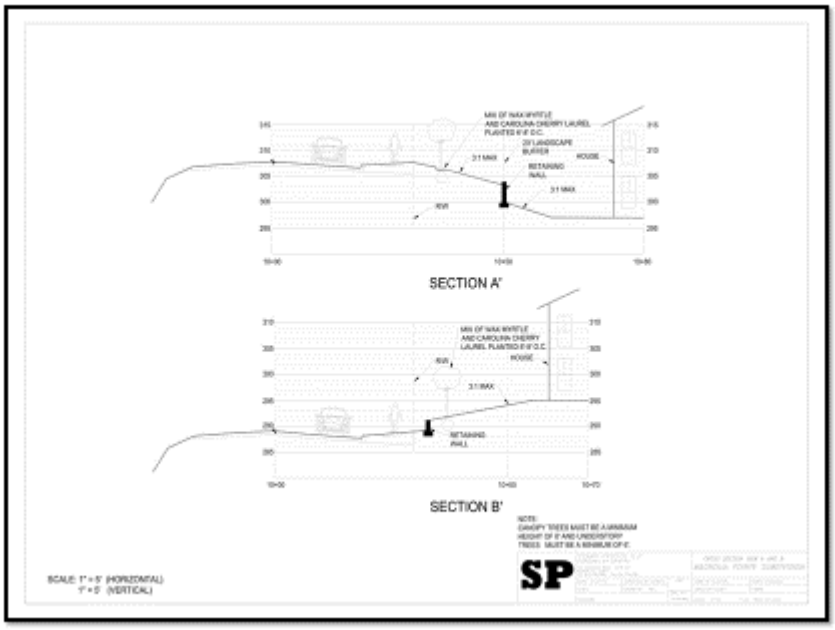
V. OLD BUSINESS:

A. PSD 2014-97 Magnolia Pointe Major Subdivision

Mr. Price moves to the first matter of old business, PSD 2014-97 Magnolia Pointe Major Subdivision. David DeYoung introduces PSD 2014-97 with the following PowerPoint presentation; herewith attached and incorporated into the record. Mr. DeYoung then explains

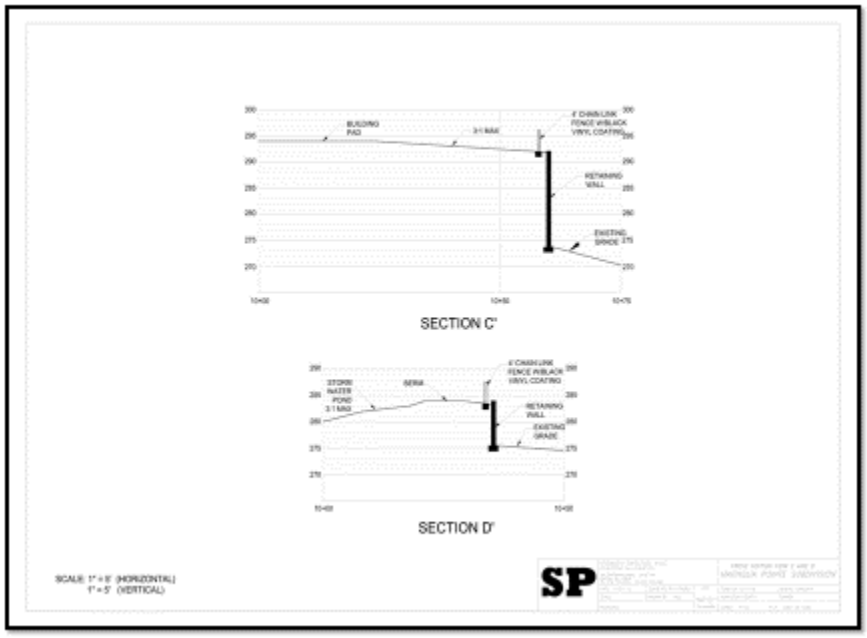
that the applicant will do most of the presenting. Mike Stewart, representing ASCO Builders, approaches the podium.



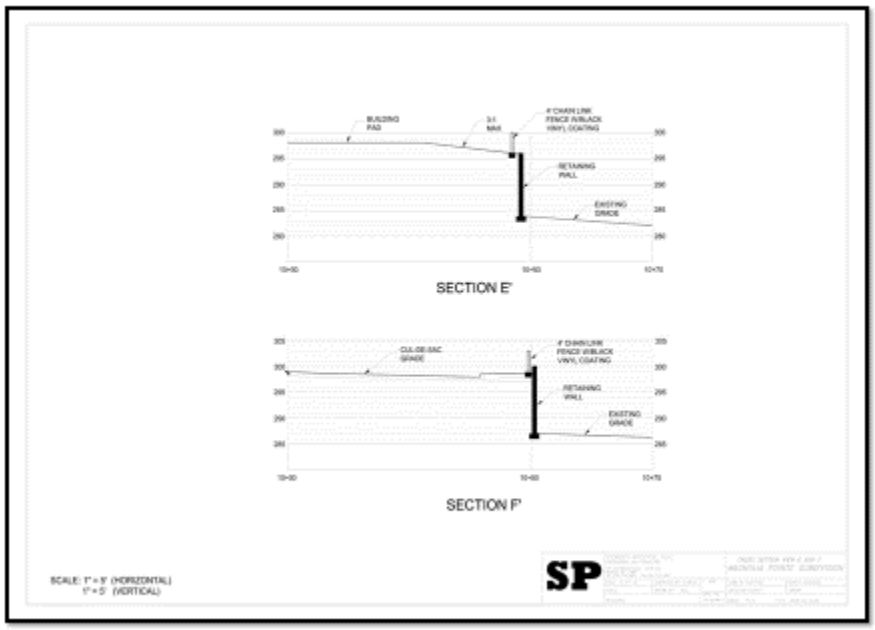


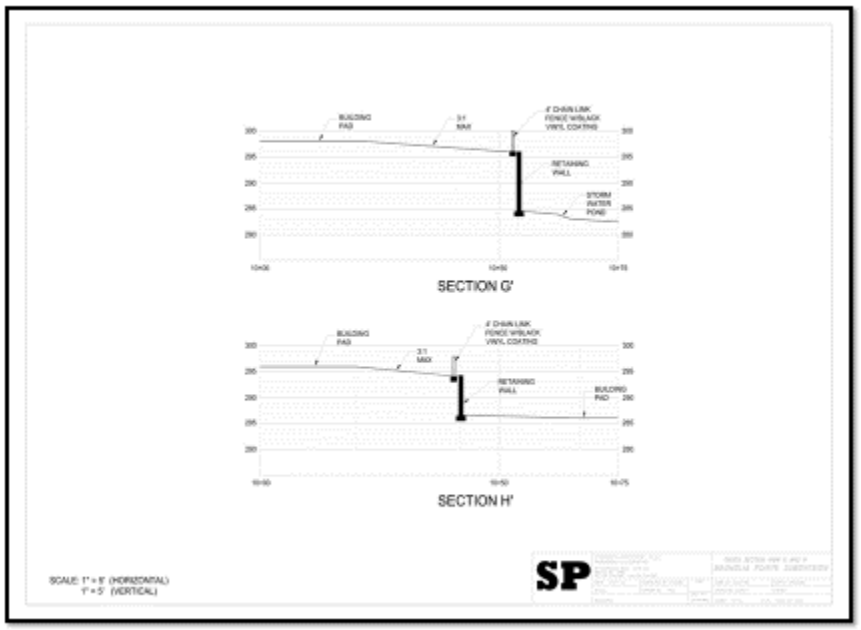
Bob Ahlert refers to section A, and asks if the retaining wall is on property owned by the homeowner or the HOA. Mike explains that it is on the line of the buffer and that the property on

the side of the home is the homeowner's responsibility, but that the land on the opposite side of the home is the HOA's responsibility. Mr. Price asks for clarification on the maintenance of grounds between the fence and the sidewalk. Mr. Stewart confirms that yes, that section is HOA maintained.



There is some discussion back and forth between Mr. Ahlert and Mr. Stewart about where the building pad ends and slopes. Mr. Stewart explains that the building starts 20 feet from the right of way and states that the rear of the building is where the arrow is. There are no more questions for the applicant.


BUILDING PAD
3:1 MAX
4' CHAIN LINK FENCE W/BLACK VINYL COATING
RETAINING WALL
EXISTING GRADE
SECTION E'
CUL-DE-SAC GRADE
4' CHAIN LINK FENCE W/BLACK VINYL COATING
RETAINING WALL
EXISTING GRADE
SECTION F'
SCALE: 1" = 5' (HORIZONTAL)
1" = 5' (VERTICAL)
SP


BUILDING PAD
3:1 MAX
4' CHAIN LINK FENCE W/BLACK VINYL COATING
RETAINING WALL
STORM WATER POND
SECTION G'
BUILDING PAD
3:1 MAX
4' CHAIN LINK FENCE W/BLACK VINYL COATING
RETAINING WALL
BUILDING PAD
SECTION H'
SCALE: 1" = 5' (HORIZONTAL)
1" = 5' (VERTICAL)
SP

Subdivision conditions
PSD2014-97

CONDITIONS:

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

1. Following Board approvals, three copies of the final Preliminary Subdivision Plat meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.
2. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plat. Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
3. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
4. A sidewalk shall be constructed along Shotwell Rd. along the entirety of the parcel, site, or development, including areas that will remain undeveloped or are reserved for future development.
5. No buildings shall be constructed within 20' of any riparian buffer, per UDC §155.502(D). A Class C buffer (or other Planning Dept. approved buffer) will be installed on the perimeter of the development, per Open-Space Subdivision development regulations.

Subdivision conditions cont.
PSD2014-97

CONDITIONS:

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

6. Five foot wide sidewalks shall be installed on both sides of all internal roads, including around the entirety of all cul-de-sacs, and shall be constructed or bonded prior to plat recordation for the associated phase.
7. 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 areas/facilities (including perimeter buffer) and provide adequate means for funding to do so.
8. Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
9. The perimeter landscaping buffer along Shotwell Road must be installed prior to the issuance of a Certificate of Occupancy for the first dwelling.
10. All scheduled improvements to Shotwell Road must be constructed or bonded prior to the issuance of a Certificate of Occupancy for the first dwelling.
11. An updated wastewater allocation request must be approved by the Town Manager prior to plat issuance.

Mr. DeYoung points out that the conditions for approval have been modified, specifically number 7, where a homeowner's association document will assure responsibility for maintenance of the common areas and facilities and provide adequate means for funding to do so. Sarah Brooks makes a motion to recommend approval with conditions presented by staff. Bucky Coats

seconds the motion. Bob Ahlert refers to lots 18-20 and asks how the homeowner's will be able to maintain their lots with a retaining wall on part of the lot. Mr. Stewart explains that the area behind the retaining wall is resource conservation area and will not be disturbed. There are no questions from the audience. Mr. Price moves back to the motion and second on the table. The recommendation to Town Council to approve passes unanimously at 6:19pm.

VI. NEW BUSINESS:

A. 15-18-01-RZ Young Family Tract Rezoning
B. 15-19-01-RZ Wiggins Family Tract Rezoning

Jay McLeod introduces 15-18-01-RZ and 15-19-01-RZ with the following PowerPoint presentation; herewith attached and incorporated into the record. Jay McLeod explains that he will be presenting both rezonings together, but will need separate votes for each.

PLANNING DEPARTMENT

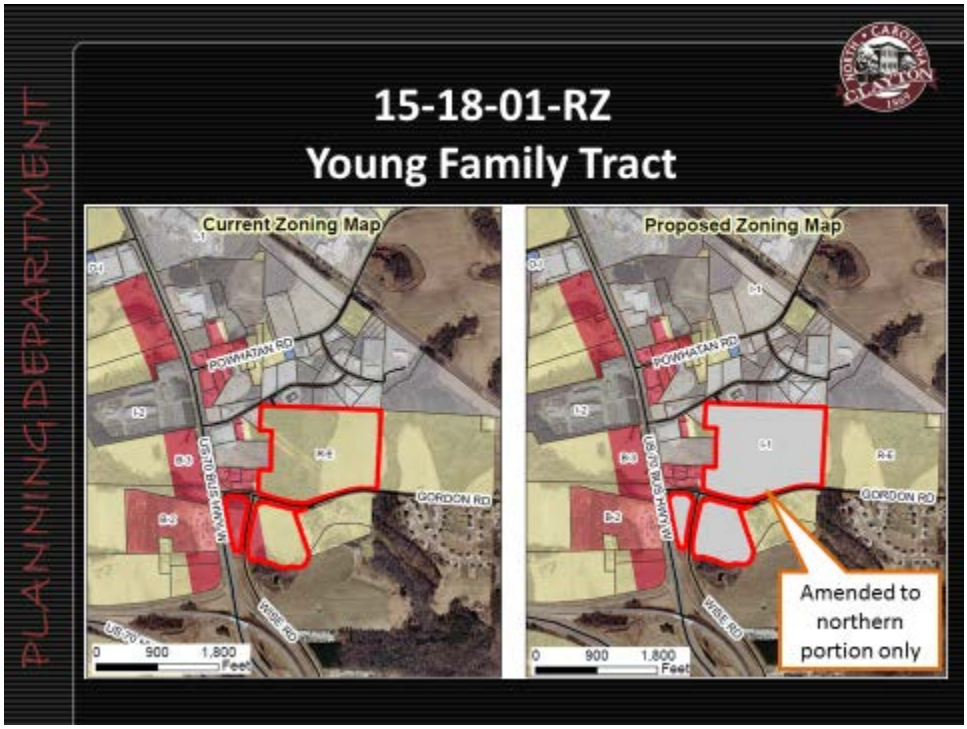
Rezonings on Gordon Road

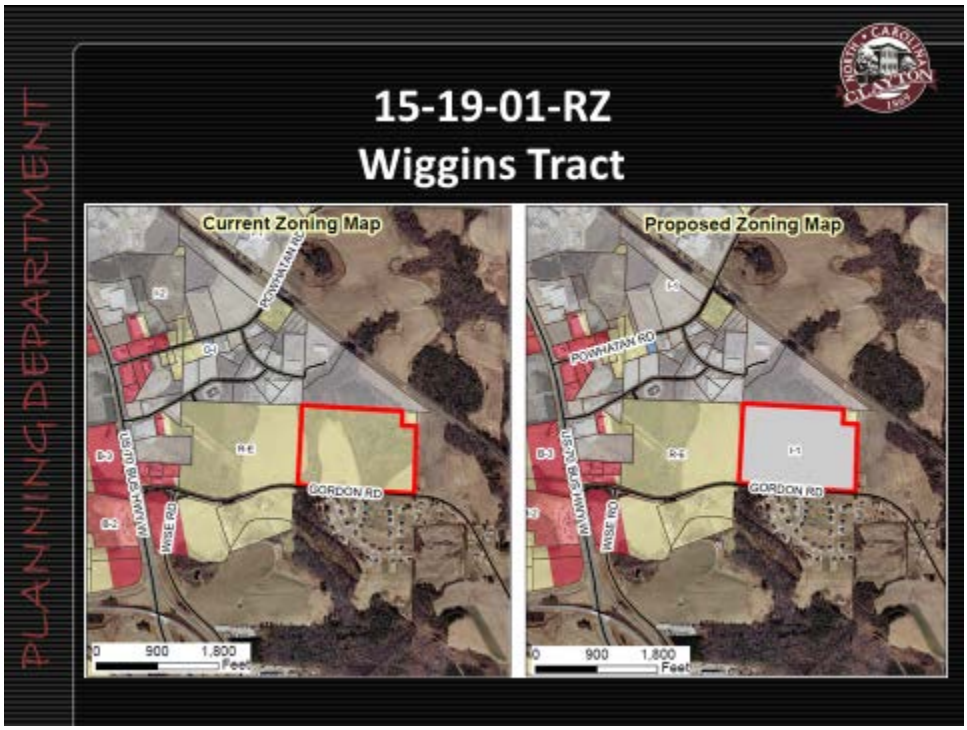
Young Family Tract	Wiggins Tract
15-18-01-RZ	**15-19-01-RZ**
◆ Parcel: 05i05021a	◆ Parcel: 05i05022a
◆ Rezoning of 69.58 acres from R-E to I-1	◆ Rezoning of 45.73 acres from R-E to I-1
◆ Amended to be partial parcel (approx. 50± acres)	◆ Owner: Ida S. Wiggins
◆ Owner: Young Family Irrevocable Trust c/o Jenny Kelling (Trustee)	

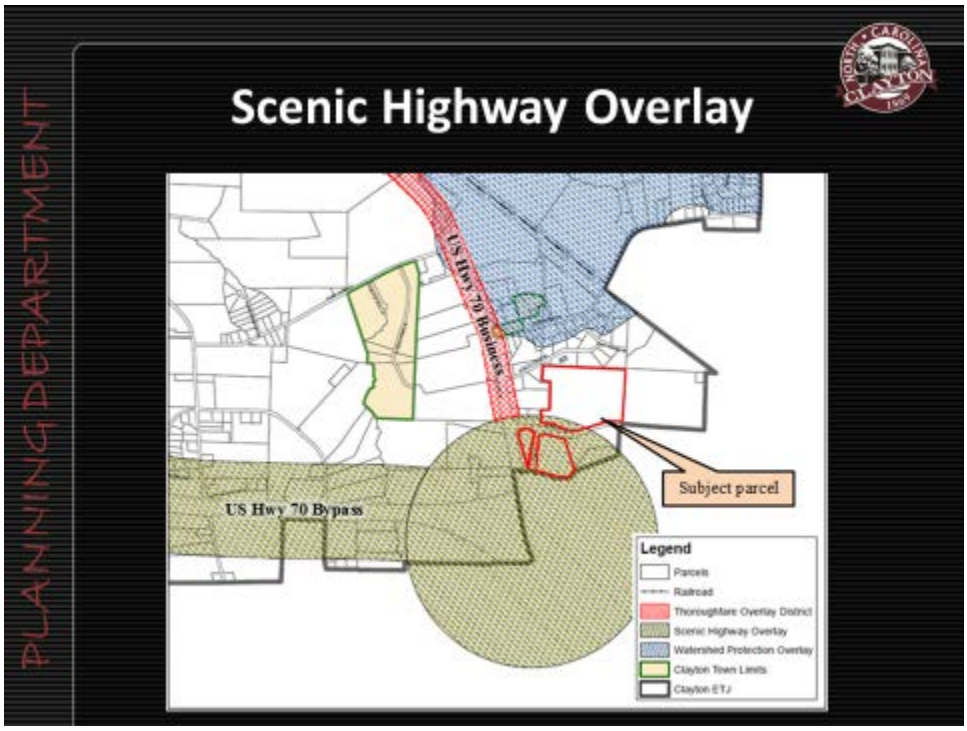
PLANNING DEPARTMENT

Location

Young Family Tract	Wiggins Tract
15-18-01-RZ	**15-19-01-RZ**


PLANNING DEPARTMENT
15-18-01-RZ
Young Family Tract
Current Zoning Map
Proposed Zoning Map
POWHATAN RD
GORDON RD
WISE RD
Amended to northern portion only
0 900 1,800 Feet

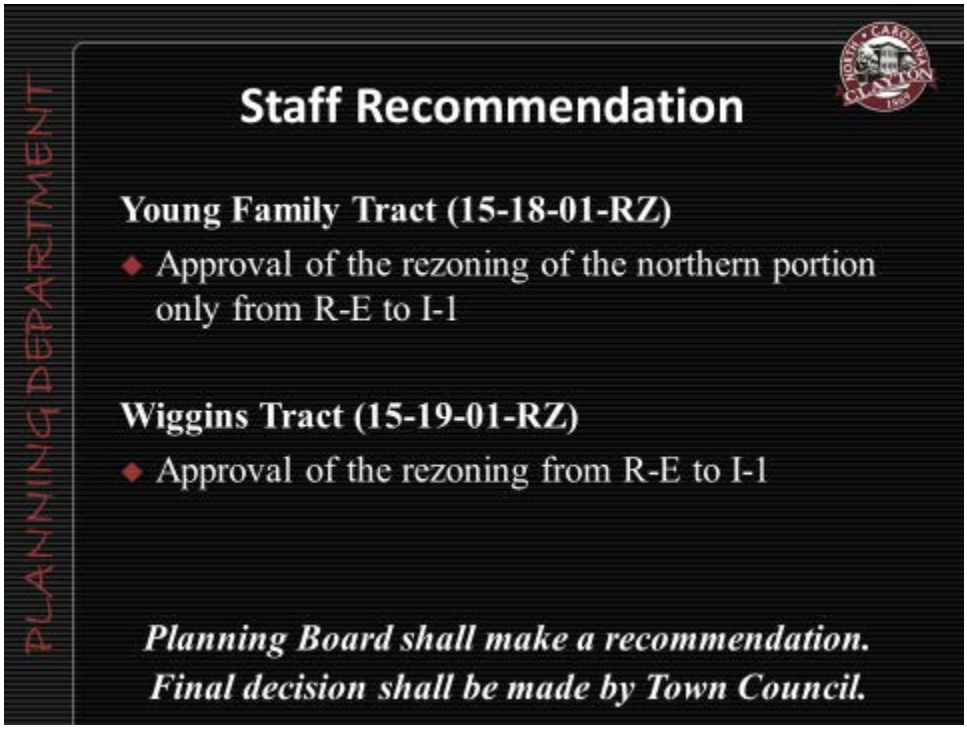

PLANNING DEPARTMENT
15-19-01-RZ
Wiggins Tract
Current Zoning Map
Proposed Zoning Map
POWHATAN RD
GORDON RD
WISE RD
0 900 1,800 Feet



Mr. McLeod points out that there is a portion of the Young tract that falls in the scenic highway overlay and therefore would not be able to be used for R&D.

Mr. McLeod points out that these parcels would be potential research and training zones, like Novo Nordisk and Grifols, if it were to be rezoned. He also points out the properties accessibility with the 70/70 interchange nearby.

Mr. McLeod points out consistency, except for the residential subdivision, Edinburgh, which is separated by Gordon Road from the parcels in question. He also explains that if development would occur on the proposed parcels, a Class C buffer would be required.



There are no questions for staff and Mr. Price introduces the applicant. Norwood Thompson approaches the podium and presents the proposed rezonings. He begins explaining that the industry (research and development) creates jobs and can sometimes be very secretive, in turn a company may quickly be looking for property that is already zoned for what they are looking for. Mr. Thompson explains that this allows them to have a reasonably sized piece of land that is 'shovel ready'. Mr. Thompson points out that both owners are willing to restrict junk yards, waste lots, etc. Mr. Thompson goes back to point out that if these parcels are site ready it will bring interest and therefore future jobs. He states that he sees no issue pushing buffers when site plan comes in down the road. Mr. Price clarifies that Mr. Thompson's intentions are to get State certification for these sites if they are rezoned. Mr. Thompson confirms that and goes into some details about cost and his previous experience with this process.

Bucky Coats asks about the neighborhood meeting note that stated Mr. Thompson would be willing to meet with anyone that had specific questions and whether or not that follow-up meeting had happened. Mr. Thompson stated that no, it was an option but no one pursued it. Mr. Price goes into detail about the State certification and the lack of those types of sites within Johnston County. Mr. Price opens the floor for audience members to comment.

Mark Turner of 61 Eddlestone Court approaches the podium. He states that at the initial neighborhood meeting Mr. Thompson explained that the parcels in questions had been hard to sell since they backed up to light-industrial parcels and were not attractive to developers for residential development. That makes him think that it wouldn't be beneficial for his neighborhood either to be next to light-industrial, as it could decrease the property value. He states that he is in oppositions. He then asks if the Class C buffer mentioned for any future development include vehicle entrances, as they are concerned with increased traffic. Mr. Price explains that no it does not include vehicle entrances. Mr. Turner then asks if truck traffic can be prohibited. Mr. Price explains that NCDOT would make that decision and he doesn't see that happening. Mr. Turner also mentions that the neighborhood has some issues with Mr. Thompson's follow-thru. He explains that the streets in the neighborhood have still not been turned over to the state.

John Riley of 56 Slateford Drive approaches the podium. He begins stating that he is in opposition to the rezonings proposed. He explains that they have large lots and most purchased those homes under the assumption that the surrounding parcels would be either residential or agricultural. He states that they will already experience a loss in property value just by the project being proposed. Mr. Riley also points out his concern with Mr. Thompsons follow-thru with the streets in Edinburgh, which makes him uneasy about the buffers that have been discussed. Mr. Riley then expresses his concerns about traffic issues and eventually asks for some kind of guarantee in writing that there would be extra "ins and outs" for the neighborhood for safety reasons. Mr. Price points out that there is a stub-out on the east side of the property and explains that if that land were developed it would be built in, but also explains that there would need to be more than 200 lots in order for there to be an additional "in and out". There is brief discussion about some available property down the road and whether or not it is in the Town of Clayton's jurisdiction.

Mr. Price also points out that the comments made about decreased home values, when presented to Town Council

Edward Clement of 89 Bilston Drive approaches the podium and thank the Board for what they do and for looking out for the best interest of the community that they live in. He states that he doesn't need any written documentation, as he can just take Mr. Thompson's word for it that residential developers are not interested in building near industrial zones. He explains that the approval of this project will remove their buffer and that just as there is no documentation that their property values will decrease, there is no documentation that this rezoning will bring jobs. He continues in the attempt to appeal to the Board to do whatever they would want done in their subdivisions and for their families. Bob Ahlert thanks Mr. Clement for his phone call.

Frank Price asks for any other speakers and explains to the audience that the Board can sympathize with their position, but their job is to interpret the Unified Development Code and if a project meets the code the Board usually votes positively and it moves on to the Town Council.

Marty Bizzell asks Planning Staff about restrictions mentioned in regards to this case and asks for clarification that with a standard rezoning conditions cannot be added. David DeYoung states that that statement is correct and that the best avenue for restrictions would be through the deed and Town Council. Mr. Bizzell asks also that if such restrictions were in place, staff would see to them being meet at permitting time. Mr. DeYoung confirms that as correct. Mr. Price asks for clarification in that if the rezoning is approved any development/site plans would have to come through separately for approval. Mr. DeYoung confirms that as correct. Mr. Bizzell asks about any traffic studies. Mr. DeYoung states that there is no need, nor is there a requirement for a traffic study for just the rezoning. He further explains that a traffic study may be necessary depending on any future development submissions. Mr. Johnson asks if NCDOT would do the traffic study. Mr. DeYoung states that a private company would conduct the study and then reviewed by the Town and NCDOT.

The Young Family Tract rezoning is up first for a motion. Bob Ahlert makes a motion to recommend approval to Town Council. Ronald Johnson seconds the motion and it passes unanimously at 7:01PM. The Wiggins Family Tract rezoning is up for a motion next. Sarah Brooks makes a motion to recommend approval. Jean Sandaire seconds the motion and it passes unanimously at 7:02PM.

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

There is no informal discussion or public comment.

VII. ADJOURN

Sarah Brooks makes a motion to adjourn. Ronald Johnson seconds the motion and it passes unanimously at 7:03PM.

Duly adopted this 27th day of July 2015, while in regular session.

X

Frank Price
Planning Board Chairman

ATTEST:

X

Rebecca Powers
Clerk to Planning Board

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

Planning Board
July 27, 2015

STAFF REPORT

Application Number: RZ2014-21
Project Name: Gordon Tract Rezoning

Tag #:	05i04012, 05i04012a, 05i04012b, 05i04012c, 05i04012d, 05i04012e, 05i04012f, 05i04012g, 05i04012h, 05i04012i, 05i04012r, 05e99007h, 05e99007s
Town Limits/ETJ:	Currently ETJ, with three of the parcels located within Johnston County. To be annexed into the Town.
Overlay:	Watershed Protection Overlay
Applicant:	Dalton Engineering and Associates PA
Owner:	CGC Properties LLC, and Powhatan Road Limited Partnership
Location:	The property is located east of Glen Laurel Road, and stretches from Vinson Road to Powhatan Road. Powhatan Elementary School borders the parcel on the northeast.

Public Noticing:

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

REQUEST: Rezoning from Residential-Estate (R-E) (Town) and Agricultural Residential (AR) (County) to Residential-8 (R-8).

SITE DATA:

Acreage: 61.29± acres

Existing Use: Agriculture and some residential that will be removed.

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10 and Residential-Estate (R-E)	Rural residential
South	County Agricultural Residential (AR) and some County Light Industrial (I-1)	Agriculture and rural residential
East	County Agricultural Residential (AR) and Residential-10 (Town)	Agriculture, large-lot rural residential subdivision, and Powhatan Elementary School to the north-northeast
West	Residential-Estate (R-E)	Rural residential subdivision

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting to rezone 61.29 ± acre property located at the northeast corner of Powhatan Road and Glen Laurel Road from Residential-Estate to Residential-8. Historically, the property was used for residential (mobile home park) and agricultural uses with some accessory outdoor storage. Since a portion of the property is located outside of the Town's Extraterritorial Planning Jurisdiction (ETJ), the property owner has entered into an annexation agreement with the Town. With the annexation agreement in place, Johnston County has authorized the Town to process the development application for the entire property.

Compatibility with Surrounding Land Uses

The uses surrounding the subject property are primarily agricultural or rural residential which is compatible with the R-8 zoning district. The site is in the Watershed Protection Overlay, which limits the density to 2 dwelling units per acre. The two adjacent developments, Powhatan Glen and Stallings Station are developed closer to one dwelling unit per acre.

Access/Streets:

The subject property will ultimately be developed as a single-family subdivision with internal pubic streets. The property also adequate frontage to facilitate connections to Gordon Rd and Glen Laurel Road, providing ingress/egress to the development. Additional connections to stub out streets will be required during subdivision approval.

Consistency with the Strategic Growth Plan

The 2008 Strategic Growth Plan designates this area as a "Residential-Light". This rezoning is consistent with the intent of the Future Land Use for these and surrounding lands.

Consistency with Overlays

The entire property is located in the Watershed Protection Overlay District and subject to the development limitations of that classification. The primary restriction limits residential development to two dwelling units per acre or a maximum impervious surface area of 36 percent.

CONSIDERATIONS:

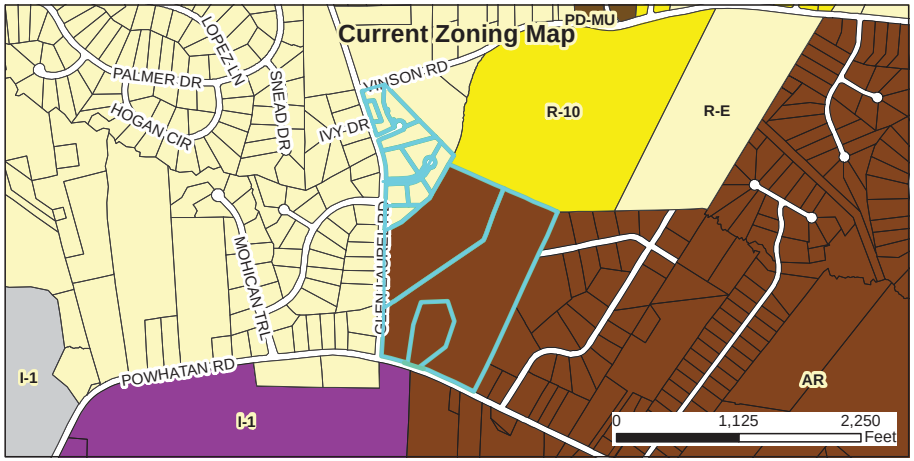
- Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining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

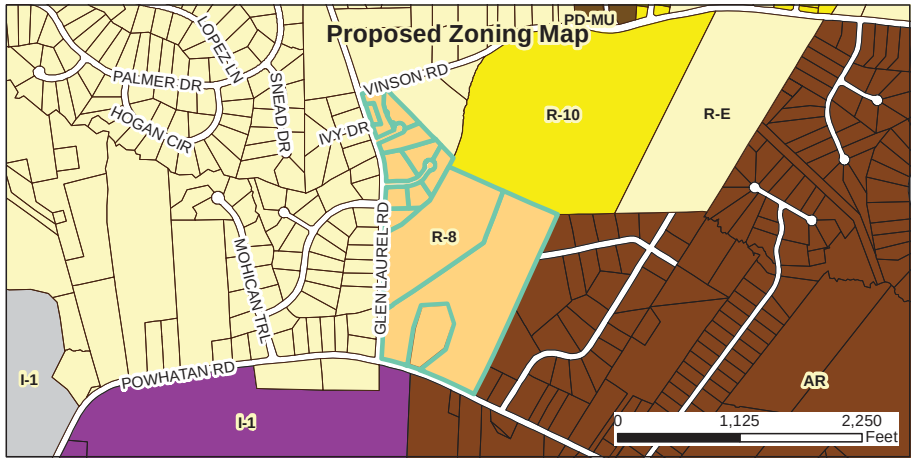
STAFF RECOMMENDATION:

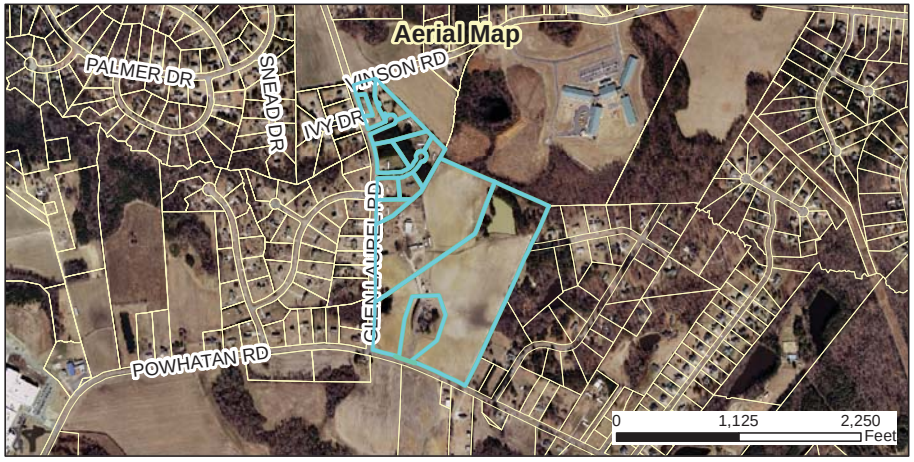
Staff is recommending approval of the rezoning of the subject parcel.

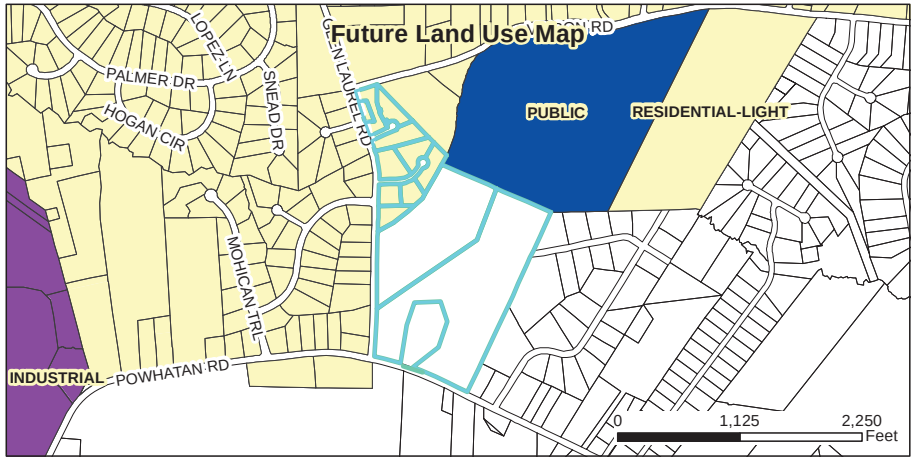
ATTACHMENTS:

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









RZ2014-21 Gordon Tract Rezoning
Request: Rezoning from R-E (Town) and AR (County) to R-8 (Town)
PSD2014-95 Gordon Tract Subdivision
Request: 177 single family detached residential units

Applicant: Dalton Engineering and Associates, PA
Property Owner: CGC Properties LLC and Powhatan Road Limited Partnership
Tag #: 05i04012, 05i04012a, 05i04012b, 05i04012c, 05i04012d, 05i04012e, 05i04012f, 05i04012g, 05i04012h, 05i04012i, 05i04012r, 05e99007h, 05e99007s

N

Site
Special Use District
Thorough Fare Overlay
Scenic Highway Overlay

07/17/2015
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.
Document Path: O:\PLANNING\REZONING\Rezoning\2014\RZ 2014-21 Gordon Tract Rezoning\Maps\Maps Gordon Tract RZ2014-21 .mxd

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

REZONING APPLICATION

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

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

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

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

SITE INFORMATION:

Name of Project: Gordon Tract **Acreage of Property:** 31.74 acres (approx.)

Parcel ID Number: See list, attached. **Tax ID:** See list, attached.

Deed Book: See list, attached. **Deed Page(s):** See list, attached.

Address: Glen Laurel Road

Location: On the East side of Glen Laurel Road, between the Vinson Road / Glen Laurel Road intersection and the Powhatan Road / Glen Laurel Road intersection.

Existing Use: Residential and Agriculture **Proposed Use:** Residential Subdivision

Existing Zoning District: R-E (Town of Clayton) and AR (Johnston County)

Requested Zoning District R-10 Open Space Subdivision

Is project within a Planned Development: ☐ Yes ■ No

Planned Development District (if applicable): n/a

Is project within an Overlay District: ☐ Yes ■ No

Overlay District (if applicable): n/a

FOR OFFICE USE ONLY

File Number: 2014-21 Date Received: 3/5/14 Amount Paid: 500 00

OWNER INFORMATION:

Name: See list, attached.

Mailing Address:

Phone Number: **Fax:**

Email Address:

APPLICANT INFORMATION:

Applicant: Dalton Engineering & Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, NC 27528

Phone Number: (919) 550-4740 **Fax:** (919) 550-4741

Contact Person: Jonathan Barnes

Email Address: jbarnes@daltonengineering.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

☐ A signed and sealed boundary survey **(not more than a year old unless otherwise approved by the Planning Department)** with the azimuth or courses and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

☐ Property legal description typed (10 pt. font or greater) on an 8.5 inch by 11 inch paper with one inch margins. The legal description must also be submitted electronically in Microsoft Word format.

☐ A copy of the last recorded deed for the subject property.

JUSTIFICATION STATEMENT

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

The Owners of subject properties are requesting the rezoning of approximately 31.74 acres, adjacent to Glen Laurel Road. Approximately 12.68 acres is located within the Town of Clayton E.T.J., and approximately 18.96 acres is located within Johnston County zoning jurisdiction. A 'Petition Requesting Annexation' for the 31.74 acres has been submitted to the Town, and the acreage is pending annexation.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The subject property is proposed to be zoned R-10 Open Space Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.

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

The subject property is proposed to be zoned R-10 Open Space Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.

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

The subject property is proposed to be zoned R-10 Open Space Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.

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

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

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

The subject property is proposed to be zoned R-10 Open Space Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code.

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

The subject property is proposed to be zoned R-10 Open Space Subdivision and the project would comply with all zoning requirements of the Town of Clayton Unified Development Code. No adverse effects upon adjoining properties are expected.

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

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

3/4/14
Date

L E G A L D E S C R I P T I O N

Beginning at a point where the Southern Right-of-way line of Vinson road (SR 1903) Intersects the Eastern Right-of-way line of Glen Laurel Road (SR1902);

THENCE South 18 degrees 23 minutes 45 seconds East for a distance of 226.48 feet along the Eastern Right-of-way line of Glen Laurel road to a point marking the Northeastern corner of a cemetery;

THENCE North 80 degrees 06 minutes 04 seconds East for a distance of 44.07 feet Along the Northern line of the cemetery to an existing iron pipe;

THENCE South 10 degrees 43 minutes 03 seconds East for a distance of 22.89 feet along the Eastern line of the cemetery to an existing iron pipe;

THENCE South 79 degrees 04 minutes 22 seconds West for a distance of 40.80 feet along the Southern line of the cemetery to a point in the Eastern Right-of-way line of Glen Laurel Road;

THENCE South 18 degrees 34 minutes 47 seconds East for a distance of 208.03 feet along the Eastern Right-of-way line of Glen Laurel Road to a Point;

THENCE South 18 degrees 11 minutes 32 seconds East for a distance of 109.53 feet along the Eastern Right-of-way line of Glen Laurel Road;

THENCE South 16 degrees 16 minutes 51 seconds East for a distance of 46.08 feet along the Eastern Right-of-way line of Glen Laurel road;

THENCE South 14 degrees 26 minutes 01 seconds East for a distance of 39.51 feet along the Eastern Right-of-way line of Glen Laurel Road;

THENCE South 12 degrees 31 minutes 54 seconds East for a distance of 36.61 feet along the Eastern right-of-way line of Glen Laurel Road;

THENCE South 09 degrees 51 minutes 39 seconds East for a distance of 37.35 feet along the Eastern Right-of-way line of Glen Laurel Road;

THENCE South 06 degrees 51 minutes 23 seconds East for a distance of 39.16 feet along the Eastern Right-of-way line of Glen Laurel Road;

THENCE South 03 degrees 55 minutes 46 seconds East for a distance of 41.76 feet along the Eastern Right-of-way line of Glen Laurel Road;

THENCE South 00 degrees 12 minutes 01 seconds East for a distance of 88.32 feet along the Eastern Right-of-way line of Glen Laurel road;

THENCE South 01 degrees 23 minutes 46 seconds West for a distance of 62.14 feet along the Eastern Right-of-way line of Glen Laurel Road;

THENCE South 86 degrees 44 minutes 30 seconds East for a distance of 1406.09 feet to an Existing iron pipe Marking the end of the Southern Right-of-way of Green Path (SR 2014);

THENCE North 24 degrees 44 minutes 54 seconds East for a distance of 456.83 feet to an existing iron pipe, a corner with Kimberly S. Bowles and Johnston County;

THENCE North 65 degrees 45 minutes 36 seconds West for a distance of 1101.45 feet along the line of Johnston County to an existing iron pipe;

THENCE North 28 degrees 58 minutes 15 seconds East for a distance of 99.74 feet along the line of Johnston County to an existing iron pipe, a corner with Johnston County and Eugene D. Woodall;

THENCE North 44 degrees 31 minutes 07 seconds West for a distance of 913.32 feet along the line of Woodall to a point in the Southern Right-of-way of Vinson Road;

THENCE South 75 degrees 06 minutes 18 seconds West for a distance of 213.76 feet along the Southern Right-of-way line of Vinson Road to the Place and Point of Beginning, and containing 31.76 acres more or less.

ADJACENT PROPERY OWNERS LIST

Project Name: GORDON TRACT

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. 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
167804-84-7129	TGS Properties, L.L.C.	514 Daniels St., Suite 414 Raleigh, NC 27605
167804-93-0658	Eugene and Betty Sue Woodall	484 Packing Plant Road Smithfield, NC 27577
168803-03-5526	County of Johnston	P.O. Box 1049 Smithfield, NC 27577
168803-02-2456	Samuel and Kimberly Bowles	513 Green Path Clayton, NC 27527
168803-01-1958	Rickie Avate	508 Green Path Clayton, NC 27527
167804-82-4105	Ralph and Patsy Hester	109 Glen Laurel Rd. Clayton, NC 27527
167804-82-4229	Trevor and Kathryn Beyma	135 Glen Laurel Rd. Clayton, NC 27527
167804-82-4443	Gary and Jennifer Fuller	148 Ridgemont Dr. Columbia, SC 29212-8690
167804-82-4650	Robert and Sharon Parrish	189 Glen Laurel Rd. Clayton, NC 27527
167804-82-4877	Rita and Nathan Byars	245 Glen Laurel Rd. Clayton, NC 27527
167804-83-4043	Kenneth and Donna Watson	315 Glen Laurel Rd. Clayton, NC 27527
167804-83-3290	Donovan Spence	331 Hereford Dr. Clayton, NC 27520
167804-83-3343	Donovan Spence	331 Hereford Dr. Clayton, NC 27520
167804-83-2439	Sharon Whitley	317 Hereford Dr. Clayton, NC 27520
167804-83-2635	Sharon Whitley	317 Hereford Dr. Clayton, NC 27520
167800-85-1849	TGS Properties, L.L.C.	514 Daniels St., Suite 414 Raleigh, NC 27605

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

OWNER'S CONSENT FORM

Consent is required from the property owner(s) and if applicable, to an agent if the property owner(s) do not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded deed for subject property.

Project Name: *Gordon Tract* **Submittal Date:** *3/4/14*

I hereby give **CONSENT** to DALTON ENGINEERING AND ASSOCIATES, P.A. (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have ownership interest in the subject of this application. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

OWNER INFORMATION: ***(Corporations must submit verification that signatory has authorization to sign)***

Charles B. Gordon, Jr. (Signature)
(Name - type, print clearly)
Clayton, North Carolina 27528

Post Office Box 327 (City, State, Zip)
(Address)

AGENT INFORMATION:

Dalton Engineering and Associates, P.A. (Signature)
(Name - type, print clearly)
Clayton, North Carolina 27528

Post Office Box 426 (City, State, Zip)
(Address)

STATE OF North Carolina
COUNTY OF Johnston

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

LYNN A. WATKINS NOTARY PUBLIC WAKE COUNTY, NC

SEAL

Notary Public Lynn A. Watkins

My Commission Expires: 12-7-2016

Parcel Information :

Parcel I.D.	Tax I.D.	D.B.	PG.	
1. 167804-83-5516	05I04012	03119	0725	
2. 167804-83-5732	05I04012A	03119	0725	
3. 167804-83-7557	05I04012B	03119	0725	
4. 167804-83-7391	05I04012C	03119	0725	
5. 167804-83-7047	05I04012D	03119	0725	
6. 167804-83-9137	05I04012E	03119	0725	
7. 167804-93-1057	05I04012F	03119	0725	
8. 167804-82-9830	05I04012G	03119	0725	
9. 167804-82-7738	05I04012H	03119	0725	
10. 167804-82-7631	05I04012I	03119	0725	
11. 167804-92-1555	05I04199R	03544	0488	(Note : portion of tract.)
12. 167804-91-5923	05E99007H	03544	0488	(Note : portion of tract.)

Owner Information :

1. CGC Properties, L.L.C.
   113 State Avenue
   Suite 101
   Clayton, North Carolina 27520

2. Powhatan Road Limited Partnership
   Post Office Box 327
   Clayton, North Carolina 27528
   (919) 553 – 7904 (office)
   (919) 553 – 3706 (fax)

LETTER OF TRANSMITTAL

TO: Town of Clayton **ATTENTION:** Emily Beddingfield

DATE: 3/5/14 **REFERENCE:** Gordon Tract

We are sending You:

	PLANS	✓	CHECK
	SPECIFICATIONS		COPY OF LETTER
	REVISED PLANS	✓	APPLICATIONS
	PERMITS		OTHER

Copies	Date	Dwg. #	Description
9			Rezoning Application
9			Owner's Consent Form
1			Application Fee - Check # 3209 : $ 250.00
			Check # 1513 : $ 250.00

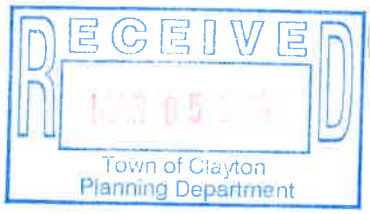
These are transmitted as checked below:

✓	For Approval		Revisions As Requested
	As Requested		Return Corrected Copies
	Review & Comment		Make Corrections Needed
	For Your Use		Other

COMMENTS

THANK YOU

Jonathan Barnes



ADJACENT PROPERTY OWNERS LIST

Project Name: GORDON TRACT

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
167804-84-7129	TGS Properties, L.L.C.	514 Daniels St., Suite 414 Raleigh, NC 27605
167804-93-0658	Eugene and Betty Sue Woodall	484 Packing Plant Road Smithfield, NC 27577
168803-03-5526	County of Johnston	P.O. Box 1049 Smithfield, NC 27577
168803-02-2456	Samuel and Kimberly Bowles	513 Green Path Clayton, NC 27527
168803-01-1958	Rickie Avate	508 Green Path Clayton, NC 27527
167804-82-4105	Ralph and Patsy Hester	109 Glen Laurel Rd. Clayton, NC 27527
167804-82-4229	Trevor and Kathryn Beyma	135 Glen Laurel Rd. Clayton, NC 27527
167804-82-4443	Gary and Jennifer Fuller	148 Ridgemont Dr. Columbia, SC 29212-8690
167804-82-4650	Robert and Sharon Parrish	189 Glen Laurel Rd. Clayton, NC 27527
167804-82-4877	Rita and Nathan Byars	245 Glen Laurel Rd. Clayton, NC 27527
167804-83-4043	Kenneth and Donna Watson	315 Glen Laurel Rd. Clayton, NC 27527
167804-83-3290	Donovan Spence	331 Hereford Dr. Clayton, NC 27520
167804-83-3343	Donovan Spence	331 Hereford Dr. Clayton, NC 27520
167804-83-2439	Sharon Whitley	317 Hereford Dr. Clayton, NC 27520
167804-83-2635	Sharon Whitley	317 Hereford Dr. Clayton, NC 27520
167800-85-1849	TGS Properties, L.L.C.	514 Daniels St., Suite 414 Raleigh, NC 27605

Dalton Engineering

and Associates, P.A.

