

AGENDA
CLAYTON PLANNING BOARD MEETING

Monday, March 23, 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. December 17, 2014 Meeting

B. January 26, 2015 Meeting (Table to April Meeting)

C. February 23, 2015 Meeting (Table to April Meeting)

IV. REPORTS AND COMMENTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 14-126-01-RZ Proctor's Place Rezoning

Request to rezone .75± acres located between the apartment building at 444 W Main Street and the commercial building at 510 W Main Street from R-6 to B-2.

B. 15-05-01-RZ Horne Memorial Rezoning I

Request to rezone three parcels (0.71 acres) located near Horne, Page, and Church Streets from Residential-6 (R-6) to Office-Institutional (O-I).

C. 15-05-02-RZ Horne Memorial Rezoning II

Request to rezone two parcels (0.22 acres) located near Horne, Page, and Church Streets from Residential-6 (R-6) to Office-Institutional (O-I).

D. 15-08-02-RZ RWAC – Raven’s Ridge 8C Rezoning

Request to rezone a property located east of and adjacent to the Neuse River, south of and adjacent to the existing Riverwood Athletic Club (formerly known as the House Tract) from R-E to R-8. The property is currently in process of being annexed into the Town of Clayton.

E. 15-08-01-SUB RWAC – Raven’s Ridge 8C Major Subdivision/Master Plan Modification

Request to approve a preliminary subdivision plan for Raven’s Ridge Phase 8C in the Riverwood Athletic Club (RWAC) Planned Development, allowing 33 single family detached residential units, within Town Limits (pending annexation).

F. Text Amendment – Modification to Article 2 of the Unified Development Code

Addition of a new non-residential zoning category to the residential zoning districts established under Section 155.200 of the Unified Development Code.

G. RZ 2014-99 Magnolia Pointe Rezoning – POSTPONED, waiting for required information from the applicant

Request to rezone 13.89 acres located on the west side of Shotwell Road, between US 70 Business Highway West and Amelia Church Road from Planned Development Mixed Use (PD-MU) and Residential-10 (R-10) to Residential-8 (R-8).

H. PSD 2014-97 Magnolia Pointe Major Subdivision – POSTPONED, waiting for required information from the applicant

Request to approve a major preliminary subdivision for a property located on the west of Shotwell Road, between US 70 Business Highway West and Amelia Church Road.

I. INFORMAL DISCUSSION AND PUBLIC COMMENT

J. ADJOURN

**MINUTES
CLAYTON PLANNING BOARD
DECEMBER 17, 2014**

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

PRESENT: Frank Price (Chair) (ETJ), David Teem (Vice Chair) (TL), George “Bucky” Coats (TL), Jim Lee (ETJ), Ronald L. Johnson (TL), Dana Pounds (ETJ), Marty D. Bizzell (ETJ), Robert J. Ahlert (TL), James Lipscomb (ETJ) [Alt.], Jean M. Sandaire (TL) [Alt.], Sarah Brooks (TL); Bob Satterfield (Councilman); Michael Grannis (Councilman)

ABSENT:

ALSO PRESENT: David DeYoung, Planning Director; Emily Beddingfield, Planner; John McCullen, Town Engineer; Stacy Beard, Public Information Officer; Rebecca Powers, Clerk to Board of Adjustment

I. CALL TO ORDER:

At 6:00PM Frank Price called the meeting to order. David DeYoung took roll at 6:01PM.

II. ADJUSTMENTS TO THE AGENDA:

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

III. APPROVAL OF MINUTES FROM THE SEPTEMBER 22, 2014 REGULAR PLANNING BOARD MEETING:

Mr. Price acknowledges that the agenda shows approval of minutes for both the October and November meetings have been moved to the January 26, 2015 meeting.

IV. REPORTS/COMMENTS:

David DeYoung states there are two reports. First introduces Jay McLeod as new Planner and reintroduces Rebecca Powers as staff and new Board Clerk. Second he goes on to give updates on the ParkView Development.

Mr. DeYoung starts the update by address the community’s access points. Originally the three access points included two on City Road and one on Liberty Lane. The one on Liberty Lane will stay, but one on City Road is being removed and instead being moved to connect to the Creech tract which is planned to come in shortly for development approval. Mr. DeYoung states that staff and the developer believe this will be a better connection. Mr. DeYoung points out that if

the entrance configuration remains the same at Liberty Lane, then Liberty Lane will need to be improved to a 27 back to back road right of way and a 50 foot right of way.

Mr. DeYoung goes on to address the concern regarding parking spaces at the community garden, explained that the developer has added 3-4 spaces to the plan.

Mr. DeYoung next address the overall concern from the Board regarding the greenway vs. side walk fee in lieu not being equivalent. He explains that the developer went back and did research and found that they are almost equivalent in length and cost. He then states that the 10 foot greenway will run the length of City Road and Sam's Creek which brings great value to the Town.

Mr. DeYoung also addressed the concern about having to obtain easements from some land owners that weren't included in the parcel being developed in order to have the greenway connection. Mr. DeYoung states that the path is going to deviate from the right of way, which will allow connectivity without having to obtain the easements from the land owners.

The next concern was the traffic study. Mr. DeYoung explains that the study conducted showed that the project did not generate enough traffic to require any roadway improvements. Mr. DeYoung explained that NCDOT and Planning Department staff disagreed with that. They both have come to the conclusion that 2 left turn lanes are needed, one on City Road at the main entrance and one into Legend Park.