March 10, 2014

167804-84-7129
167800-85-1849
TGS Properties, LLC.
514 Daniels Street
Suite 414
Raleigh, NC 27605

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.

Meeting Date: Wednesday, March 26, 2014

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

Time: 6:00 pm.

Type of Application: Rezoning

General Description: Rezoning land for residential subdivision.

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

Thank you very much.

Sincerely,

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

cc. Clayton Planning Dept

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

July 27, 2015

STAFF REPORT

Application Number: PSD 2014-95
Project Name: Gordon Tract Subdivision

Tag #:	05i04012, 05i04012a, 05i04012b, 05i04012c, 05i04012d, 05i04012e, 05i04012f, 05i04012g, 05i04012h, 05i04012i, 05i04012r, 05e99007h, 05e99007s
Town Limits/ETJ:	Currently ETJ, with three of the parcels located within Johnston County. To be annexed into the Town.
Overlay:	Watershed Protection Overlay
Applicant:	Dalton Engineering and Associates PA
Owner:	CGC Properties LLC, and Powhatan Road Limited Partnership
Location:	The property is located east of Glen Laurel Road, and stretches from Vinson Road to Powhatan Road. Powhatan Elementary School borders the parcel on the northeast.

Public Noticing:

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

REQUEST: Preliminary Plat (Subdivision) to allow development of a R-8 residential subdivision with 164 detached, single family residential units.

SITE DATA:

Acreage: 61.29± acres
Existing Use: Agriculture and some residential that will be removed prior to development.

ADJACENT ZONING AND LAND USES:

Direction	Zoning	Existing Use
North	Residential-10 and Residential-Estate (R-E)	Rural residential
South	County Agricultural Residential (AR) and some County Light Industrial (I-1)	Agriculture and rural residential
East	County Agricultural Residential (AR) and Residential-10 (Town)	Agriculture, large-lot rural residential subdivision, and Powhatan Elementary School to the north-northeast
West	Residential-Estate (R-E)	Rural residential subdivision

DEVELOPMENT DATA:

Proposed Uses:	Single family detached residential units
Buildings:	177 dwelling units
Number of Stories:	Maximum height of 35 feet
Density/Impervious:	Maximum 36% impervious surface or 2 dwelling units per acre (because of Watershed Protection Overlay). Applicant has chosen 36% impervious for entire site, which equates to 31.75% (3,329 SF) impervious per lot
Proposed Density:	2.88 units/acre
Required Parking:	2 spaces per unit
Proposed Parking:	2 spaces per unit
Minimum lot area:	8,000 SF
Fire Protection:	Town of Clayton
Access/Streets:	Primary access to Glen Laurel Road (1) and Powhatan Road (1)
Water/Sewer Provider:	Town of Clayton
Electric Provider:	TBD

STAFF ANALYSIS:

Overview
The applicant is requesting preliminary subdivision plat approval for 177 dwelling units in three phases. Approval of this preliminary subdivision plat is subject to approval of Rezoning RZ2014-21. A portion of the property is located outside of the Town's Extraterritorial Planning Jurisdiction (ETJ), so the property owner has entered into

an annexation agreement with the Town. With the annexation agreement in place, Johnston County has authorized the Town to process the development application for the entire property. Under the annexation agreement, the Town will be providing water and sewer services, police and fire protection, and assuming responsibility for the public roads, once accepted by Town Council.

Consistency with Adopted Plans:

- **Comprehensive Plan**
  The request is consistent with the Strategic Growth Plan.

- **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 subdivision plan and R-8 development standards.

Compatibility with Surrounding Land Uses
The uses surrounding the subject property are primarily agricultural or rural residential which is compatible with the R-8 zoning district. The site is in the Watershed Protection Overlay, which limits the density to 2 dwelling units per acre. The two adjacent developments, Powhatan Glen and Stallings Station are developed closer to one dwelling unit per acre.

Landscaping and Buffering
A 20 foot Class B perimeter buffer is provided along the boundary of the property.

Recreation and Open Space
A fee-in-lieu for recreation and open space is being accepted for the subdivision.

Environmental
Resource conservation areas (stream buffers, 100-year flood zones) shall be preserved by a binding legal instrument recorded with the deed as each phase is platted. Riparian buffers not considered “stream buffers” by the UDC will meet all state preservation requirements.

Access/Streets
The subject property will ultimately be developed as a single-family subdivision with internal pubic streets. The property also adequate frontage to facilitate connections to Gordon Rd and Glen Laurel Road, providing ingress/egress to the development. Additional connections/stub out streets are required and shown on the subdivision plan.

Multi-Modal Access
Sidewalks are provided along both sides of the street and will extend fully around the cul-de-sac. A 20 foot access point is provided access from the cul-de-sac sidewalk to the intersection of Powhatan Road and Glen Laurel Road.

Garbage / Recycling
Roll-out carts.

Architecture/Design
None.

Waivers/Deviations/Variances from Code Requirements
None.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval.
- This approval is subject to approval of RZ2014-21.

FINDINGS:

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

CONDITIONS:

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

1. Following Council approvals, three copies of the approved Master Plan/Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to Planning Department.

2. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.

3. All utility acreage and nutrient offset fees, and recreation and open space fees are due prior to plat recordation. Capacity fees shall be due prior to the issuance of each building permit.

4. Approved street names and addresses shall be applied to the plat prior to recording.

5. The street connections to Glen Laurel Road(SR 1902) and Powhatan Road (SR 1901) shall be approved by NCDOT prior to recording final plats.

6. Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.

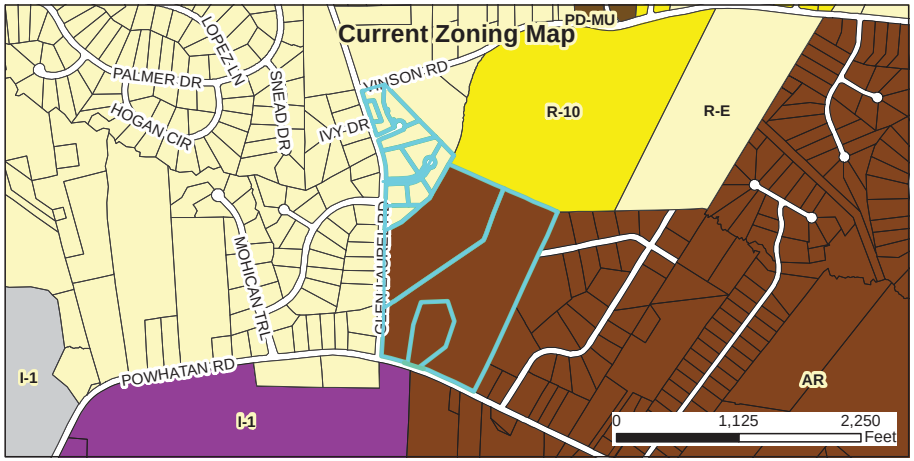
7. Homeowners Association (HOA) documents/covenants which provide for provide for the perpetual maintenance and management of all common facilities within the subdivision must be recorded prior to any plat recordation.

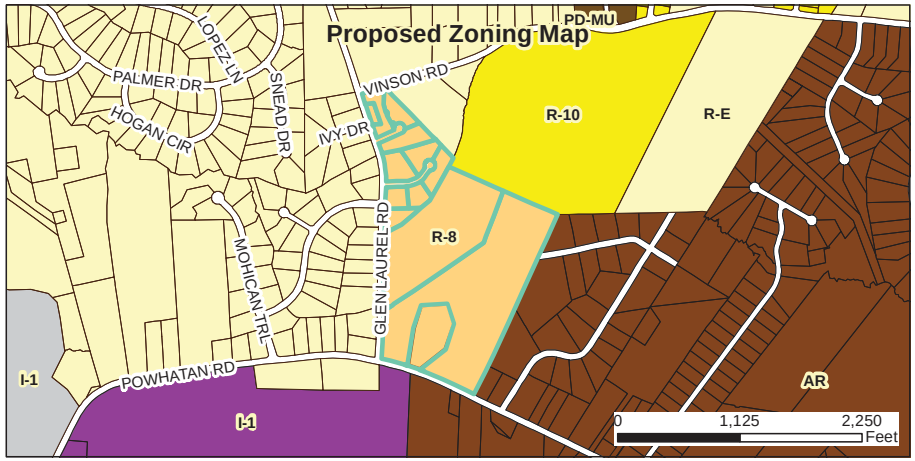
STAFF RECOMMENDATION:

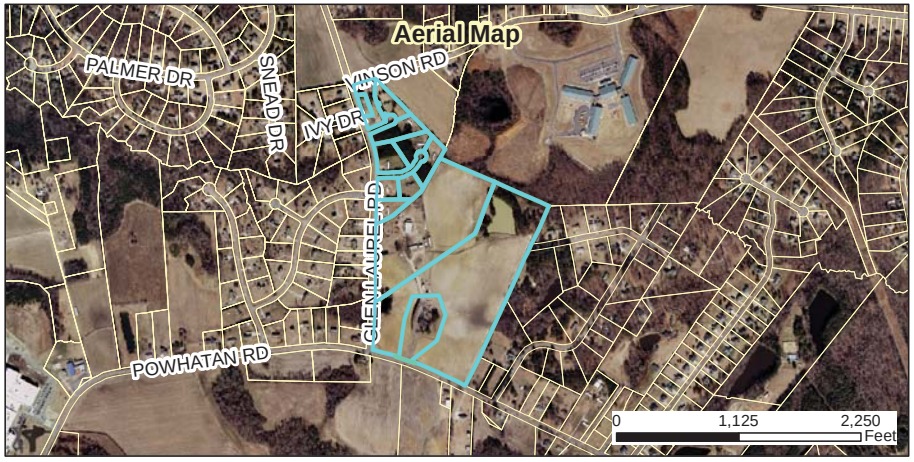
Staff is recommending approval of the rezoning of the subject parcel.

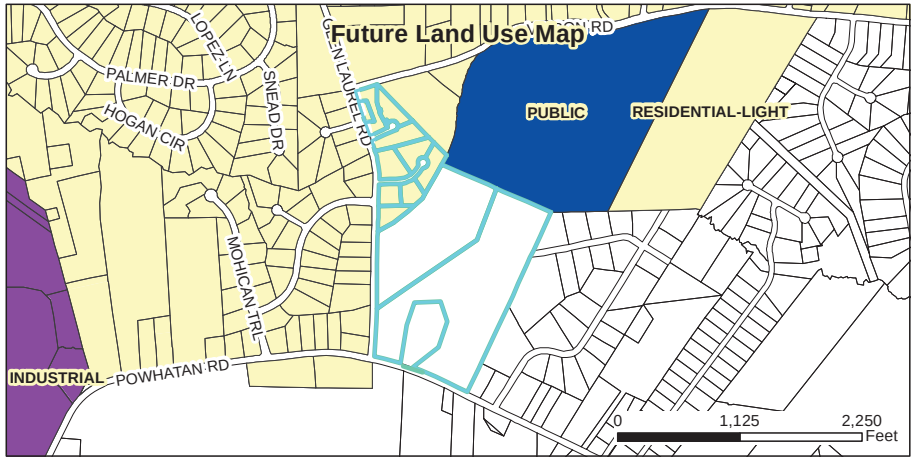
ATTACHMENTS:

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









RZ2014-21 Gordon Tract Rezoning
Request: Rezoning from R-E (Town) and AR (County) to R-8 (Town)
PSD2014-95 Gordon Tract Subdivision
Request: 177 single family detached residential units

Applicant: Dalton Engineering and Associates, PA
Property Owner: CGC Properties LLC and Powhatan Road Limited Partnership
Tag #: 05i04012, 05i04012a, 05i04012b, 05i04012c, 05i04012d, 05i04012e, 05i04012f, 05i04012g, 05i04012h, 05i04012i, 05i04012r, 05e99007h, 05e99007s

N

Site
Special Use District
Thorough Fare Overlay
Scenic Highway Overlay

07/17/2015
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.
Document Path: O:\PLANNING\REZONING\Rezoning\2014\RZ 2014-21 Gordon Tract Rezoning\Maps\Maps Gordon Tract RZ2014-21 .mxd

NOTES:
THE 10'x70' SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.

THE FINAL PLAT WILL ENSURE THAT ALL DRAINAGE EASEMENTS INTERSECT THE PUBLIC RIGHT-OF-WAY ALONG A LOT LINE. DRAINAGE EASEMENTS WITHIN THE INTERIOR OF THE PROJECT MAY OR MAY NOT COMPLETELY CENTER ALONG A LOT LINE.

PRELIMINARY SUBDIVISION PLAN
FOR
GORDON FARM
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS - 6/23/15

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

Job: 13014	Date: 11/6/14	Revision: 001
File: PRELIMINARY	Drawn: WJB	Sheet: 1 OF 4

VICINITY MAP (NOT TO SCALE)

NOTES:
1. CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.

2. N.C.D.O.T. DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO POWHATAN ROAD AND GLEN LAUREL ROAD.

3. ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.

4. STREET YARD TREES ARE REQUIRED ALONG ALL INTERNAL RIGHTS OF WAY AT A RATE OF ONE CANOPY TREE PER LOT, OR ONE FOR EVERY 40 LINEAR FEET (SPACED A MAXIMUM OF 50 FEET APART) IN ACCORDANCE WITH UDC SECTION 155.402 (F).

5. AS PER JOHNSTON COUNTY GIS, A 100-YEAR FLOODPLAIN DOES NOT EXIST ON THIS PROPERTY.

6. NCDOT WILL REVIEW AND APPROVE ASSOCIATED IMPROVEMENTS/ALTERATIONS TO GLEN LAUREL ROAD AND POWHATAN ROAD.

7. INFRASTRUCTURE RELATED CONSTRUCTION DRAWINGS WILL BE REVIEWED BY PUBLIC WORKS – ENGINEERING DIVISION.

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

9. GRADE UTILITY EASEMENTS TO TOWN OF CLAYTON STANDARDS.

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

LOT SUMMARY

LOT #	PARCEL AREA
1	8503 SF
2	8440 SF
3	8779 SF
4	9365 SF
5	10675 SF
6	13343 SF
7	9405 SF
8	9385 SF
9	9364 SF
10	9368 SF
11	9413 SF
12	9481 SF
13	9240 SF
14	8750 SF
15	8750 SF
16	8753 SF
17	9157 SF
18	10617 SF
19	11323 SF
20	11073 SF
21	9357 SF
22	8685 SF
23	8500 SF
24	12910 SF
25	11717 SF
26	8125 SF
27	9241 SF
28	9241 SF
29	8125 SF
30	8125 SF
31	8125 SF
32	8125 SF
33	8125 SF
34	8125 SF
35	8125 SF
36	8125 SF
37	8125 SF
38	8125 SF
39	8125 SF
40	8125 SF
41	8125 SF
42	8125 SF
43	9241 SF
44	8675 SF
45	8894 SF
46	8914 SF
47	8934 SF
48	8953 SF
49	8973 SF
50	8992 SF
51	8982 SF
52	14615 SF
53	11408 SF
54	8098 SF
55	8013 SF
56	8023 SF
57	8078 SF
58	9550 SF
59	9619 SF
60	9687 SF
61	9756 SF
62	9824 SF
63	9893 SF
64	9900 SF
65	12341 SF
66	12365 SF
67	9866 SF
68	10000 SF
69	10000 SF
70	10000 SF
71	10000 SF
72	10491 SF
73	14718 SF
74	12407 SF
75	9684 SF
76	9688 SF
77	9684 SF
78	9684 SF
79	9684 SF
80	9684 SF
81	9684 SF
82	10242 SF
83	10242 SF
84	9684 SF
85	9684 SF
86	9684 SF
87	9684 SF
88	9683 SF
89	9989 SF

LOT SUMMARY

LOT #	PARCEL AREA
90	16208 SF
91	12385 SF
92	11893 SF
93	13526 SF
94	8959 SF
95	8737 SF
96	8757 SF
97	8776 SF
98	8796 SF
99	8816 SF
100	8835 SF
101	8855 SF
102	8125 SF
103	8125 SF
104	8125 SF
105	8125 SF
106	8125 SF
107	8125 SF
108	8125 SF
109	11709 SF
110	9703 SF
111	8264 SF
112	8125 SF
113	8125 SF
114	8125 SF
115	8125 SF
116	8125 SF
117	8125 SF
118	11399 SF
119	8700 SF
120	8750 SF
121	8759 SF
122	8750 SF
123	8750 SF
124	9241 SF
125	12416 SF
126	12448 SF
127	13792 SF
128	13850 SF
129	12594 SF
130	12767 SF
131	13209 SF
132	11797 SF
133	9638 SF
134	12183 SF
135	12057 SF
136	11063 SF
137	14402 SF
138	24051 SF
139	21649 SF
140	13848 SF
141	14697 SF
142	17776 SF
143	11784 SF
144	16119 SF
145	17934 SF
146	28232 SF
147	16402 SF
148	12311 SF
149	13830 SF
150	9852 SF
151	12572 SF
152	18361 SF
153	10828 SF
154	13477 SF
155	16671 SF
156	17709 SF
157	13205 SF
158	13200 SF
159	13200 SF
160	13200 SF
161	10491 SF
162	10000 SF
163	10000 SF
164	10000 SF
165	10000 SF
166	9868 SF
167	9873 SF
168	10000 SF
169	10000 SF
170	10000 SF
171	10000 SF
172	10468 SF
173	13573 SF
174	15441 SF
175	15089 SF
176	12872 SF
177	11365 SF

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

MAIL KIOSK LAYOUT
SCALE: 1"=30'

ROAD CONNECTION AT EXISTING ROADWAY
NOT TO SCALE

INTERNAL INTERSECTION DETAIL
NOT TO SCALE

CLASS "B" PERIMETER BUFFER DETAIL
NOT TO SCALE

IMPERVIOUS SURFACE AREA SUMMARY

1. TOTAL AREA CONTAINED WITHIN TRACT = 61.29 AC. OR 2,670,029.39 S.F.
2. MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA 2,670,029.39 S.F. x 36% = 961,210 S.F.

3. AREA CONTAINED WITHIN BUILDING LOTS = 1,855,239.69 S.F.
4. ALLOWABLE IMPERVIOUS SURFACE AREA WITHIN LOTS 1,855,239.69 S.F. x 31.76% = 589,328 S.F.

5. IMPERVIOUS SURFACE CONTAINED WITHIN ASPHALT AND C & G = 281,825 S.F.
6. IMPERVIOUS SURFACE CONTAINED WITHIN CONCRETE SIDEWALK = 90,057 S.F.
7. TOTAL PROPOSED IMPERVIOUS SURFACE AREAS = 589,328 S.F. 281,825 S.F. + 90,057 S.F. = 961,210 S.F.

8. 961,210 S.F. ≤ 961,210 S.F. (OKAY) MAXIMUM PROJECT IMPERVIOUS = 36.00% (MAXIMUM IMPERVIOUS PER LOT = 589,328 S.F. / 177 LOTS = 3,329 S.F./LOT

SUMMARY INFORMATION

DEVELOPMENT NAME: GORDON FARM
PARCEL INFORMATION:

PARCEL ID	TAX ID	D.B.	PG.
1. 167804-83-0516	05004012	03119	0725
2. 167804-83-5732	05004012A	03119	0725
3. 167804-83-7557	05004012B	03119	0725
4. 167804-83-7391	05004012C	03119	0725
5. 167804-83-7047	05004012D	03119	0725
6. 167804-83-8137	05004012E	03119	0725
7. 167804-83-9207	05004012F	03119	0725
8. 167804-82-8830	05004012G	03119	0725
9. 167804-82-7738	05004012H	03119	0725
10. 167804-82-7631	05004012I	03119	0725
11. 167804-92-1055	05004189R	03544	0468
12. 167804-91-5923	05E99007H	03544	0468
13. 167804-91-6064	05E99007S	04270	0469

TOTAL AREA CONTAINED WITHIN TRACTS: 61.29 AC.
TOTAL FLOOD AREA: 0.00 AC.
NET USEABLE LAND: 61.29 AC.
TOTAL AREA IN OPEN SPACE PROVIDED: 6.80 AC.

MAX DENSITY IN WATERSHED PROTECTION AREA: 2 UNITS/ACRE OR 36% IMPERVIOUS
DENSITY PROPOSED: 2.88 DWELLING UNITS PER ACRE
TOTAL NUMBER OF UNITS PROPOSED: 177

TOTAL: 177 SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT AREA: 8,000 S.F.
MIN. LOT WIDTH: 60'
MIN. FRONT SETBACK: 25'
MIN. SIDE INTERIOR SETBACK: 10'
MIN. SIDE STREET: 15'
MIN. REAR SETBACK: 25'

AREA IN SIDEWALKS: 90,057 S.F.
AREA IN PAVEMENT: 281,825 S.F.
LINEAR FEET OF STREETS: 9,468 L.F.

WATER SYSTEM PROVIDER: TOWN OF CLAYTON
SANITARY SEWER SYSTEM PROVIDER: TOWN OF CLAYTON
ELECTRICAL SERVICE PROVIDER: DUKE ENERGY PROGRESS OR TOWN OF CLAYTON. (NOTE: TO BE DETERMINED.)

ZONING DISTRICT: R-E AND AR
WATERSHED PROTECTION AREA: YES
PROPOSED ZONING: R-8

INSIDE CITY LIMITS? SITE IS WITHIN THE TOWN OF CLAYTON ETJ (ANNEXATION PENDING)

OWNER INFORMATION:
1. CGC PROPERTIES, LLC
POST OFFICE BOX 10788
WILMINGTON, NORTH CAROLINA 28404

2. POWHATAN ROAD LIMITED PARTNERSHIP
POST OFFICE BOX 327
CLAYTON, NORTH CAROLINA 27528
(919) 553-7904 (OFFICE)

PRELIMINARY LAYOUT PREPARED BY:
DALTON ENGINEERING AND ASSOCIATES, PA.
POST OFFICE BOX 428
CLAYTON, NC 27528
(919) 550-4740

2'-6" CURB & GUTTER

SECTION A–A

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

RESIDENTIAL COLLECTOR STREET SECTION
(STREETS "A" AND "I" AND A PORTION OF "B" AND "F")
NOT TO SCALE

RESIDENTIAL STREET SECTION
(STREETS "C", "D", "E", "G", "H", "J" AND A PORTION "B" AND "F")
NOT TO SCALE

PRELIMINARY SUBDIVISION PLAN
FOR
GORDON FARM
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

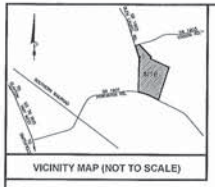
REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS – 6/22/15

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 14282 JERRY T. DALTON

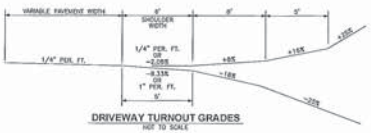
Dalton Engineering and Associates, P. A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741

Job: 13014	Date: 11/6/14	Revision: 001
File: PRELIMINARY	Drawn: WJB	Sheet: 2 OF 4

VICINITY MAP (NOT TO SCALE)
LEGEND:
OPEN SPACE
SANITARY SEWER MANHOLE
8" GRAVITY SANITARY SEWER LINE
8" WATER LINE
FIRE HYDRANT ASSEMBLY (FH)
CURB INLET
STORM DRAINAGE
NOTES:
1. CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
2. N.C.D.O.T. DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO POWHATAN ROAD AND GLEN LAUREL ROAD.
SR 1502 - GLEN LAUREL RD. (EXISTING 60' PUBLIC R/W)
STREET "B" - 50' PUBLIC R/W (27' B-B)
STREET "C" - 50' PUBLIC R/W (27' B-B)
STREET "E" - 50' PUBLIC R/W (27' B-B)
STREET "F" - 50' PUBLIC R/W (27' B-B)
STREET "G" - 50' PUBLIC R/W (27' B-B)
20' CLASS "B" PERIMETER BUFFER (TYP.)
8" SANITARY SEWER TO BE EXTENDED TO EXISTING TOWN OF CLAYTON PUMP STATION ON NC PIN # 168853-03-5526.
AREA RESERVED BY OWNER
SCALE: 1" = 100'
0 50 100 200 300
PRELIMINARY UTILITY LAYOUT
FOR
GORDON FARM
TOWN OF CLAYTON - JOHNSTON COUNTY, NC
REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS - 6/22/15
NORTH CAROLINA PROFESSIONAL SEAL 14282 ENGINEER JERRY T. DALTON
Dalton Engineering and Associates, P. A.
446 East Main Street
P.O. Box 426
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741
Job: 13014
Date: 11/6/14
Revision: 001
File: PRELIMINARY
Drawn: WJB
Sheet: 3 OF 4



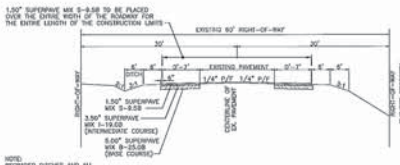
VICINITY MAP (NOT TO SCALE)



DRIVEWAY TURNOUT GRADES
NOT TO SCALE

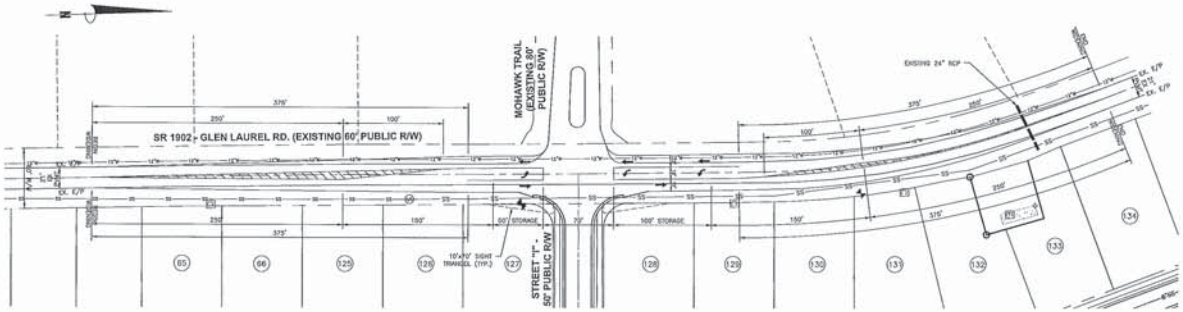
NOTES TO CONTRACTOR:

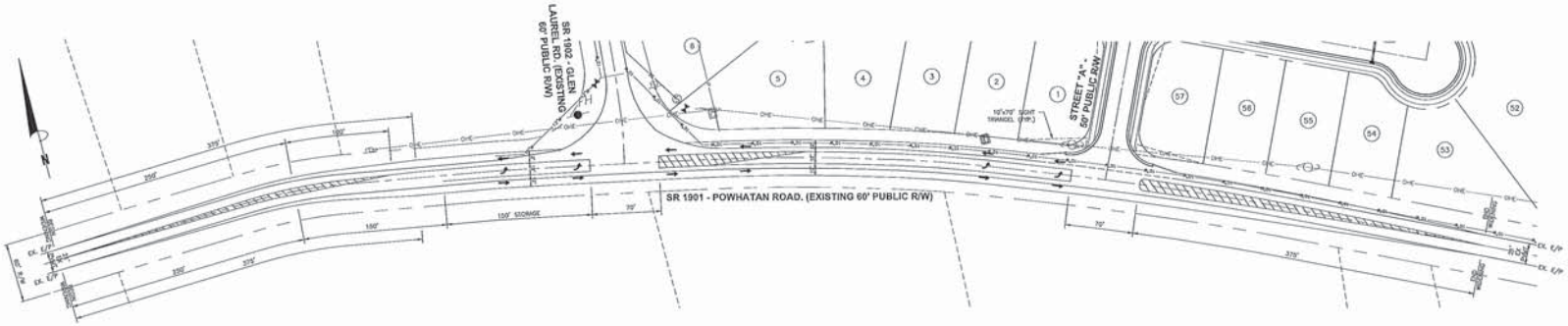
1. THIS CONSTRUCTION SHALL CONSIST OF THE ROADWAY WIDENING OF SR 1901 & SR 1902 REQUIRED FOR THE LEFT TURN LANE AND SYMMETRICAL WIDENING FOR GORDON TRACT SUBDIVISION, AS SHOWN ON THIS PLAN. THE CONSTRUCTION SHALL ALSO INCLUDE THERMAL STRIPING, INSTALLATION OF PAVEMENT MARKERS, AND THE PLACEMENT OF THE FINAL PAVEMENT OVERLAY.
2. THE CONSTRUCTION SHALL CONFORM TO N.C. DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS.
3. THERMOPLASTIC PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE INSTALLED WITHIN THE TURN LANE CONSTRUCTION LIMITS IN ACCORDANCE WITH N. C. DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
4. TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION BY MEANS OF FLAGGERS.



NOTE:
REGRADED DITCHES AND ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED.

TYPICAL SECTION A-A
ROADWAY WIDENING OF SR 1901 & 1902
NOT TO SCALE





CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION
North Carolina One-Call Center, Inc.
www.ncocc.org
1-800-632-4949

SOME WATER, SANITARY SEWER, ELECTRIC, TELEPHONE AND CABLE SERVICES COULD EXIST ALONG THE CONSTRUCTION ROUTE THAT MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROPER UTILITY IN ADVANCE TO LOCATE THESE SERVICES.

SCALE: 1" =50'
0 25 50 100 150

ROADWAY WIDENING AND TURN LANE IMPROVEMENTS SHEET FOR GORDON FARM

TOWN OF CLAYTON - JOHNSTON COUNTY, NC

REVIEW ONLY
NOT FOR CONSTRUCTION

Dalton Engineering and Associates, P. A.
446 East Main Street
P.O. Box 428
Clayton, NC 27520
(919) 550-4740
Fax (919) 550-4741

Job: 13014	Date: 5/26/15	Revision:
File: MASTER	Drawn: WJD	Sheet: 1 OF 1

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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

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

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

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

SITE INFORMATION

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

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

Name of Project: Gordon Tract Subdivision **Acreage of Property:** 61.29 Acres

Tag #: See list, attached **NC PIN:** See list, attached

Location: 2990 Powhatan Road, Clayton, NC 27527

Number of Lots (existing): 0 **(Proposed)** 177 **Min Lot Size:** 8,000 sf

Zoning District: R-8 **Electric Provider:** Duke

Wastewater: ☐ Septic ☒ Sewer (check one) **Water:** ☐ Well ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

Date Received: JUN 03 2015 Amount Paid: _____ File Number: PSD 2014-95

RECEIVED
Town of Clayton
Planning Department

PROPERTY OWNER INFORMATION

Name: See list, attached

Mailing Address: _____

Phone Number: _____ **Fax:** _____

Email Address: _____

APPLICANT INFORMATION

Applicant: Dalton Engineering & Associates PA

Mailing Address: PO Box 426, Clayton, NC 27528

Phone Number: 919-550-4740 **Fax:** _____

Contact Person: Jonathan Barnes

Email Address: jbarnes@daltonengineering.com

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

The following items must accompany the application:

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

12. A signed and sealed Traffic Impact Analysis *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☑			
13. Neighborhood Meeting Notice Letter* *See sample letter and meeting requirement, included in this packet.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*	☐	☑			
14. Neighborhood Meeting summary form* *Included in this packet – NOT submitted with application.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*		☑	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*	☐	☐			

EXPLANATION OF PROJECT

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

The owner is requesting approval to develop subject property as a conventional residential subdivision. The subdivision consist of 61.29 acres subdivided into 177 residential lots with a minimum of 8,000 sf per lot. Access to the development will utilize the existing roadway system off of Powhattan Road and Glen Laurel Road. Improvements include curb and gutter streets with sidewalk, storm drainage and public water and sewer services provided by the Town of Clayton. All improvements are to meet current Town of Clayton specifications.

APPLICANT AFFIDAVIT

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

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

Signature of Applicant

6/2/15
Date

FINDINGS OF FACT

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

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

~~A rezoning Application has been submitted to rezone the property to R-8. The proposed development conforms to the R-8 zoning.~~

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

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

(3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

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

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

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

Project Name: Gordon Tract Subdivision

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

Signature of Applicant

6/2/15
Date

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application.

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

To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic) - Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot - Maximum allowed impervious - Existing Use - Proposed Use	☑ ☑ ☑ ☑ ☑ ☑	☐ ☐ ☐ ☐ ☐ ☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☑	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☑	☐	
14. Accurate location and description of all monuments, markers and control points.	☑	☐	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☑	☐	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot __".	☑	☐	
17. Phase lines. Phases are clearly labeled.	☑	☐	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☑	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☑	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☑	☐	
21. Minimum building setbacks /envelope are noted.	☑	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☑	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☑	☐	
24. Width and type of any buffers and easements.	☑	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☑	☐	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☑	☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). If streets are private: - All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat. - Streets are labeled "Private Streets – No Town Maintenance." Street names must be approved by Town of Clayton via a Road Name Application.	☑ ☑	☐ ☐	
27. Lengths of all cul-de-sacs.	☑	☐	
28. Identify proposed traffic control signs and striping.	☑	☐	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.) - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.	☑	☐	
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"	☑	☐	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☑	☐	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☑	☐	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☑	☐	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☑	☐	
35. Location of clustered mailboxes.	☑	☐	
36. Location and orientation of freestanding signs (signage is permitted separately).	☑	☐	
LANDSCAPING PLAN SHEET (*See §155.402 for Landscaping Requirements)*			
37. Show location, width, and type of all landscape buffers.	☐	☐	
38. Provide a plant list summary table which includes: - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed	☐	☐	
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	☐	☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☐	☐	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☐	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☐	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☐	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☐	☐	
45. Label subject parcel property owner, acreage, and zoning.	☐	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☑	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☑	☐	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☑	☐	
49. Location of all existing and proposed drainage structures.	☑	☐	
50. Location of all existing and proposed fire hydrants.	☑	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☑	☐	
52. Show street cross-sections.	☑	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☑	☐	
54. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.	☑	☐	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☐	☐	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☐	☐	

Signed by Applicant: Matt Tyson Date: 6/2/15

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
JUN 08 2015
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: GORDON FARM **Address or PIN #:** SEE LIST, ATTACHED.

AGENT/APPLICANT INFORMATION:

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

P.O. BOX 426
(Address)
CLAYTON, NC 27528
(City, State, Zip)

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

MAJOR SUBDIVISION APPLICATION
REZONING APPLICATION

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

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

OWNER AUTHORIZATION:

Charles B Gordon Jr
(Name - type, print clearly)

Charles B Gordon
(Owner's Signature)

P.O. Box 327
(Address)
Clayton N.C. 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Lynn A. Watkins, a Notary Public for the above State and County, this the 8 day of June, 20 15.

LYNN A. WATKINS NOTARY PUBLIC WAKE COUNTY, NC

SEAL

Lynn A Watkins
Notary Public

My Commission Expires: 12-7-2016

Owner Information :

1. CGC Properties, L.L.C.
   113 State Avenue
   Suite 101
   Clayton, North Carolina 27520

2. Powhatan Road Limited Partnership
   Post Office Box 327
   Clayton, North Carolina 27528
   (919) 553 – 7904 (office)
   (919) 553 – 3706 (fax)

ADJACENT PROPERY OWNERS LIST

Project Name: GORDON FARM

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
167804-84-7129	TGS Properties, L.L.C.	514 Daniels St., Suite 414 Raleigh, NC 27605
167804-93-0658	Eugene and Betty Sue Woodall	484 Packing Plant Road Smithfield, NC 27577
168803-03-5526	County of Johnston	P.O. Box 1049 Smithfield, NC 27577
168803-02-2456	Samuel and Kimberly Bowles	513 Green Path Clayton, NC 27527
168803-01-1958	Rickie Avate	508 Green Path Clayton, NC 27527
167804-82-4105	Ralph and Patsy Hester	109 Glen Laurel Rd. Clayton, NC 27527
167804-82-4229	Trevor and Kathryn Beyma	135 Glen Laurel Rd. Clayton, NC 27527
167804-82-4443	Gary and Jennifer Fuller	148 Ridgemont Dr. Columbia, SC 29212-8690
167804-82-4650	Robert and Sharon Parrish	189 Glen Laurel Rd. Clayton, NC 27527
167804-82-4877	Rita and Nathan Byars	245 Glen Laurel Rd. Clayton, NC 27527
167804-83-4043	Kenneth and Donna Watson	315 Glen Laurel Rd. Clayton, NC 27527
167804-83-3290	Donovan Spence	331 Hereford Dr. Clayton, NC 27520
167804-83-3343	Donovan Spence	331 Hereford Dr. Clayton, NC 27520
167804-83-2439	Sharon Whitley	317 Hereford Dr. Clayton, NC 27520
167804-83-2635	Sharon Whitley	317 Hereford Dr. Clayton, NC 27520
167800-85-1849	TGS Properties, L.L.C.	514 Daniels St., Suite 414 Raleigh, NC 27605

Project Name: GORDON FARM

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
167804-82-4443	~~Gary and Jennifer Fuller~~	148 Ridgemont Dr. Columbia, SC 29212-8690
167804-82-4229	Trevor and Kathryn Fuller	135 Glen Laurel Rd. Clayton, NC 27527
167804-82-4105	~~Ralph and Patsy Hester~~	~~109 Glen Laurel Rd. Clayton, NC 27527~~
167804-82-3082	Keith Smith and Maribeth Barnes	81 Glen Laurel Rd. Clayton, NC 27527
167804-81-3884	Sherry and Andrew Davis	55 Glen Laurel Rd. Clayton, NC 27527
167804-81-4622	Yazan Hassan Issa	23 Glen Laurel Rd. Clayton, NC 27527
167804-81-4402	Yazan Hassan Issa	23 Glen Laurel Rd. Clayton, NC 27527
167804-81-3106	James and Sandra Ellis	2007 Ridge Ct. Clayton, NC 27520
167804-60-8595	Novo Nordisk Pharm Ind	3612 Powhatan Rd. Clayton, NC 27527
167804-90-0621	Eugene and Betty Woodall	484 Packing Plant Rd. Smithfield, NC 27577
167804-90-2960	Donald Adams	2925 Powhatan Rd. Clayton, NC 27527
167804-90-4403	Eric and Amanda Gordon	2909 Powhatan Rd. Clayton, NC 27527
167804-91-5079	Derek Evans	2894 Powhatan Rd.. Clayton, NC 27527
167804-91-7490	Larry and Lisa Bailey	2901 Powhatan Rd.. Clayton, NC 27527
168803-01-1958	~~Rickie Avate~~	~~508 Green Path Clayton, NC 27527~~
168803-02-2456	~~Kimberly Bowles~~	~~513 Green Path Clayton, NC 27527~~

GORDON

RECEIVED
JUL 10 2015
Town of Clayton
Planning Department

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering and Associates, P.A.

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

	NAME	ADDRESS
1	Jonathan Barnes	446 East Main Street Clayton, NC
2	Rita D. Jones	2452 Vinson Rd Clayton NC
3	Betty Woodall	484 Packing Plant Rd Smithfield NC
4	RICK AUAIRE	508 GREEN PATH CLAYTON NC
5	MARGARET AUAIRE	508 GREEN PATH CLAYTON NC
6	Sharon Parrish	189 Glen Laurel Rd
7	Robert Parrish	" Clayton NC
8	Lisa Bailey	2901 Powhatan Rd, Clayton
9	LARRY Bailey	2901 Powhatan Rd. Clayton
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

RECEIVED
JUL 10 2015

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [signature]

Date of Meeting: 7/2/15 Time of Meeting: 7:30 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.*

(1) As an owner of farmland on Vinson Road that joins the subdivision I am concerned about a fence or burm of some sort being constructed along the property line to prevent trespassing on to our crops.

(2) Also, we have NO intent to develop our field. The street does not need to dead end at the field. This is a perfect way for children to ride the bikes or 4-wheelers onto our field.

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

Farm Owner

Betty O. Woodall 4514 Packing Plant Rd Smithfield NC

RECEIVED
JUL 10 2015
Town of

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [signature]

Date of Meeting: 7/2/15 Time of Meeting: 7:30 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.*

(1) issue of the family cemetery - shown on map - NOT TO BE DESTROYED
Need to maintain access for maintenance - ditch is steep + we usually park in yard of the house near it. How will we keep access when lots are sold + developed? Would the developers want to do any relocation? If so, the family would need to be informed + approve it.
(2) Lots are too small - will cause major traffic congestion.
(3) Road to farm at Vinson Rd. needs to be removed + just be a cul-de-sac. Also, there should be a divider (NOT TREES) between lots + the farm lot.
(4) Should fence in + protect the ponds.

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

Rita O. Jones, descendent of the cemetery residents

RECEIVED
JUL 10 2015
Town of Clayton

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [signature]

Date of Meeting: 7/2/15 Time of Meeting: 7:30 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.*

* Wetland *

1. Stallings Station Sub division has a pond - that homeowners property backs up and is a property value - concern that pond will dry up - drop property value of house CONCERN ABOUT POND!
2. Stalling Station sub division roads cannot handle ~~xxxxx xxxxx xxxxx~~ additional traffic Stalling Station does not have gutters - run off - no curbs
3. Too many houses - make lots bigger Way too many - Lisa Bailey
4. Need at least a burm or divider between stalling station sub division - homeowners prefer a burm.
5. Price of Houses - ?? Really small houses!?!?
6. Traffic

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

7. Indian Artifacts -
8. Street Lights

margaret Austin [signature]

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

Planning Board
July 27, 2015

STAFF REPORT

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

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

Public Noticing:

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

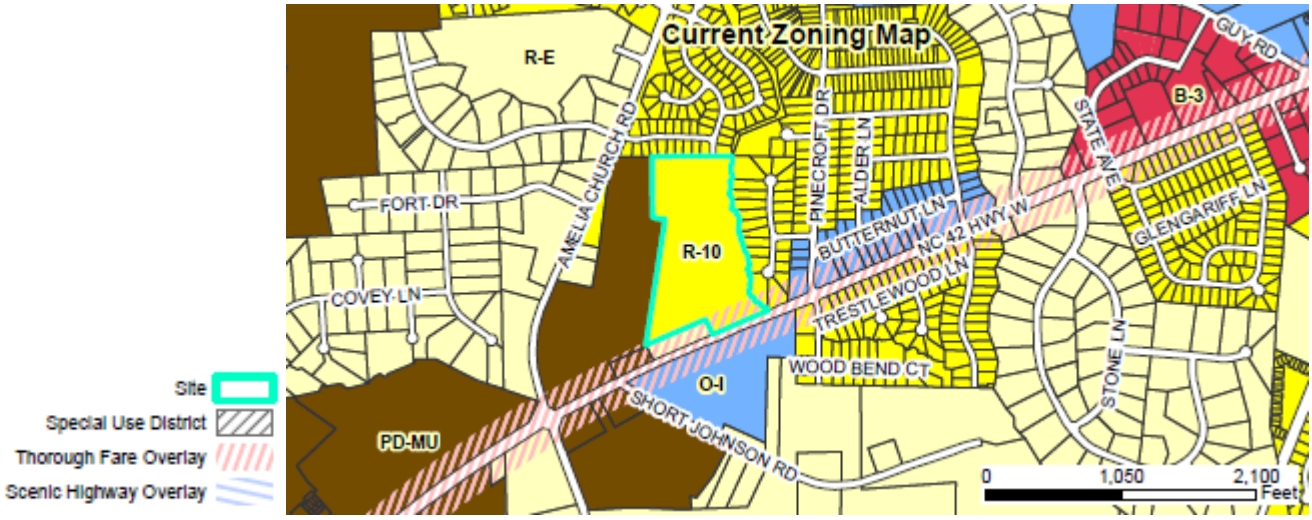
REQUEST: Rezoning from Residential-10 to Residential-8.

SITE DATA:

Acreage:	20.88 acres
Existing Use:	Vacant

ADJACENT ZONING AND LAND USES:

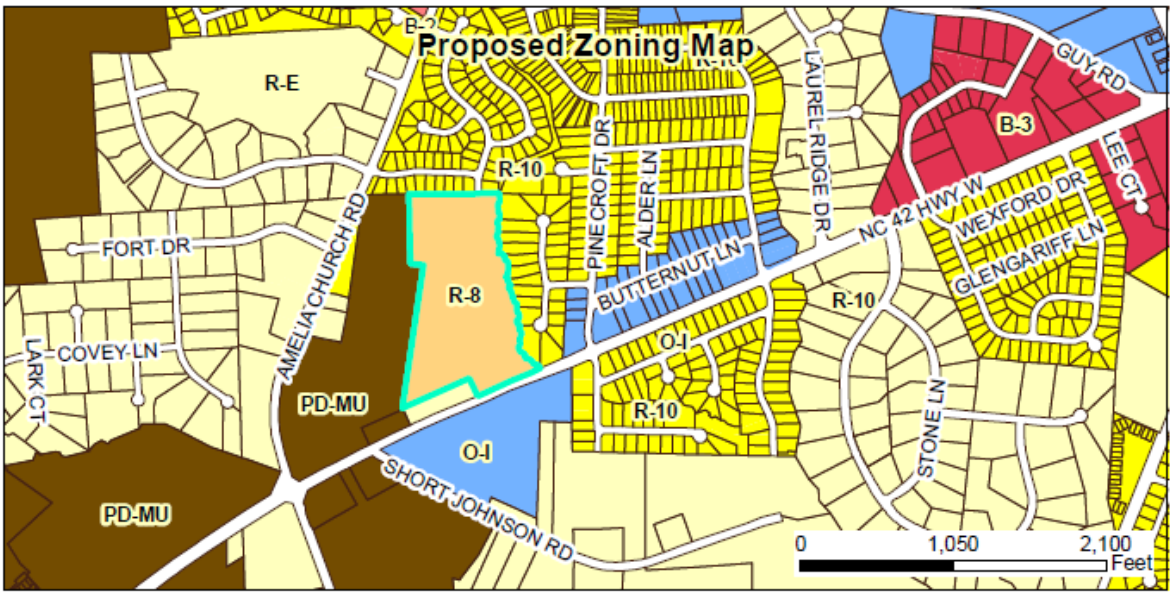
Direction	Zoning	Existing Use
North	Residential-10	Residential
South	Office-Institutional	Church, and vacant land
East	Residential-10	Residential
West	Planned Development – Mixed Use	Vacant



STAFF ANALYSIS AND COMMENTARY:

Overview

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



Compatibility with Surrounding Land Uses

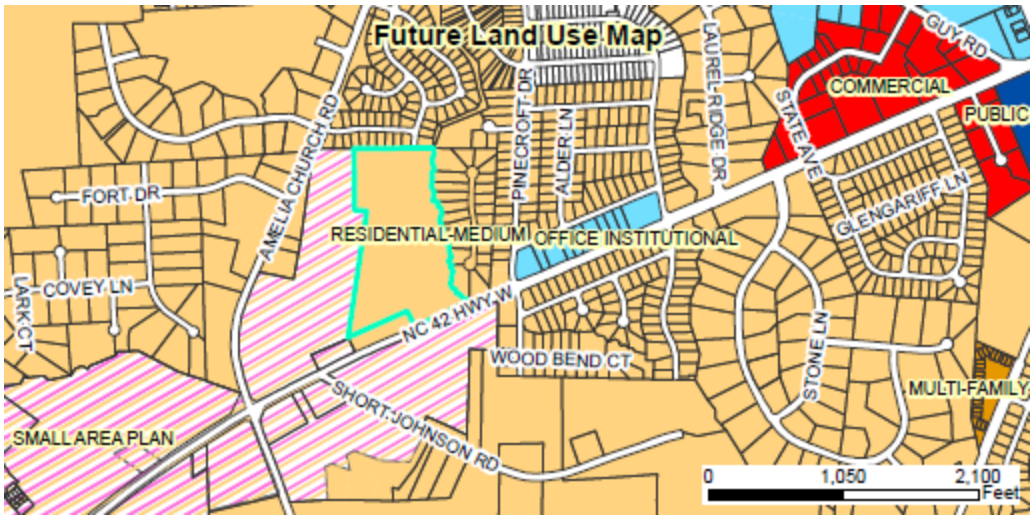
The proposed zoning would be similar and compatible to uses that are surrounding the property. Parcels to the north and east are currently developed as residential subdivisions, which are compatible with the proposed zoning category. The parcels directly to the west and south are primarily vacant, but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

Conventional Subdivision Standards

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

Consistency with the Strategic Growth Plan

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



CONSIDERATIONS:

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

FINDINGS:

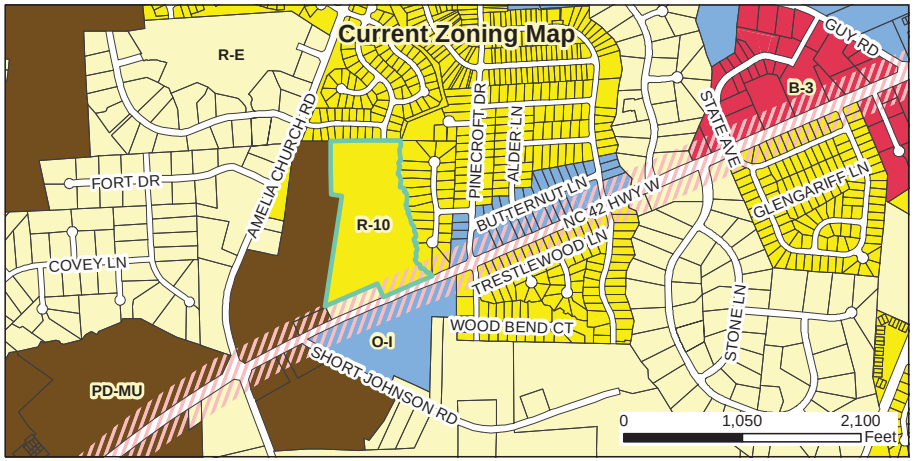
The applicant has addressed the Rezoning Approval Criteria outlined in §155.704. The applicant's Findings of Fact are incorporated into the record as an attachment to the Staff Report.

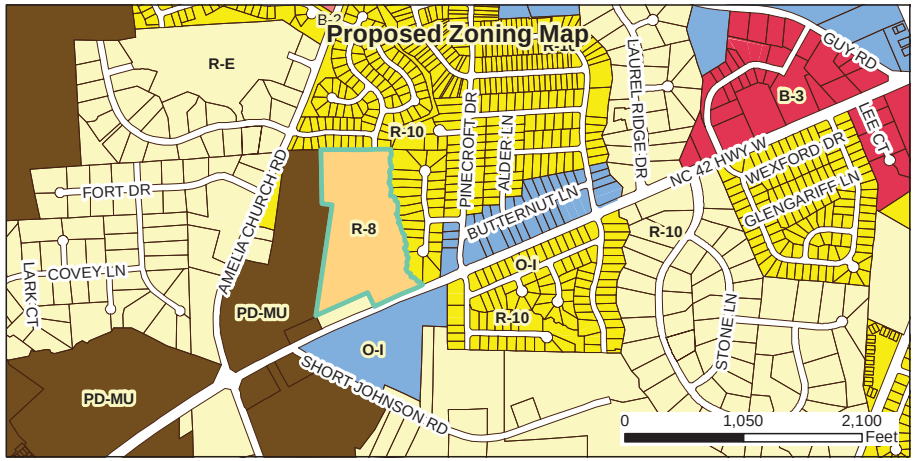
STAFF RECOMMENDATION:

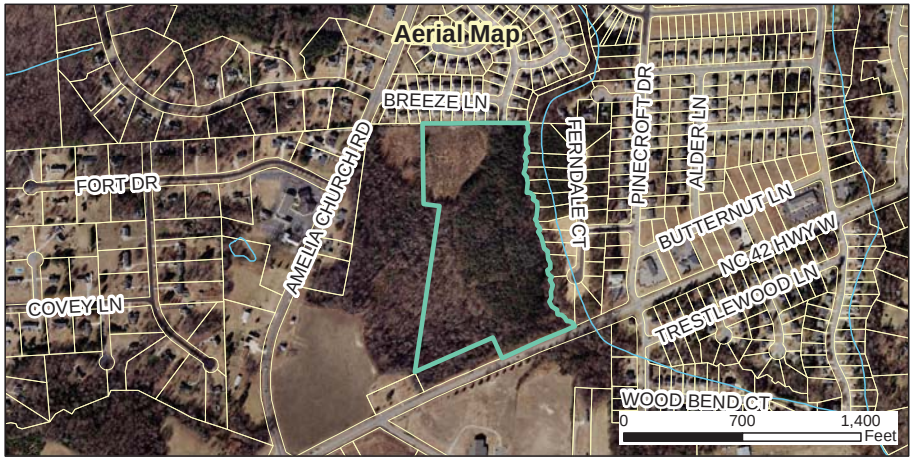
Staff is recommending approval of the rezoning of the subject parcel.

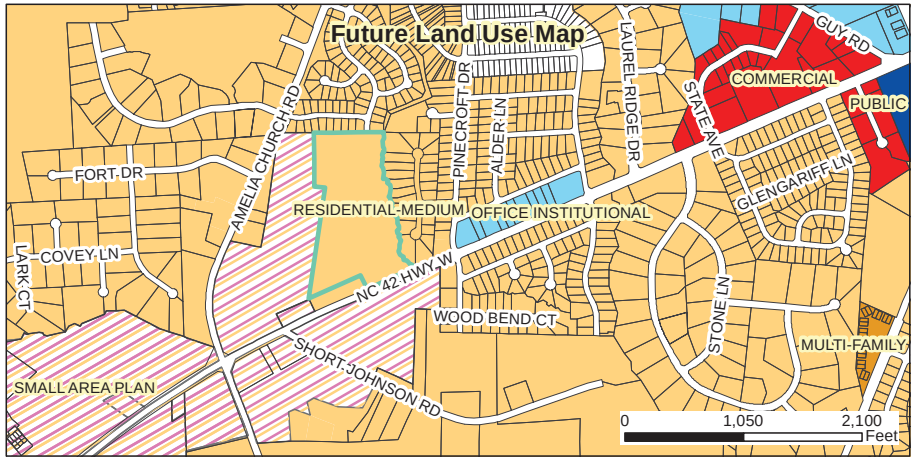
ATTACHMENTS:

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







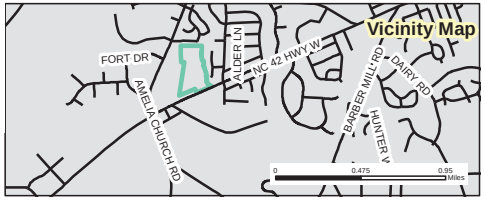


15-22-01-RZ - Brookside Rezoning
Request: Rezoning from R-10 to R-8 and subdivision
15-22-02-SUB - Brookside Subdivision
Request: 38-lot subdivision

Applicant: Dalton Engineering and Associates PA
Property Owner: Clayton NDJC LLC
Parcel ID Number: 165801-17-0116
Tag #: 05g03003z

N

Site
Special Use District
Thorough Fare Overlay
Scenic Highway Overlay



07/15/2015
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

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

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

REZONING APPLICATION

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

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

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

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

SITE INFORMATION:

Name of Project: Brookside Subdivision **Acreage of Property:** 20.88 acres

Parcel ID Number: 05G03003Z **Tax ID:** 165801-17-0116

Deed Book: 04395 **Deed Page(s):** 0478

Address: PO Box 189, Clayton, NC 27528

Location: NC Highway 42 West, Clayton, NC 27520

Existing Use: Agriculture **Proposed Use:** Residential Subdivision

Existing Zoning District: R-10

Requested Zoning District R-8 Conventional Subdivision

Is project within a Planned Development: ☐ Yes ■ No

Planned Development District (if applicable): n/a

Is project within an Overlay District: ■ Yes No

Overlay District (if applicable): Municipal Transition District

FOR OFFICE USE ONLY

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

OWNER INFORMATION:

Name: Clayton NDJC LLC

Mailing Address: PO Box 189, Clayton, NC 27528

Phone Number: 919-345-6729 **Fax:**

Email Address: nathan@nlevans.com

APPLICANT INFORMATION:

Applicant: Dalton Engineering & Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, NC 27528

Phone Number: (919) 550-4740 **Fax:** (919) 550-4741

Contact Person: Jonathan Barnes

Email Address: jbarnes@daltonengineering.com

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

☐ A signed and sealed boundary survey **(not more than a year old unless otherwise approved by the Planning Department)** with the azimuth or courses and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina.

☐ Property legal description typed (10 pt. font or greater) on an 8.5 inch by 11 inch paper with one inch margins. The legal description must also be submitted electronically in Microsoft Word format.

☐ A copy of the last recorded deed for the subject property.

JUSTIFICATION STATEMENT

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

The Owners of subject properties are requesting the rezoning of approximately 20.88 acres to R-8.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

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

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

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

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

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

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

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

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

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

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

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

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

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

APPLICANT AFFIDAVIT

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

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

Signature of Applicant

6/1/15
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Brookside Subdivision

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Brookside Subdivision

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

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

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

OWNER'S CONSENT FORM

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

Project Name: BROOKSIDE SUBDIVISION **Address or PIN #:** 165801 - 17 - 0116

AGENT/APPLICANT INFORMATION:

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

P.O. BOX 426
(Address)
CLAYTON, NC 27528
(City, State, Zip)

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

MAJOR SUBDIVISION APPLICATION

REZONING APPLICATION

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

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

OWNER AUTHORIZATION:

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

PO BOX 189,
(Address)

CLAYTON MOTEL, LLC
BY: , Mgr/Mbr
(Owner's Signature)

CLAYTON NC 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

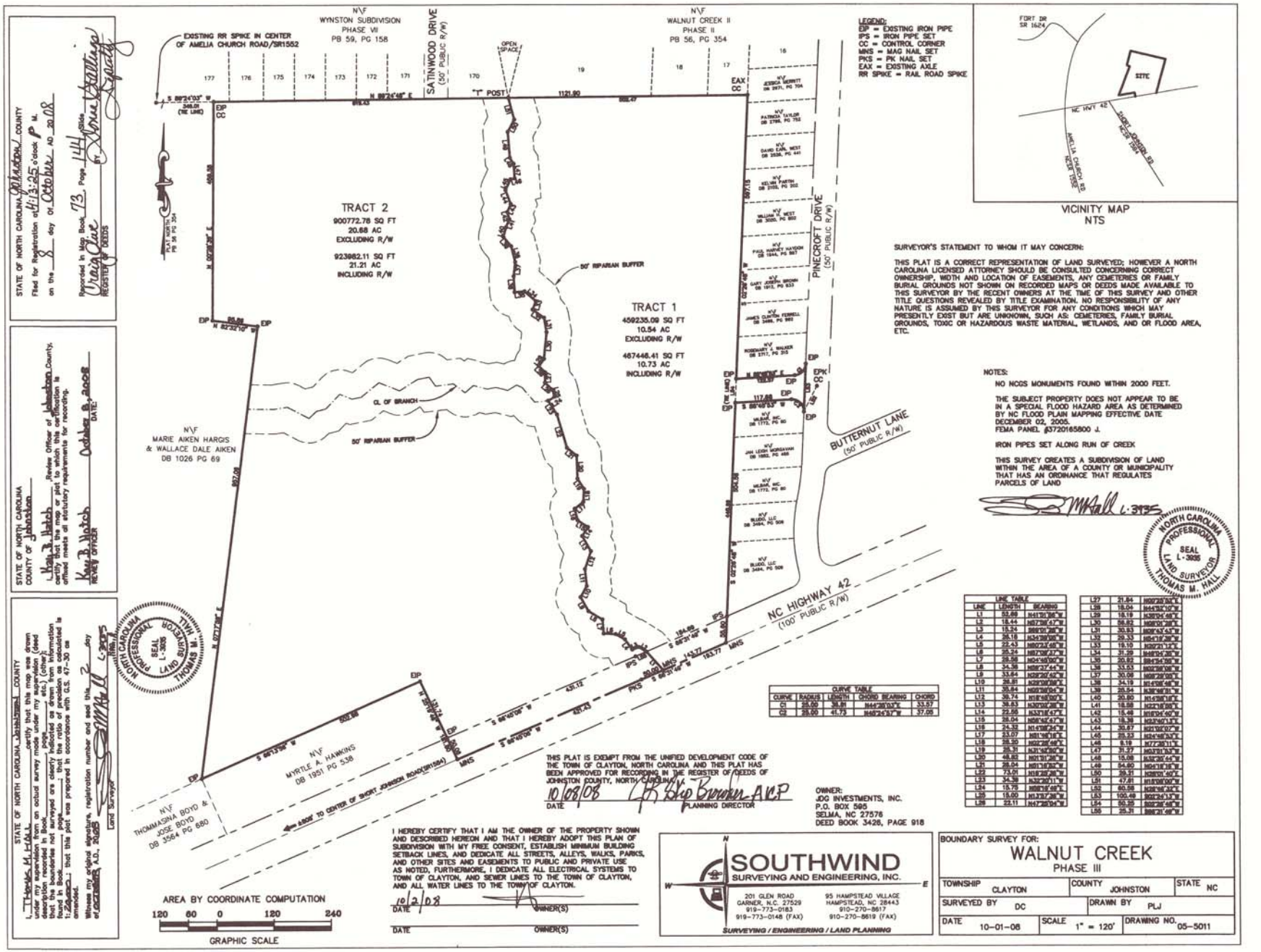
LYNN A WATKINS NOTARY PUBLIC WAKE COUNTY, NC

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

SEAL

Lynn A Watkins
Notary Public

My Commission Expires: 12-7-2016



STATE OF NORTH CAROLINA, Johnston COUNTY
Filed for Registration at 4:13:25 o'clock P M.
on the 8 day of October AD 2008
Recorded in Map Book 73 Page 144
Vonda Sutton Deputy
REGISTER OF DEEDS

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

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.89	N41°31'36"W
L2	18.44	N67°39'47"W
L3	15.24	S66°01'28"W
L4	36.18	N34°39'08"W
L5	22.43	N80°23'48"W
L6	39.24	N87°09'47"W
L7	28.58	N04°46'09"W
L8	34.36	N88°37'44"W
L9	33.64	N28°30'42"W
L10	26.81	N29°09'08"W
L11	39.64	N05°29'09"W
L12	38.74	N18°46'09"W
L13	38.83	N30°09'08"W
L14	22.56	N33°18'47"W
L15	26.04	N86°34'47"W
L16	24.32	N14°08'24"W
L17	23.07	N81°46'18"W
L18	28.50	N02°28'08"E
L19	29.31	N31°46'09"W
L20	46.83	N01°31'28"W
L21	28.04	N51°18'52"W
L22	73.01	N18°39'28"W
L23	34.38	N32°28'31"W
L24	15.75	N88°16'48"E
L25	15.00	N13°37'36"W
L26	22.11	N47°28'04"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25.00	36.91	N44°36'03"E	33.57
C2	25.00	41.73	N48°24'43"W	37.05

LINE TABLE		
LINE	LENGTH	BEARING
L27	21.84	N69°28'09"W
L28	18.04	N44°52'10"W
L29	18.19	N38°04'48"E
L30	58.82	N08°01'28"W
L31	30.83	N08°45'43"W
L32	47.81	N04°13'36"W
L33	19.10	N09°21'14"E
L34	31.39	N48°54'26"W
L35	20.83	S84°54'09"W
L36	20.83	N05°05'51"W
L37	30.06	N88°28'09"E
L38	34.19	N14°56'48"W
L39	28.54	N36°46'51"W
L40	20.80	N15°05'14"E
L41	18.88	N32°46'08"E
L42	18.48	N18°04'40"W
L43	28.04	N38°40'14"W
L44	30.87	N21°00'12"W
L45	28.33	N04°46'09"W
L46	8.19	N7°28'11"E
L47	28.37	N03°39'34"W
L48	15.08	N36°26'46"W
L49	54.90	N04°16'18"W
L50	39.21	N08°01'40"E
L51	47.81	N15°00'00"W
L52	80.58	N11°00'00"W
L53	100.49	N06°34'13"W
L54	50.25	N08°26'48"W
L55	29.31	N86°01'48"W

THIS PLAT IS EXEMPT FROM THE UNIFIED DEVELOPMENT CODE OF THE TOWN OF CLAYTON, NORTH CAROLINA AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY, NORTH CAROLINA.
10/08/08 Bill Brown, AICP
DATE PLANNING DIRECTOR

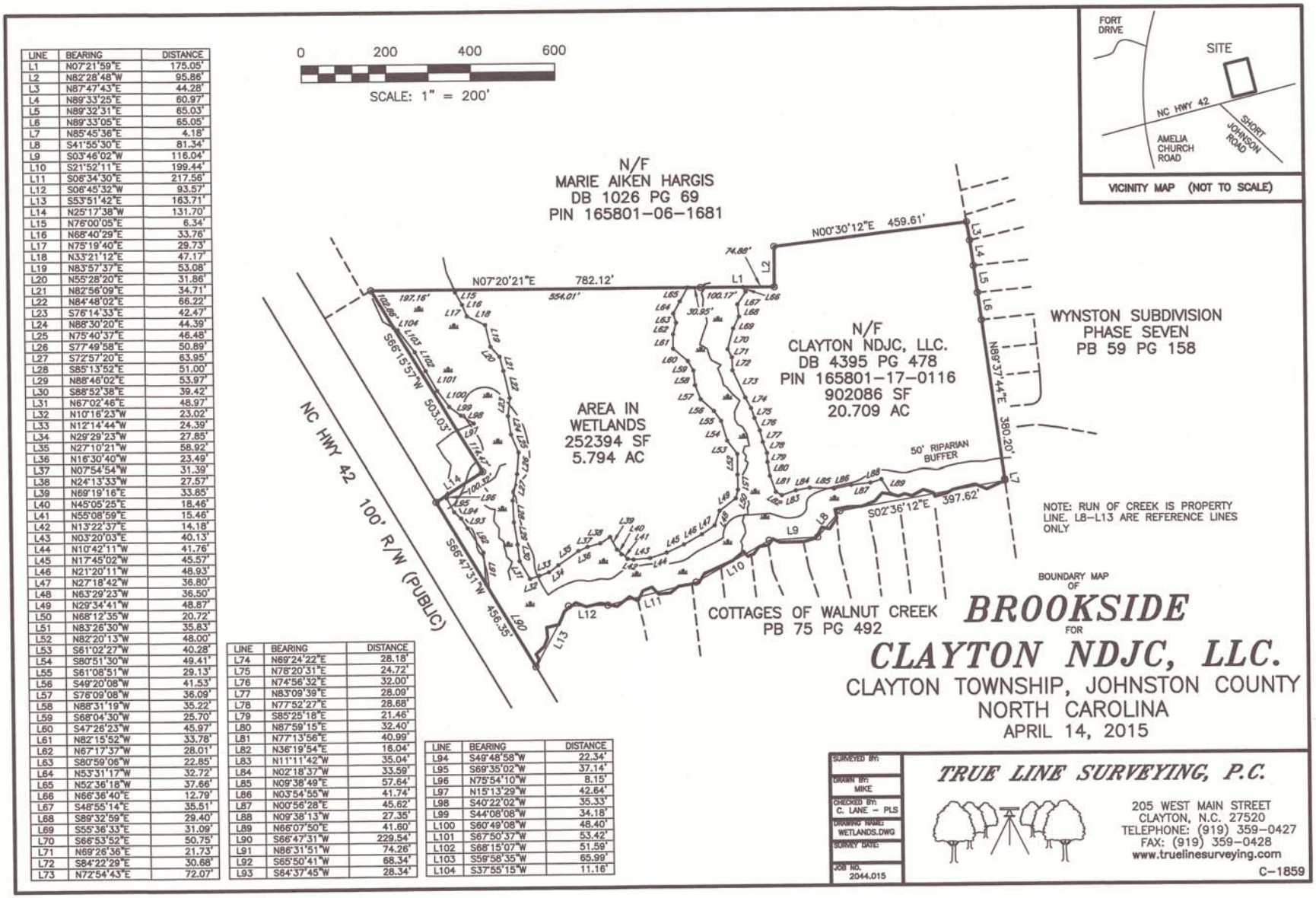
OWNER:
JDG INVESTMENTS, INC.
P.O. BOX 595
SELMA, NC 27576
DEED BOOK 3426, PAGE 918

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC AND PRIVATE USE AS NOTED, FURTHERMORE, I DEDICATE ALL ELECTRICAL SYSTEMS TO TOWN OF CLAYTON, AND SEWER LINES TO THE TOWN OF CLAYTON, AND ALL WATER LINES TO THE TOWN OF CLAYTON.
10/2/08 OWNER(S)
DATE
DATE OWNER(S)

SOUTHWIND
SURVEYING AND ENGINEERING, INC.
201 GLEN ROAD
GARNER, N.C. 27529
919-773-0183
919-773-0148 (FAX)
95 HAMPSTEAD VILLAGE
HAMPSTEAD, NC 28443
910-270-8617
910-270-8619 (FAX)
SURVEYING / ENGINEERING / LAND PLANNING

BOUNDARY SURVEY FOR:
WALNUT CREEK
PHASE III

TOWNSHIP CLAYTON	COUNTY JOHNSTON		STATE NC
SURVEYED BY DC		DRAWN BY PLJ	
DATE 10-01-08	SCALE 1" = 120'		DRAWING NO. 05-5011



LINE	BEARING	DISTANCE
L1	N07°21'59"E	175.05'
L2	N82°28'48"W	95.86'
L3	N87°47'43"E	44.28'
L4	N89°33'25"E	60.97'
L5	N89°32'31"E	65.03'
L6	N89°33'05"E	65.05'
L7	N85°45'36"E	4.18'
L8	S41°55'30"E	81.34'
L9	S03°46'02"W	116.04'
L10	S21°52'11"E	199.44'
L11	S06°34'30"E	217.56'
L12	S06°45'32"W	93.57'
L13	S53°51'42"E	163.71'
L14	N25°17'38"W	131.70'
L15	N76°00'05"E	6.34'
L16	N68°40'29"E	33.76'
L17	N75°19'40"E	29.73'
L18	N33°21'12"E	47.17'
L19	N83°57'37"E	53.08'
L20	N55°28'20"E	31.86'
L21	N82°56'09"E	34.71'
L22	N84°48'02"E	66.22'
L23	S76°14'33"E	42.47'
L24	N88°30'20"E	44.39'
L25	N75°40'37"E	46.48'
L26	S77°49'58"E	50.89'
L27	S72°57'20"E	63.95'
L28	S85°13'52"E	51.00'
L29	N88°46'02"E	53.97'
L30	S86°52'38"E	39.42'
L31	N67°02'46"E	48.97'
L32	N10°16'23"W	23.02'
L33	N12°14'44"W	24.39'
L34	N29°29'23"W	27.85'
L35	N27°10'21"W	58.92'
L36	N16°30'40"W	23.49'
L37	N07°54'54"W	31.39'
L38	N24°13'33"W	27.57'
L39	N69°19'16"E	33.85'
L40	N45°05'25"E	18.46'
L41	N55°08'59"E	15.46'
L42	N13°22'37"E	14.18'
L43	N03°20'03"E	40.13'
L44	N10°42'11"W	41.76'
L45	N17°45'02"W	45.57'
L46	N21°20'11"W	48.93'
L47	N27°18'42"W	36.80'
L48	N63°29'23"W	36.50'
L49	N29°34'41"W	48.87'
L50	N68°12'35"W	20.72'
L51	N83°26'30"W	35.83'
L52	N82°20'13"W	48.00'
L53	S61°02'27"W	40.28'
L54	S80°51'30"W	49.41'
L55	S61°08'51"W	29.13'
L56	S49°20'08"W	41.53'
L57	S76°09'08"W	36.09'
L58	N88°31'19"W	35.22'
L59	S68°04'30"W	25.70'
L60	S47°26'23"W	45.97'
L61	N82°15'52"W	33.78'
L62	N67°17'37"W	28.01'
L63	S80°59'06"W	22.85'
L64	N53°31'17"W	32.72'
L65	N52°36'18"W	37.66'
L66	N66°36'40"E	12.79'
L67	S48°55'14"E	35.51'
L68	S89°32'59"E	29.40'
L69	S55°36'33"E	31.09'
L70	S66°53'52"E	50.75'
L71	N69°26'36"E	21.73'
L72	S84°22'29"E	30.68'
L73	N72°54'43"E	72.07'

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

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

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

SURVEYED BY:
DRAWN BY: MIKE
CHECKED BY: C. LANE - PLS
DRAWING NAME: WETLANDS.DWG
SURVEY DATE:
JOB NO. 2044.015

TRUE LINE SURVEYING, P.C.
205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com
C-1859

BROOKSIDE

RECEIVED
JUL 10 2015
Town of Clayton

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering and Associates, P.A.

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

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

RECEIVED
JUL 10 2015
Town of Clayton

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [signature]

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

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

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

- Wynston neighborhood entrance should not be an entrance for another neighborhood. We pay dues & maintain the entrance.
- construction traffic is a huge consern & will have a large impact on Breeze Lane.
- Would this new community be interested in joining the Wynston HOA & have use of our pool etc.?
- Will this be a gated community?
- adding about 75 cars comming in and out of Breeze lane is a huge concern. (38 houses = about 1½ cars per house).
- What if any space will be between ~~the~~ "Street B" & Breeze Lane? ie, how close will fences be?
- What, if any, trees or bushes will be between "Street B" & Breeze Lane?
- School buses will ~~be~~ increase in traffic as well as delivery vehicles.

ERIC GALLARD

RICHARD HARRIS → STUBBING STREETS TO COMMERCIAL PROPERTY IS PROBLEMATIC TO OWNERS

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

RECEIVED
JUL 10 2015
Town of Clayton
Planning

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [signature]

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

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

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

Eric Ballard

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

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

RECEIVED
JUL 10 2015
Town

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6 / 19 / 15

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

Printed Name: Jonathan Barnes Signature: [signature]

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

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

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

John W. Hawkins

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

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

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

Dalton Engineering
and Associates, P.A.
446 East Main Street
Post Office Box 426
Clayton, NC 27528
(919) 550-4740
Fax (919) 550-4741

PROJECT NO. 14.032 PAGE NO.
PROJECT BROOKSIDE
CALCULATED BY JWB DATE 6/23/15
CHECKED BY DATE
SUBJECT NOTE TO FILE

TIM BALLARD
@ 1918 PARKSIDE VILLAGE DR
1013 BREEZE LN

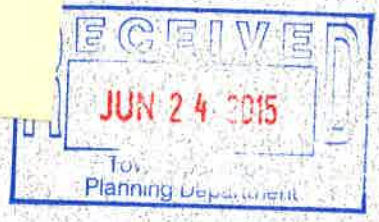
RECEIVED
JUL 10 2015
Town of Clayton
Planning Department

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

Neighborhood meeting letters for Brookside

Dalton Engineering

and Associates, P.A.



June 19, 2015

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

Dear Clayton Area Property Owners:

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

Meeting Date: Thursday, July 2, 2015

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

Time: 6:00 PM

Type of Application: Major Subdivision Application and Rezoning Application

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

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

Thank you.

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

CC: Town of Clayton Planning Dept.

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

Planning Board
July 27, 2015

STAFF REPORT

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

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

Public Noticing:

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

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

SITE DATA:

Acreage:	20.88 acres
Existing Use:	Vacant

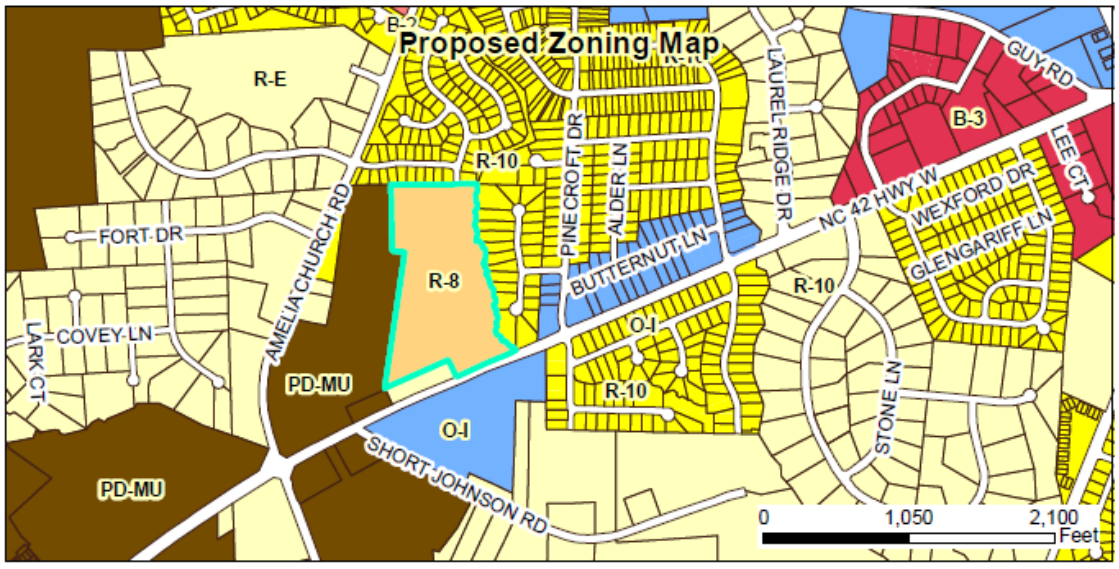
DEVELOPMENT DATA:

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

STAFF ANALYSIS AND COMMENTARY:

Overview

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



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

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

Consistency with Adopted Plans and Overlays:

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

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

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

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

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

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

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

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

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

Waivers/Deviations/Variances from Code Requirements
None.

CONSIDERATIONS:

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

FINDINGS:

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

CONDITIONS:

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

1. Conditions of approval shall be recorded on the site plan before final approval is granted.
2. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
3. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
4. All utility acreage and nutrient offset fees, and recreation and open space fees are due prior to plat recordation. Capacity fees shall be due prior to the issuance of each building permit.
5. Approved street names and addresses shall be applied to the plat prior to recording.
6. Resource conservation areas as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
7. Homeowners Association (HOA) documents/covenants which provide for provide for the perpetual maintenance and management of all common facilities within the subdivision (i.e. – the mail kiosk area and entrance area) must be recorded prior to any plat recordation. Alternatively, these areas may be incorporated into the adjacent lot, with maintenance of any easements (i.e. – street trees, mail kiosk, traffic island) provided by the appropriate homeowner, at which point a HOA will not be relevant or necessary.

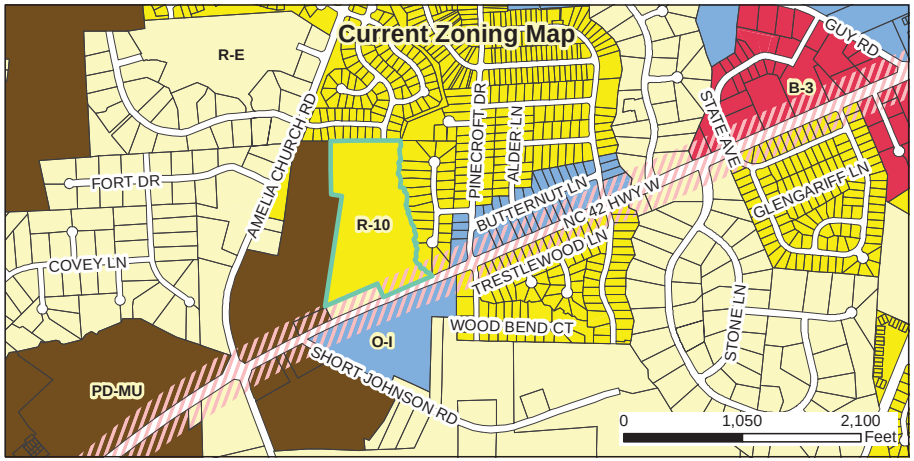
STAFF RECOMMENDATION:

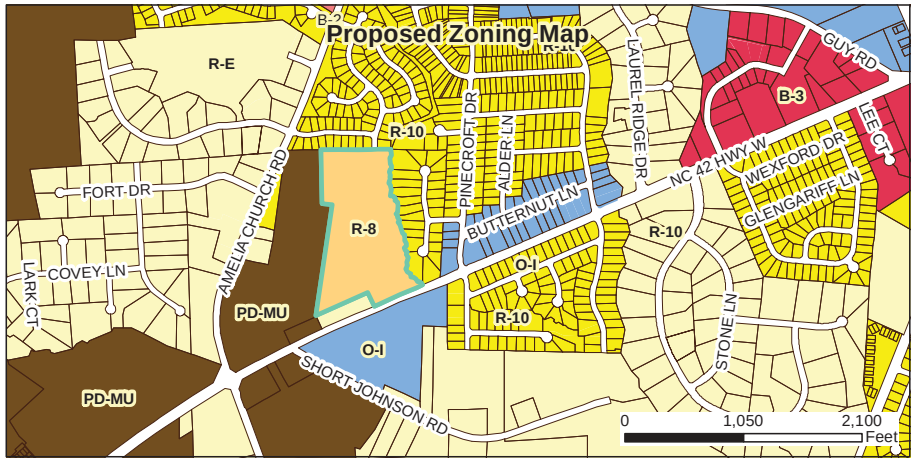
Staff is recommending

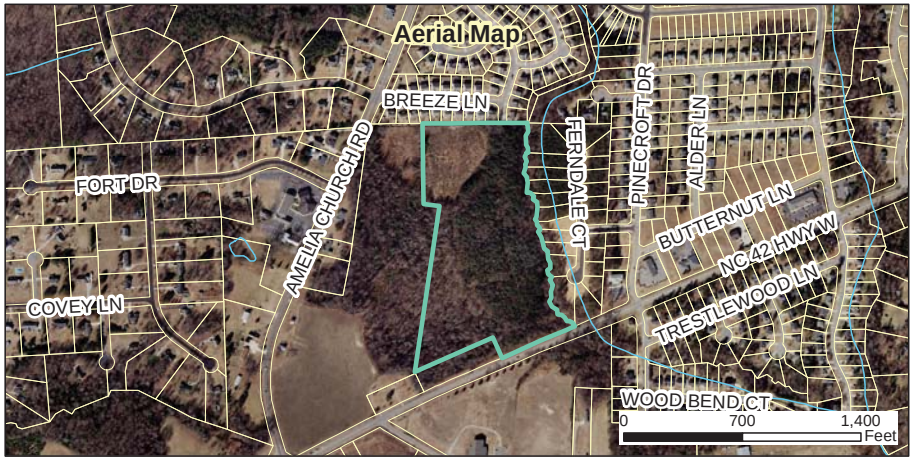
- Approval with conditions of the preliminary plat (subdivision) of the subject parcel.

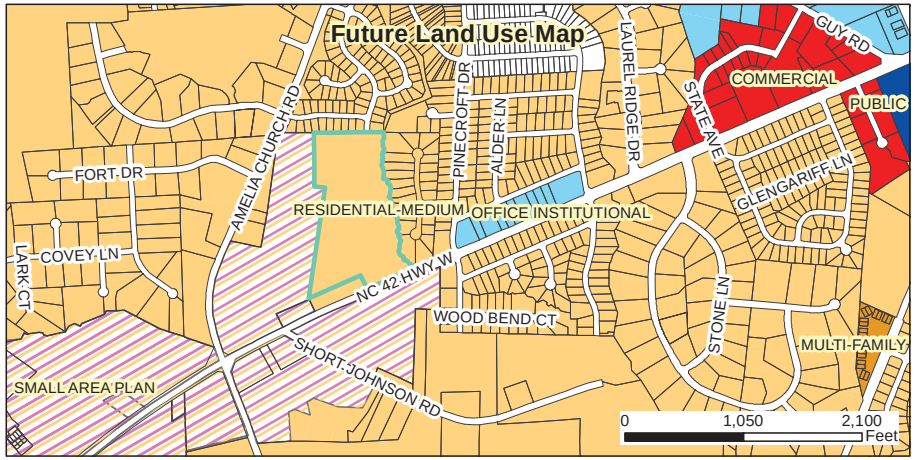
ATTACHMENTS:

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







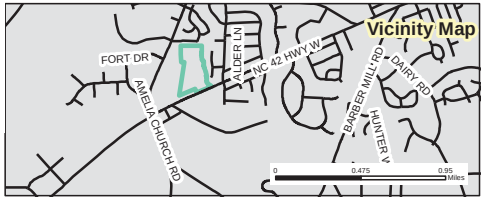


15-22-01-RZ - Brookside Rezoning
Request: Rezoning from R-10 to R-8 and subdivision
15-22-02-SUB - Brookside Subdivision
Request: 38-lot subdivision

Applicant: Dalton Engineering and Associates PA
Property Owner: Clayton NDJC LLC
Parcel ID Number: 165801-17-0116
Tag #: 05g03003z

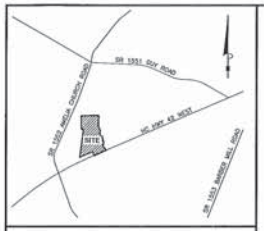
N

Site
Special Use District
Thorough Fare Overlay
Scenic Highway Overlay



07/15/2015
Produced by: TOC Planning
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

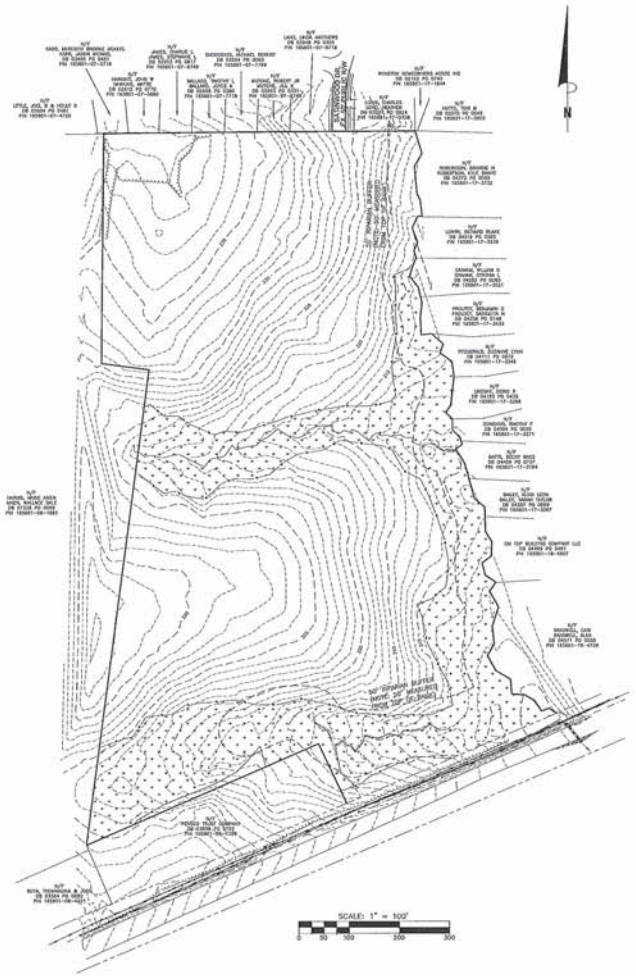
Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-22-01-RZ Brookside Rezoning\Maps\Staff Rpt Map - 15-22-01-RZ - Brookside.mxd



VICINITY MAP (NOT TO SCALE)

LEGEND:

WETLANDS



EXISTING CONDITIONS SHEET
FOR
BROOKSIDE SUBDIVISION
TOWN OF CLAYTON - JOHNSTON COUNTY, NC

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

Job: 14032	Date: 5/25/15	Revision:
File: EXISTING	Drawn: DBL	Sheet: 1 OF 4

VICINITY MAP (NOT TO SCALE)

LEGEND:

WETLANDS

NOTE: CONSTRUCTION DRAWINGS ARE TO BE SUBMITTED TO THE TOWN OF CLAYTON PUBLIC WORKS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.

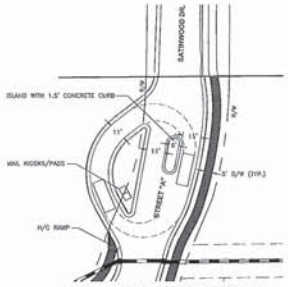
NOTE: N.C.D.O.T. DRIVEWAY PERMIT APPROVAL IS REQUIRED FOR ROADWAY CONNECTION TO SATINWOOD DRIVE.

NOTE: FEE-IN-LIEU WILL BE REQUIRED TO MEET RECREATION AND OPEN SPACE REQUIREMENTS.

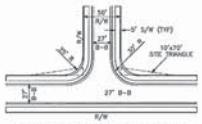
NOTE: NO BUILDINGS MAY OCCUR WITHIN 20' OF RIPARIAN BUFFERS; ROADS AND DRIVEWAYS MAY OCCUR IN THAT 20' AREA.

NOTE: NO BUILDING ENVELOPES MAY EXTEND INTO JURISDICTIONAL WETLANDS.

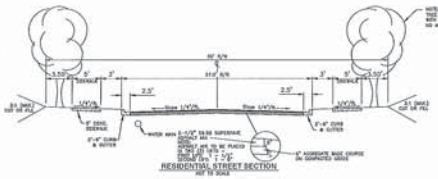
NOTE: ALL STREET TREES WILL BE 8' TALL AT TIME OF PLANTING.



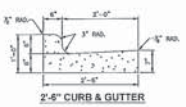
ROAD CONNECTION AT SATINWOOD DR.
NOT TO SCALE



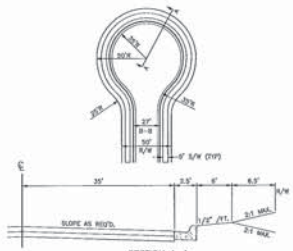
INTERNAL INTERSECTION DETAIL
NOT TO SCALE



RESIDENTIAL STREET SECTION
NOT TO SCALE



2'-6" CURB & GUTTER



SECTION A-A

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

SUMMARY OF IMPERVIOUS SURFACES:

1. SUBDIVISION STREETS (ASPHALT AND C & G) –	1.50 AC.
2. SIDEWALKS –	0.47 AC.
3. SINGLE FAMILY RESIDENTIAL LOTS –	4.36 AC.
TOTAL:	6.33 AC.

IMPERVIOUS SURFACE AREA SUMMARY

1. TOTAL AREA CONTAINED WITHIN TRACT	= 909,533 S.F. OR 20.88 AC.
2. AREA CONTAINED WITHIN THE RESOURCE CONSERVATION AREA	= 278,184 S.F.
3. MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA	= 909,533 S.F. x 55%
	= 500,243 S.F.
4. AREA CONTAINED WITHIN BUILDING LOTS	= 775,274 S.F.
5. ALLOWABLE IMPERVIOUS SURFACE AREA WITHIN LOTS	= 775,274 S.F. x 55%
	= 426,401 S.F.
6. IMPERVIOUS SURFACE CONTAINED WITHIN ASPHALT AND C & G	= 65,433 S.F.
7. IMPERVIOUS SURFACE CONTAINED WITHIN CONCRETE SIDEWALK	= 20,581 S.F.
8. TOTAL PROPOSED IMPERVIOUS SURFACE AREAS	= 190,033 S.F.
	65,433
	+ 20,581
	= 276,014 S.F.

8. 276,014 S.F. < 500,243 S.F. MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA

LOT SUMMARY

LOT #	PARCEL AREA	LOT AREA
1	13273 SF	8619 SF
2	14553 SF	9938 SF
3	14879 SF	9704 SF
4	16803 SF	11031 SF
5	32324 SF	23682 SF
6	44514 SF	30891 SF
7	22809 SF	17658 SF
8	19763 SF	15249 SF
9	35110 SF	24568 SF
10	63120 SF	24371 SF
11	42569 SF	13020 SF
12	37087 SF	19575 SF
13	14644 SF	14644 SF
14	33828 SF	20000 SF
15	38599 SF	21320 SF
16	35384 SF	29906 SF
17	14605 SF	9854 SF
18	14833 SF	9178 SF
19	13329 SF	8832 SF
20	14490 SF	10007 SF
21	17748 SF	14725 SF
22	12364 SF	9124 SF
23	11650 SF	9121 SF
24	11978 SF	9003 SF
25	14398 SF	8079 SF
26	9064 SF	9064 SF
27	13999 SF	13999 SF
28	11284 SF	11284 SF
29	9375 SF	9375 SF
30	11135 SF	11135 SF
31	11534 SF	11534 SF
32	11500 SF	11500 SF
33	11500 SF	11500 SF
34	11385 SF	11385 SF
35	12010 SF	12010 SF
36	12353 SF	12353 SF
37	12164 SF	12164 SF
38	12234 SF	12234 SF

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

SUMMARY INFORMATION

DEVELOPMENT NAME: BROOKSIDE SUBDIVISION

PARCEL PIN: 163601-17-0118

TOTAL AREA CONTAINED WITHIN TRACT: 20.88 AC
TOTAL FLOOD AREA: 0 AC.
NET USEABLE LAND: 20.88 AC.
TOTAL AREA IN OPEN SPACE REQUIRED: 3.41 AC. (12.5% OF NET USEABLE LAND, 20.88 AC.)
TOTAL AREA IN OPEN SPACE PROVIDED: 0 AC.
TOTAL AREA IN RECREATION/OPEN SPACE: 0 AC.

MAX DENSITY: 3.0 DWELLING UNITS/ACRE
DENSITY PROPOSED: 1.8 UNITS/ACRE
TOTAL NUMBER OF LOTS PROPOSED: 38

TOTAL 38 SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT AREA: 8,000 S.F.
MIN. LOT WIDTH: 60'
MIN. FRONT SETBACK: 25'
MIN. SIDE INTERIOR SETBACK: 10'
MIN. SIDE STREET: 15'
MIN. REAR SETBACK: 30'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING LOT COVERAGE: 35%
MAX. IMPERVIOUS: PER LDO: 55%

AREA IN SIDEWALKS: 20,581 S.F.
AREA IN PAVEMENT AND C&G: 65,433 S.F.
LINEAR FEET OF STREETS: 2,769 L.F.

TYPE OF WATER SYSTEM PROPOSED: TOWN OF CLAYTON
TYPE OF SANITARY SEWER SYSTEM PROPOSED: TOWN OF CLAYTON
ELECTRICAL SERVICE PROVIDED BY: TOWN OF CLAYTON

ZONING DISTRICT: R-15
OVERLAY/WATERSHED OVERLAY DISTRICT: YES
WATERSHED PROTECTION AREA: WS
PROPOSED ZONING: R-8
INSIDE CITY LIMITS? YES

OWNER AND APPLICANT:
CLAYTON TRUST, LLC
P.O. BOX 189
CLAYTON, NC 27528

PRELIMINARY LAYOUT PREPARED BY:
DALTON ENGINEERING AND ASSOCIATES, PA.
449 GOLF MAN STREET
CLAYTON, NC 27520
(919) 550-4740

NOTES:
THE 10'x70' SIGHT TRIANGLES SHALL TAKE PRECEDENCE OVER ANY SIGN EASEMENTS.

THE FINAL PLAT WILL ENSURE THAT ALL DRAINAGE EASEMENTS INTERSECT THE PUBLIC RIGHT-OF-WAY ALONG A LOT LINE. DRAINAGE EASEMENTS WITHIN THE INTERIOR OF THE PROJECT MAY OR MAY NOT COMPLETELY CENTER ALONG A LOT LINE.

ALL ACCESS TO UTILITY EASEMENTS ALONG THE OUTFALL LINE SHALL HAVE A MAXIMUM SLOPE OF 4:1 (H:V) AND A MAXIMUM CROSS SLOPE OF 4%.

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

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 16202

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

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

VICINITY MAP (NOT TO SCALE)

LEGEND:

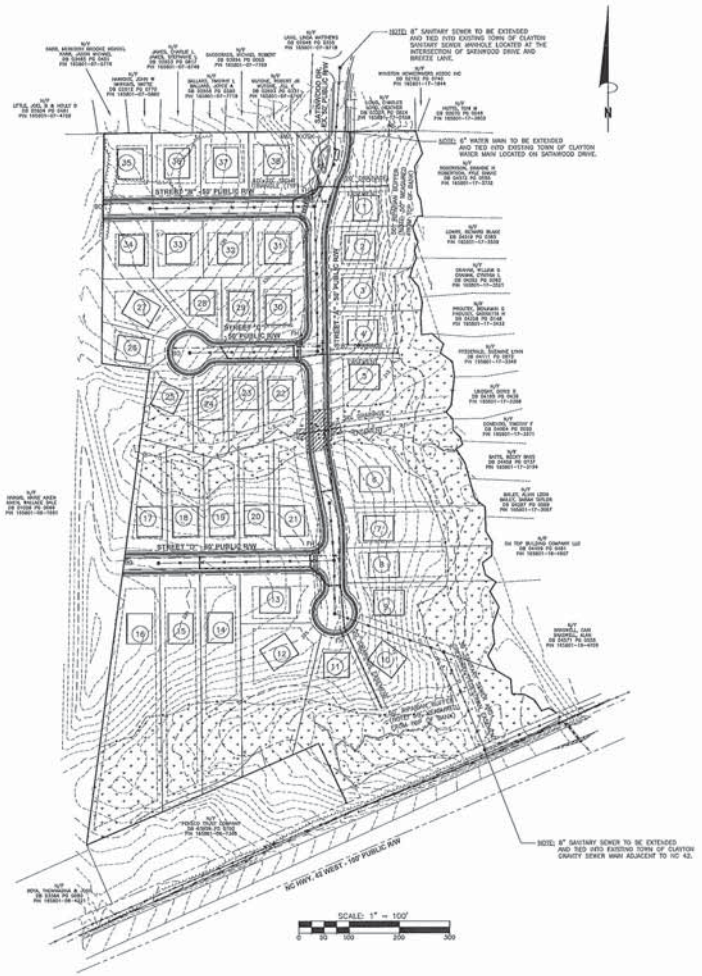
- SANITARY SEWER MANHOLE
- 8" GRAVITY SANITARY SEWER LINE
- 6" WATER LINE
- FIRE HYDRANT ASSEMBLY (FH)
- CURB INLET
- STORM DRAINAGE

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

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

NOTE: NCDOT WILL REVIEW AND APPROVE ROADWAY IMPROVEMENTS.

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



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

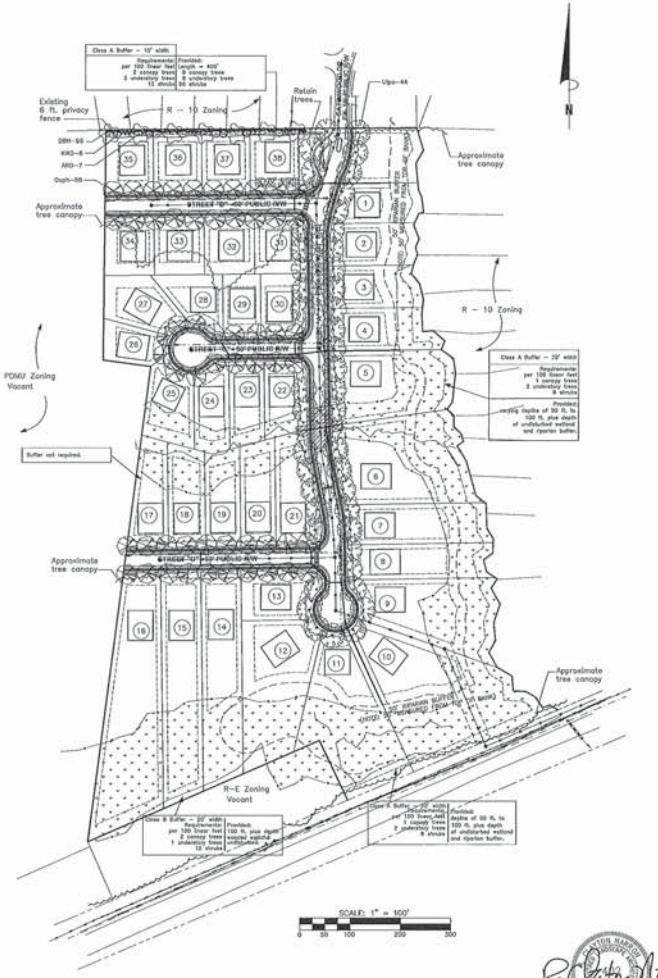
REVISION 001: ADDRESSED TOWN OF CLAYTON COMMENTS - 8/20/15

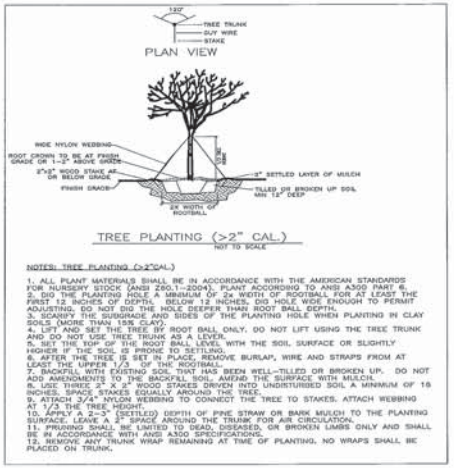
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 14082 JERRY T. DALTON

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

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

VICINITY MAP (NOT TO SCALE)





TREE PLANTING (>2" CAL.)
NOT TO SCALE

NOTES: TREE PLANTING (>2"CAL.)

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

Planting Schedule

Code	Name	Quantity	Common Name	Scientific Name	Height	Width	Comments
CANOPY TREES							
Ulpa		44	Chinese elm	Ulmus parvifolia	2 1/2" Cal, 8' min	8'	B&B
Quph		58	Nutall oak	Quercus nuttallii	2 1/2" Cal, 8' min	6'	B&B
ARD		7	October Glory Maple	Acer rubrum 'October Glory'	2 1/2" Cal, 8' min	6'	B&B
UNDERSTORY TREES							
KWD		8	Kousa Dogwood	Cornus kousa	8' – 9' 8' min. ht.	4–5'	B&B
SHRUBS							
DBH		95	Dwarf Burford holly	Ilex cornuta 'Dwarf Burford'	30" min. ht.	18–22"	Container

Lawn Seeding/Sod Notes

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

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

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

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

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

Lawn Seeding Rates per Acre*

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

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

* Seed type to be selected by Owner.

General Planting Notes:

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

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

6/22/15

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

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

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

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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

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

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

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

SITE INFORMATION

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

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

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

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

Location: ADJACENT TO NC 42 WEST

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

Zoning District: R-10 **Electric Provider:** Undetermined

Wastewater: ☐ Septic ☒ Sewer (check one) **Water:** ☐ Well ☒ Public/Private Water (check one)

Recreation/Open Space Requirement: ☒ Fee in lieu ☐ Land Dedication – Acreage: _____

FOR OFFICE USE ONLY

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

PROPERTY OWNER INFORMATION

Name: Clayton NDJC LLC

Mailing Address: PO Box 189, Clayton, NC 27528

Phone Number: 919-345-6729 **Fax:** N/A

Email Address: nathan@nlevans.com

APPLICANT INFORMATION

Applicant: Dalton Engineering & Associates PA

Mailing Address: PO Box 426, Clayton, NC 27528

Phone Number: 919-550-4740 **Fax:** (919) 550-4741

Contact Person: Jonathan Barnes

Email Address: jbarnes@daltonengineering.com

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

The following items must accompany the application:

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

12. A signed and sealed Traffic Impact Analysis *(required for projects which generate at least 100 vehicle trips at peak hour. See §155.708 of the UDC)*	☐	☑			
13. Neighborhood Meeting Notice Letter* *See sample letter and meeting requirement, included in this packet.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*	☐	☑			
14. Neighborhood Meeting summary form* *Included in this packet – NOT submitted with application.* **Not required for minor modifications or subdivisions* **Not required for subdivisions that are part of an approved planned development*		☑	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.		
15. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list. *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*	☐	☐			

EXPLANATION OF PROJECT

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

The owner is requesting approval to develop subject property as a conventional residential subdivision. The subdivision consist of 20.88 acres subdivided into 38 residential lots with a minimum of 8,000 sf per lot. Access to the development will utilize an existing stub from the adjoining Wynston Subdivision Phase 7. Improvements include curb and gutter streets with sidewalk, storm drainage and public water and sewer services provided by the Town of Clayton. All improvements are to meet current Town of Clayton specifications.

APPLICANT AFFIDAVIT

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

JONATHAN BARNES
Print Name

Signature of Applicant

6/1/15
Date

FINDINGS OF FACT

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

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

~~The subject property is currently zoned R-10. A rezoning Application has been submitted to rezone the property to R-8.~~

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

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

(3) That the subdivision design will provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare.

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

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

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

Project Name: Brookside Subdivision

JONATHAN BARNES
Print Name

Signature of Applicant

6/1/15
Date

ADJACENT PROPERTY OWNERS LIST

Project Name: Brookside Subdivision

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

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

ADJACENT PROPERTY OWNERS LIST

Project Name: Brookside Subdivision

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

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

MAJOR SUBDIVISION – PRELIMINARY PLAT REQUIREMENTS CHECKLIST

The applicant is responsible for completing this checklist. Please sign and submit with the completed application.

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

To be completed by the applicant:			Staff:
	Yes	N/A	
- Sewer Provider (or indicate if septic) - Impervious (existing and proposed, square feet and %) – provide impervious for overall development and per lot - Maximum allowed impervious - Existing Use - Proposed Use	☑ ☑ ☑ ☑ ☑ ☑	☐ ☐ ☐ ☐ ☐ ☐	
12. An accurately positioned north arrow indicating true north, magnetic north, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings. If the north index is magnetic or referenced to an old deed or plat bearings, the date and the source (if known) the index was originally determined is clearly indicated.	☑	☐	
13. The exact course and distance of every boundary line of the tract to be subdivided, fully dimensioned (metes and bounds) along with the location of intersecting boundary lines of adjoining lands in accordance with the North Carolina General Statutes § 47-30 – Plats and subdivisions; mapping requirements.	☑	☐	
14. Accurate location and description of all monuments, markers and control points.	☑	☐	
15. Show the 100 year flood plain, riparian buffer, wetlands, and any Resource Conservation Areas on all sheets.	☑	☐	
16. Blocks numbered consecutively throughout entire subdivision with lots numbered consecutively in each block. Lot numbers shall be placed in a circle or labeled "Lot __".	☑	☐	
17. Phase lines. Phases are clearly labeled.	☑	☐	
18. The name and location of all adjoining subdivisions and adjoining lot property lines drawn with dotted lines at the same scale. Include the names of adjacent landowners.	☑	☐	
19. Location and width of all existing and proposed rights-of-way, Resource Conservation Areas, easements and areas dedicated to public use with the purpose of each stated.	☑	☐	
20. Location of safe sight triangles at project ingress/egress points, or as required.	☑	☐	
21. Minimum building setbacks /envelope are noted.	☑	☐	
22. All dimensional standards are shown in table format. Dimensional standards shall include: min. lot size, min. lot width, max building coverage, max impervious surface (entire subdivision), max impervious surface (per lot, in %), density, max height, and min dwelling unit size.	☑	☐	
23. Location of all existing and proposed easements, labeled as "public" or "private" and labeled with easement type.	☑	☐	
24. Width and type of any buffers and easements.	☑	☐	
25. Indicate the boundaries of any utility or greenway easements dedicated to the Town of Clayton and label "To Be Dedicated to the Town of Clayton."	☑	☐	
26. Proposed streets are labeled, named and dimensioned. Correct street cross	☑	☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
section detail provided. Label street type based on definitions in §155.602(D). If streets are private: - All private streets shall be maintained by a designated responsible party. The party shall be noted on the plat. - Streets are labeled "Private Streets – No Town Maintenance." Street names must be approved by Town of Clayton via a Road Name Application.	☑ ☑	☐ ☐	
27. Lengths of all cul-de-sacs.	☑	☐	
28. Identify proposed traffic control signs and striping.	☑	☐	
29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.) - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat.	☑	☐	
30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided: "The Resource Conservation Area shown hereon is provided per the requirements of Article 5 of the Town of Clayton's Unified Development Code. This Resource Conservation Area must be preserved in perpetuity per the standards of the Unified Development Code"	☑	☐	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	☑	☐	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	☑	☐	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	☑	☐	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	☑	☐	
35. Location of clustered mailboxes.	☑	☐	
36. Location and orientation of freestanding signs (signage is permitted separately).	☑	☐	
LANDSCAPING PLAN SHEET (*See §155.402 for Landscaping Requirements)*			
37. Show location, width, and type of all landscape buffers.	☐	☐	
38. Provide a plant list summary table which includes: - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed	☐	☐	
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	☐	☐	

To be completed by the applicant:			Staff:
	Yes	N/A	
species must be used).			
40. Location, species, and caliper of any existing trees that will remain on site. If used to meet planting requirements, make note of what requirements are fulfilled by the preserved trees.	☐	☐	
EXISTING CONDITIONS SHEET:			
41. On the existing conditions sheet, provide topography with two-foot contour intervals, showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features.	☐	☐	
42. Location of all existing buildings and structures, water/sewer/gas infrastructure, underground structures, easements, or other existing features.	☐	☐	
43. Existing structures, existing streets and roadway improvements, and existing utilities within 100 feet of the site.	☐	☐	
44. Label adjacent property acreage, owners, and zoning districts.	☐	☐	
45. Label subject parcel property owner, acreage, and zoning.	☐	☐	
PRELIMINARY ENGINEERING PLAN SHEET:			
46. Show subdivision layout, streets, and all pertinent information from subdivision plat sheet.	☑	☐	
47. Identify curb radii for all internal and external vehicular use areas.	☑	☐	
48. Location of all existing and proposed utilities (water, sewer, electric, natural gas, etc.).	☑	☐	
49. Location of all existing and proposed drainage structures.	☑	☐	
50. Location of all existing and proposed fire hydrants.	☑	☐	
51. Location of all existing and proposed easements, labeled as "public" or "private."	☑	☐	
52. Show street cross-sections.	☑	☐	
53. Indicate method of slope stabilization measures for all slopes steeper than 2.5:1.	☑	☐	
54. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations.	☑	☐	
OTHER			
55. If subdivision includes townhomes, include architectural elevations sheet, noting construction materials, finishes and colors, height, and number of stories.	☐	☐	
56. Any other information considered by either the applicant or the Town to be pertinent to the review.	☐	☐	

Signed by Applicant: _____ Date: 6/1/15

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

ROAD NAME APPROVAL APPLICATION

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

SITE INFORMATION

Name of Project: Brookside Subdivision **Acreage of Property:** 20.88 acres

Tax ID #: 4235470 **NC PIN:** 165801-17-0116

Deed Book: 04395 **Deed Page(s):** 0478

Location:
adjacent to NC 42 West

Nearest Intersecting Roads: NC 42 West and Amelia Church Road

Township: Clayton

PROPERTY OWNER INFORMATION

Name: Clayton NDJC, L.L.C.

Mailing Address: Post Office Box 189 Clayton, NC 27528

Phone Number: (919) 345 - 6729 **Fax:** n/a

Email Address: nathan@nlevans.com

APPLICANT INFORMATION

Applicant: Dalton Engineering and Associates, P.A.

Mailing Address: Post Office Box 426 Clayton, NC 27528

Phone Number: (919) 550 - 4740 **Fax:** (919) 550 - 4741

Contact Person: Jonathan Barnes

Email Address: jbarnes @ daltonengineering.com

FOR OFFICE USE ONLY

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

ROAD NAME GUIDELINES SUPPLEMENTAL INFORMATION

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

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

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

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

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

APPLICANT AFFIDAVIT

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

Jonathan Barnes — *Print Name*

Signature of Applicant

6/1/15 — *Date*

APPROVED SUFFIXES AND ABBREVIATIONS

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

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

OWNER'S CONSENT FORM

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

Project Name: Brookside Subdivision **Address or PIN #:** 165801 - 17 - 0116

AGENT/APPLICANT INFORMATION:

Dalton Engineering and Associates, P.A.
(Name - type, print clearly)

P.O. Box 426
(Address)
Clayton, NC 27528
(City, State, Zip)

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

Major Subdivision Application

Rezoning Application

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

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

OWNER AUTHORIZATION:

Clayton NDTC, LLC
By: Nathan Evans, Mgr/Mbr
(Name - type, print clearly)

PO Box 189,
(Address)

Clayton NDTC, LLC
By: [signature] Mgr/Mbr
(Owner's Signature)

Clayton NC 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

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

LYNN A WATKINS NOTARY PUBLIC WAKE COUNTY, NC

SEAL

Lynn A Watkins
Notary Public

My Commission Expires: 12-7-2016

BROOKSIDE

RECEIVED
JUL 10 2015
Town of Clayton

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Dalton Engineering and Associates, P.A.

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

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

RECEIVED
JUL 10 2015
Town of Clayton

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [signature]

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

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

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

- Wynston neighborhood entrance should not be an entrance for another neighborhood. We pay dues & maintain the entrance.
- construction traffic is a huge consern & will have a large impact on Breeze Lane.
- Would this new community be interested in joining the Wynston HOA & have use of our pool etc.?
- Will this be a gated community?
- adding about 75 cars comming in and out of Breeze lane is a huge concern. (38 houses = about 1½ cars per house).
- What if any space will be between ~~the~~ "Street B" & Breeze Lane? ie, how close will fences be?
- What, if any, trees or bushes will be between "Street B" & Breeze Lane?
- School buses will ~~be~~ increase in traffic as well as delivery vehicles.

ERIC GALLARD

RICHARD HARRIS → STUBBING STREETS TO COMMERCIAL PROPERTY IS PROBLEMATIC TO OWNERS

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

RECEIVED
JUL 10 2015
Town of Clayton
Planning

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6/19/15

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

Printed Name: Jonathan Barnes Signature: [signature]

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

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

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

Eric Ballard

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

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

RECEIVED
JUL 10 2015
Town

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6 / 19 / 15

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

Printed Name: Jonathan Barnes Signature: [signature]

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

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

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

John W. Hawkins

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

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

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

Dalton Engineering
and Associates, P.A.
446 East Main Street
Post Office Box 426
Clayton, NC 27528
(919) 550-4740
Fax (919) 550-4741

PROJECT NO. 14.032 PAGE NO.
PROJECT BROOKSIDE
CALCULATED BY JWB DATE 6/23/15
CHECKED BY DATE
SUBJECT NOTE TO FILE

TIM BALLARD
@ 1918 PARKSIDE VILLAGE DR
1013 BREEZE LN

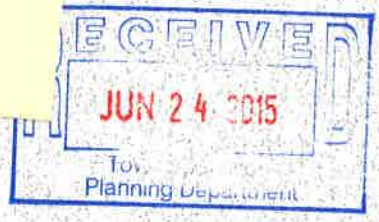
RECEIVED
JUL 10 2015
Town of Clayton
Planning Department

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

Neighborhood meeting letters for Brookside

Dalton Engineering

and Associates, P.A.



June 19, 2015

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

Dear Clayton Area Property Owners:

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

Meeting Date: Thursday, July 2, 2015

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

Time: 6:00 PM

Type of Application: Major Subdivision Application and Rezoning Application

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

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

Thank you.

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

CC: Town of Clayton Planning Dept.

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

Planning Board
July 27, 2015

STAFF REPORT

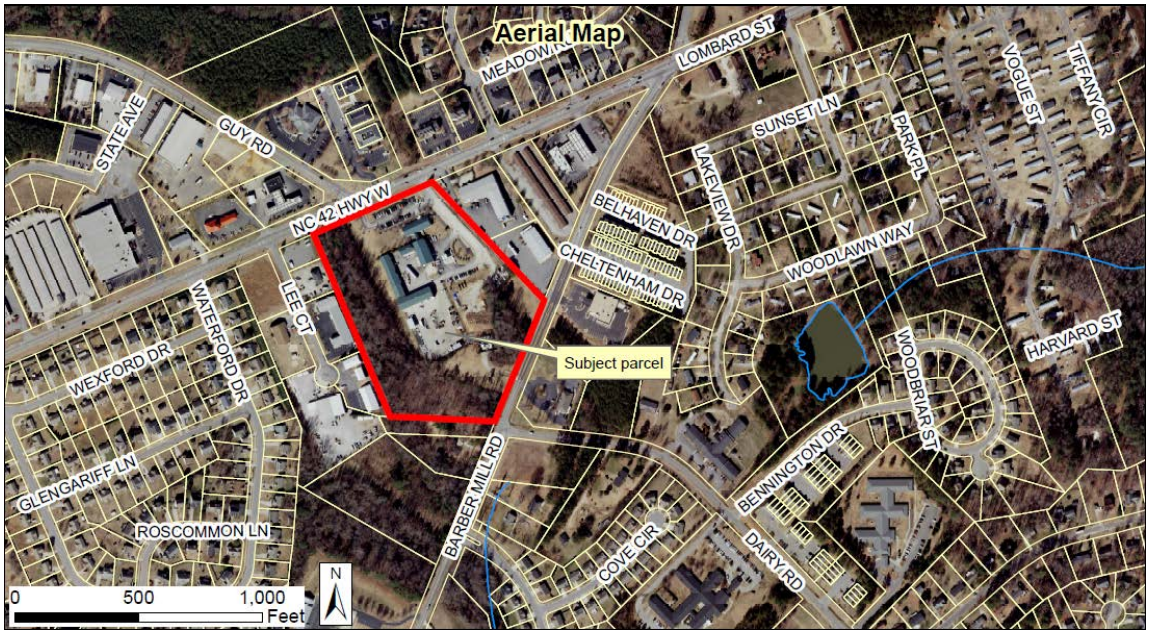
Application Number: RZ 2015-25
Project Name: Town Facility Operations Center Rezoning

NC PIN / Tag #:	165807-67-0901 / 05G02011K
Town Limits/ETJ:	Town Limits
Overlay:	Small portion of the property is in the Thoroughfare Overlay District.
Applicant:	Town of Clayton
Owner:	Town of Clayton
Location:	The property is located at 653 NC 42 Hwy W (see map).

Public Noticing:

- Neighborhood meeting July 8, 2015
- Sign posted July 21, 2015
- Letters mailed prior to September 8, 2015
- Newspaper ad posted prior to September 8, 2015

REQUEST: Rezoning from Highway Business (B-3) to Public Facilities (PF).



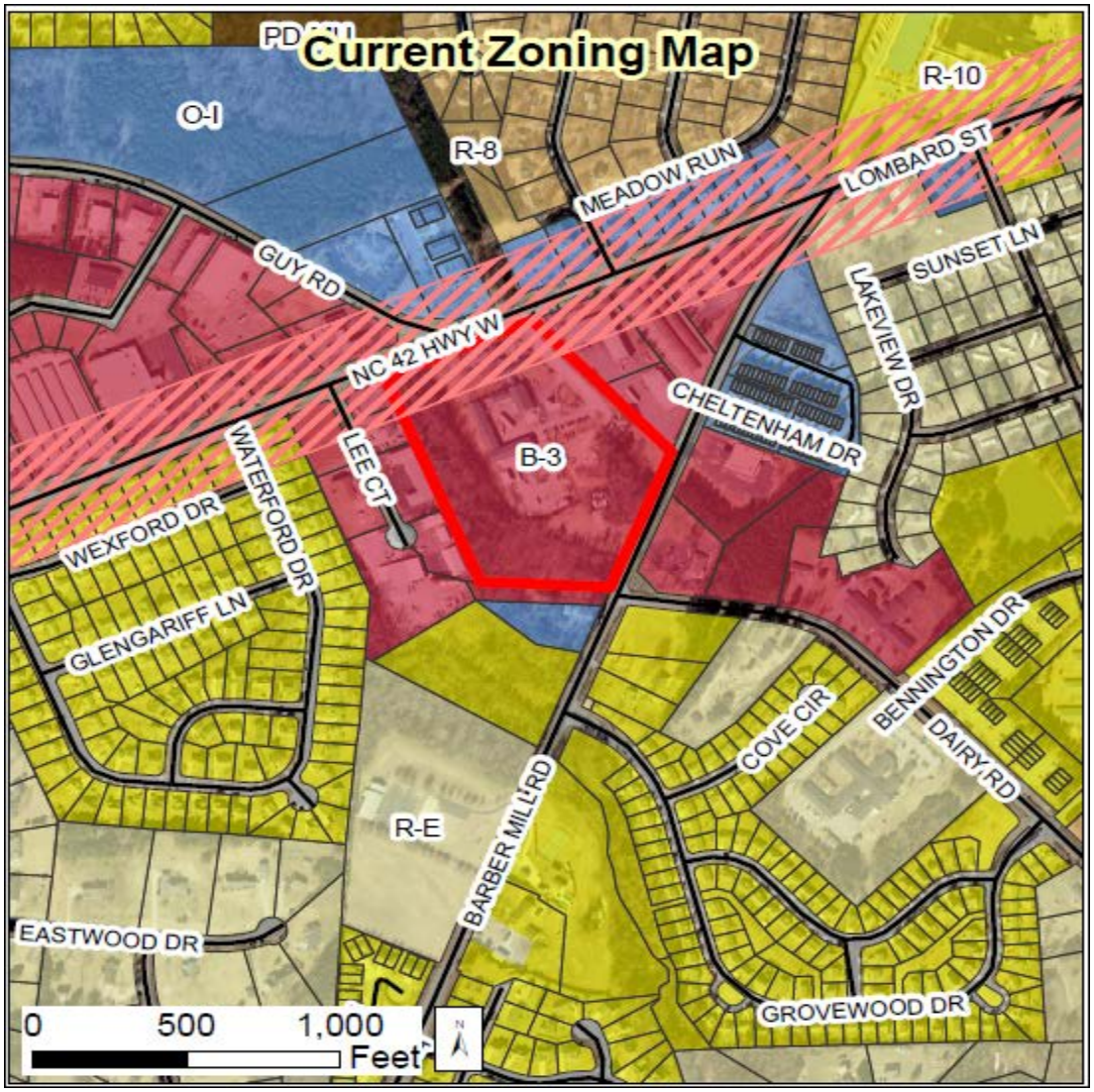
SITE DATA:

Acreage: 13.10 acres

Existing Use: Public Town of Clayton Operations Center

ADJACENT ZONING AND LAND USES:

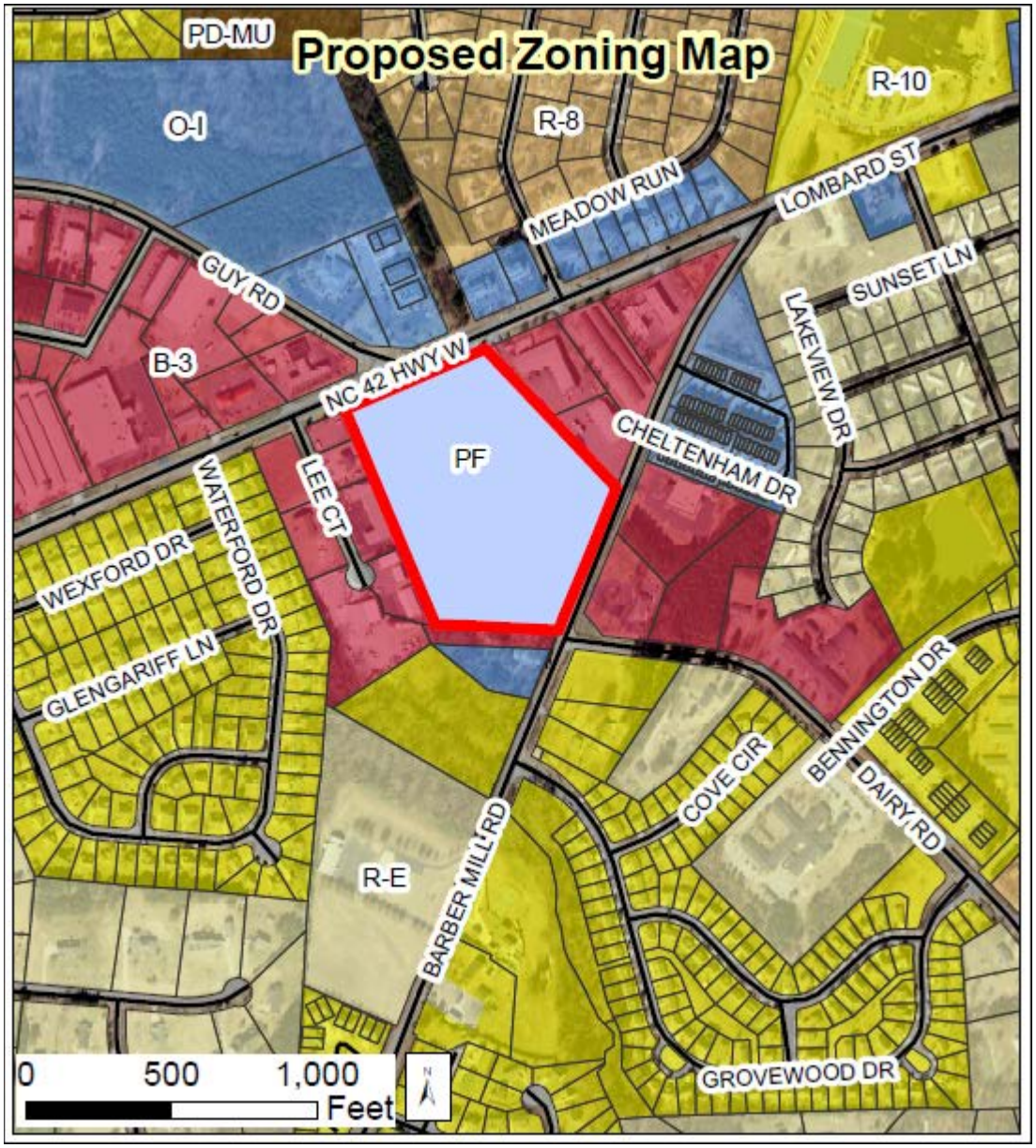
Direction	Zoning	Existing Use
North	Highway Business (B-3), Office Institutional (O-I)	Commercial, Office Institutional
South	Highway Business (B-3), Office Institutional (O-I), Residential (R-10)	Residential – Medium, Office Institutional
East	Highway Business (B-3)	Commercial
West	Highway Business (B-3	Commercial



STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant (Town of Clayton) is requesting to rezone a Town owned public facility from B-3 (Highway Business) to the newly adopted zoning classification PF (Public Facilities) to provide consistency between the zoning district and the attached use of the property. The Operations Center property consists of 13.10 acres. The proposed Land Use classification for the property is Public and the property is located in the Town Limits of Clayton.

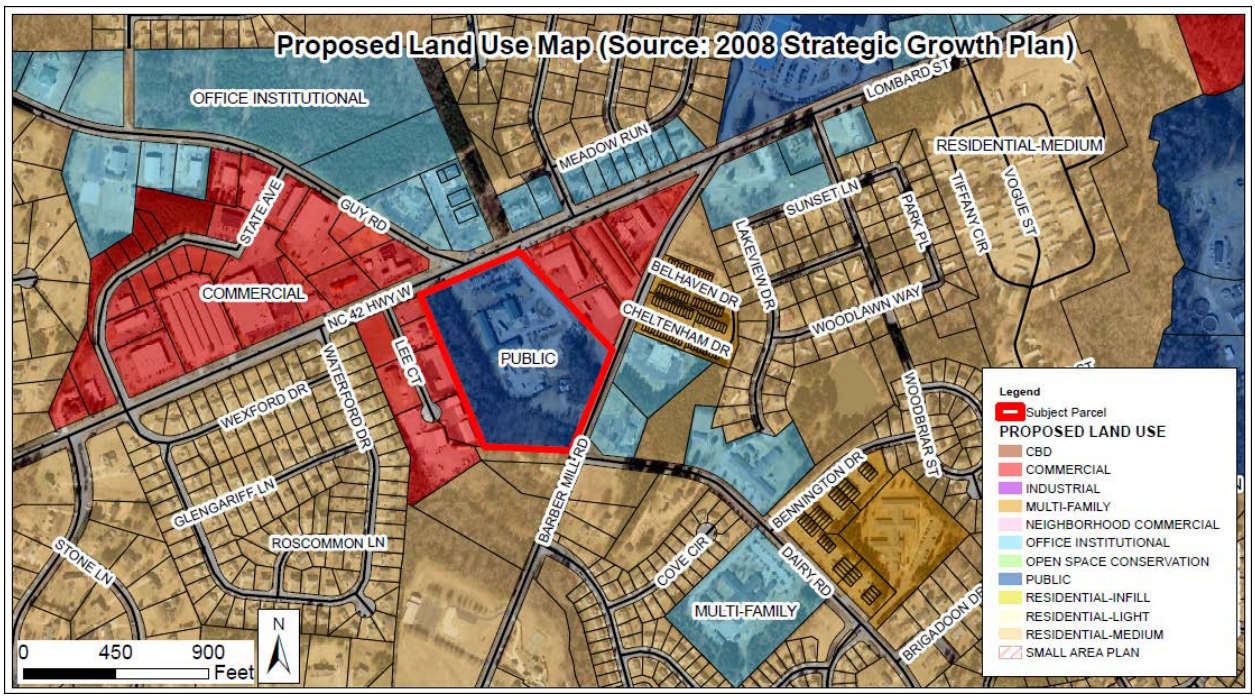


Compatibility with Surrounding Land Uses

The existing Operations Center facility is compatible with the surrounding land uses.

Access/Streets:
Primary access to the property is from NC 42 Hwy W.

Consistency with the Strategic Growth Plan
The 2008 Strategic Growth Plan designates this area as "Public". This rezoning is consistent with the intent of the Future Land Use for the Operations Center facility and surrounding lands.



Consistency with Overlays
A small portion of the property is in the Thoroughfare Overlay District.

CONSIDERATIONS:

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

STAFF RECOMMENDATION:

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

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

1) Aerial Map
2) Existing and Proposed Zoning Map
3) Proposed Land Use Map
4) Application
5) Neighborhood Meeting Materials

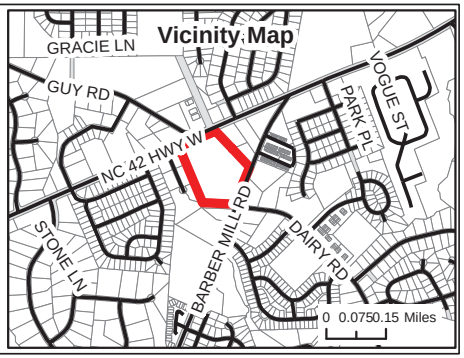
2015-25-RZ Town Facility Operation Center Rezoning
Rezoning from B-3 to PF

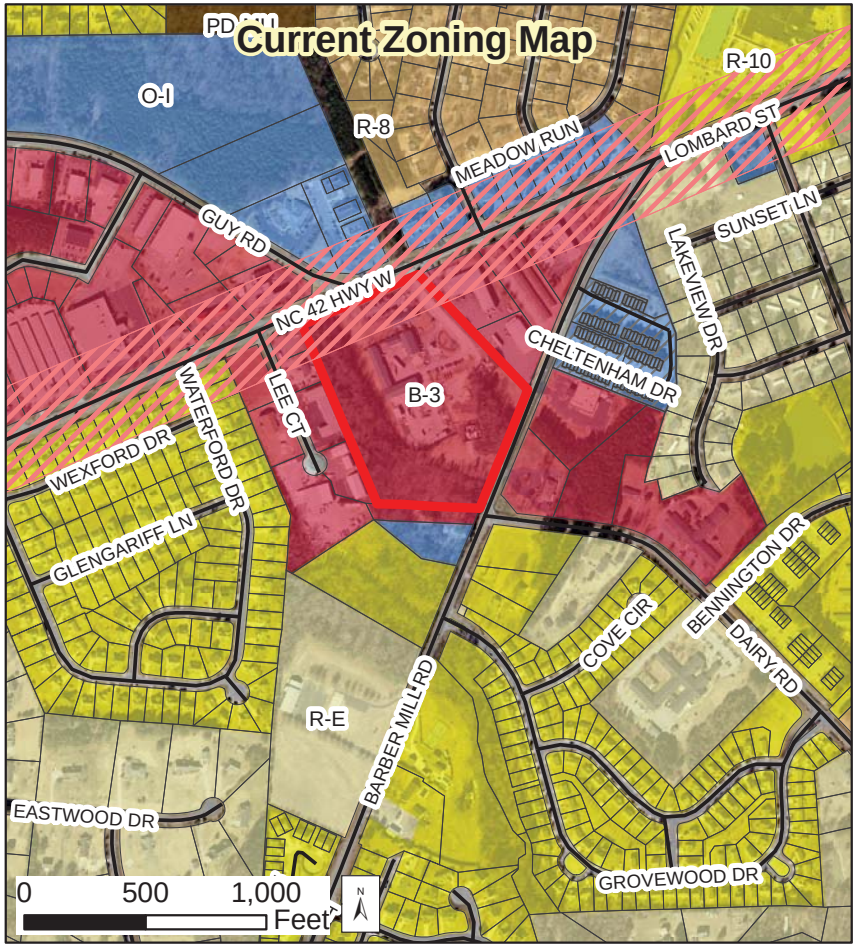
Applicant: Town of Clayton
Property Owner: Town of Clayton
Parcel ID Number: 165807-67-0901
Tag #: 05G02011K

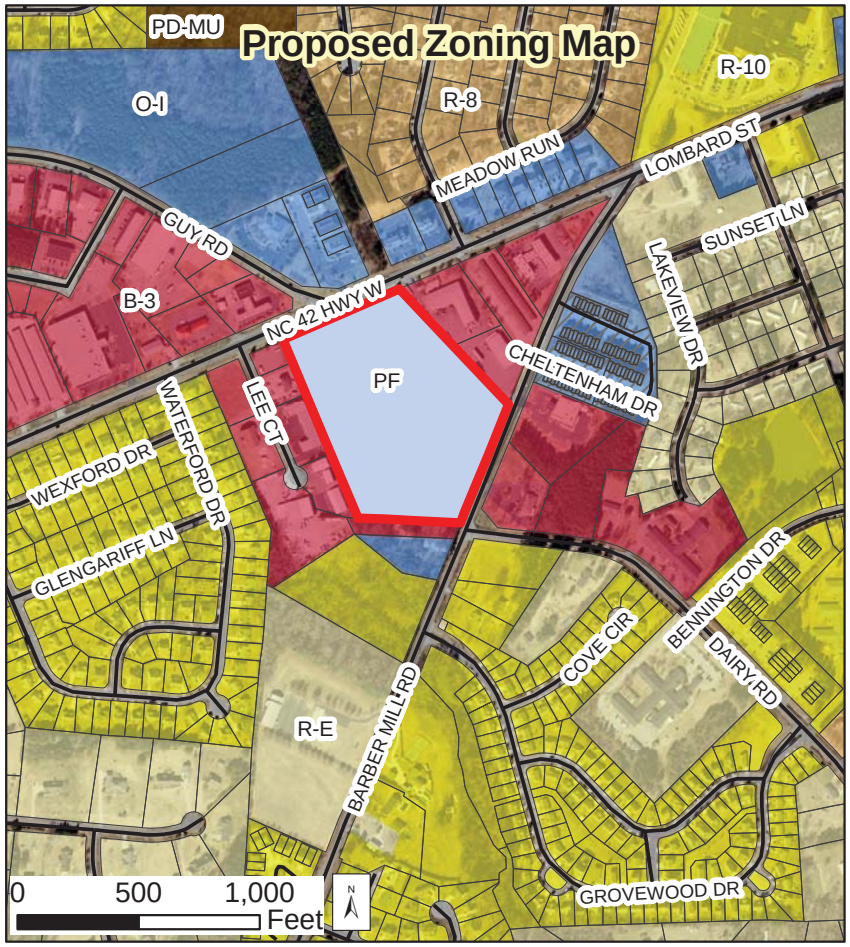
Produced by: TOC Planning

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

06/26/2015







2015-25-RZ Town Facility Operation Center Rezoning
Rezoning from B-3 to PF

Applicant: Town of Clayton
Property Owner: Town of Clayton
Parcel ID Number: 165807-67-0901
Tag #: 05G02011K

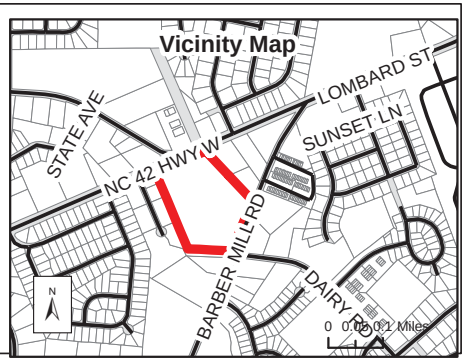
Produced by: TOC Planning

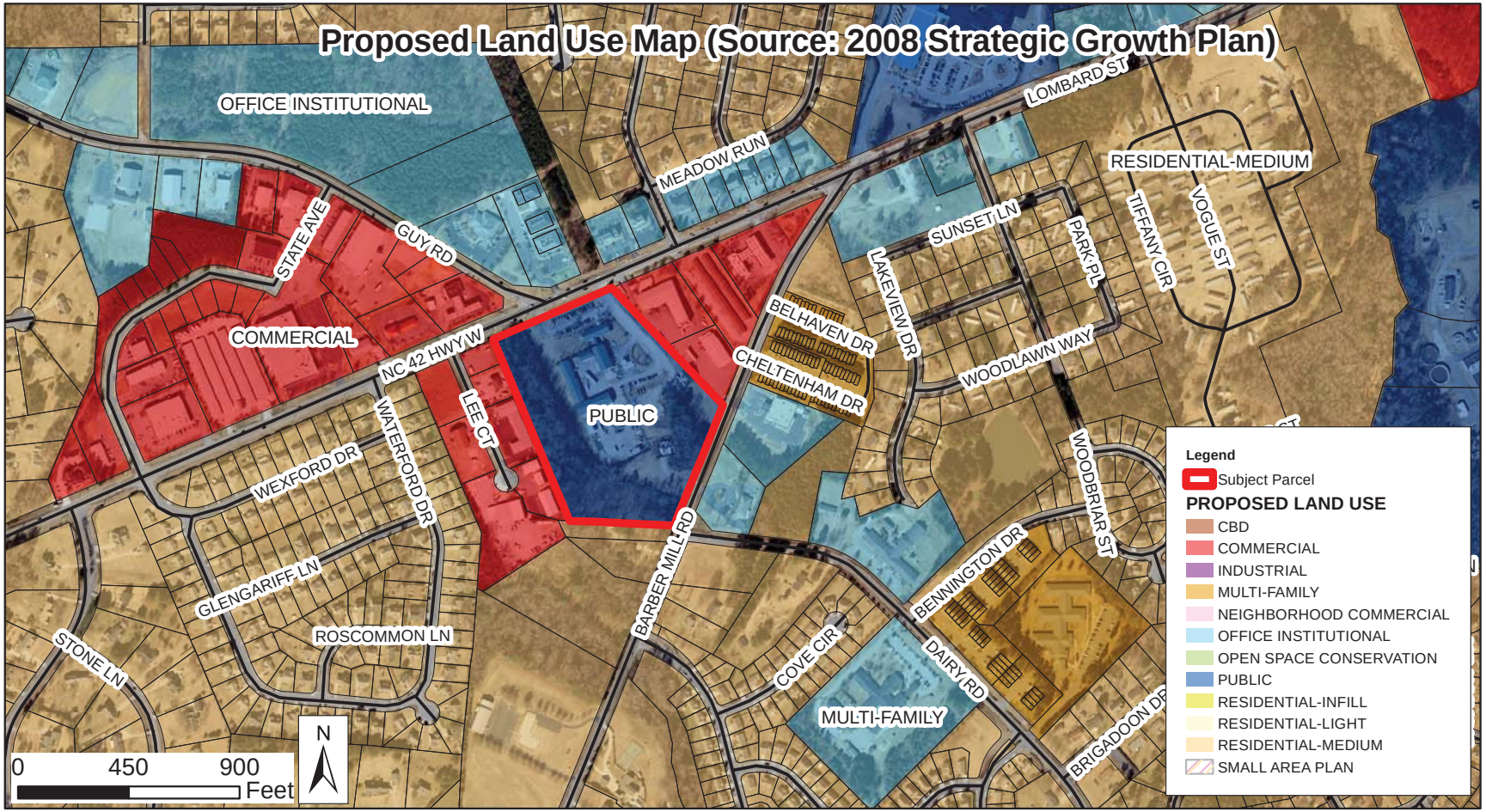
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

06/15/2015

Legend

- Subject Parcel
- Thoroughfare Overlay
- 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
- PF
- PD-MU





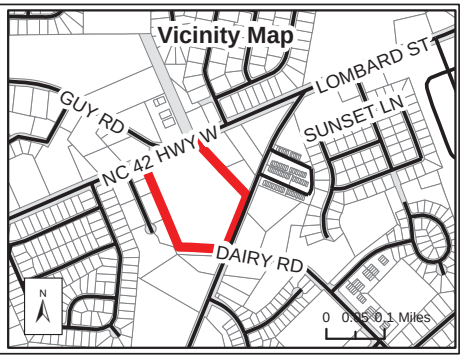
2015-25-RZ Town Facility Operation Center Rezoning
Rezoning from B-3 to PF

Applicant: Town of Clayton
Property Owner: Town of Clayton
Parcel ID Number: 165807-67-0901
Tag #: 05G02011K

Produced by: TOC Planning

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

06/15/2015



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

REZONING APPLICATION

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

Application fee: Standard Rezoning: $500.00
Rezoning to Planned Development District: $1,000.00 + $5.00 acre
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Town Facility Operation Center **Acreage of Property:** 13.10 acres

County Tag Number: 05G02011K **NC PIN:** 165807-67-0901

Address/Location: 653 NC 42 Hwy W

Existing Zoning District: B-3 (Business Highway)

Proposed Zoning District: PF (Public Facilities)

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

APPLICANT INFORMATION

Applicant: **Town of Clayton**

Mailing Address: **P O Box 879 Clayton, NC 27528**

Phone Number: **919 553-5002** **Fax:**

Contact Person: **Beth Franson**

Email Address: **bfranson@townofclaytonnc.org**

FOR OFFICE USE ONLY

Date Received: 6-18-2015 Amount Paid: NA File Number: RZ2015-25

PROPERTY OWNER INFORMATION

Name: Town of Clayton

Mailing Address: P O Box 879 Clayton, NC 27528

Phone Number: 919 553-5002 **Fax:** 919 553-8919

Email Address:

EXPLANATION OF PROJECT

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

To rezone Town owned public facilities to the newly adopted zoning classification PF (Public Facilities) and utilize the dimensional standards for the PF zoning classification.

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

The following items must accompany a Rezoning application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☐	☒			
2. Review Fee ($500 for standard rezoning OR $1,000 + $5.00/acre for Planned Developments)	☐	N/A			
3. Completed application	☒				
4. Owner's Consent Form *Required if applicant is not property owner.*	☐	☒			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☐	N/A			
6. *If property to be rezoned is a portion of a parcel:* - Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format. - Plat showing property to be rezoned, matching legal description.	☐ ☐	☒ ☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) *See sample letter and meeting requirements included in this packet*	☒				
9. Neighborhood meeting summary form (1 copy) *Included in this packet*	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter*	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The Town of Clayton recently adopted the PF (Public Facilities) zoning district, specifically for public property. This rezoning to PF (Public Facilities) will make the subject properties consistent with Town Council direction.

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

As stated above the PF (Public Facilities) district was created to be the suitable zoning district for public property.

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

The change to the subject properties classifies them in a new zoning district. This district balances other uses by separating public and private property.

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

The PF (Public Facilities) zoning category is designed to specifically differentiate public facilities and services.

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

The subject rezoning does not violate the legality of the purposed zoning.

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

The subject properties are currently occupied with public facilities and associated uses.

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

The purpose of the rezoning is to correctly classify public facilities which benefit the general public.

APPLICANT AFFIDAVIT

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

Beth Franson	Beth Franson	6-18-2015
Print Name	***Signature of Applicant***	***Date***

ADJACENT PROPERTY OWNERS LIST

Project Name: Town Facility Operation Center

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05G02012K, 05G02009G	TRAC Properties	3420 Seven Lakes West West End, NC 27376
05G02012, 05G02011L, 05G02012A, 05G04199I	MTR Properties	P O Box 934 Clayton, NC 27528
05G02011J, 05G03199C	Gypsy W Rowland	P O Box 551 Garner, NC 27529
05H03197G	Eric Le	411 Cox Rd. Ste. 130 Gastonia, NC 28054
05G02019S	Folden W Lee III	5400 Barber Mill Rd. Clayton, NC 27520
05G02011E	Health Systems Management Inc.	1804 King Rd. Tifton, GA 31793
05G02009F	Brandon Wayne Andrews C/O South Eastern Plumbing Supply	P O Box 968 Clayton, NC 27528
05G02016U	Jerry W Andrews C/O South Eastern Plumbing Supply	P O Box 968 Clayton, NC 27528
05E99004R	Stephen C Woodard Jr.	P O Box 1960 Smithfield, NC 27577
05G02010N	Calamari Properties LLC	1321 Oberlin Road Raleigh, NC 27608
05G02011B	Meehan LLC	100 Guy Rd. Clayton, NC 27520
05G02031P	United Energy Inc.	P O Box 469 Clinton, NC 28328

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER

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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

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

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Operations Center at 653 NC 42 Hwy W., Clayton, NC 27520. The town owned property is currently zoned B-3 (Business Highway), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002 Town of Clayton Planning

Sincerely,

Beth Franson

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby 7-8-2015

	NAME	ADDRESS
1	Jay McLeod	102 Gordon St, Clayton
2	Beth Franson	Town of Clayton Planning Dept.
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

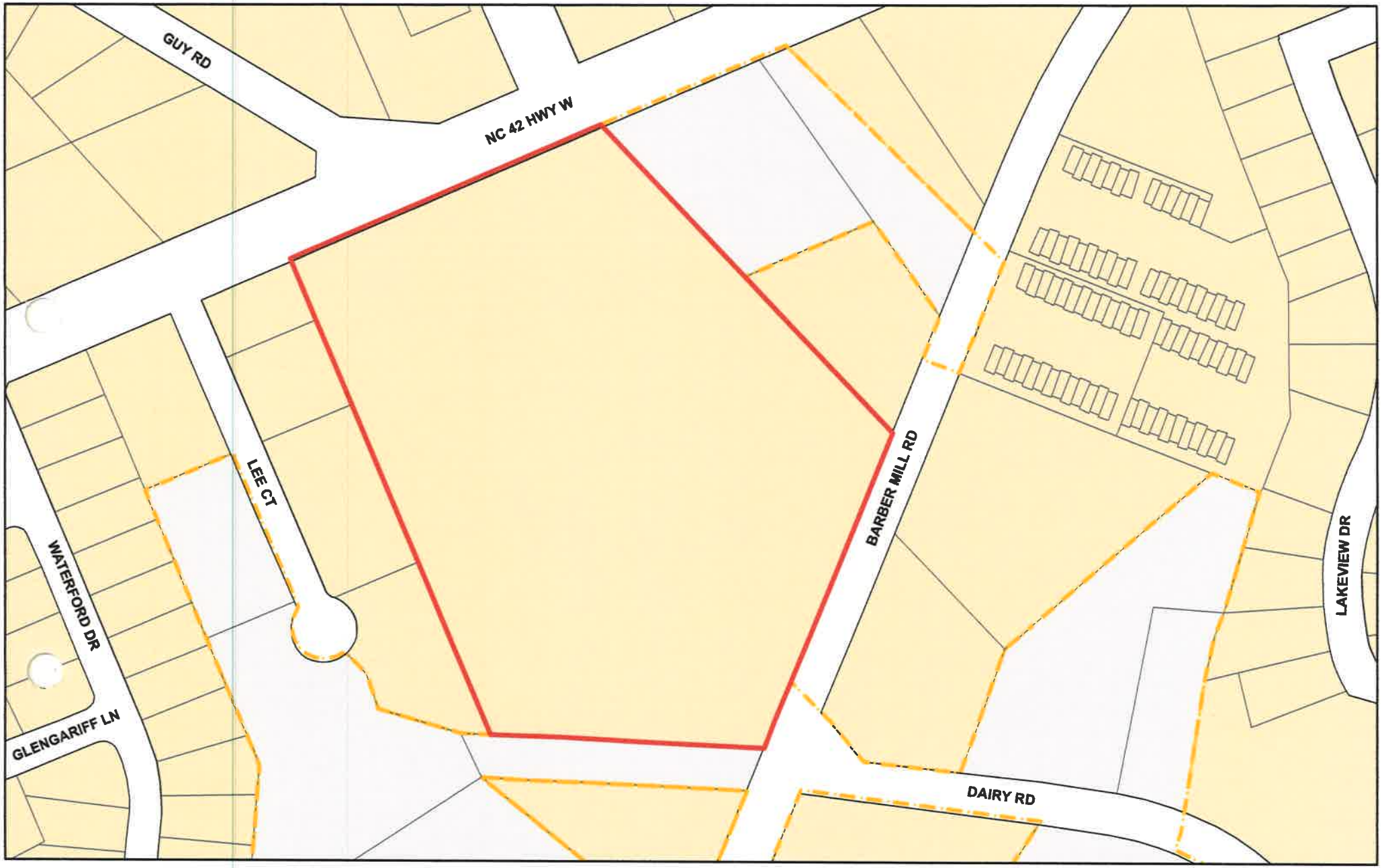
Date of Meeting: 7-8-2015 Time of Meeting: 6:00 pm

Location of Meeting: Clayton Town Hall Lobby

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

Meeting began at 6pm, Beth Franson representive for the Town attended the meeting. the meeting ended at 7pm.

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



Legend

- Clayton Town Limits
- Clayton ETJ
- Parcels
- Operation Center

Produced by: TOC Planning
June 15, 2015

Town of Clayton Operation Center

TAG 05G02011K
NCPIN 165807-67-0901
Town of Clayton Operation Center
653 NC 42 Hwy W
Deed Book 1151 Page 2429
Acreage 13.10 acres

N
W E
S

1 inch = 200 feet

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

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER

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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

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

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Operations Center at 653 NC 42 Hwy W., Clayton, NC 27520. The town owned property is currently zoned B-3 (Business Highway), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002 Town of Clayton Planning

Sincerely,

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby 7-8-2015

	NAME	ADDRESS
1	Jay McLeod	102 Gordon St, Clayton
2	Beth Franson	Town of Clayton Planning Dept.
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

Date of Meeting: 7-8-2015 Time of Meeting: 6:00 pm

Location of Meeting: Clayton Town Hall Lobby

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

Meeting began at 6pm, Beth Franson representive for the Town attended the meeting. the meeting ended at 7pm.

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

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

Planning Board
July 27, 2015

STAFF REPORT

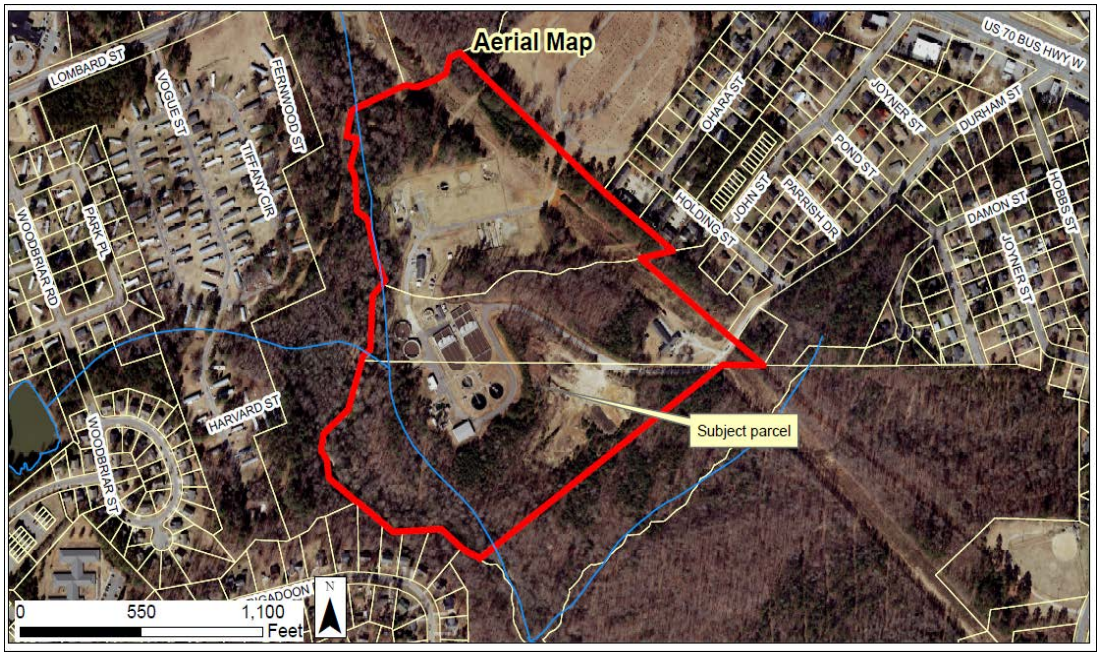
Application Number: RZ 2015-26
Project Name: Town Facility WWTP (Waste Water Treatment Plant) Rezoning

NC PIN / Tag #:	165808-98-5881 / 05H03027Z, 165808-98-5176/05005199A, 165808-97-9704/05H03022C
Town Limits/ETJ:	Town Limits
Overlay:	NA
Applicant:	Town of Clayton
Owner:	Town of Clayton
Location:	The property is located at 1000 Durham Street (see map).

Public Noticing:

- Neighborhood meeting July 8, 2015
- Sign posted August 10, 2015
- Letters mailed prior to September 8, 2015
- Newspaper ad posted prior to September 8, 2015

REQUEST: Rezoning from Residential (R-8) to Public Facilities (PF).



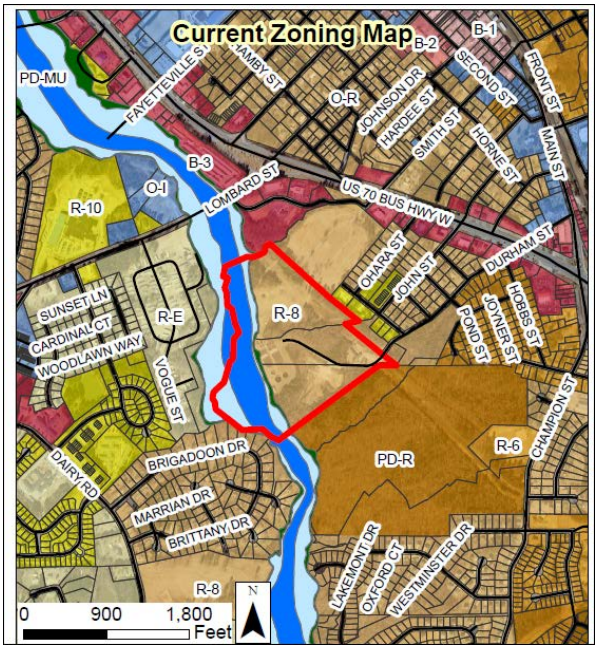
SITE DATA:

Acreage: 53.27 acres

Existing Use: Public

ADJACENT ZONING AND LAND USES:

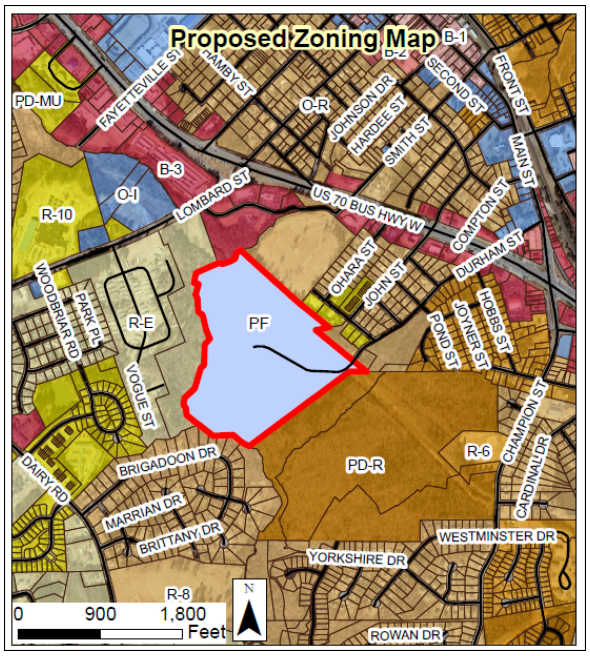
Direction	Zoning	Existing Use
North	Highway Business (B-3), Residential-Estate(R-E)	Commercial, Residential
South	Planned Development- Residential (PD-R)	Residential - Medium
East	Residential (R-10), Residential (R-8)	Residential
West	Residential-Estate (R-E), Residential (R-8)	Residential



STAFF ANALYSIS AND COMMENTARY:

Overview

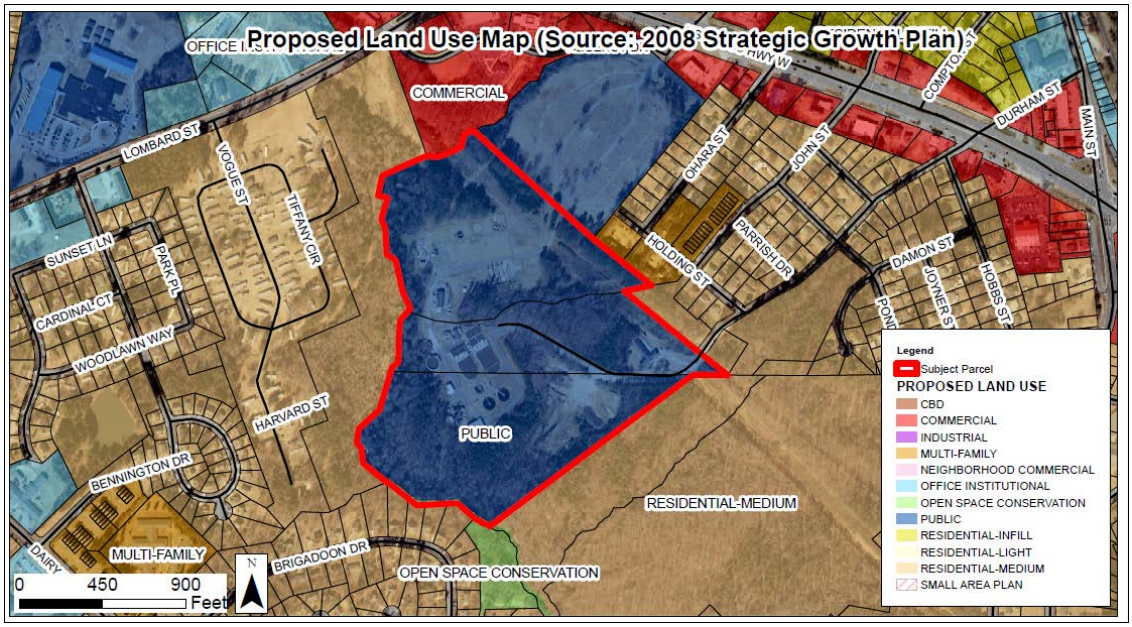
The applicant (Town of Clayton) is requesting to rezone a Town owned public facility from R-8 (Residential) to the newly adopted zoning classification PF (Public Facilities) to provide consistency between the zoning district and the attached use of the property. The WWTP (Waste Water Treatment Plant) consist of three parcels for a total acreage of 53.27 acres. The proposed Land Use classification for the properties is Public and the properties are in the Town Limits of Clayton.



Compatibility with Surrounding Land Uses
The existing WWTP (Waste Water Treatment Plant) is compatible with the surrounding land uses.

Access/Streets:
Primary access to the property is from Durham Street.

Consistency with the Strategic Growth Plan
The 2008 Strategic Growth Plan designates this area as "Public". This rezoning is consistent with the intent of the Future Land Use for these and surrounding lands.



Consistency with Overlays
NA

CONSIDERATIONS:

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

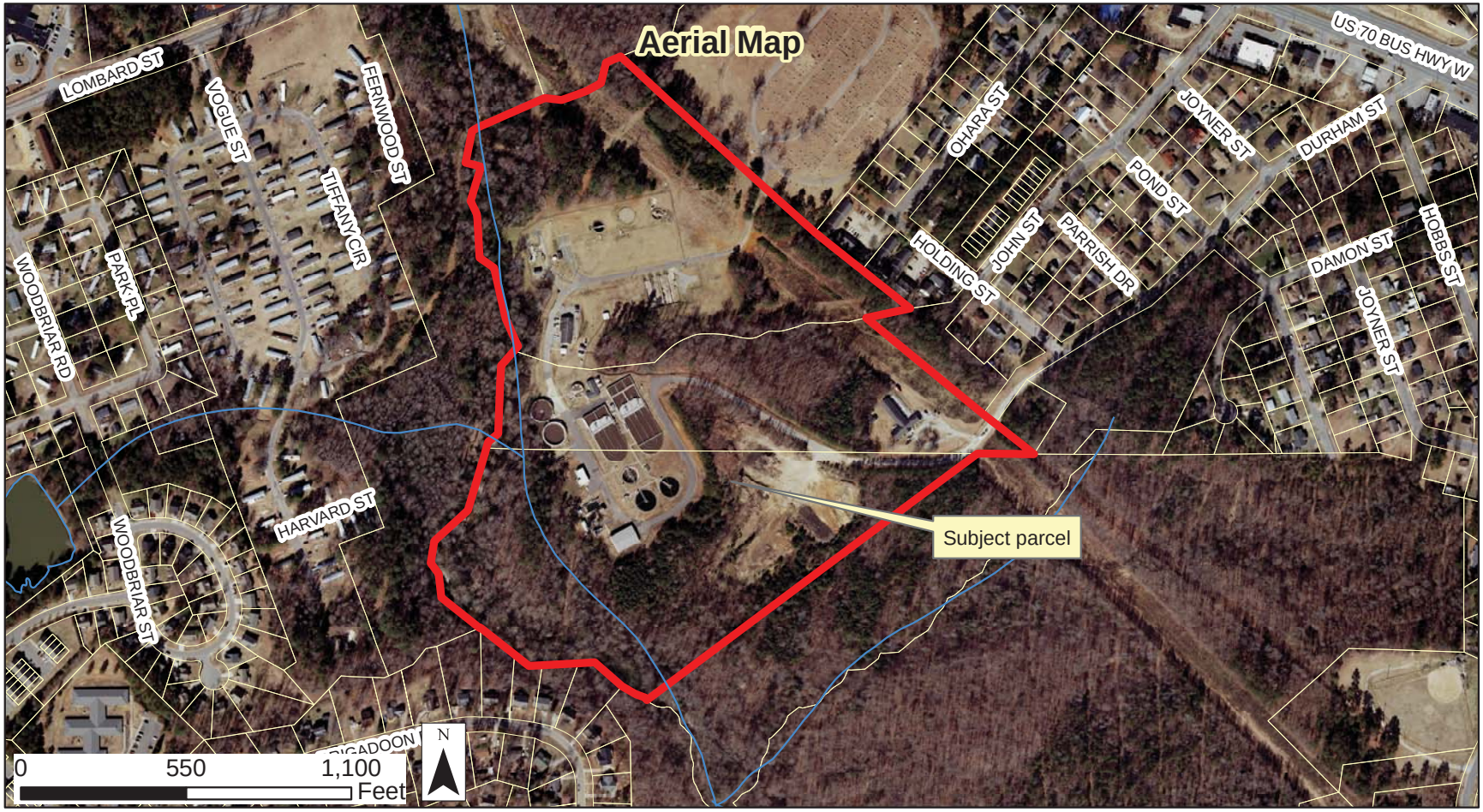
STAFF RECOMMENDATION:

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

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

1) Aerial Map
2) Existing and Proposed Zoning Map
3) Proposed Land Use Map
4) Application
5) Neighborhood Meeting Materials



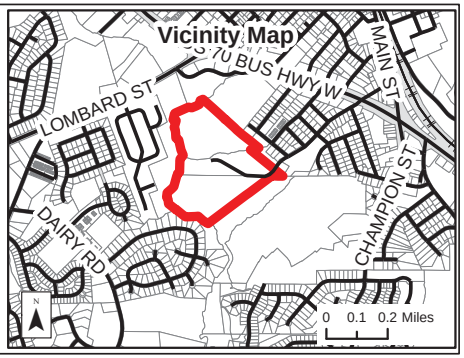
2015-26-RZ Town Facility WWTP (Waste Water Treatment Plant) Rezoning
Rezoning from R-8 to PF

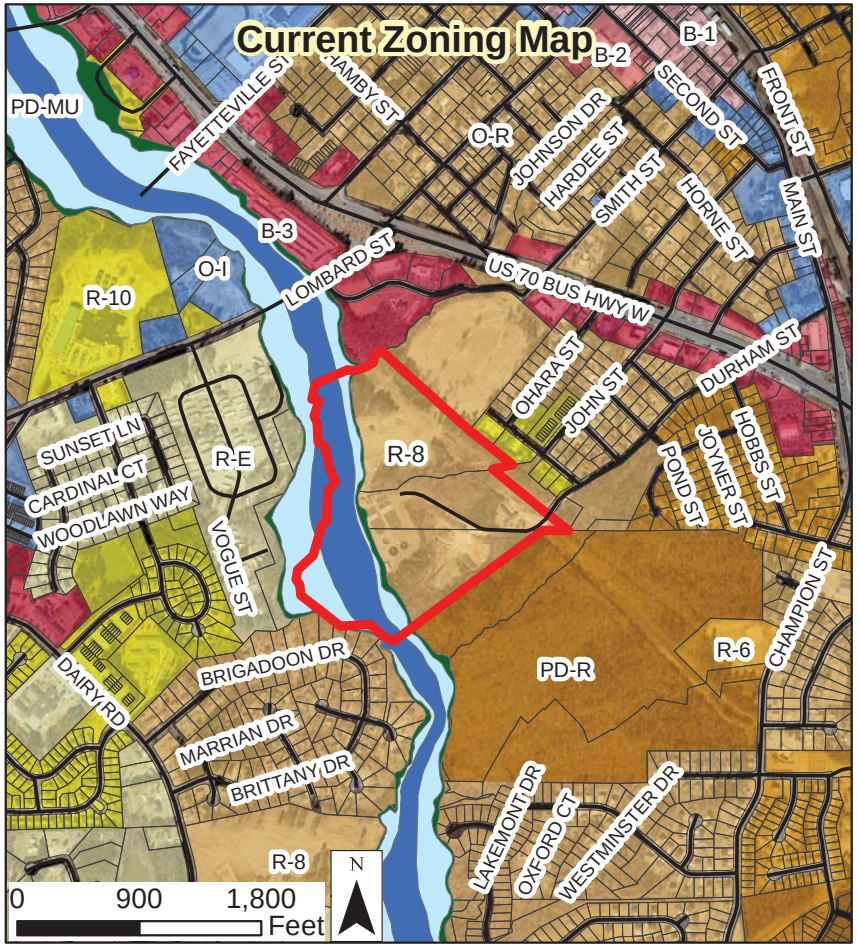
Applicant: Town of Clayton
Property Owner: Town of Clayton
Parcel ID Numbers: 165808-98-5881, 165808-98-5176 & 165808-97-9704
Tag #s: 05H03027Z, 05005199A & 05H03022C

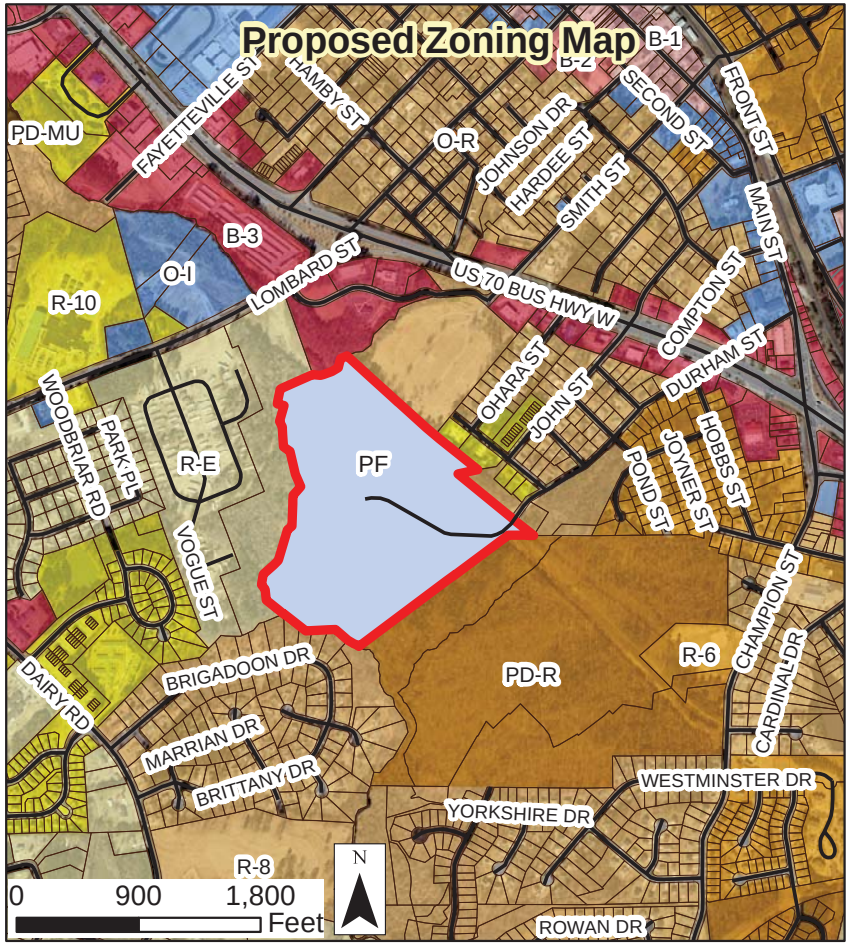
Produced by: TOC Planning

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

06/26/2015







2015-26-RZ Town Facility WWTP (Waste Water Treatment Plant) Rezoning
Rezoning from R-8 to PF

Applicant: Town of Clayton
Property Owner: Town of Clayton
Parcel ID Numbers: 165808-98-5881, 165808-98-5176 & 165808-97-9704
Tag #s: 05H03027Z, 05005199A & 05H03022C

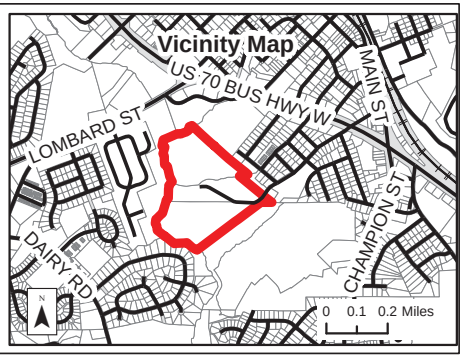
Produced by: TOC Planning

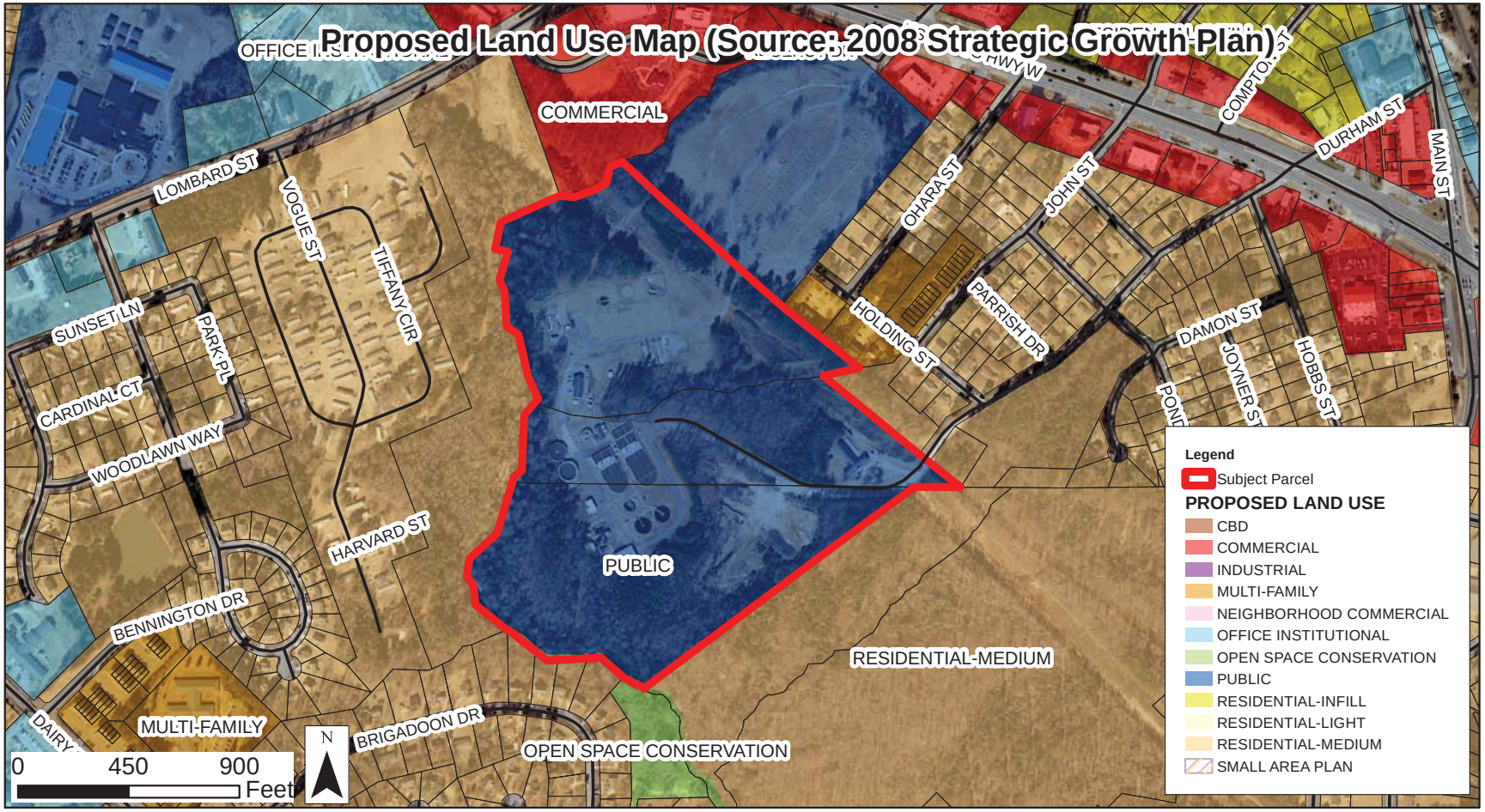
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

06/15/2015

Legend

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





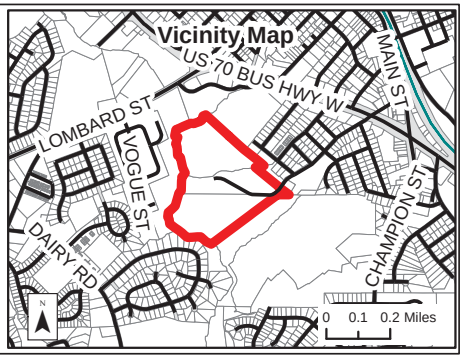
2015-26-RZ Town Facility WWTP (Waste Water Treatment Plant) Rezoning
Rezoning from R-8 to PF

Applicant: Town of Clayton
Property Owner: Town of Clayton
Parcel ID Numbers: 165808-98-5881, 165808-98-5176 & 165808-97-9704
Tag #s: 05H03027Z, 05005199A & 05H03022C

Produced by: TOC Planning

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

06/15/2015



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

REZONING APPLICATION

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

Application fee: Standard Rezoning: $500.00
Rezoning to Planned Development District: $1,000.00 + $5.00 acre
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Town Facility WWTP (Waste Water Treatment Plant) **Acreage of Property:** 53.27 acres

County Tag Number: 05H03027Z, 05005199A, & 05H03022C **NC PIN:** 165808-98-5881, 165808-98-5176, & 165808-97-9704

Address/Location: 1000 Durham Street Clayton, NC 27520

Existing Zoning District: R-8 (Residential)

Proposed Zoning District: PF (Public Facilities)

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

APPLICANT INFORMATION

Applicant: **Town of Clayton**

Mailing Address: **P O Box 879 Clayton, NC 27528**

Phone Number: **919 553-5002** **Fax:** _____

Contact Person: **Beth Franson**

Email Address: **bfranson@townofclaytonnc.org**

FOR OFFICE USE ONLY

Date Received: 6-18 2015 Amount Paid: NA File Number: 2015-26

PROPERTY OWNER INFORMATION

Name: Town of Clayton

Mailing Address: P O Box 879 Clayton, NC 27528

Phone Number: 919 553-5002 **Fax:** 919 553-8919

Email Address:

EXPLANATION OF PROJECT

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

To rezone Town owned public facilities to the newly adopted zoning classification PF (Public Facilities) and utilize the dimensional standards for the PF zoning classification.

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

The following items must accompany a Rezoning application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☐	☒			
2. Review Fee ($500 for standard rezoning OR $1,000 + $5.00/acre for Planned Developments)	☐	N/A			
3. Completed application	☒				
4. Owner's Consent Form *Required if applicant is not property owner.*	☐	☒			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☐	N/A			
6. *If property to be rezoned is a portion of a parcel:* - Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format. - Plat showing property to be rezoned, matching legal description.	☐ ☐	☒ ☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) *See sample letter and meeting requirements included in this packet*	☒				
9. Neighborhood meeting summary form (1 copy) *Included in this packet*	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The Town of Clayton recently adopted the PF (Public Facilities) zoning district, specifically for public property. This rezoning to PF (Public Facilities) will make the subject properties consistent with Town Council direction.

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

As stated above the PF (Public Facilities) district was created to be the suitable zoning district for public property.

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

The change to the subject properties classifies them in a new zoning district. This district balances other uses by separating public and private property.

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

The PF (Public Facilities) zoning category is designed to specifically differentiate public facilities and services.

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

The subject rezoning does not violate the legality of the purposed zoning.

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

The subject properties are currently occupied with public facilities and associated uses.

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

The purpose of the rezoning is to correctly classify public facilities which benefit the general public.

APPLICANT AFFIDAVIT

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

Beth Franson
Print Name

Beth Franson
Signature of Applicant

6-18-2015
Date

ADJACENT PROPERTY OWNERS LIST

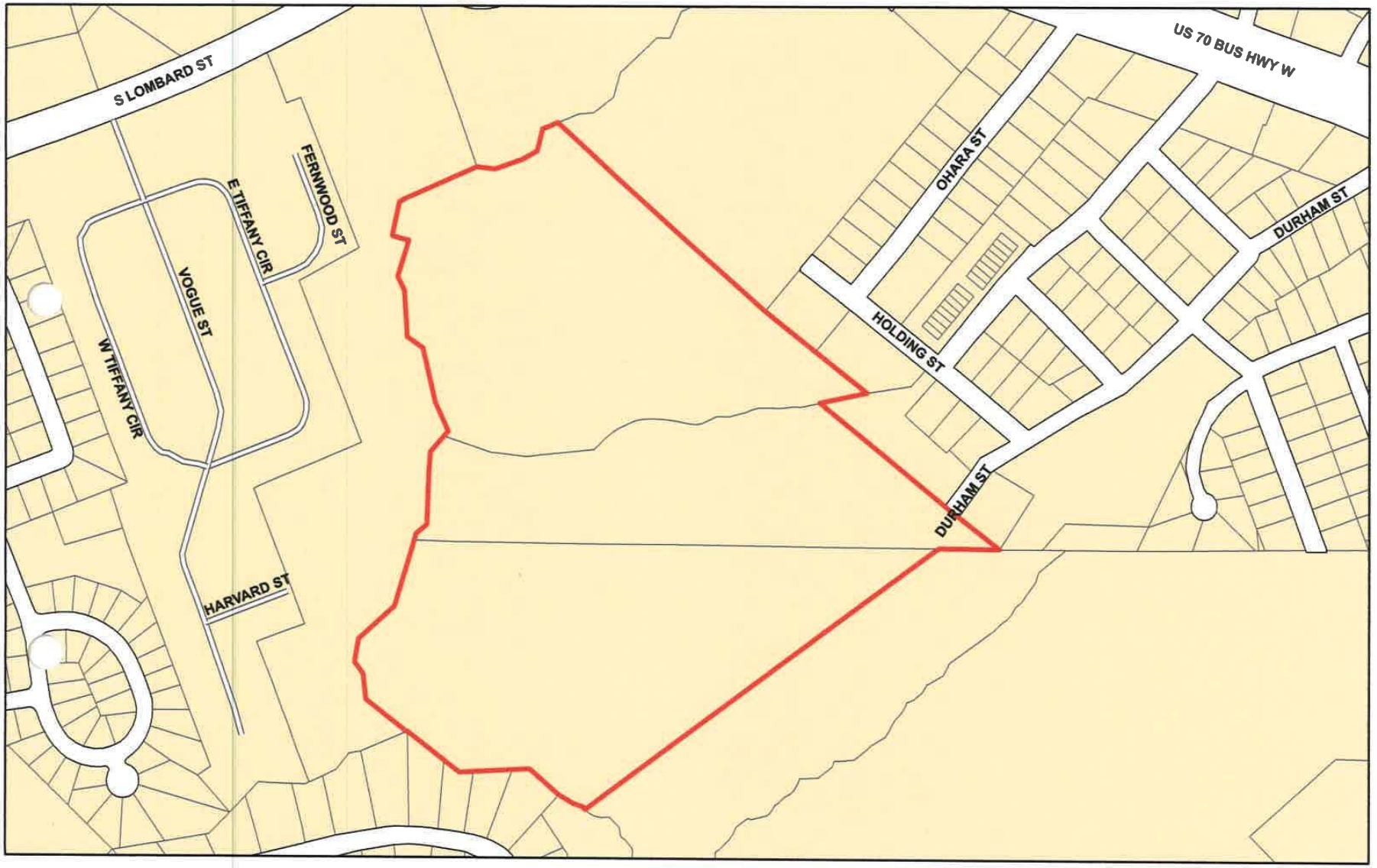
Project Name: Town Facility WWTP

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05E99020Z	Maplewood Cemetery	
05018005K	State Employees Credit Union	P O Box 26807 Raleigh, NC 27611
05H03029S	The Glennie Rea Corp	P O Box 607 Selma, NC 27576
05H03192S	Adam Capani	2205 Canterbury Rd. Clayton, NC 27520
05H03192T	Harry B Gillon III	2752 Brigadoon Dr. Clayton, NC 27520
05H03192U	Robert L Browning	1201 Aversboro Rd. Ste. G-102 Garner, NC 27529
05H03192V	Tanisha Rashawn Harris	3012 Brittany Dr. Clayton, NC 27520
05H03192W	Neighborhood Select Properties	58 Austin Rd. Clayton, NC 27520
05H03192X	Rebecca Valente	3008 Brittany Dr. Clayton, NC 27520
05H03197B, 05H03036S, 05H03036T,	Town of Clayton	P O Box 879 Clayton, NC 27528
05E99200	Dennis M Parrish	44B S Sussex Dr. Smithfield, NC 27577
05E99015V	Home Rental Resources LLC	P O Box 99535 Raleigh, NC 27624
05E99015W	Apartment Resources LLC	P O Box 99535 Raleigh, NC 27624

SAMPLE NEIGHBORHOOD MEETING LETTER - PLACE ON AGENT OR OWNER LETTERHEAD



Legend

- Clayton Town Limits
- Clayton ETJ
- Parcels
- WWTP Waste Water Treatment Plant

Produced by: TOC Planning
June 15, 2016

Town of Clayton **WWTP** (Waste Water Treatment Plant)

TAG(s) 05H03027Z, 05005199A, 05H03022C
NCPIN(s) 165808-98-5881, 165808-98-5176, 165808-97-9704
Town of Clayton WWTP (Waste Water Treatment Plant)
1000 Durham Street
Deed Book 519 Page 104, DB 995 Pg 328, DB 1005 Pg 361
Acreage 53.27 (total acres)

N
W E
S

1 inch = 400 feet

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

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER

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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

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

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Property WWTP (Waste Water Treatment Plant) at 1000 Durham Street Clayton, NC 27520. The town owned property is currently zoned R-8 (Residential), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002 Town of Clayton Planning

Sincerely,

Beth Franson

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: ~~7-8-2015~~ 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

Date of Meeting: 7-8-2015 Time of Meeting: 6:00pm

Location of Meeting: Clayton Town Hall Lobby

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

Meeting began at 6pm. Beth Franson representative for the Town attended the meeting. The meeting ended at 7pm.

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

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby

	NAME	ADDRESS
1	Beth Franson	Town of Clayton Planning Dept.
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

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

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER

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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

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

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Property WWTP (Waste Water Treatment Plant) at 1000 Durham Street Clayton, NC 27520. The town owned property is currently zoned R-8 (Residential), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002 Town of Clayton Planning

Sincerely,

Beth Franson

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: ~~7-8-2015~~ 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

Date of Meeting: 7-8-2015 Time of Meeting: 6:00pm

Location of Meeting: Clayton Town Hall Lobby

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

Meeting began at 6pm. Beth Franson representative for the Town attended the meeting. The meeting ended at 7pm.

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

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby

	NAME	ADDRESS
1	Beth Franson	Town of Clayton Planning Dept.
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

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

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

Planning Board
July 27, 2015

STAFF REPORT

Application Number: RZ 2015-28
Project Name: Town Facility/Property Maplewood Cemetery Rezoning

NC PIN / Tag #:	166805-09-3472 / 05E99020Z
Town Limits/ETJ:	Town Limits
Overlay:	Small portion of the property is in the Thoroughfare Overlay District.
Applicant:	Town of Clayton
Owner:	Town of Clayton
Location:	The property is located at 504 S Smith Street (see map).

Public Noticing:

- Neighborhood meeting July 8, 2015
- Sign posted August 10, 2015
- Letters mailed prior to September 8, 2015
- Newspaper ad posted prior to September 8, 2015

REQUEST: Rezoning from Residential (R-8) to Public Facilities (PF).

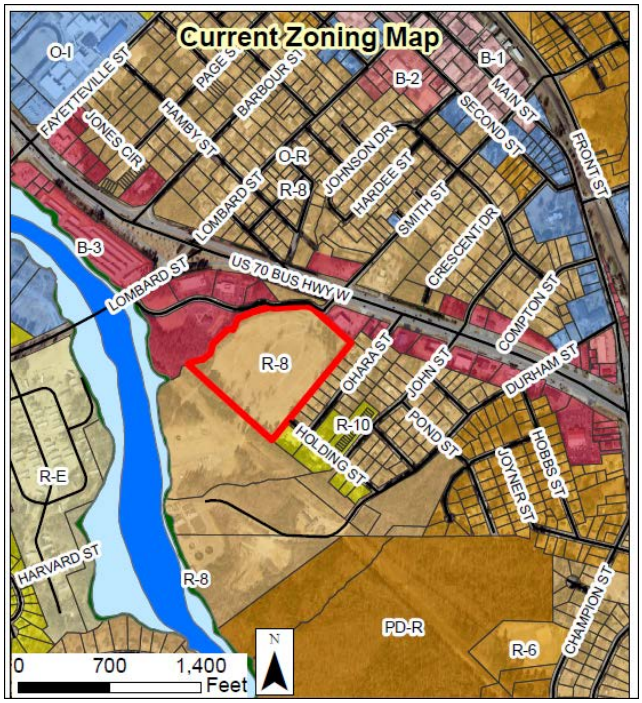
SITE DATA:

Acreage: 16.15 acres

Existing Use: Public

ADJACENT ZONING AND LAND USES:

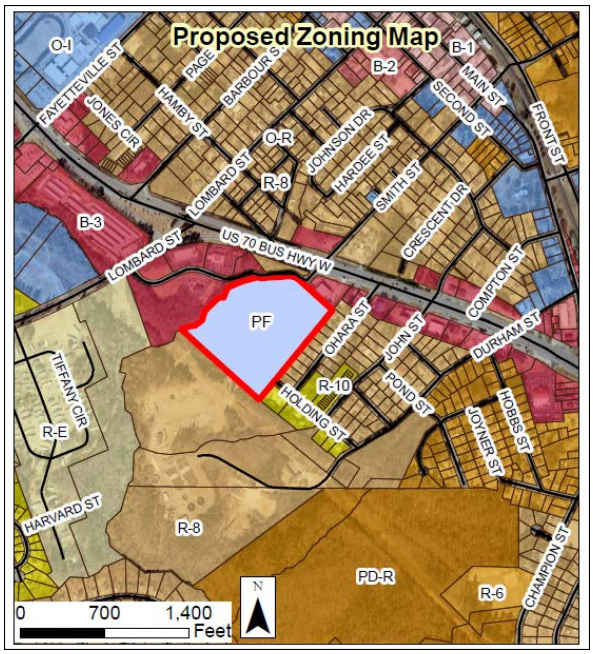
Direction	Zoning	Existing Use
North	Highway Business (B-3)	Commercial
South	Residential (R-8), Residential (R-10)	Residential – Medium
East	Highway Business (B-3), Residential (R-8)	Commercial, Residential
West	Residential (R-8)	Public



STAFF ANALYSIS AND COMMENTARY:

Overview

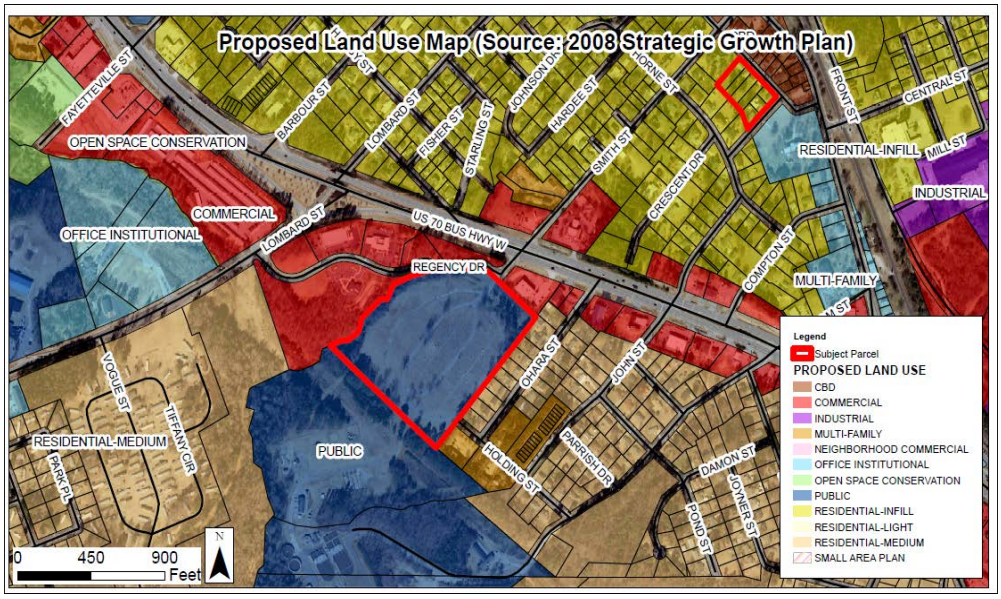
The applicant (Town of Clayton) is requesting to rezone a Town owned public facility/property from R-8 (Residential) to the newly adopted zoning classification PF (Public Facilities) to provide consistency between the zoning district and the attached use of the property. The Maplewood Cemetery property consists of 16.15 acres. The proposed Land Use classification for the property is Public and the property is located in the Town Limits of Clayton.



Compatibility with Surrounding Land Uses
The existing cemetery is compatible with the surrounding land uses.

Access/Streets:
Primary access to the property is from S Smith Street.

Consistency with the Strategic Growth Plan
The 2008 Strategic Growth Plan designates this area as "Public". This rezoning is consistent with the intent of the Future Land Use for the cemetery property and surrounding lands.



Consistency with Overlays
An extremely small portion of the cemetery property is in the Thoroughfare Overlay District.

CONSIDERATIONS:

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

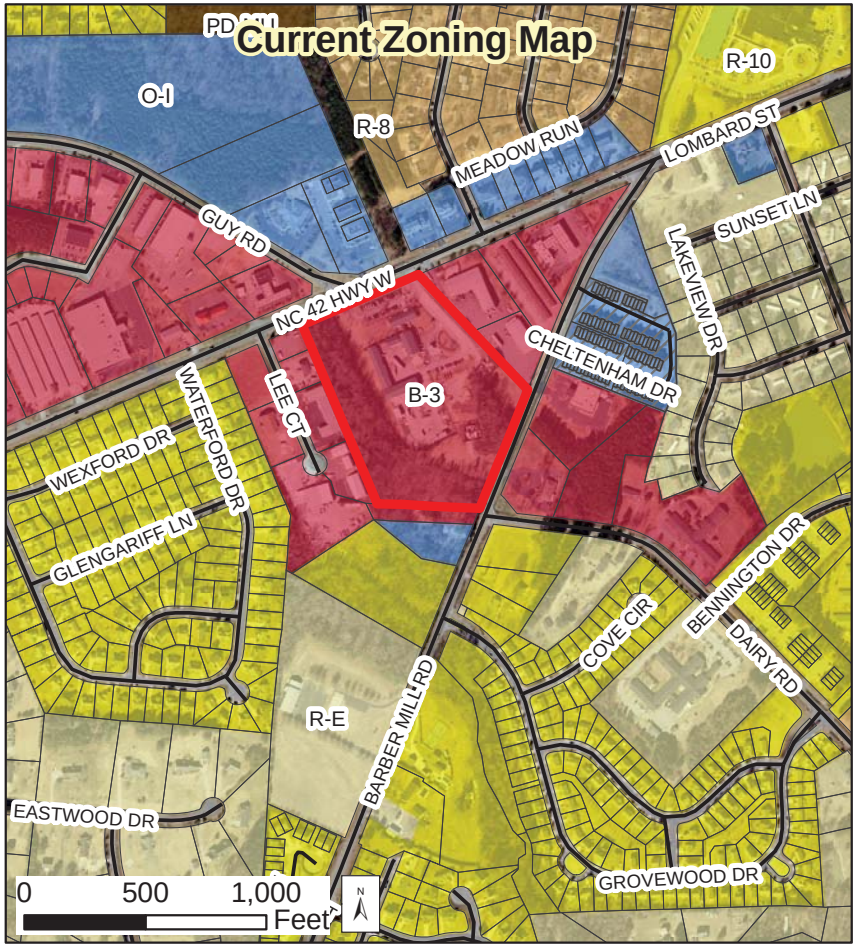
STAFF RECOMMENDATION:

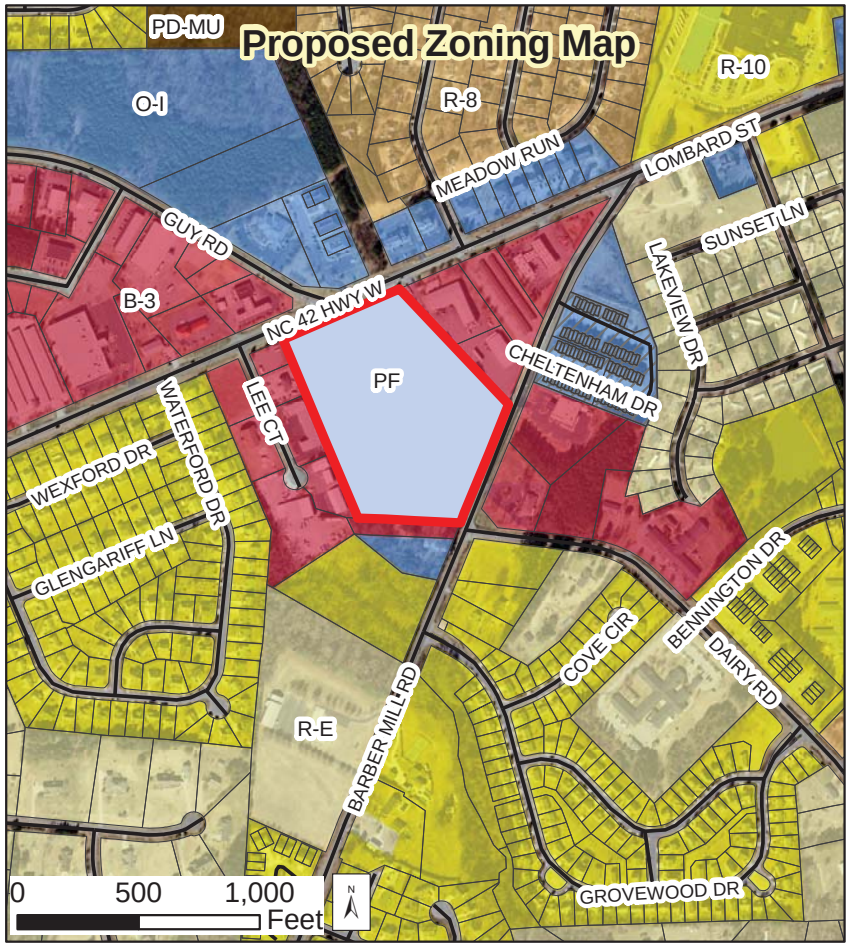
Staff is recommending approval of the rezoning of the subject parcel.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

1) Aerial Map
2) Existing and Proposed Zoning Map
3) Proposed Land Use Map
4) Application
5) Neighborhood Meeting Materials





2015-25-RZ Town Facility Operation Center Rezoning
Rezoning from B-3 to PF

Applicant: Town of Clayton
Property Owner: Town of Clayton
Parcel ID Number: 165807-67-0901
Tag #: 05G02011K

Produced by: TOC Planning

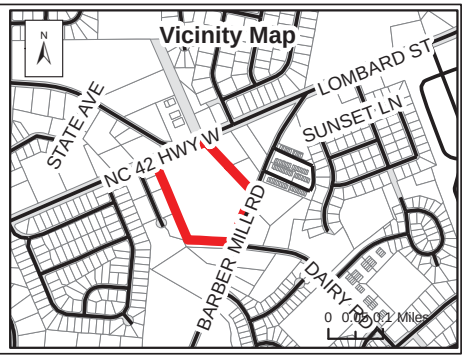
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

06/15/2015

Legend

Subject Parcel

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



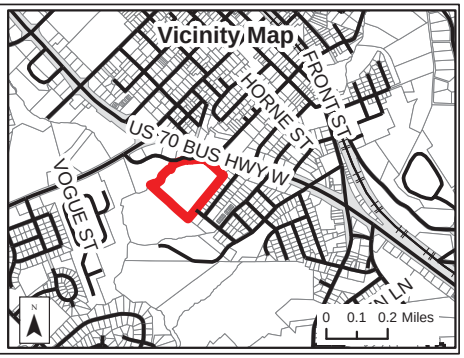
2015-28-RZ Town Facility Maplewood Cemetery Rezoning
Rezoning from R-8 to PF

Applicant: Town of Clayton
Property Owner: Town of Clayton
Parcel ID Number: 166805-09-3472
Tag #: 05E99020Z

Produced by: TOC Planning

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

06/26/2015



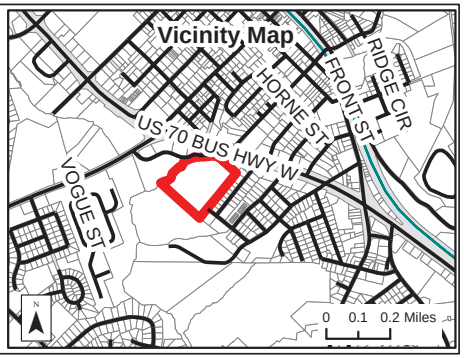
2015-28-RZ Town Facility Maplewood Cemetery Rezoning
Rezoning from R-8 to PF

Applicant: Town of Clayton
Property Owner: Town of Clayton
Parcel ID Number: 166805-09-3472
Tag #: 05E99020Z

Produced by: TOC Planning

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

06/15/2015



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

REZONING APPLICATION

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

Application fee: Standard Rezoning: $500.00
Rezoning to Planned Development District: $1,000.00 + $5.00 acre
All fees are due when the application is submitted.

Note on Planned Developments: Requests to rezone to a Planned Development District must be accompanied by a Master Plan submittal. Master Plans are approved as Preliminary Subdivision Plats – please submit a concurrent Preliminary Subdivision Plat application and Master Plan.

SITE INFORMATION

Name of Project: Town Facility/Property Maplewood Cemetery **Acreage of Property:** 16.15 acres

County Tag Number: 05E99020Z **NC PIN:** 166805-09-3472

Address/Location: 504 S Smith Street Clayton, NC 27520

Existing Zoning District: R-8 (Residential)

Proposed Zoning District: PF (Public Facilities)

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

APPLICANT INFORMATION

Applicant: **Town of Clayton**

Mailing Address: **P O Box 879 Clayton, NC 27528**

Phone Number: **919 553-5002** **Fax:** **919 553-8919**

Contact Person: **Beth Franson**

Email Address: **bfranson@townofclaytonnc.org**

FOR OFFICE USE ONLY

Date Received: 6-18-2015 Amount Paid: NA File Number: 2015-28

PROPERTY OWNER INFORMATION

Name: Town of Clayton

Mailing Address: P O Box 879 Clayton, NC 27528

Phone Number: 919 553-5002 **Fax:** 919 553-8919

Email Address:

EXPLANATION OF PROJECT

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

To rezone Town owned public facilities to the newly adopted zoning classification PF (Public Facilities) and utilize the dimensional standards for the PF zoning classification.

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

The following items must accompany a Rezoning application.

To be completed by the applicant:			To be completed by staff:		
Submit 9 copies of all materials unless otherwise noted or directed by staff	Yes	N/A	Yes	No	N/A
1. A pre-application conference was held with Town of Clayton staff. Date: _____	☐	☒			
2. Review Fee ($500 for standard rezoning OR $1,000 + $5.00/acre for Planned Developments)	☐	N/A			
3. Completed application	☒				
4. Owner's Consent Form *Required if applicant is not property owner.*	☐	☒			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	☐	N/A			
6. *If property to be rezoned is a portion of a parcel:* - Property legal description typed (10 pt. font or greater). The legal description must also be submitted electronically in Microsoft Word format. - Plat showing property to be rezoned, matching legal description.	☐ ☐	☒ ☒			
7. Adjacent property owners list	☒	☐			
8. Neighborhood meeting notice letter (1 copy) *See sample letter and meeting requirements included in this packet*	☒				
9. Neighborhood meeting summary form (1 copy) *Included in this packet*	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) *This for a public notice of the public hearing mailed by the Town – thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.*	☒				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

The Town of Clayton recently adopted the PF (Public Facilities) zoning district, specifically for public property. This rezoning to PF (Public Facilities) will make the subject properties consistent with Town Council direction.

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

As stated above the PF (Public Facilities) district was created to be the suitable zoning district for public property.

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

The change to the subject properties classifies them in a new zoning district. This district balances other uses by separating public and private property.

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

The PF (Public Facilities) zoning category is designed to specifically differentiate public facilities and services.

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

The subject rezoning does not violate the legality of the purposed zoning.

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

The subject properties are currently occupied with public facilities and associated uses.

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

The purpose of the rezoning is to correctly classify public facilities which benefit the general public.

APPLICANT AFFIDAVIT

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

Beth Franson
Print Name

Beth Franson
Signature of Applicant

6-18-2015
Date

ADJACENT PROPERTY OWNERS LIST

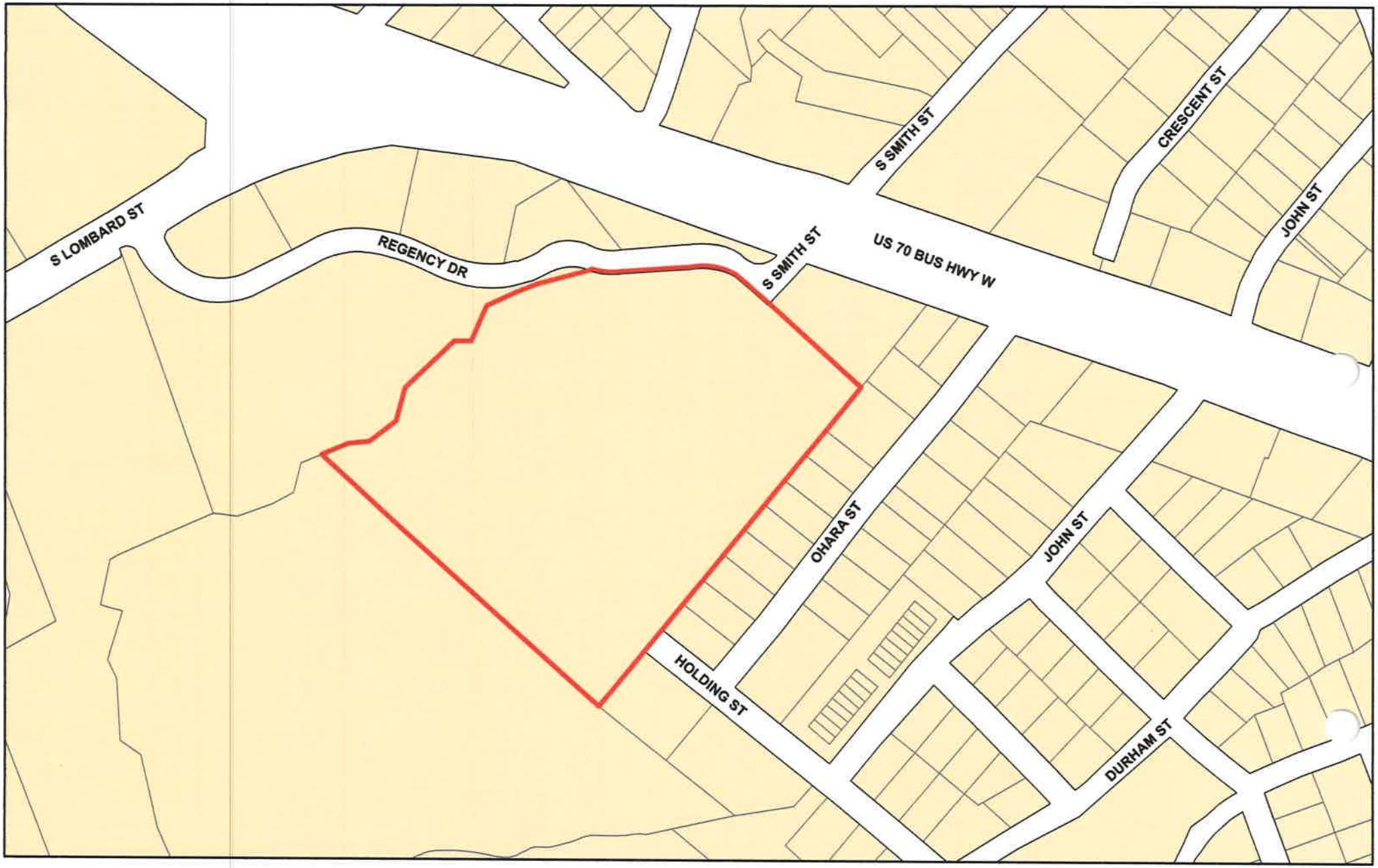
Project Name: Town Facility/Property Maplewood Cemetery

The following are all the persons, firms, or corporations owning property within 100 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

It is the responsibility of the applicant to correctly identify the current owner, based upon records in the Johnston County GIS Office, for all property owners of land within the required public notice radius.

PARCEL NUMBER	NAME	ADDRESS
05018005F, 05018005G, 05018005C, 05018005K	State Employees Credit Union	P O Box 26807 Raleigh, NC 27611
05H03027Z	Town of Clayton	P O Box 879 Clayton, NC 27528
05E99015W	Apartment Resources LLC	P O Box 99535 Raleigh, NC 27624
05007012	KAD Inc.	1025 Ridge Drive Clayton, NC 27520
05007013	Tunstall Properties LLC	5273 Raleigh Rd. Benson, NC 27504
05007014	John P. Olsen	304 Airedale Dr. Holly Springs, NC 27540
05007015	Shirley Frances Upchurch	512 O'Hara Street Clayton, NC 27520
05007016	Anthony Hal Morris	510 O'Hara Street Clayton, NC 27520
05007017	Cecil Berry Heavner	P O Box 1266 Smithfield, NC 27577
05007018	Alphonzo McNeil	506 O'Hara Street Clayton, NC 27520
05007019	Elizabeth Hodges Bryan	504 O'Hara Street Clayton, NC 27520
05006025, 05E99014I	Stacy Morgan	106 Adams Street Wallace, NC28466
05013049A	DEVAZ LLC C/O Ralph Falls	1310 S Tryon St. Ste. 104 Charlotte, NC 28203

SAMPLE NEIGHBORHOOD MEETING LETTER - PLACE ON AGENT OR OWNER LETTERHEAD



Legend

- Clayton Town Limits
- Parcels
- Clayton ETJ
- Maplewood Cemetery Rezoning

Produced by: TOC Planning
June 15, 2015

Town of Clayton Property Maplewood Cemetery

TAG(s) 05E99020Z
NCPIN(s) 166805-09-3472
Town of Clayton Property Maplewood Cemetery
504 S Smith Street
Deed Book No Deed Reference
Acreage 16.15 acres

N
W E
S

1 inch = 300 feet

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

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby 7-8-2015

	NAME	ADDRESS
1	HAL MORRIS	510 OHARA ST.
2	Beth Franson	Town of Clayton - Planning Dept
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

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

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

Date of Meeting: 7-8-2015 Time of Meeting: 6:00pm

Location of Meeting: Clayton Town Hall Lobby

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

Meeting began at 6pm. Beth Franson representative for the Town + Hal Morris - adjoining property owner attended the meeting. Mr. Morris asked how or if the rezoning of the Town property (Maplewood Cemetery) ~~would~~ would affect his property. The meeting ended at 7pm.

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

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER

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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

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

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Property Maplewood Cemetery at 504 S Smith Street Clayton, NC 27520. The town owned property is currently zoned R-8 (Residential), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002 Town of Clayton Planning

Sincerely,

Beth Franson

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

Jody L. McLeod
MAYOR

Bruce Thompson
TOWN ATTORNEY

Steve Biggs
TOWN MANAGER

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

Michael Grannis
MAYOR PRO TEM

June 25, 2015

Dear Clayton Area Property Owner:

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

Meeting Date: July 8, 2015

Location: Clayton Center Lobby, Clayton Town Hall 111 E. Second Street, Clayton, NC 27520

Time: 6:00pm

Type of Application: Rezoning

General Description: Rezoning the Town of Clayton Property Maplewood Cemetery at 504 S Smith Street Clayton, NC 27520. The town owned property is currently zoned R-8 (Residential), the proposed rezoning change is to PF (Public Facilities).

If you have any questions prior to or after this meeting, you may contact me at 919 553-5002 Town of Clayton Planning

Sincerely,

Beth Franson

Beth Franson, GISP
GIS Analyst
Town of Clayton

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: 6-25-2015

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

Printed Name: Beth Franson Signature: Beth Franson

Date of Meeting: 7-8-2015 Time of Meeting: 6:00pm

Location of Meeting: Clayton Town Hall Lobby

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

Meeting began at 6pm. Beth Franson representative for the Town + Hal Morris - adjoining property owner attended the meeting. Mr. Morris asked how or if the rezoning of the Town property (Maplewood Cemetery) ~~would~~ would affect his property. The meeting ended at 7pm.

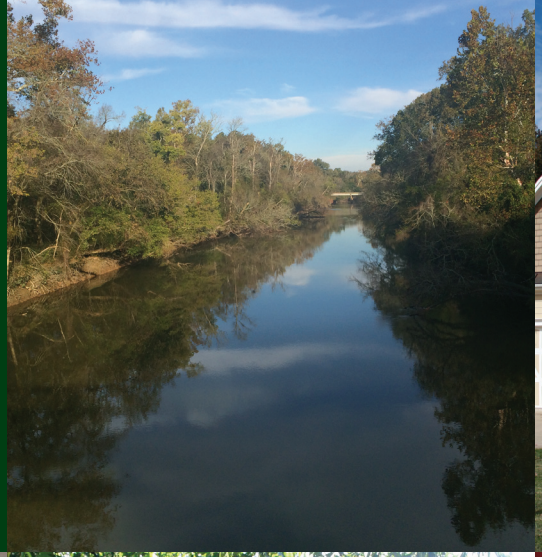
Please write clearly (or submit a typed summary), and use additional sheets if necessary.

Applicant: Town of Clayton

Location/Date: Clayton Town Hall Lobby 7-8-2015

	NAME	ADDRESS
1	HAL MORRIS	510 OHARA ST.
2	Beth Franson	Town of Clayton - Planning Dept
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

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



Think
CLAYTON.

Think
B.I.G.

Think CLAYTON. Think B.I.G.

Bold. Innovative. Growth.

Comprehensive Plan 2040

Think CLAYTON. Think B.I.G.

Bold. Innovative. Growth.

Comprehensive Plan 2040

JULY 2015

Acknowledgements

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

ADVISORY COMMITTEE

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

PLANNING DEPARTMENT STAFF

David DeYoung
Emily Beddingfield
Jay McLeod
Beth Franson
Bruce Naegelen

TOWN COUNCIL

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

PLANNING BOARD

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

CONSULTANT TEAM

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

Contents

THINK CLAYTON 1

Clayton Yesterday and Today 2
Clayton Tomorrow 3
A Plan for Clayton's Future 6
Public Engagement 8
Survey Results 9

Think Land Use 13

Think Downtown 21

Think Economic Development 25

Think Recreation and Open Space 29

Think Housing 33

Think Mobility 35

Think Utilities 41

Think Intergovernmental Coordination 45

Think Natural Resources 47

Think Arts and Culture 51

APPENDIX 53

Appendix A: Think Implementation 55
Appendix B: Maps 59
Appendix B: State of the Town Report 65
Appendix C: Survey Results 122
Appendix D: Public Meeting Materials 137
Appendix E: Case Studies 143

T.R LEE COUNTRY STORE
CHURCH ST
RAIL ROAD CROSSING
CLAYTON
ROBERTSON MULE COMPA
STOP
CLAYTON

ThinkCLAYTON.

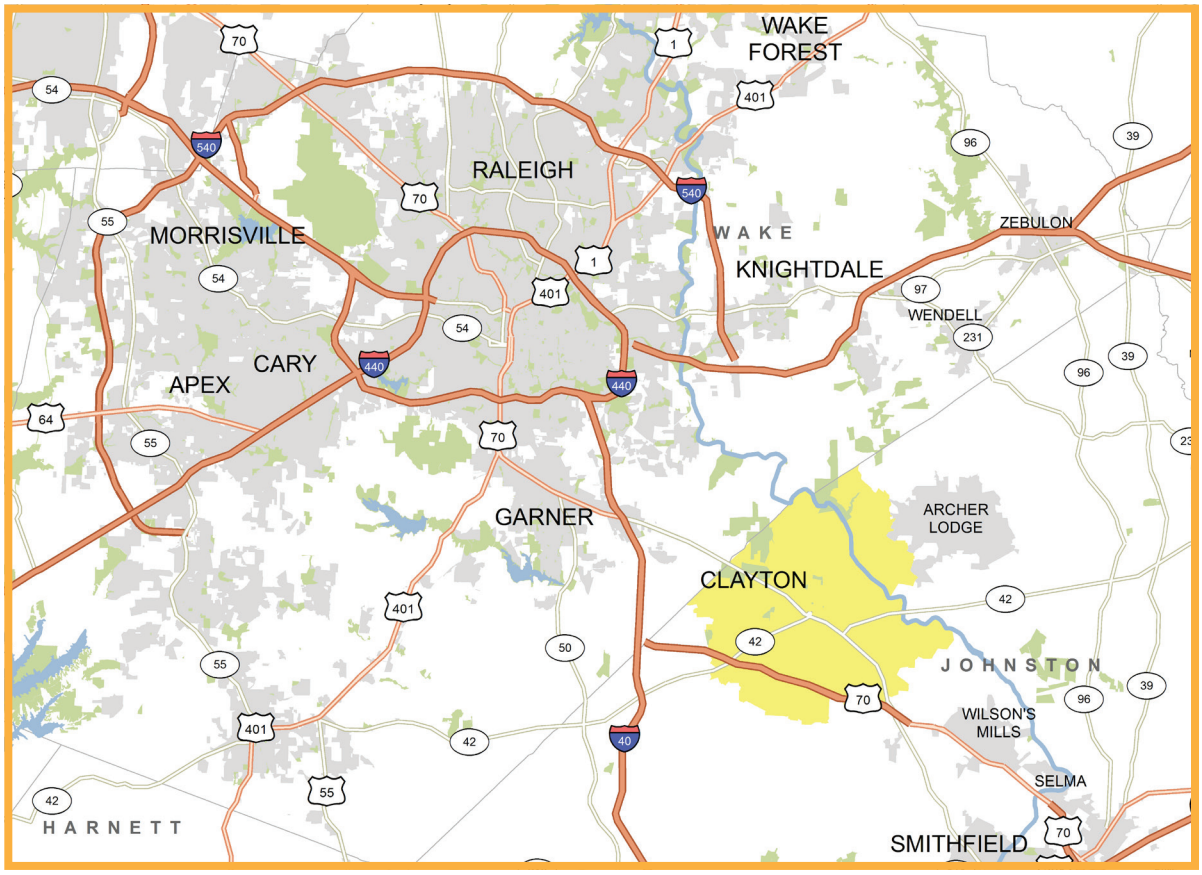
Successful businesses, shops and restaurants.
A place rich with recreation, arts, and culture.
Walkable. Safe. Vibrant. Active.
A unique Downtown experience.

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

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

Clayton Yesterday and Today

Clayton looks much different than it did 20 years ago. Major employers including Grifols, Novo Nordisk and Caterpillar opened state-of-the-art facilities within the Town's Planning Area. Johnston UNC Health Care opened a full-service hospital at the intersection of NC 42 and Highway 70. In addition, the Town built a variety of new facilities to serve the growing population. These facilities include the Clayton Community Center, the new Law Enforcement Center and numerous parks and greenways. Clayton is now a unique combination of old and new. From the historic Downtown to Riverwood, Clayton is a place where individuals prosper, families thrive and businesses grow.



SOURCE: ESRI DATE: 2015

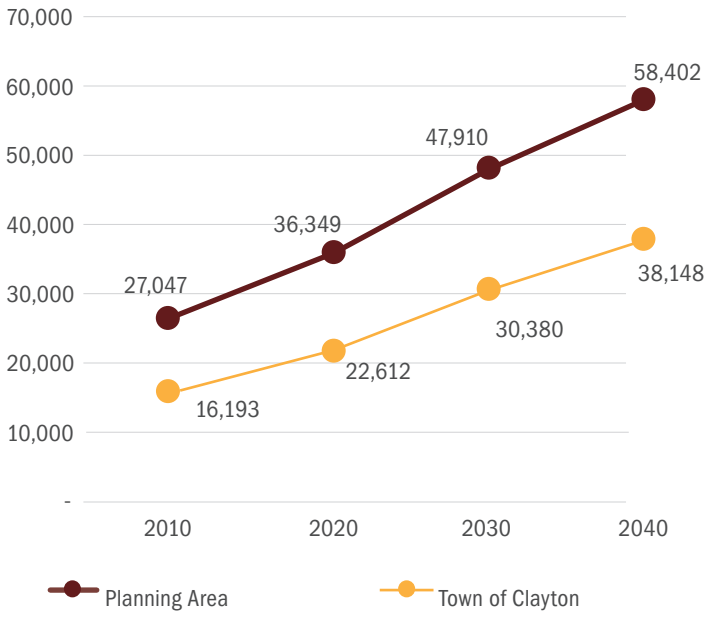
Clayton Tomorrow

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

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

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

PROJECTED POPULATION



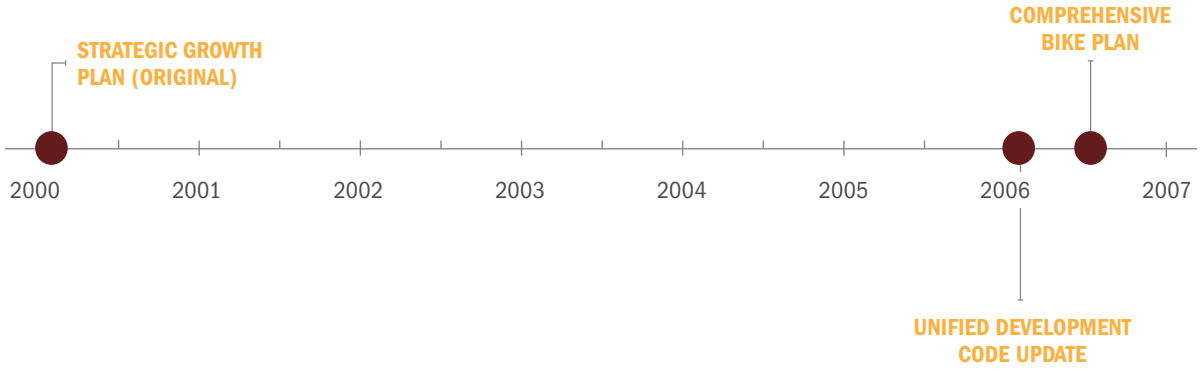
SOURCE: NORTH CAROLINA OFFICE OF STATE AND BUDGET MANAGEMENT

Top: Jones Lunch, est. 1958

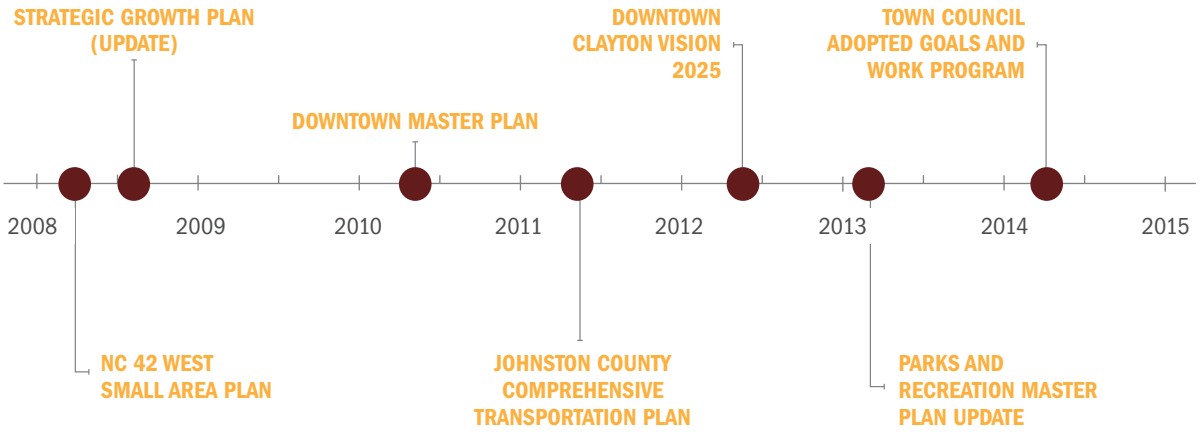
Bottom: Deep River Brewing Company, est. 2014

A Plan for Clayton's Future

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



GREAT PLANS



transform communities into **GREAT PLACES.**

Plan Development

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

THE PLANNING PROCESS

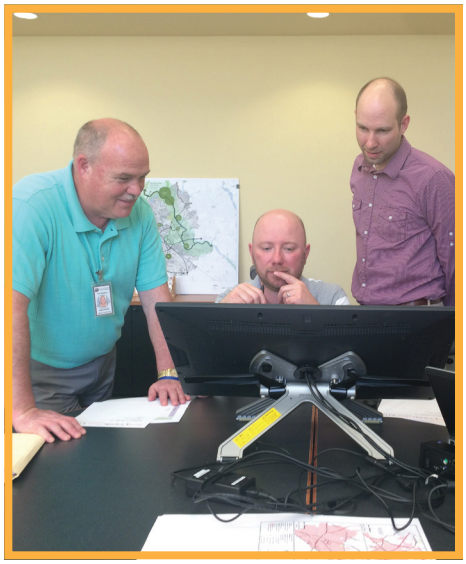
1 **Project Initiation**
Data collection, review of existing plans & studies, kick-off meeting, study area tour

2 **Inventory and Assessment**
Assessment of current and emerging conditions, identification of issues and opportunities

3 **Plan Development**
Development of land use concepts with supporting illustrations and imagery

4 **Recommendations and Implementation Strategies**
Creation of policies and action steps to realize the desired Future Land Use Plan

5 **Plan Documentation**
Collection of plan components into a final plan report document to be presented for adoption



How to Use this Plan

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

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

Land Use

Downtown

Economic Development

Recreation and Open Space

Housing

Mobility

Utilities

Intergovernmental Coordination

Natural Resources

Arts and Culture

Public Engagement

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

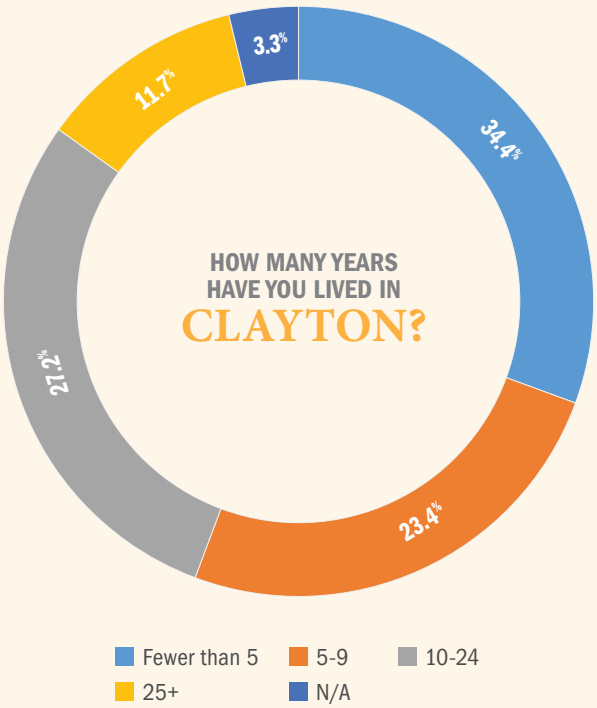
This effort was guided by an Advisory Committee, made up primarily of residents and business owners, and also included representatives from Town Council, Downtown Development Association, Clayton Visual Arts and the development community. This group met regularly through the process to set goals, provide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

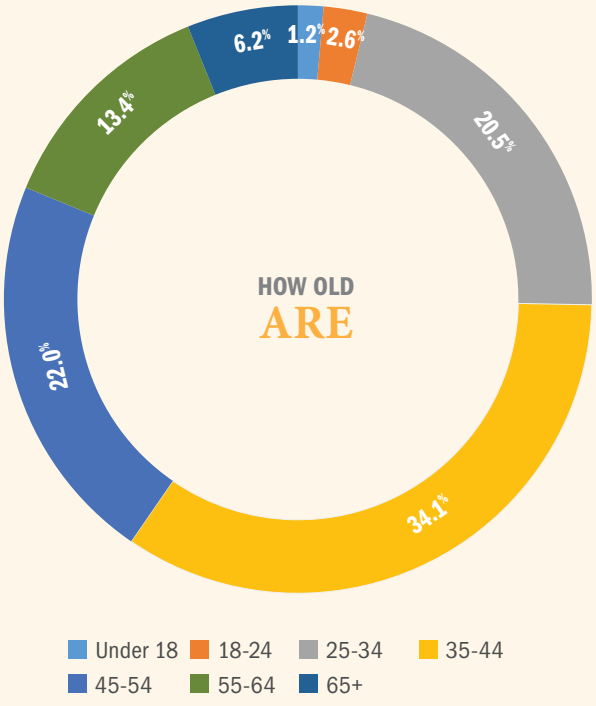
Opportunities for the community to participate included large public meetings and small stakeholder interviews, online surveys, a project web page and social media engagement. Each method encouraged the public to learn and convey their opinions on what was important for the Town to consider over the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

Survey Results

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

DEMOGRAPHICS OF RESPONDENTS



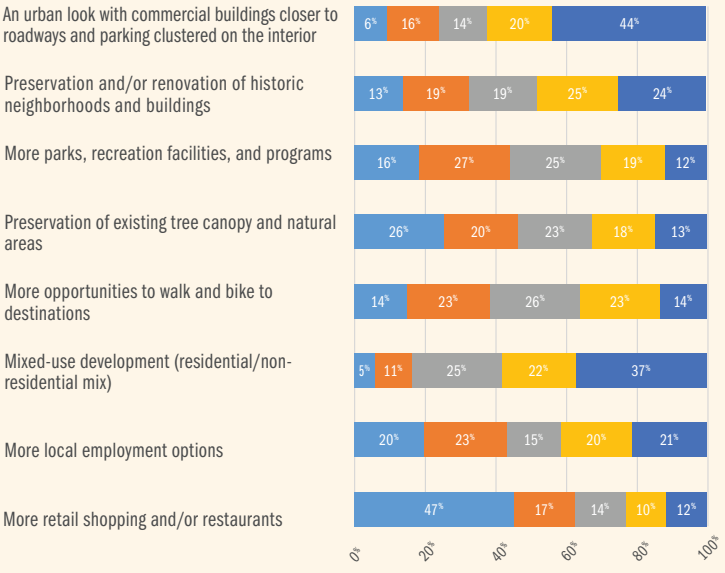


Survey Results (continued)

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

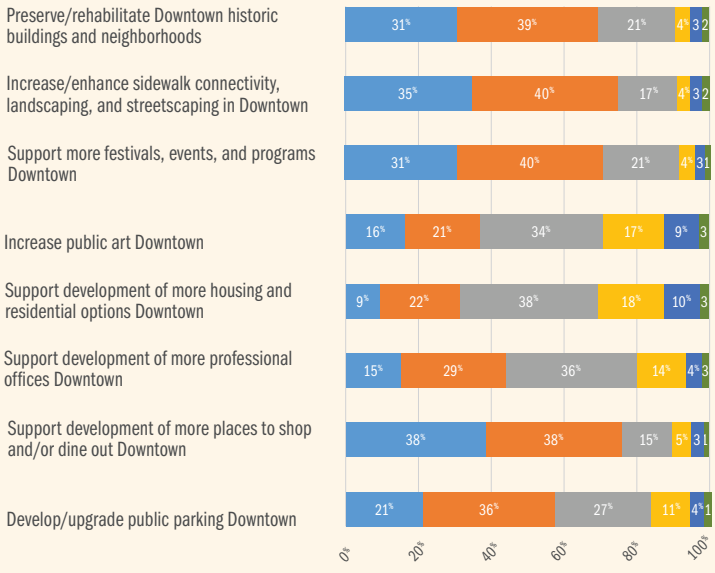
BUDGET AND SPENDING PREFERENCES: "I WOULD BE WILLING TO DEDICATE MORE TAXES AND PUBLIC FEES TO..."

Growth and Development



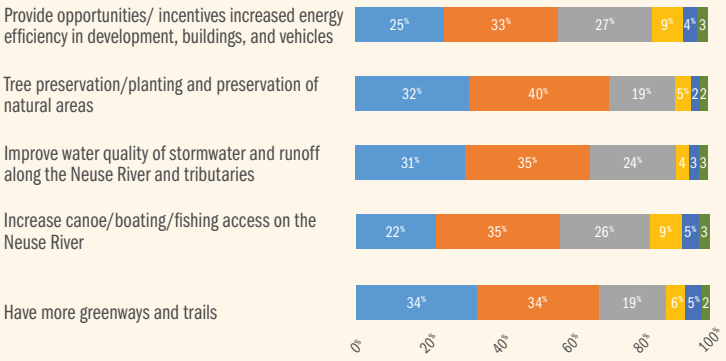
*157 OUT OF 942 RESPONDENTS SKIPPED THIS QUESTION.

Downtown



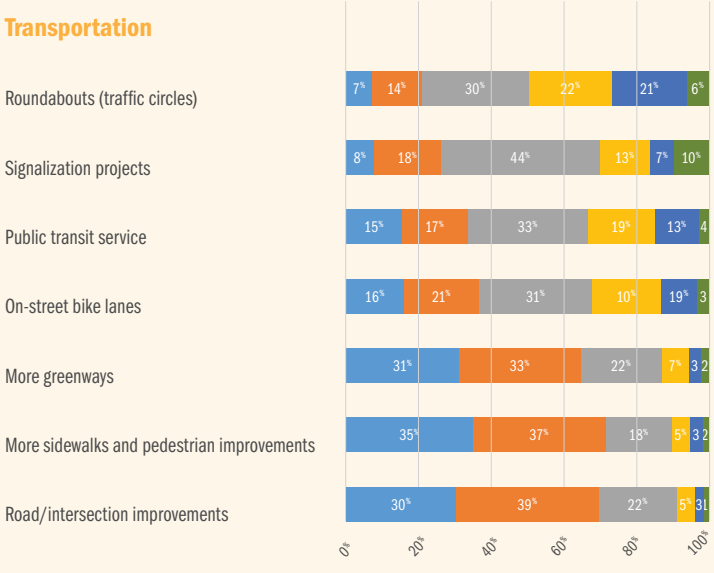
*239 OUT OF 942 RESPONDENTS SKIPPED THIS QUESTION.

Environment



*190 OUT OF 942 RESPONDENTS SKIPPED THIS QUESTION.

Transportation



*193 OUT OF 942 RESPONDENTS SKIPPED THIS QUESTION.

Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree | No Opinion

Think Land Use.

Think Economic Development.

Think Recreation and Open Space.

Think Housing.

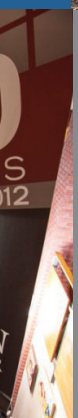
Think Natural Resources.

Think Utilities.

Think Intergovernmental Coordination.

Think Downtown.

Think Mobility.



Think Arts and Culture.

Think Clayton. Think B.I.G.

Bold. Innovative. Growth.

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

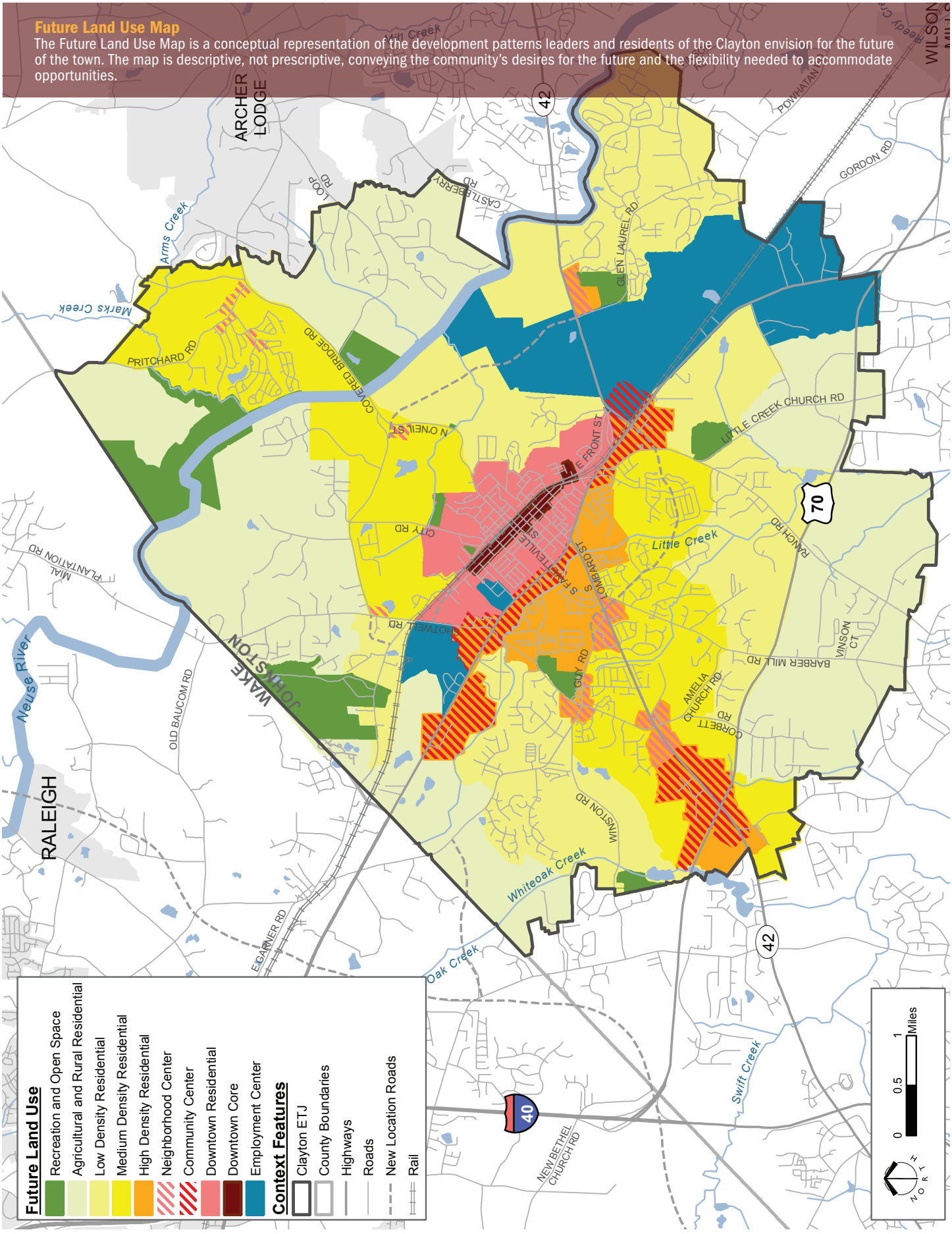
THE
FLIPSIDE
RESTAURANT & PUB
THE COFFEE MILL

Think Land Use.

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

Future Land Use Map

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



Description of Future Land Uses

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

RESIDENTIAL LAND USES

Agricultural/Rural Residential (ARR)

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

Typical Uses: Agriculture, Large Lot Single-family Residential, Clustered Single-family Residential (dependent on soils or utility availability), Parks and Conservation
Gross Residential Density: up to 2 dwelling units/acre

Low-Density Residential (LDR)

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

Typical Uses: Single-family Residential, Agriculture, Parks and Conservation
Gross Residential Density: up to 3 dwelling units/acre

Example: Agriculture/Rural Residential

Example: Low Density Residential

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

Medium Density Residential (MDR)

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

Typical Uses: Residential (all forms)
Gross Residential Density: up to 5 dwelling units/acre. Densities up to 7 dwelling units/acre may be approved as part of a Planned Development – Residential District.

High Density Residential (HDR)

The High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas and Downtown services. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High Density Residential is designed to include all housing types. In some instances, this designation provides for a transition between lower-density residential use and commercial uses. In other instances, this designation allows the establishment of neighborhood commercial uses such as a grocery store or neighborhood services which are compatible with higher-density residential uses. When neighborhood-serving commercial uses are placed within or adjacent to a residential area, such uses shall be limited to a size which is sufficient to accommodate the needs of an immediate residential neighborhood. These transitional areas will have opportunities for slightly higher-density development than the other residential categories.

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

Downtown Residential (DR)

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

Typical Uses: Residential (single-family, with higher density residential uses limited to areas as described above); Neighborhood Commercial in appropriate locations
Gross Residential Density: up to 12 units/acre, up to 20 units/acre with PD

NON-RESIDENTIAL LAND USES

Downtown Core (DC)

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

Gross Residential Density: up to 30 units/acre

Neighborhood Center (NC)

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

Community Center (CC)

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

Employment Center (EC)

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

Recreation and Open Space (ROS)

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

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

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

Goals and Recommendations

GOAL LU1

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

Objective LU1.1

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

Strategy LU1.1.1
Review development proposals for consistency with the Future Land Use Map.

Strategy LU 1.1.2
Support residential development at varying densities based on the Future Land Use Map.

Strategy LU1.1.3
Review the existing Design Guidelines and incorporate applicable updates into the Unified Development Code.

Strategy LU1.1.4
Annually review and update Unified Development Code to ensure consistency with the Goals, Objectives and Strategies of the Comprehensive Plan.

Objective LU1.2

Encourage the redevelopment or adaptive reuse of underutilized commercial development.

Strategy LU1.2.1
Consider increased densities and intensities to encourage existing underutilized commercial properties to redevelop.

Objective LU1.3

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

Strategy LU1.3.1
Create and implement small area plans to attract infill development and redevelopment to areas identified as Neighborhood and Community centers on the Future Land Use Map.

Objective LU1.4

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

Strategy LU1.4.1
Implement the Goals, Objectives and Strategies of the Downtown Chapter of this Plan.

GOAL LU2

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

Objective LU2.1

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

Strategy LU2.1.1
Consider higher densities and intensities for mixed-use projects which reduce internal vehicular trips and promote pedestrian circulation.

Strategy LU2.1.2
Require vehicular interconnectivity between existing and future adjacent development.

Strategy LU2.1.3
Provide and incentivize street cross-section alternatives that support multi-modal transportation, such as bicycle lanes and multi-modal, off-road pathways.

Strategy LU2.1.4
Require development to integrate sidewalks internally and provide pedestrian connections to existing and future adjacent development and/or destinations.

Strategy LU2.1.5
Prohibit isolated, mid-block or strip commercial development which negatively impacts existing infrastructure, has poor circulation, and inadequate access.

GOAL LU3

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

Objective LU3.1

Identify and develop gateways into Clayton.

Strategy LU3.1.1

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

Strategy LU3.1.2

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

Objective LU3.2

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

Strategy LU3.2.1

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

Objective LU3.3

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

Strategy LU3.3.1

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

Think
CLAYTON
DISCOVER
Think
Downtown
downtownclayton.org
TOWNE REALTY
HTR AUCTION
Think
CLAYTON
SHOP
Dine
DISCOVER

Think Downtown.

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

Goals and Recommendations

GOAL D1

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

Objective D1.1

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

Strategy D1.1.1

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

Strategy D1.1.2

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

Strategy D1.1.3

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

Strategy D1.1.4

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

Objective D1.2

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

Strategy D1.2.1

Market available properties Downtown.

Strategy D1.2.2

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

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

Objective D1.3

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

Strategy D1.3.1

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

Objective D1.4

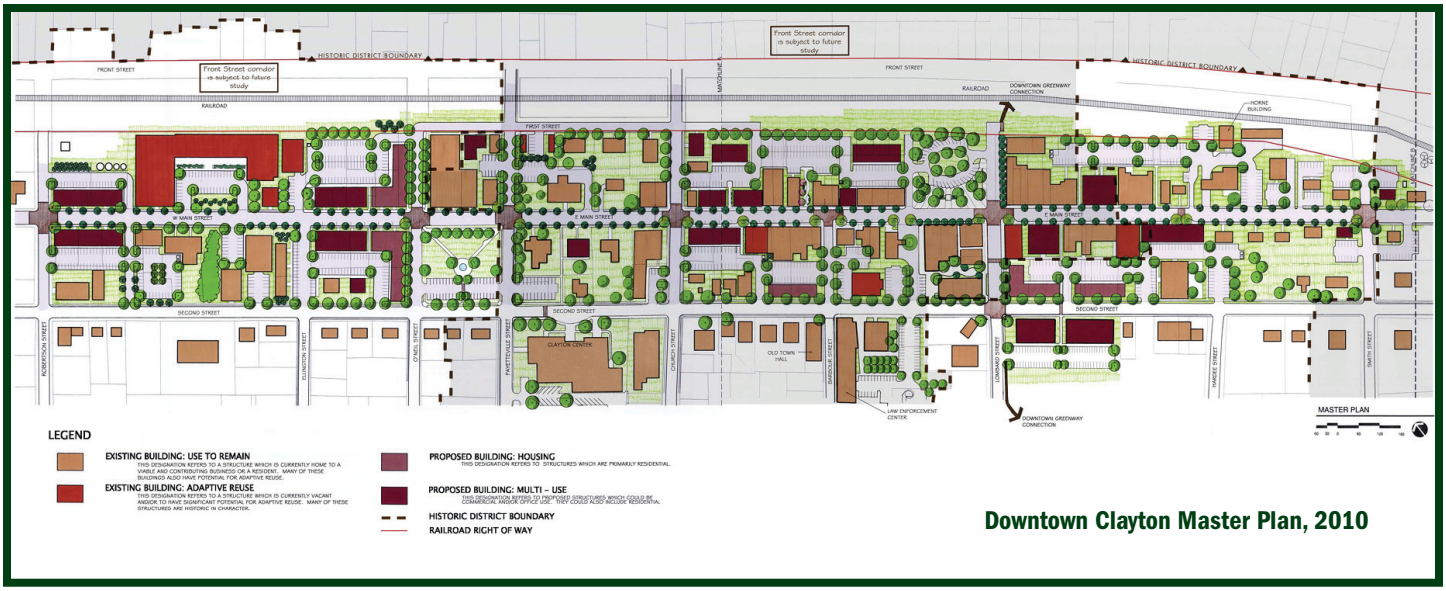
Ensure design of new development or redevelopment reflects and contributes to the historic character of the Downtown.

Strategy D.1.4.1

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

Strategy D.1.4.2

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



Downtown Clayton Master Plan, 2010

GOAL D2

Improve aesthetics in the Downtown Core.

Objective D2.1

Enhance the visual environment through streetscaping and screening of infrastructure.

Strategy D2.1.1

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

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

Strategy D2.1.2

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

Objective D2.2

Create a visual entry into the Downtown area.

Strategy D2.2.1

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

Strategy D2.2.2

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

GOAL D3

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

Objective D3.1

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

Strategy D3.1.1

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

Objective D3.2

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

Strategy D3.2.1

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

Strategy D3.2.2

Prioritize sidewalk projects that connect neighborhoods and parks to Downtown.

Strategy D3.2.3

Enhance safety of pedestrian crossings over railroad tracks.

Think Economic Development.

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

Goals and Recommendations

GOAL ED1

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

Objective ED1.1

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

Strategy ED1.1.1

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

Objective ED1.2

Market available sites to potential developers.

Strategy ED1.2.1

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

GOAL ED2

Develop Clayton's brand.

Objective ED2.1

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

Strategy ED2.1.1

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

GOAL ED3

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

Objective ED3.1

Market economic data to potential investors and businesses.

Strategy ED3.1.1

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

Clayton Competitive Analysis

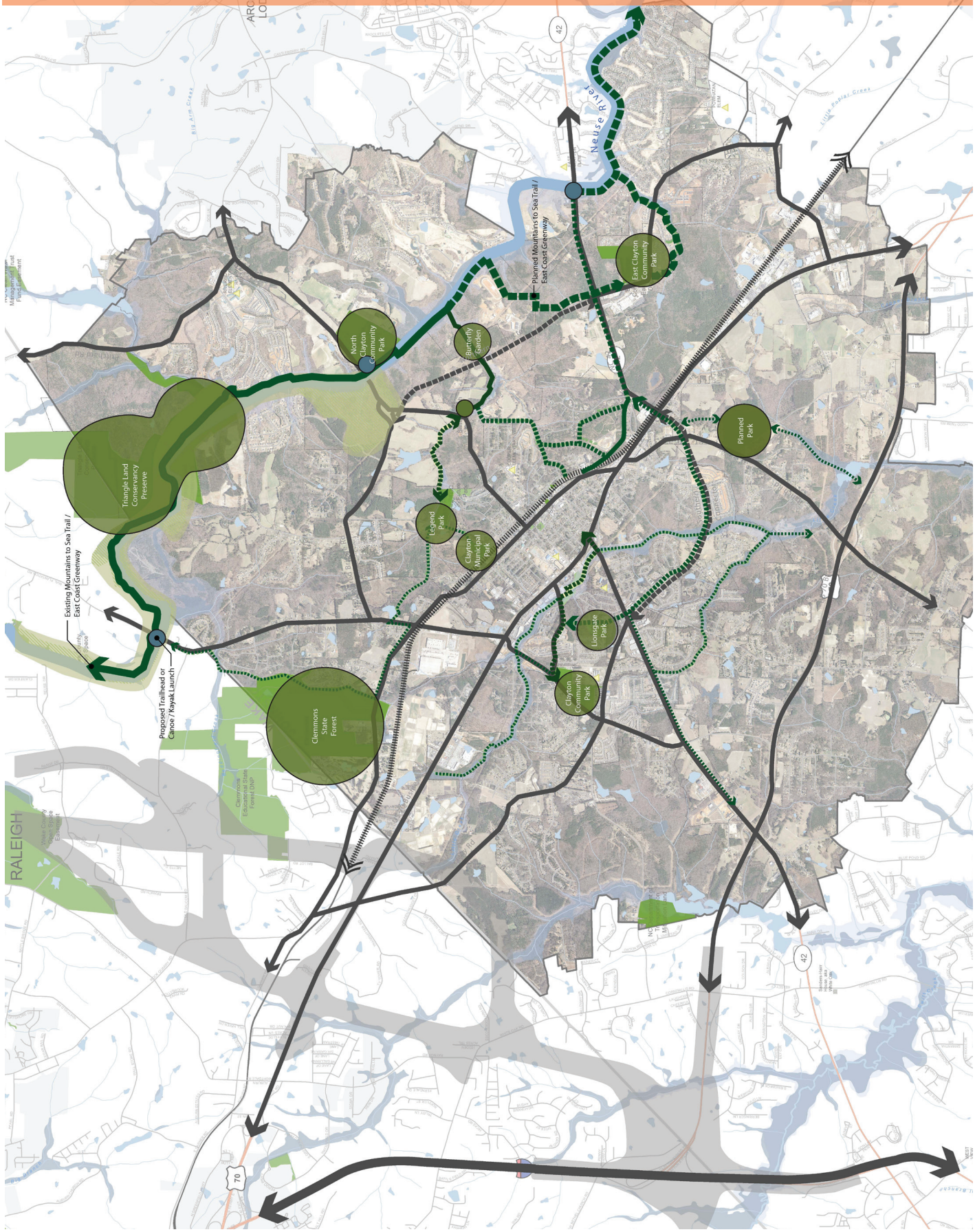
FEATURE	MUNICIPALITY								
	Town of Clayton	Wake Forest	Holly Springs	Knightdale	Garner	Fuquay Varina	Smithfield	Butner	Hope Mills
Population									
POPULATION ESTIMATES (2013)	17,694	34,752	28,915	13,291	26,772	21,277	11560	7699	16248
POPULATION CHANGE - (2010 - 2013)	9.8%	15.5%	17.2%	16.5%	3.9%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

814
asics
824
asics
801

Think Recreation and Open Space.

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

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



Goals and Recommendations

GOAL ROS1

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

Objective ROS1.1

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

Strategy ROS1.1.1

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

Strategy ROS1.1.2

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

Objective ROS1.2

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

Strategy ROS1.2.1

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

Strategy ROS1.2.2

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

Strategy ROS1.2.3

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

Objective ROS1.3

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

Objective ROS1.4

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

Strategy ROS1.4.1

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

GOAL ROS2

Increase public access to the Neuse River.

Objective ROS2.1

Improve access to the Neuse River.

Strategy ROS2.1.1

Develop canoe and kayak access.

Strategy ROS2.1.2

Develop access for recreational fishing.

Strategy ROS2.1.3

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

GOAL ROS3

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

Objective ROS3.1

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

Strategy ROS3.1.1

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

Objective ROS3.2

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

Strategy ROS3.2.1

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

Objective ROS3.3

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

Strategy ROS3.3.1

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

Trevor

Think HOUSING.

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

Goals and Recommendations

GOAL H1

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

Objective H1.1

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

Strategy H1.1.1
Review development proposals for consistency with the Future Land Use Map and work with developers to provide a range of quality housing types within developments.

Strategy H1.1.2
Require residential developments to locate high-density housing types in those areas with closest proximity to services, amenities, and infrastructure.

Strategy H1.1.3
Encourage a range of housing types and styles within Planned Developments that include a residential component.

GOAL H2

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

Objective H2.1

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

Strategy H2.1.1
Inspect deteriorated and dilapidated housing, and provide uniform standards to maintain quality housing through the Town's Code Enforcement Program.

Strategy H2.1.2
Reduce the number of substandard dwelling units through rehabilitation and demolition activities.

Strategy H2.1.3
Seek federal, state and local funding for the rehabilitation or demolition of substandard housing.

Strategy H2.1.4
Implement code enforcement activities aimed at reducing or eliminating blighted areas of Town.

Think MOBILITY.

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

Goals and Recommendations

GOAL M1
Develop a multi-modal transportation system.

Objective M1.1
Coordinate with Regional, State and Federal Agencies to improve Clayton's transportation network.

Strategy M1.1.1
Partner with the Capital Area Metropolitan Planning Organization to identify and seek funding for roadway, pedestrian, bicycle, and transit opportunities.

Strategy M1.1.2
Coordinate with Johnston County to identify long-term transportation priorities during updates to the Johnston County Comprehensive Transportation Plan.

Strategy M1.1.3
Coordinate with NCDOT to improve the existing roadway network and identify future transportation priorities.

Strategy M1.1.4
Partner with Johnston County Area Transit System, Triangle Transit, the Capital Area Metropolitan Planning Organization, NCDOT Rail Division and the North Carolina Railroad to identify locations for commuter rail, park-and-ride, and express bus transit stops within the Town.

Objective M1.2
Plan for the construction of roads, sidewalks, greenways, bike facilities, and transit facilities.

Strategy M1.2.1
Update the 2006 Comprehensive Bicycle Plan and convert it to a joint Bicycle and Pedestrian Plan.

Objective M1.3
Promote the development of "Complete Streets".

Strategy M1.3.1
Update the Town's street cross sections to address the needs of automobiles and non-motorized modes of travel such as walking and bicycling.

Strategy M1.3.2
Coordinate with NCDOT to install pedestrian and bicycle facilities on roadways as a part of road improvement projects.

Strategy M1.3.3
Establish a meeting schedule with NCDOT to review planned road improvement projects and facilitate installment of pedestrian and bicycle facilities.

Objective M1.4
Provide sidewalks, multi-use paths, and bicycle infrastructure along roadways as part of new development or redevelopment.

Strategy M1.4.1
Require new development to install pedestrian facilities along roadways except along rural corridors where no demand exists.

Strategy M1.4.2
Require new development to incorporate pedestrian connections when located in proximity to destinations such as existing or future schools, parks, greenways and commercial areas.

GOAL M2
Support interconnected street systems that efficiently disperse traffic.

Objective M2.1
Evaluate and mitigate potential impacts of new or future development on existing and future roadway infrastructure.

Strategy M2.1.1
Require Traffic Impact Analyses (TIA) for development projects which meet or exceed the established trip count thresholds.

Strategy M2.1.2
Require new developments to include: 1) an interconnected system of streets; 2) stub streets for future connections to adjacent parcels where there is potential for future development that is compatible with the developing uses; and 3) street connections that tie into existing adjacent stub streets.

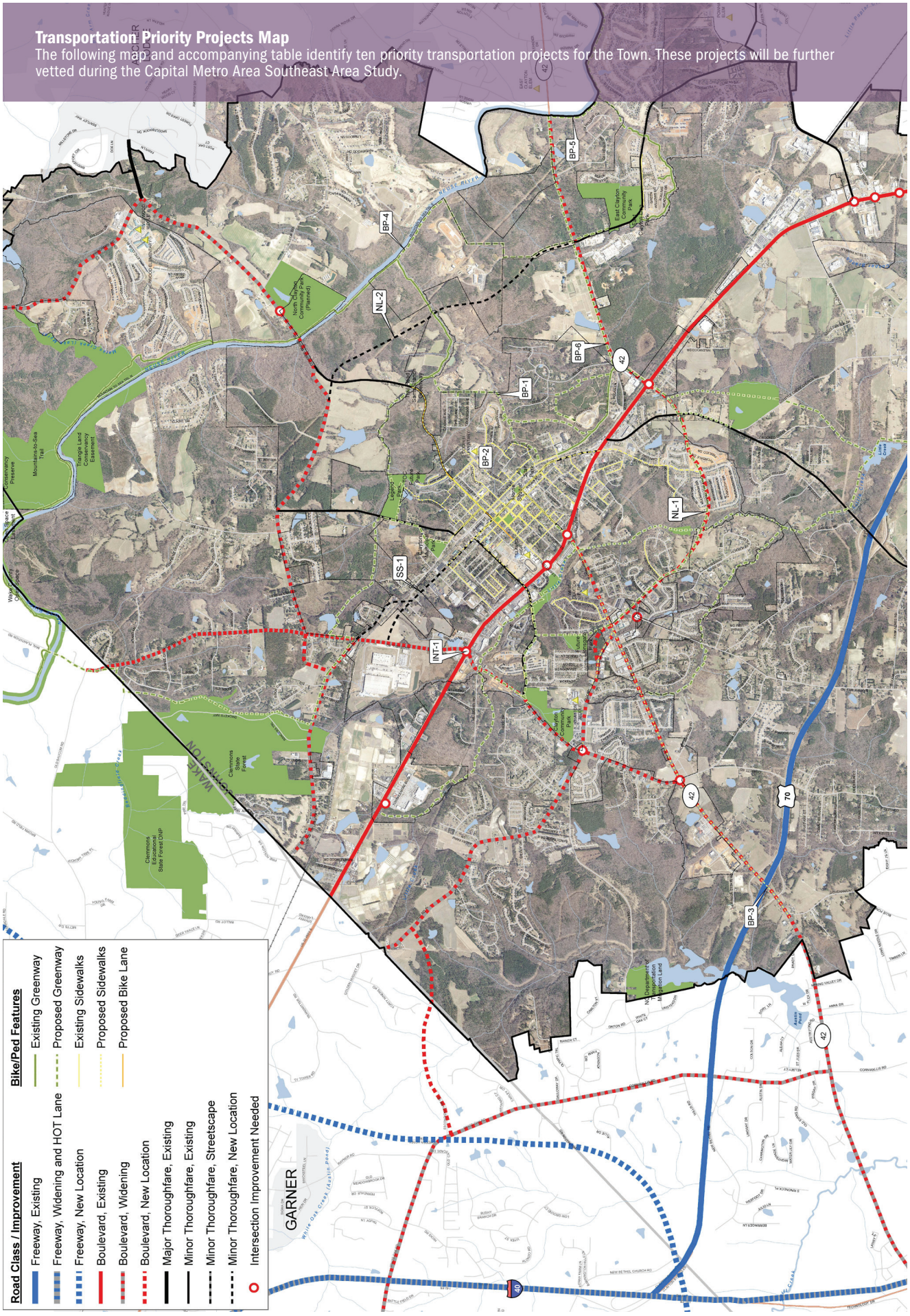
Objective M2.2
Preserve right-of-way for future road widening and new location roads.

Strategy M2.2.1
Develop a thoroughfare map which identifies the facility type (local, collector, arterial) and the ultimate right-of-way width for each facility.

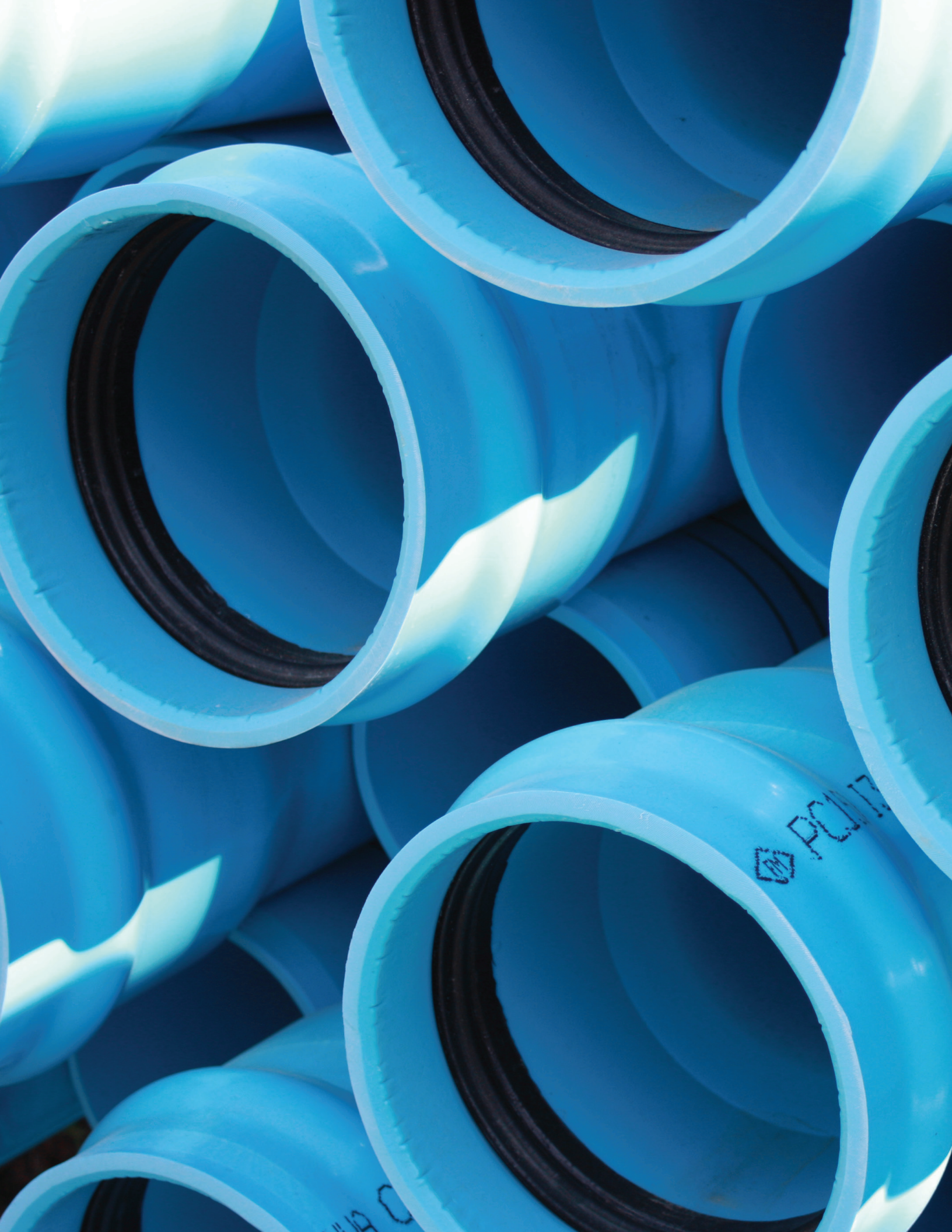
Strategy M2.2.2
Require new development to dedicate right-of-way for widening and new location roads.

Transportation Priority Projects Map

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



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



Think UTILITIES

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

Goals and Recommendations

GOAL U1

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

Objective U1.1

Consolidate infrastructure where appropriate.

Strategy U1.1.1

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

GOAL U2

Ensure adequate water and sewer capacity to support quality development.

Objective U2.1

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

Strategy U2.1.1

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

Strategy 2.1.2

Track water/wastewater allocation approvals for proposed developments.

Strategy U2.1.3

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

Objective U2.2

Plan for adequate future water and wastewater needs.

Strategy 2.2.1

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

Strategy 2.2.2

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

Strategy U2.2.3

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

GOAL U3

Support the conservation and reuse of water.

Objective U3.1

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

Objective U3.2

Continue to enforce stormwater ordinances in coordination with Johnston County.

Strategy U3.2.1

Ensure flows are based on population projections and development activity.

GOAL U4

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

Objective U4.1

Improve electric service to accommodate growth in a timely manner.

Strategy U4.1.1

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

Strategy U4.1.2

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

GOAL U5

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

Objective U5.1

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

Strategy U5.1.1

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

GOAL U6

Continue to provide support for solid waste service.

Objective U6.1

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

Strategy U6.1.1

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

Strategy U6.1.2

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

CLAYTON
FIRE DEPT.
C.F.D.

Think Intergovernmental Coordination.

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

Goals and Recommendations

GOAL IC1

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

Objective IC1.1

Facilitate communication between the Town and other governmental entities.

Strategy IC1.1.1

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

Strategy IC1.1.2

Expand coordination with Johnston County Schools by tracking approved developments.

Strategy IC1.1.3

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

Strategy IC1.1.4

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

Think Natural Resources.

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

Goals and Recommendations

GOAL NR1

Protect and enhance Clayton's natural resources.

Objective NR1.1

Preserve key natural areas while accommodating new development.

Strategy NR1.1.1

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

Strategy NR1.1.2

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

Strategy NR1.1.3

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

Strategy NR 1.1.4

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

Objective NR1.2

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

Strategy NR1.2.1

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

Strategy NR1.2.2

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

Objective NR 1.3

Preserve high quality, connected open space.

Strategy NR1.3.1

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

Strategy NR1.3.2

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

Strategy NR1.3.3

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

Strategy NR1.3.4

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

Strategy NR1.3.5

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

GOAL NR2

Protect water quality and quantity.

Objective NR2.1

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

Strategy NR2.1.1

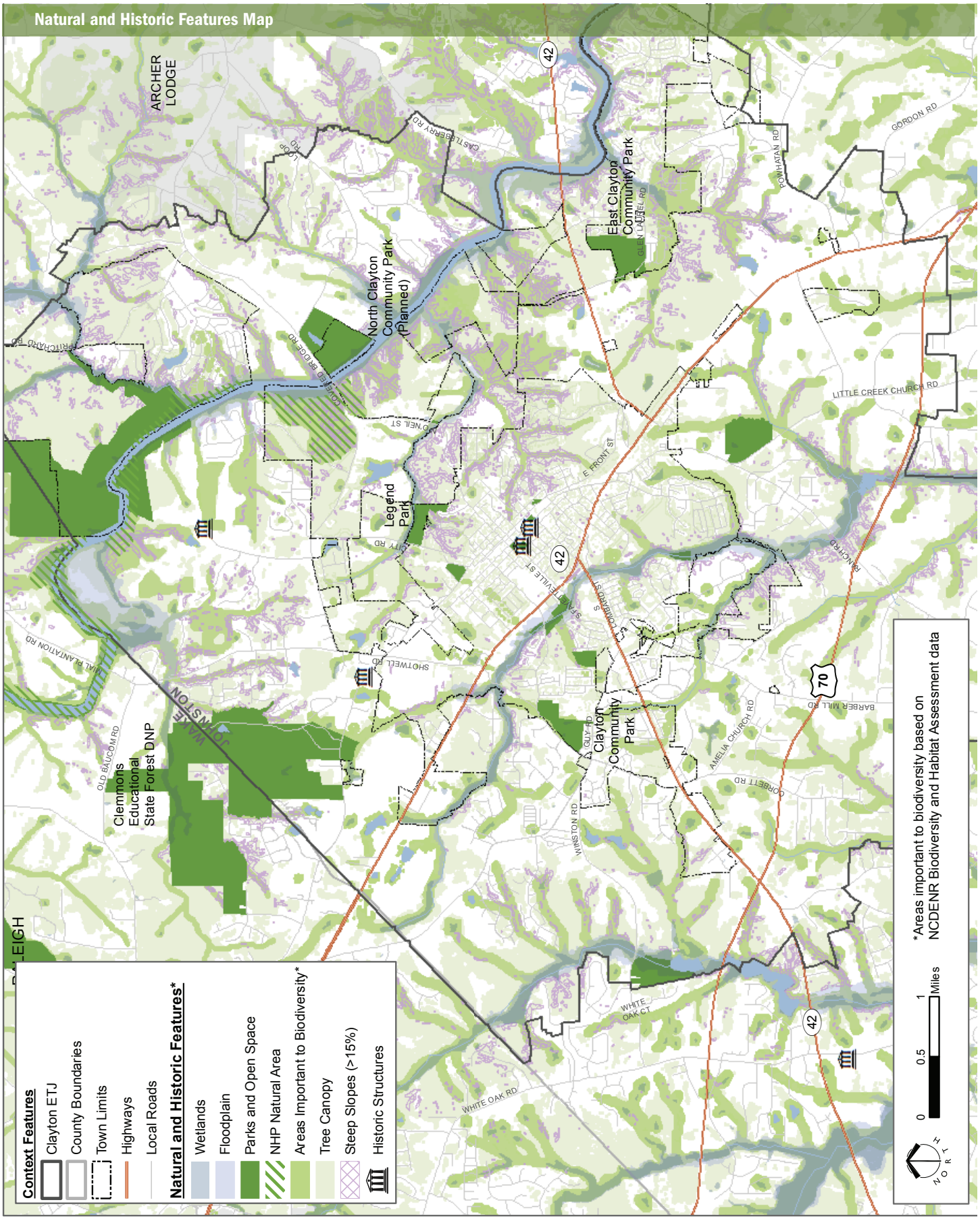
Revise the UDC to support additional innovative site and street design that reduces the impact of the built environment on water quality including exceeding requirements for riparian buffers and incorporating pervious pavements, rain gardens, bio-swales, stormwater planters and other features in new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

Strategy NR2.1.2

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

Strategy NR2.1.3

Discourage mass grading.


Natural and Historic Features Map
Context Features
Clayton ETJ
County Boundaries
Town Limits
Highways
Local Roads
Natural and Historic Features*
Wetlands
Floodplain
Parks and Open Space
NHP Natural Area
Areas Important to Biodiversity*
Tree Canopy
Steep Slopes (>15%)
Historic Structures
*Areas important to biodiversity based on NCDENR Biodiversity and Habitat Assessment data
0
0.5
1
Miles
NORTH
ARCHER LODGE
North Clayton Community Park (Planned)
East Clayton Community Park
Legend Park
Clayton Community Park
Clemmons Educational State Forest DNP
JOHNSTON
RALEIGH
42
70
E FRONT ST
S FRONTAGE RD
SHOTWELL RD
GUY RD
WINSTON RD
WHITE OAK RD
WHITE OAK CT
AMELIA CHURCH RD
BARBER MILL RD
LITTLE CREEK CHURCH RD
GORDON RD
POWHATAN RD
GLEN LAUREL RD
CASTLEBERRY RD
COVERED BRIDGE RD
O'NEIL ST
OLD BAUCOM RD
PRITCHARD RD
LOOP RD

Think Arts and Culture.

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

Goals and Recommendations

GOAL AC1

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

Objective AC1.1

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

Strategy AC1.1.1

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

Strategy AC1.1.2

Provide opportunities to install public art at key Town gateways:

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

Objective AC1.2

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

Strategy AC1.2.1

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

Strategy AC1.2.2

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

Appendix

Think Implementation.

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

Goals and Recommendations

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

GOAL I1

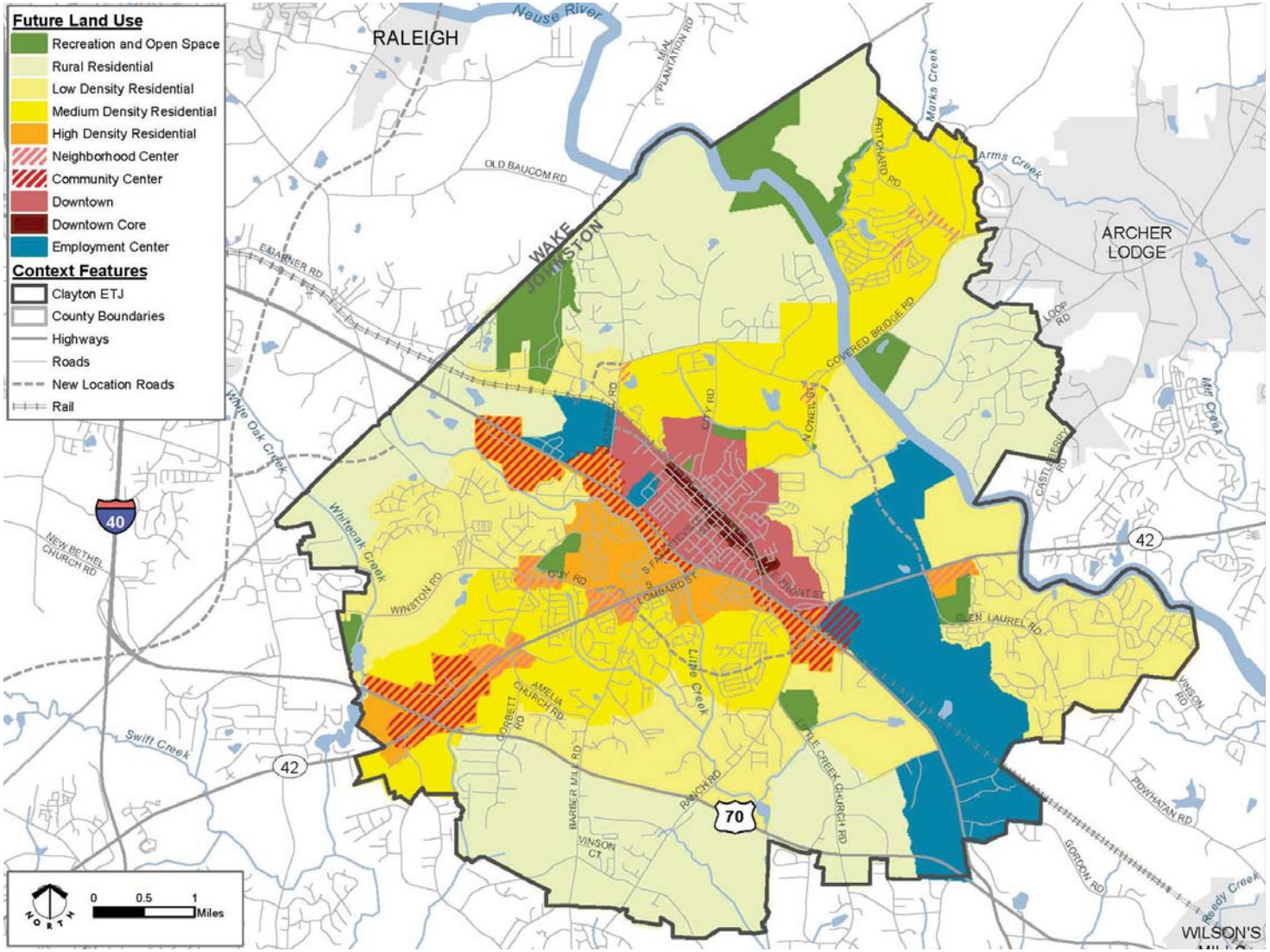
Raise awareness of the plan and the opportunities described within to facilitate implementation by a variety of public and private sector partners.

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

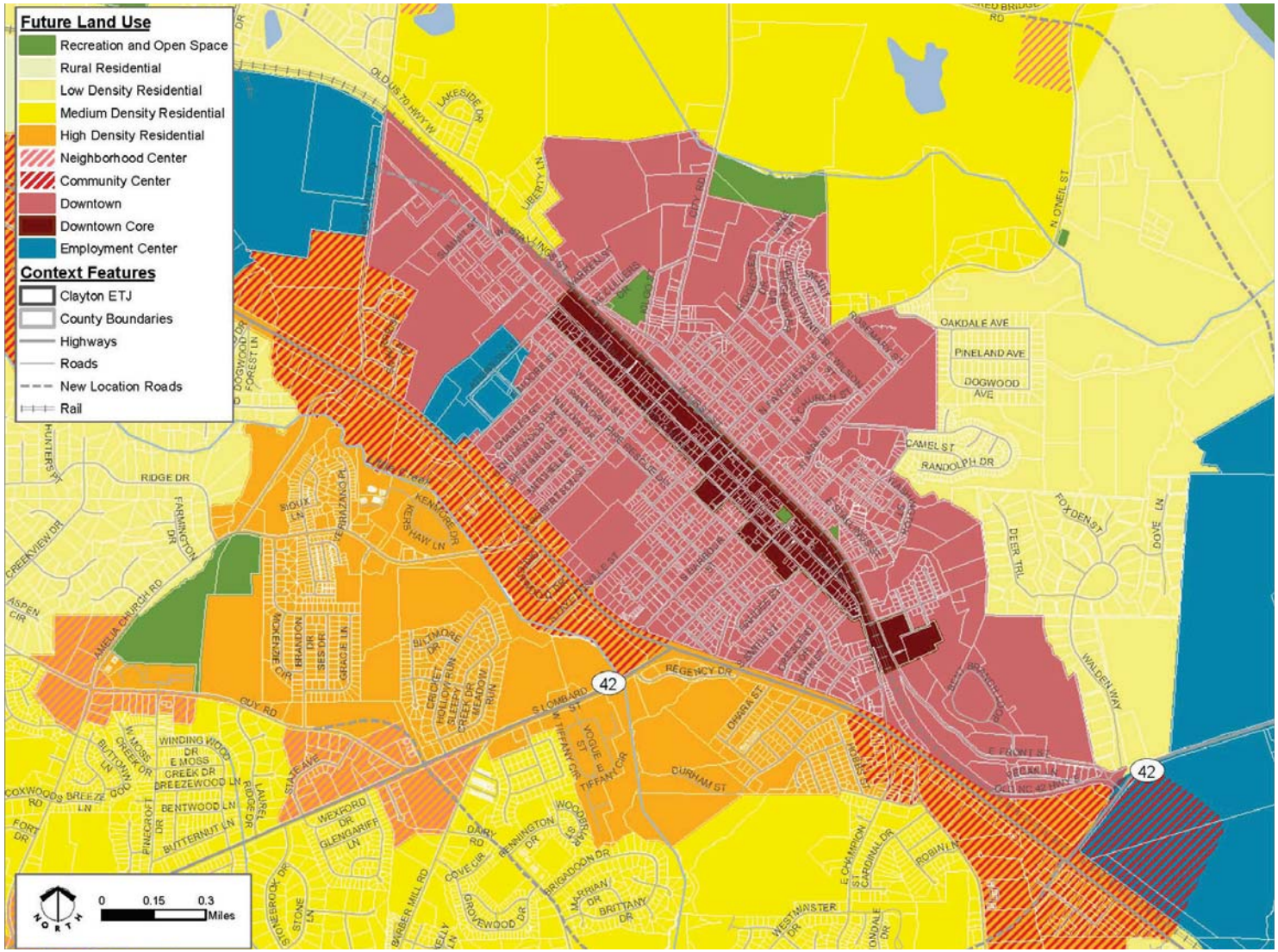
	GOAL	TIMEFRAME	ENTITY	METRIC
THINK LAND USE	**GOAL LU1** Preserve Clayton's small-town character while allowing for growth and development in appropriate areas.	Ongoing	Town Council	Land use mix ratio
	GOAL LU2 Encourage quality development which maximizes existing infrastructure, promotes walking and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

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

Future Land Use Map

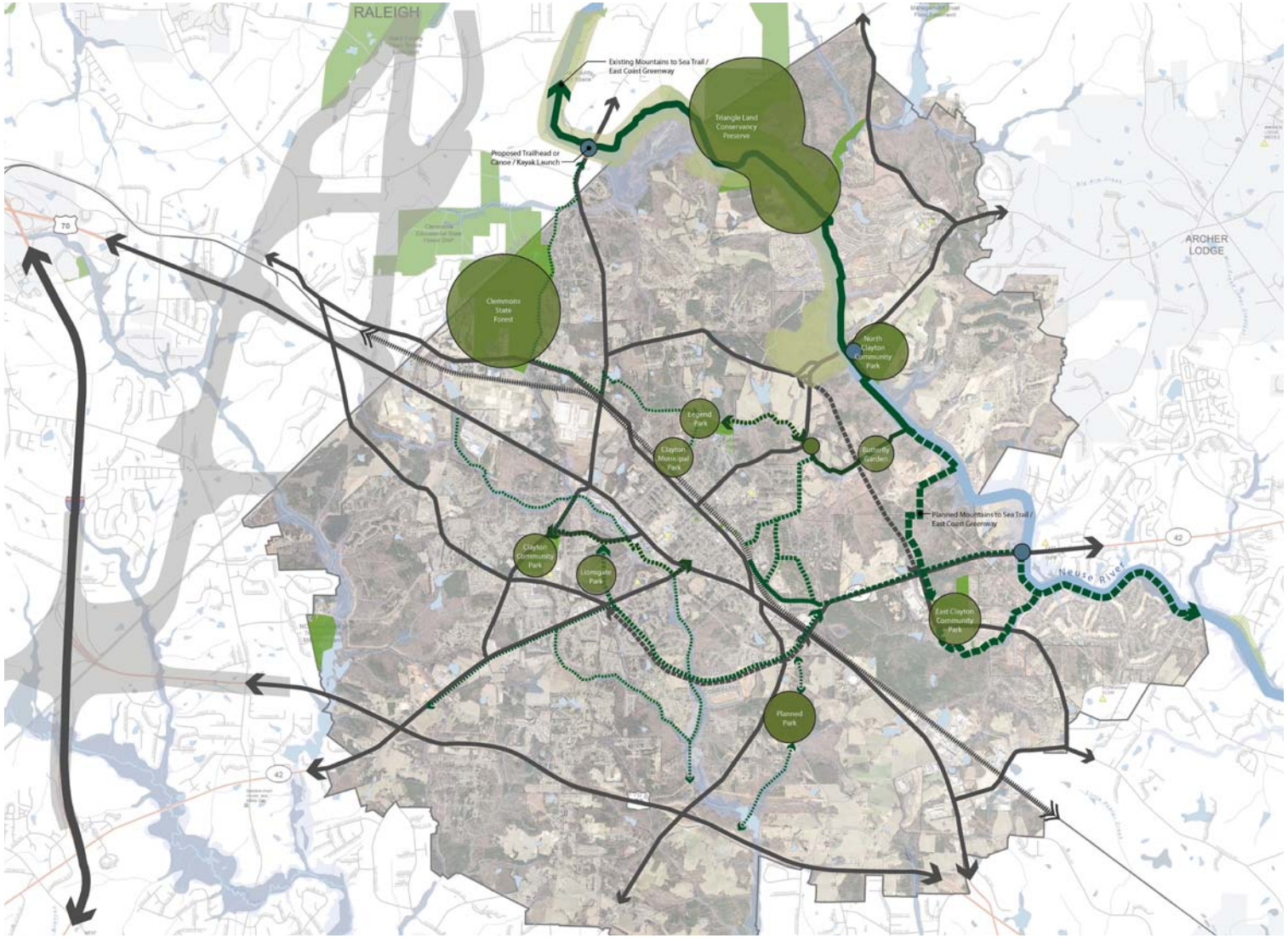


Appendix B: Maps



Downtown Future Land Use Map

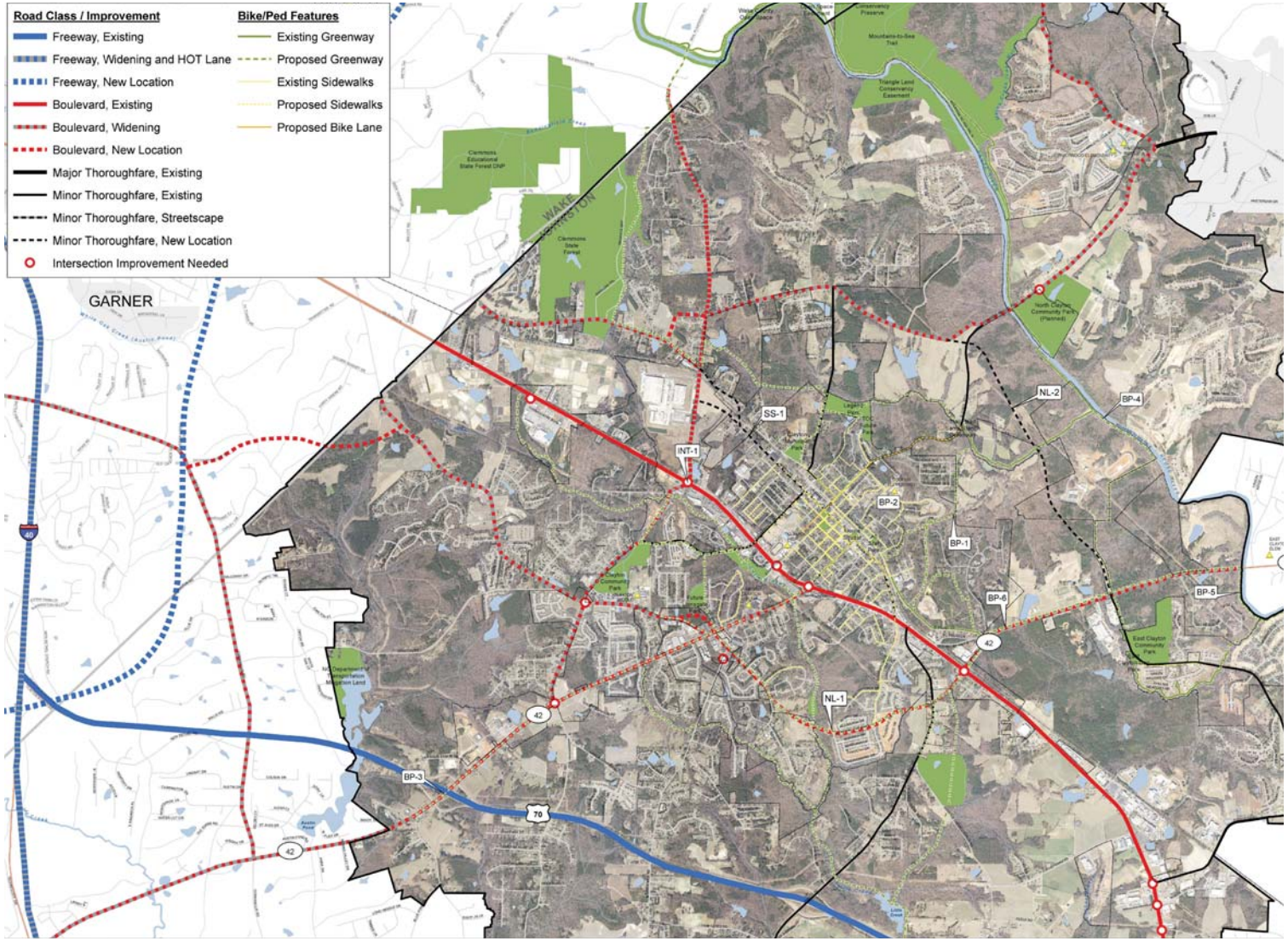
Parks and Recreation Concept Map



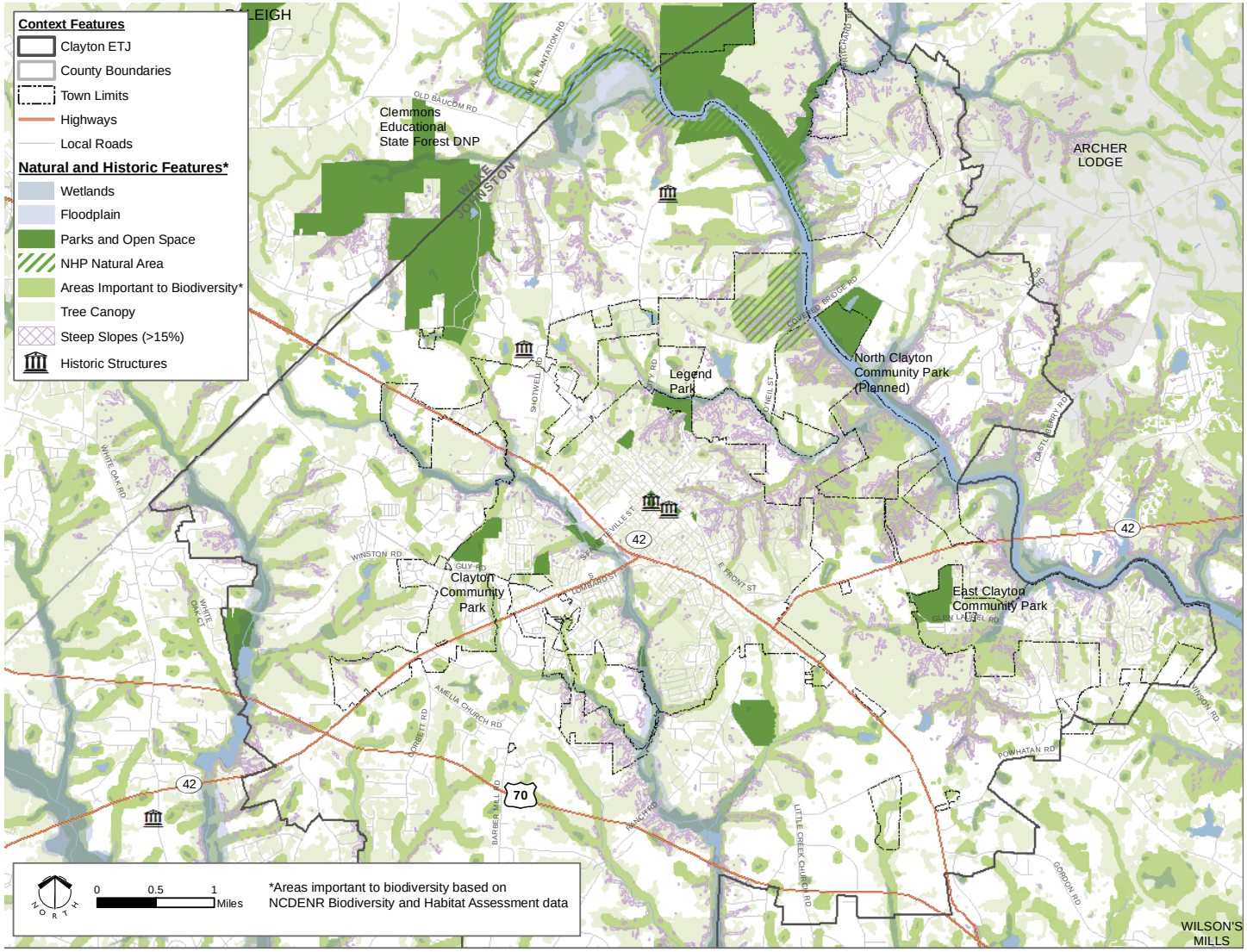
Appendix B: Maps

Bicycle and Pedestrian Linkages

Transportation Priority Projects Map



Appendix B: Maps



Natural and Historic Features Map

ThinkCLAYTON.

Comprehensive Plan 2030

STATE OF THE TOWN

Prepared by:
LandDesign

February, 2015

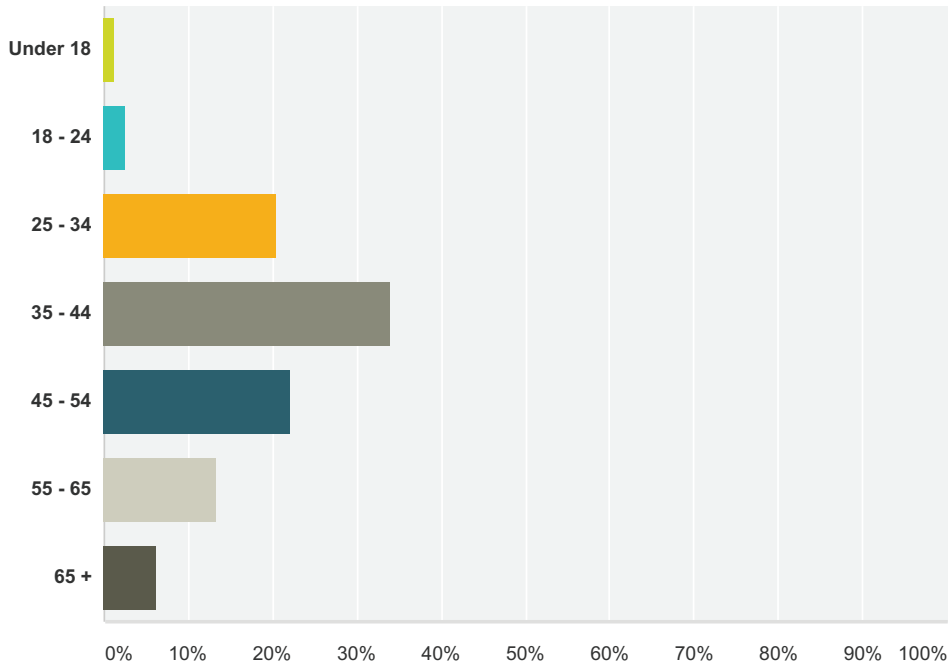
Appendix C: State of the Town

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

Additional copies are available upon request.

Q2 Age

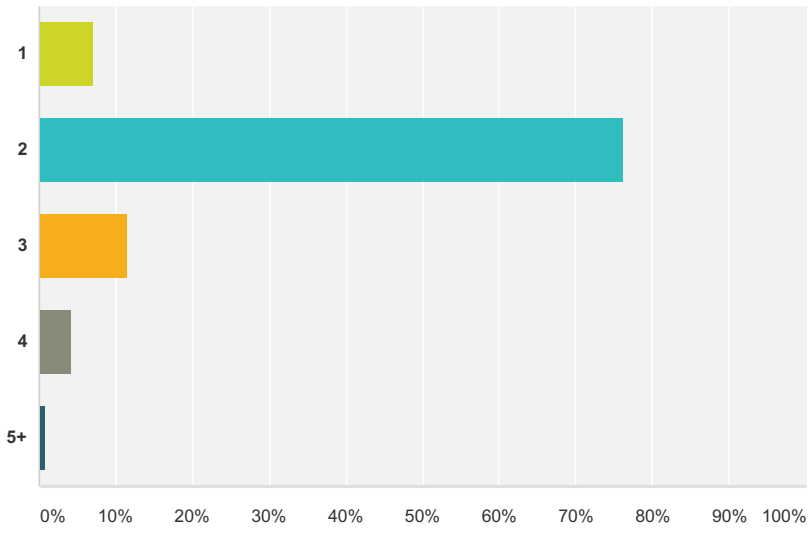
Answered: 935 Skipped: 7



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

Q3 Number of Adults (18+) in household

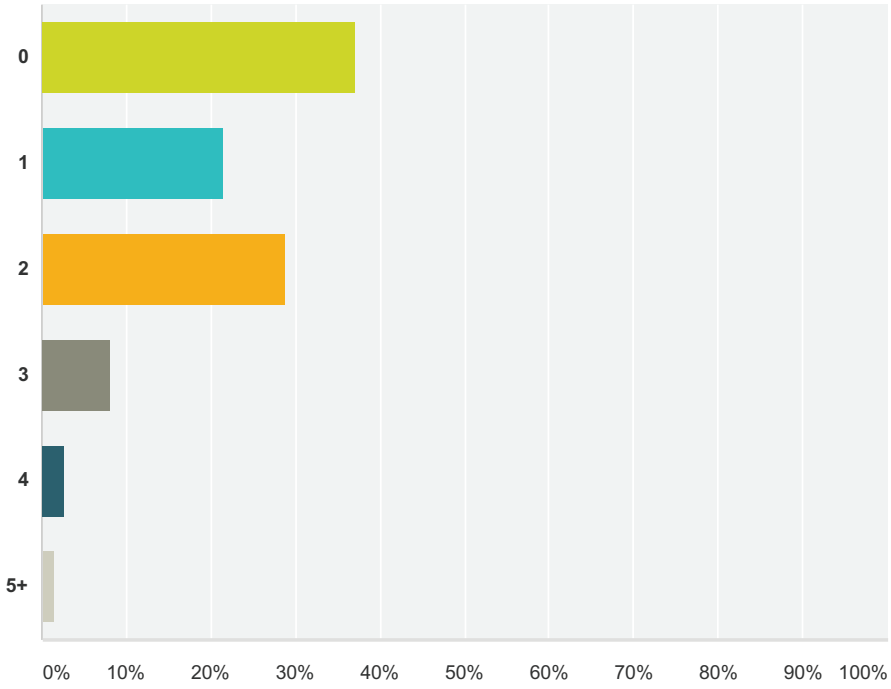
Answered: 935 Skipped: 7



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

Q4 Number of Children (under age 18) in household

Answered: 931 Skipped: 11

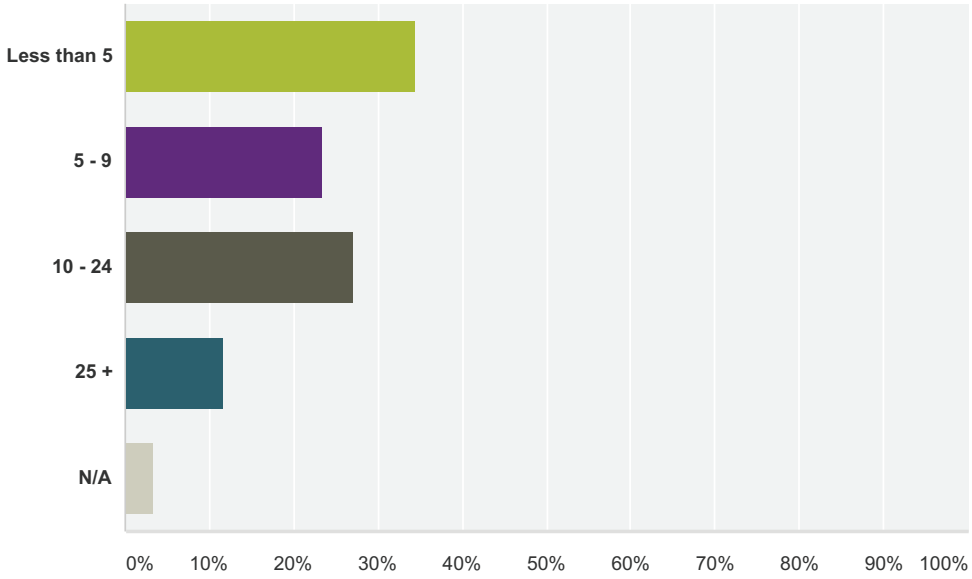


Answer Choices	Responses	
0	**37.16%**	346
1	**21.59%**	201
2	**28.89%**	269
3	**8.16%**	76
4	**2.69%**	25
5+	**1.50%**	14
Total		**931**

Appendix D: Survey Results

Q5 How many years have you lived in Clayton?

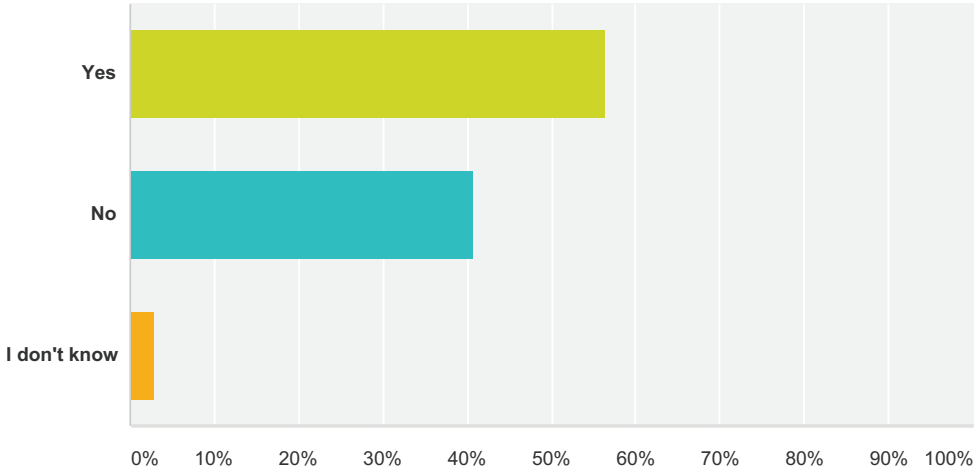
Answered: 934 Skipped: 8



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

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

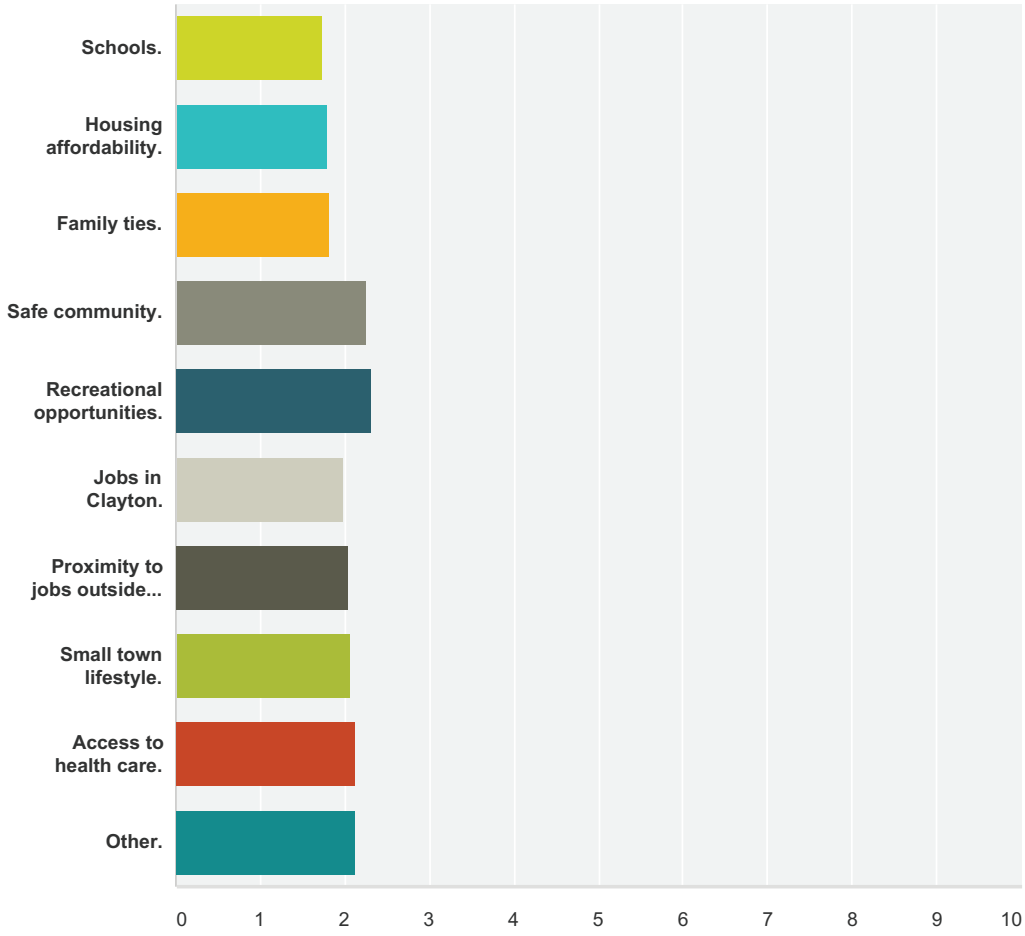
Answered: 938 Skipped: 4



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

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

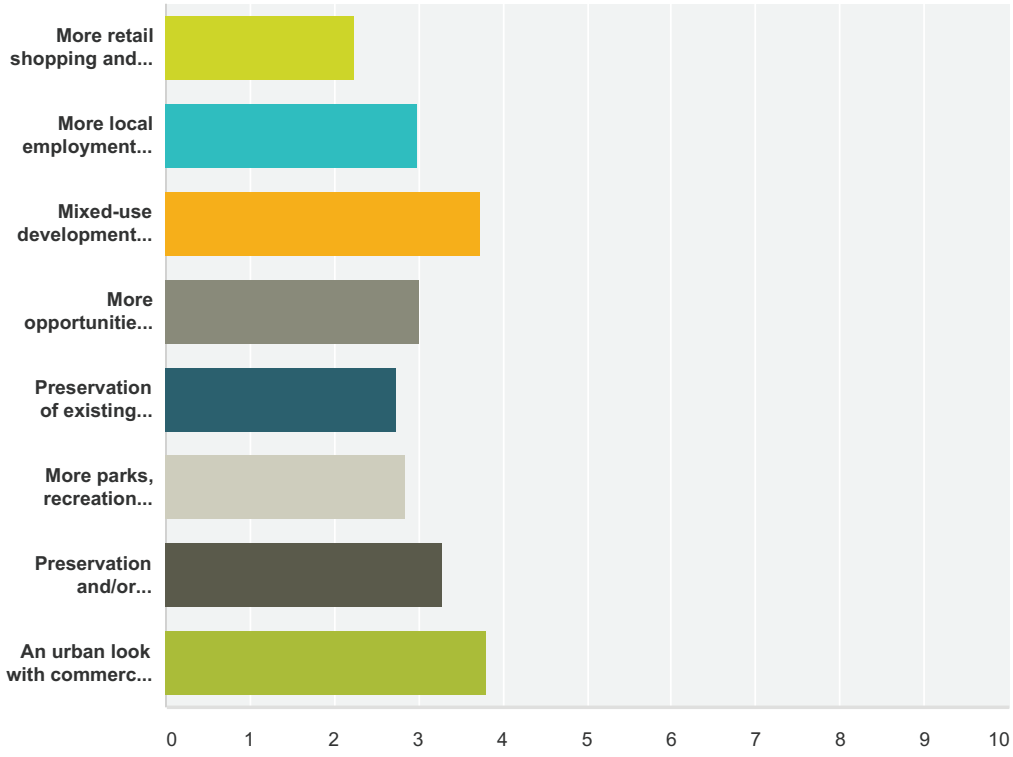
Answered: 882 Skipped: 60



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

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

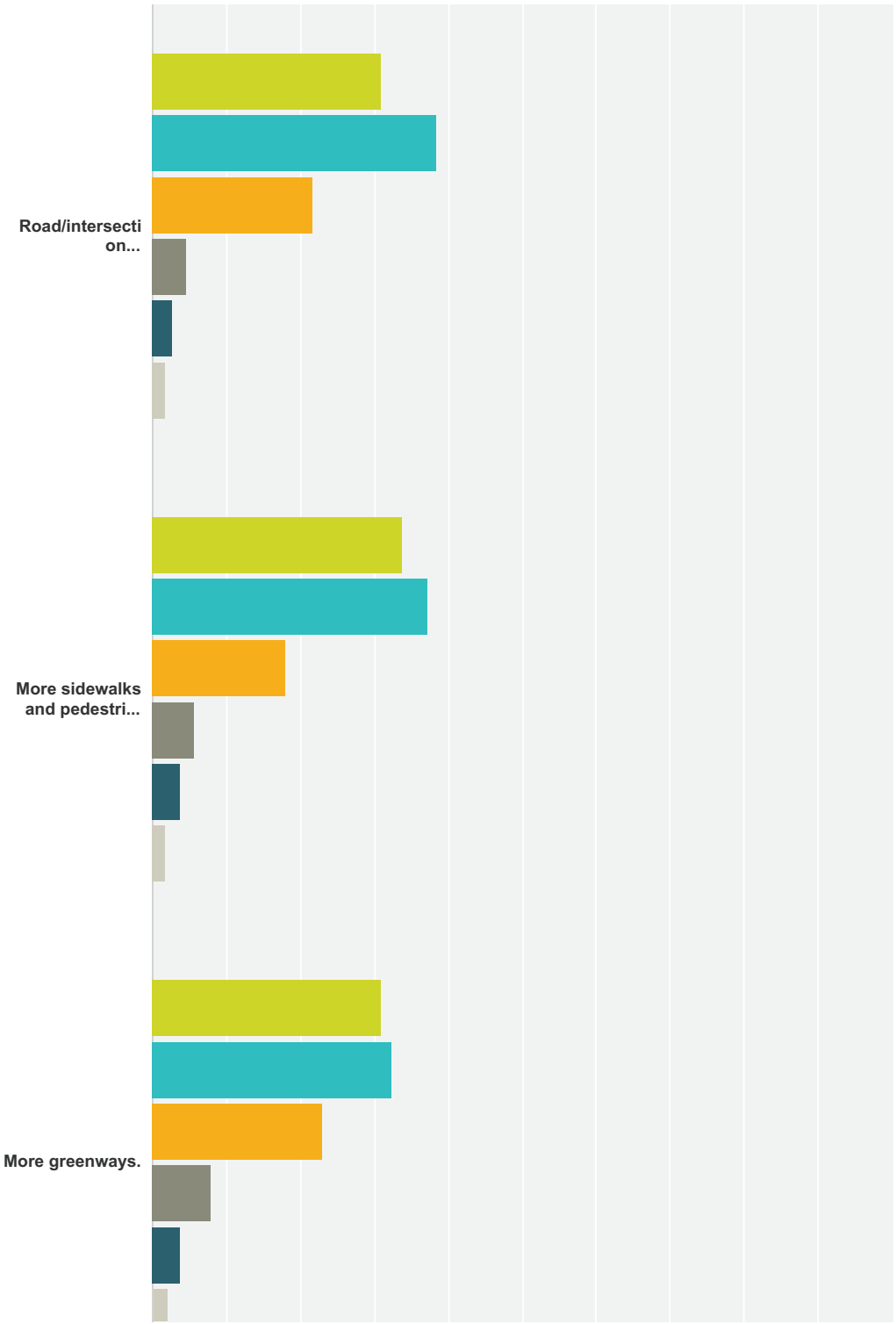
Answered: 732 Skipped: 210



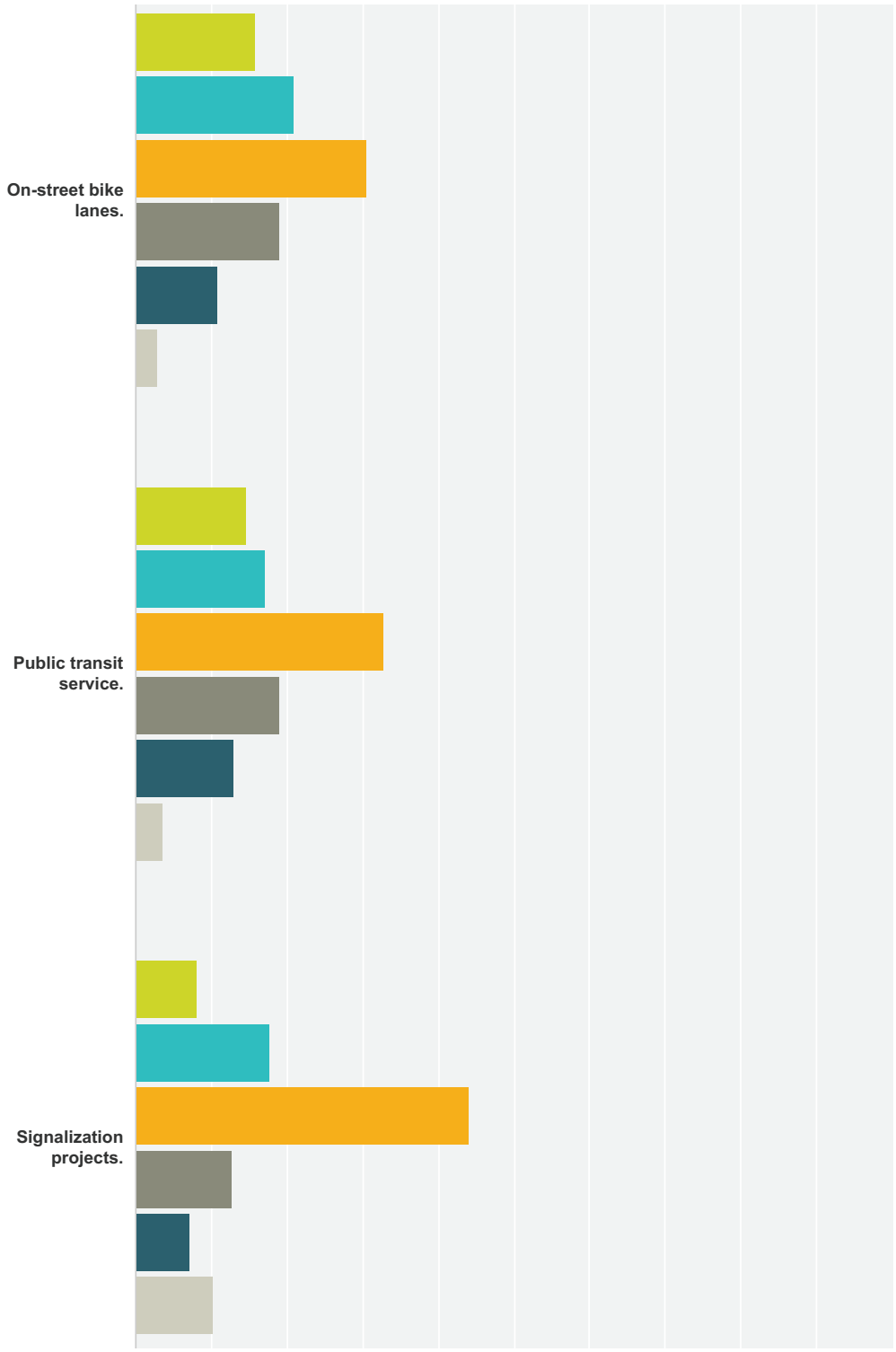
	1	2	3	4	5	Total	Weighted Average
More retail shopping and/or restaurants.	**47.17%** 267	**16.96%** 96	**13.78%** 78	**10.07%** 57	**12.01%** 68	566	2.23
More local employment options.	**20.41%** 89	**23.39%** 102	**15.37%** 67	**19.72%** 86	**21.10%** 92	436	2.98
Mixed-use development (residential/non-residential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

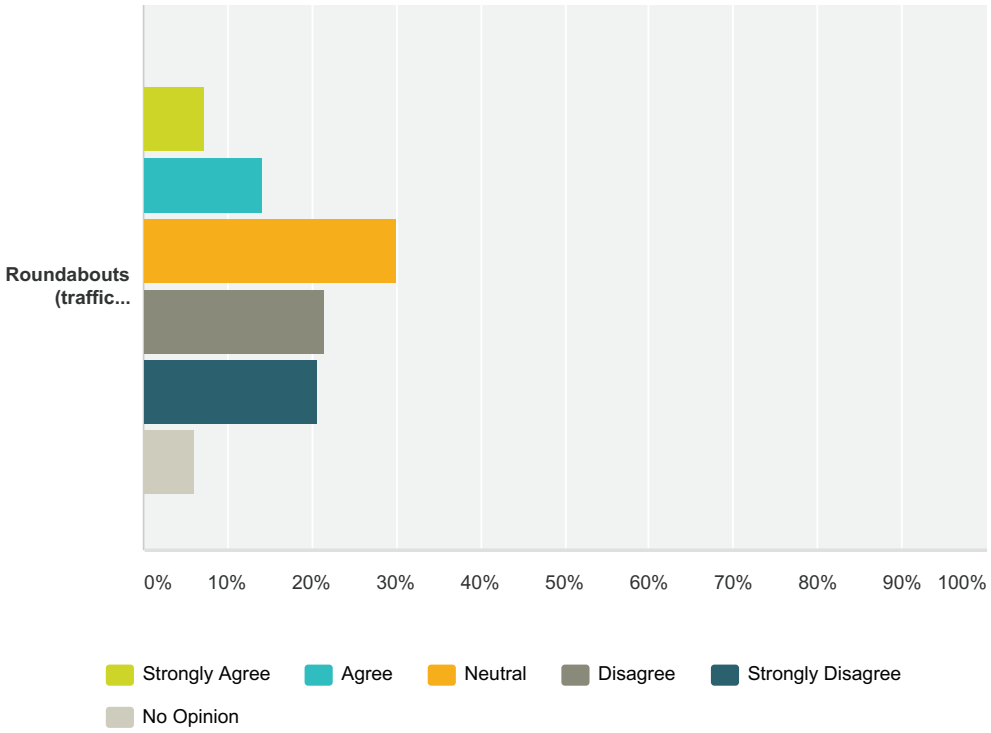
Q12 Level of Agreement: 1- Strongly Agree, 2- Agree, 3-Neutral, 4- Disagree, 5- Strongly Disagree, 6- No Opinion"I would be willing to dedicate more taxes and public fees to pay for…"

Answered: 703 Skipped: 239



Appendix D: Survey Results

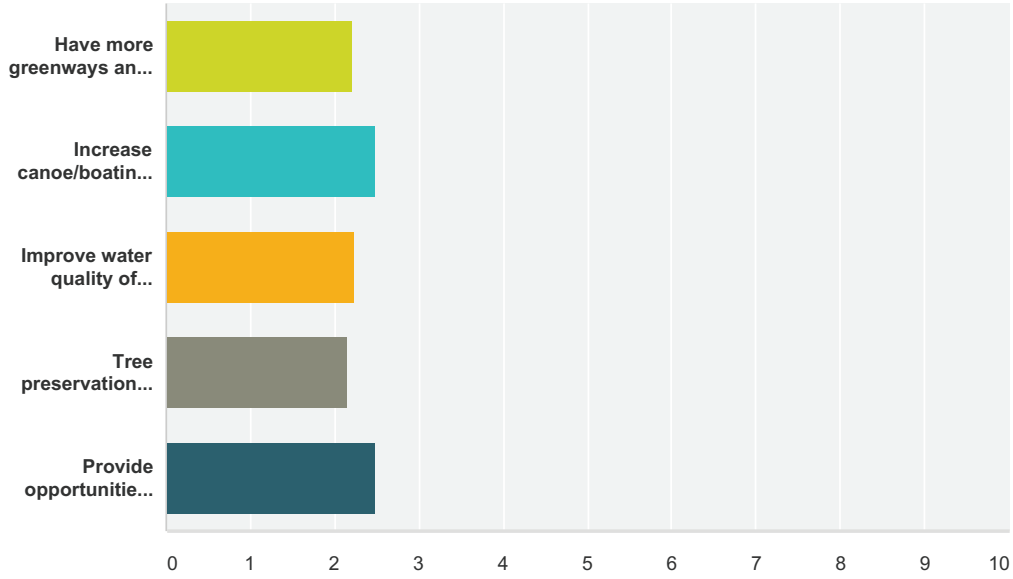




	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	No Opinion	Total	Weighted Average
Road/intersection improvements.	**30.80%** 211	**38.39%** 263	**21.75%** 149	**4.67%** 32	**2.77%** 19	**1.61%** 11	685	2.15
More sidewalks and pedestrian improvements.	**33.87%** 233	**37.06%** 255	**18.02%** 124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

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

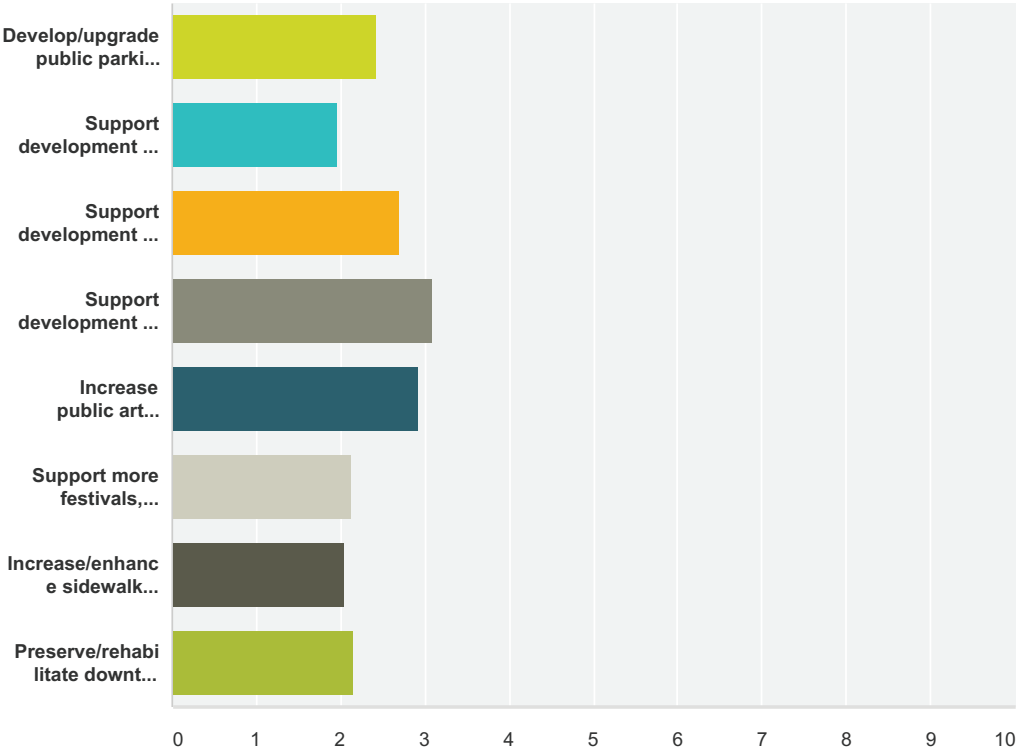
Answered: 688 Skipped: 254



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

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

Answered: 683 Skipped: 259



Appendix D: Survey Results

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

Think CLAYTON. Think B.I.G.

Bold. Innovative. Growth.

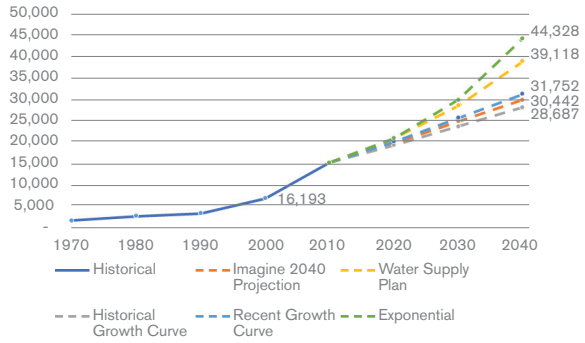
A PLAN FOR CLAYTON'S FUTURE

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

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

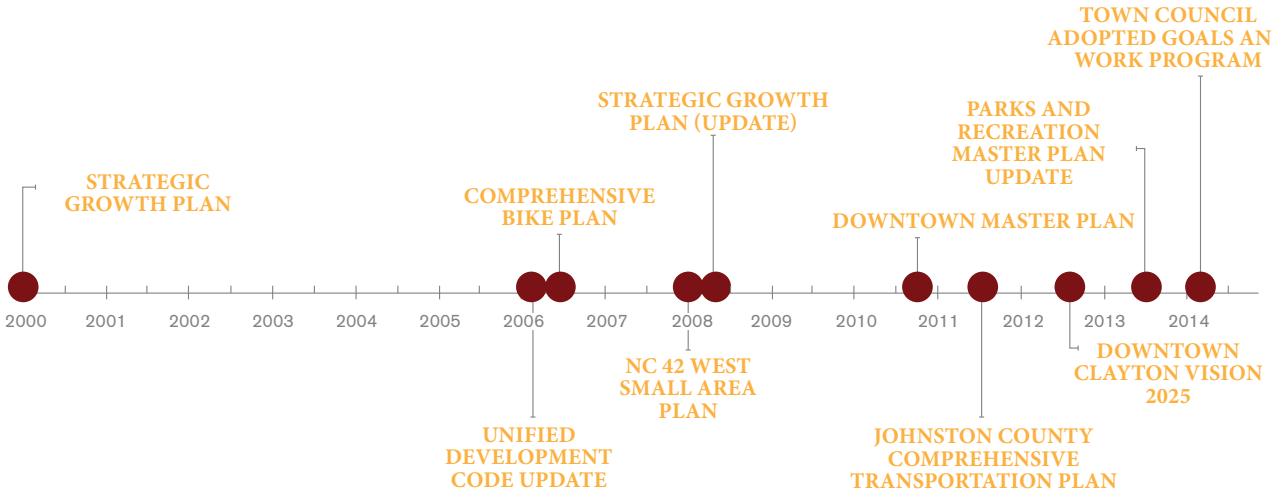
These are all important questions that deserve careful thought. This planning process will help the community answer some of these questions and keep Clayton on a path to proactively manage growth in a way that results in a stronger and more prosperous community.

PROJECTED POPULATION



GREAT PLANS transform communities into GREAT PLACES.

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



Think Clayton. Think Housing.

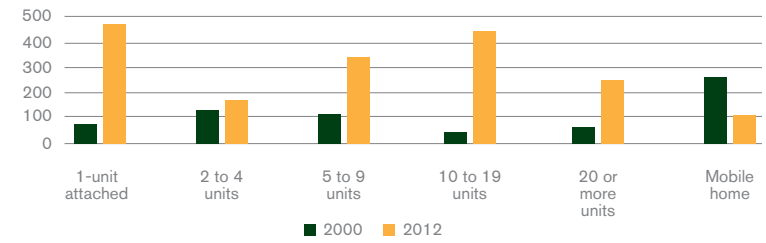
TODAY

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

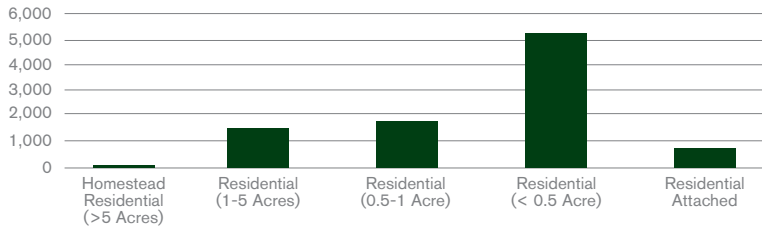
TRENDS

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

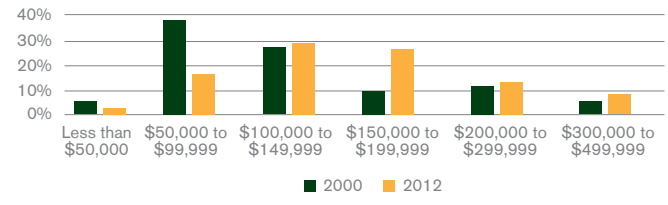
ATTACHED AND MULTI-FAMILY HOUSING



SINGLE FAMILY RESIDENTIAL LOTS BY SIZE AND TYPE



HOUSING VALUE 2000 - 2012



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

APARTMENT HOMES

CONDOMINIUMS

SMALL LOT

TOWNHOMES

SINGLE FAMILY DETACHED

Think Clayton. Think Mobility.

PROGRESS

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

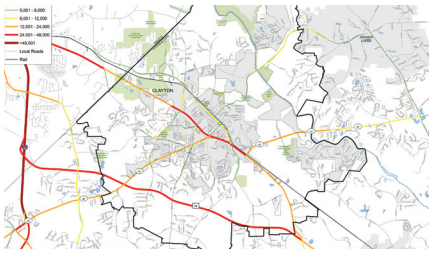
DRAFT STATE TRANSPORTATION IMPROVEMENT PROGRAM (STIP) 2015-2025

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

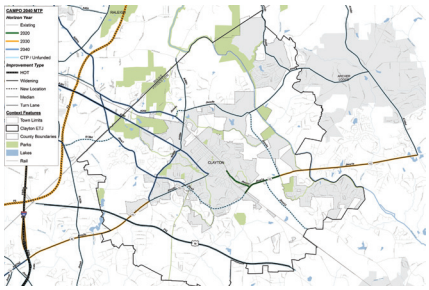
Data Source: North Carolina Department of Transportation, Draft State Transportation Improvement Program 2015-2025, Released December 2014

ROADWAY

AVERAGE DAILY TRAFFIC (ADT)



CAPITAL AREA METROPOLITAN PLANNING ORGANZIATION (CAMPO) ROADWAY PROJECTS



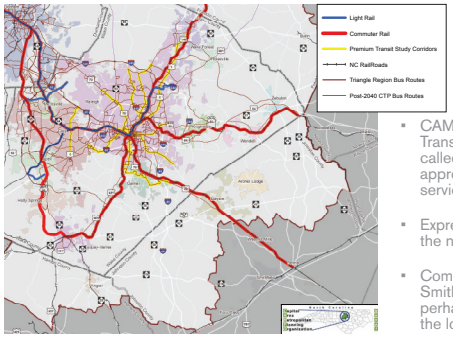
MAJOR ROADWAY STATISTICS

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

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

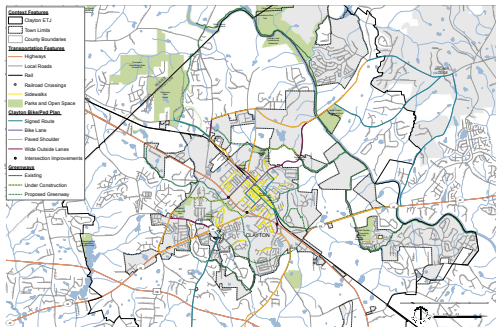
ACTIVE TRANSPORTATION MODES

CAMPO TRANSIT PLAN



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

BIKE/PED



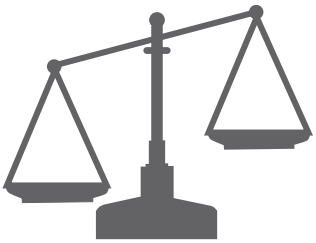
- Clayton has 16.3 miles of sidewalk and is a regional destination for mountain bikers
- In 2006 the Clayton Bike Plan recommended improved on-road bicycle facilities and off-road greenways
- Since 2006 8.5 miles of greenway have been constructed

Think Clayton. Think Land Use.

RESIDENTIAL VS. NON-RESIDENTIAL

41.5%
RESIDENTIAL*

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



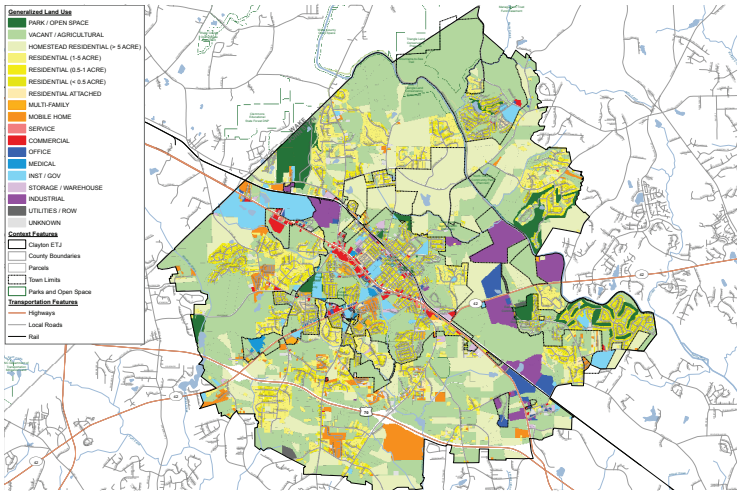
9.6%
NON-RESIDENTIAL*

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

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

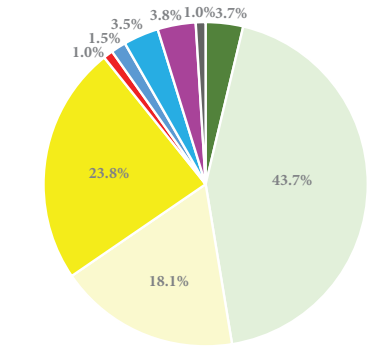
- The majority of land in the Clayton study area (Town limits + ETJ) is in residential uses (41.5%).
- The majority of single-family residential properties are less than 0.5 acres in size. These parcels account for only 5% of the land area but make up 32% of all property values.
- Vacant land comprises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

EXISTING LAND USE

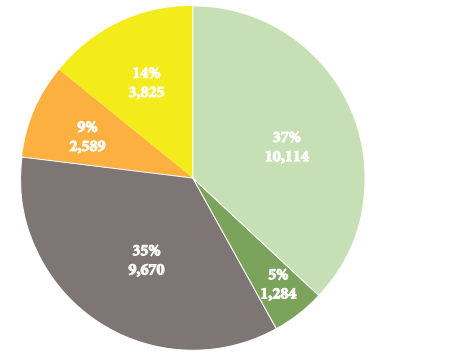


Data Source: Johnston County Tax Parcels, LandDesign

EXISTING LAND USES



LAND SUPPLY (ACRES, PERCENT)



Think Clayton. Think Parks & Open Space.

TODAY

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

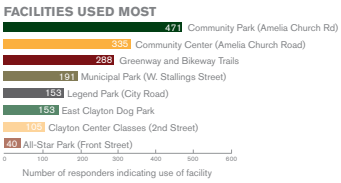
242 ACRES
of parkland existing

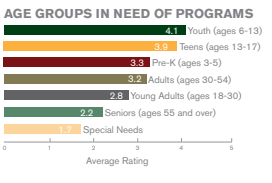
187 ACRES
planned

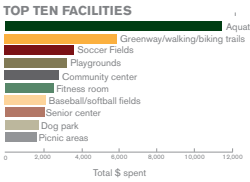
8.5 MILES
of greenway existing

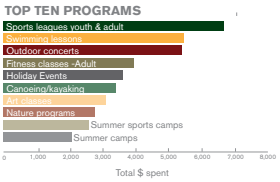
2.5 MILES
under construction

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









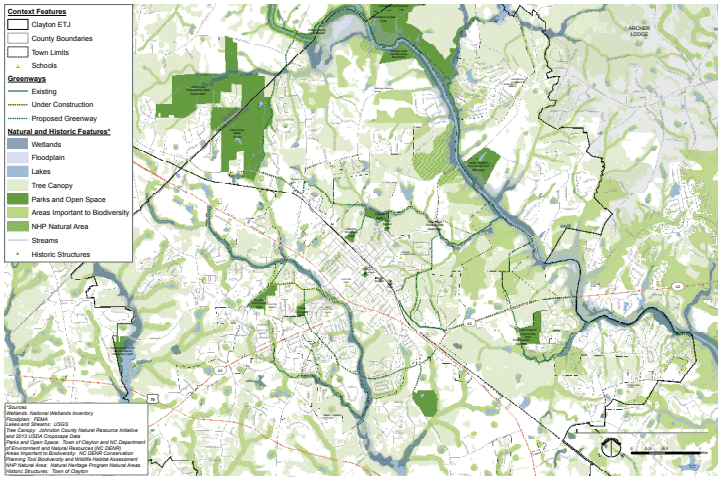
IMPACT

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

ENVIRONMENTAL	ECONOMIC	SOCIAL
⬆ Air quality	⬆ Property values	⬆ Community cohesion
⬆ Water quality	⬆ Direct use value	⬆ Health
⬆ Wildlife habitat	⬆ Tourism value	⬇ Obesity
⬇ Heat island effect		⬆ Education
⬆ Comfort		

INVENTORY

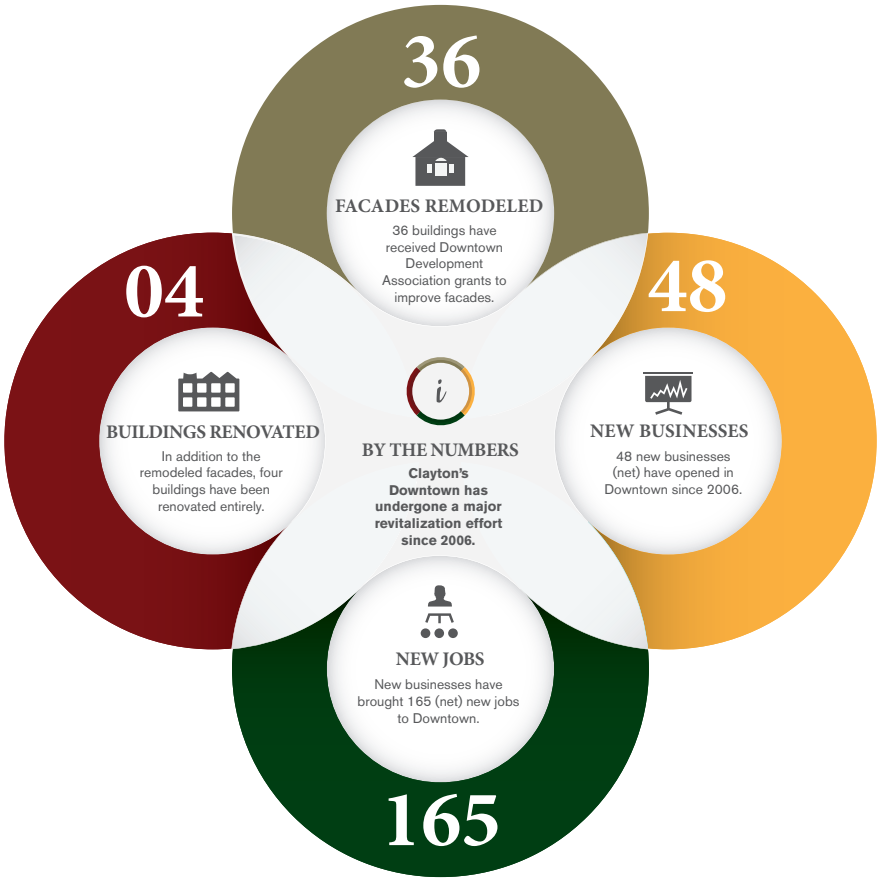
PARKS AND NATURAL RESOURCES



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

Think Clayton. Think Downtown.

ACHIEVEMENTS



INVESTMENTS 2008-2014

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

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

Data Sources: Downtown Development Association Main Street Statistics 2014

Case Studies

CASE STUDY 1

Hickory Inspiring Spaces

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

The Inspiring Spaces Master Plan identifies more than 50 projects that, if implemented, will produce both tangible and intangible benefits. The primary objective is to spur economic development by enhancing the quality of life and the built environment; strengthening the City's identity, image, and sense of place; and preserving open space. To secure funding for project implementation, the City put a $40M bond referendum on the November 2014 ballot. Though the planning process launched efforts to build public support, a citizen-led group called Boost Hickory increased support by touting the benefits of implementing the Inspiring Spaces Master Plan. Boost Hickory's campaign was effective; it resulted in over 60% voting in favor of the bonds.

CASE STUDY 2

Downtown Statesville Streetscape Improvement Project

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

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

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

Appendix F: Case Studies

CASE STUDY 3

Walk{Mount Hope}

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

CASE STUDY 4

Downtown Benson Residential Incentive Grant

Many of the buildings in downtown have multiple stories that are often underutilized. The recommended use for such opportunity is residential. Upper story residential opportunities do two things for the downtown community: initially it provides the downtown with permanent residents that will utilize the downtown businesses on a day to day basis; secondly it supplies an opportunity for rental property that is both attractive and affordable for a younger demographic. In addition to rehabilitation loans, tax credits and outside grant opportunities many municipalities offer a onetime grant. This grant should have a $2,500 maximum amount and should be used for up-fitting the upper floor(s) of any downtown commercial building for a residential tenant. This will be a 1:1 matching grant program. This grant may not be used for any other ground floor or upper floor use.

Grant amount: $2500

Additional information:
http://www.townofbenson.com/pdf/town-of-benson-development-incentive-toolbox.pdf

CASE STUDY 5

Concord's Upper Floor Grant Program

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

Grant amount: $2,500

Additional information:
http://www.concorddowntown.com/TheCDDC/Grants.aspx

CASE STUDY 6

Knightdale's Water Allocation Policy

Knightdale's Water Allocation Policy is an example of an innovative approach to encouraging quality development that enhances the Town's tax base, increases infrastructure investment, promotes green development and improves access to amenities. A proposed development must obtain a certain number of points to receive a water allocation exceeding 250 gallons per day (a level necessary to support a single family home or limited business use). Points can be awarded for preferred land uses, roadway improvements, gateway improvements, transit facilities, amenities (private greenways) and offsite (public) greenway improvements. See Knightdale's Ordinance for more details.

For More Information:
www.knightdalenc.gov/modules/showdocument.aspx?documentid=1661