Mr. DeYoung also mentions that the developer is asking that whatever fee in lieu is left over to improve Legend Park, possibly entrance modifications, especially when Sam's Branch continues phase 3.

Lastly, Mr. DeYoung addresses some of the Civitan's concerns, specifically lighting and how to notifying existing owners. He explains that they went back and measured some of the buffer areas and most have existing buffers that are more than the minimum requirement, and if not they will place whatever is necessary to inhibit lighting issues. Civitan was also concerned about Cross Street coming in and hitting the right field of one of their baseball diamonds. Staff, Council, and Town Manager are working on a plan to abandon Cross Street and a portion of Kilgo Street, as it's not desirable for the developer, the Civitans, or the Town and would be a win-win to drop this street. Mr. DeYoung offers to answer any questions and states that the developer is there to answer any questions as well.

Jim Lee asks about the turn lanes on City Road for clarification. He states that with this project and future projects will warrant a decel lane to keep people from getting rear-ended. Mr. DeYoung states that a decel lane is still a condition in approving the plan and that NCDOT says that the volumes are pretty low, maybe 40 right turns. Mr. Lee still insists that the future development near this property needs to be taken into consideration, not so much what is there now. Mr. DeYoung agrees that it should be considered.

Marty Bizzell states that the changes look great and asks if the Civitan has been informed of the updates. Mr. DeYoung states that yes; the Civitan has been notified along with some adjacent property owners and Reid can explain that in more detail.

Reid Smith, 1117 Pritchard Road, approaches the podium. He thinks things are going in the right direction and the meetings with both the neighbors and Civitan, as well as with the Planning Board are only helping to make this project better. He goes on to explain that he has met with the Civitans and they were ecstatic about the idea of dropping Cross Street. He then states that the walking trail will connect to the parks on Cross Street and are still working out the details in regards to how it will connect to the Civitan's Park, but will have that mapped out before the Town Council meeting.

V. OLD BUSINESS:

Mr. DeYoung states that there is none and they move on to new business.

VI. NEW BUSINESS:

A. SP 2014-136 Lot 4 at Spring Branch – Major Site Plan

This is a request for an approximately 10,000 sq. ft. multi-tenant building including an end unit drugstore with a drive thru. Mr. DeYoung begins by explaining that the building will be located within the Spring Branch development, close to the nursing home which will be opening very soon. He gives info on the surrounding buildings, which includes the medical office building. He also mentions the neighboring assisted living facility. Mr. DeYoung gives details about the building 10,000 sq. ft., one story, mixed use building, including retail. He states that the lot is 75% impervious and shows 50 parking spaces required by code. Mr. DeYoung then shows the site layout on slide show, pointing out two access points, parking in the front, loading and garbage in the rear. Mr. DeYoung the points out the driveway on the South side of the building along with other requirements for drive-thrus. He goes on to explain that the roof top mechanical equipment will be screened from view. He states that they are providing crosswalks on all 4 sides of the roundabout making it easily accessible and easy to move around the development. He also mentions that the developer has included a bike rack which is required by code.

Mr. DeYoung moves on to the landscaping and buffering details. He states that there are no recreation or open space requirements. Environmental issues were resolved with the original Master Plan Development. Mr. DeYoung states that they are going to have a monument sign and will have to obtain permits from the Planning Department.

Mr. DeYoung then states that there is really only one thing that the site is not in compliance with and that's the small area plan. The small area plan suggests buildings that front on main roads, particularly at intersections, should be pulled up to the road with all parking to the rear or side. Staff thinks they can let it slide since they were so far along in the process and probably couldn't make accommodations at that point, but future parcels that front to Hwy 42 will be expected to meet that code. Mr. DeYoung then explains that the proposed development is consistent with surrounding land use and Strategic Growth Plan, all Unified Development Code requirements,

and Spring Branch Master Plan with some conditions. Staff is recommending approval with conditions stated in Staff Report.

Jim Lee asks about elevations. Mr. DeYoung states that the elevations will have to match the style of the rest of the Spring Branch Development. Mr. Lee also asks about the mailboxes being in the back of the building. Mr. DeYoung states that he'll let the applicant address that, and that they have been deferring to the post office about that.

Marty Bizzell asks about five spaces as the queueing requirement. Mr. DeYoung states that it's actually four from the window, plus a bypass.

Bob Satterfield asks if the back of the building will be facing another street. Mr. DeYoung explains that it will be an access street not a named street. Mr. Satterfield wants them to keep the back side of the building looking nice. Mr. DeYoung explains that screening on all four sides is required. Mr. Satterfield mentions Stucco and explains that it's more that the architectural features stay consistent on the back of the building as well. Mr. DeYoung states that he will let Gabe Guillois address that question.

Johnathan Barnes of 446 E Main Street Clayton, approaches the podium. He introduces himself and offers to answer any questions along with Gabe Guillois and Trey Evans. He first addresses the mailboxes being at the back of the building, stating that it initially made sense that the tenants would be going out back to check the mail.

Gabe Guillois with the Lundy Group approaches the podium and addresses Mr. Satterfield's concern of the architectural features of the back of the building matching the front. Mr. Guillois explains that he will have to sit down with the architect, and that he isn't so sure that he wants it to match completely, but understands what Mr. Satterfield is saying.

Mr. DeYoung approaches the podium again and recommends making another condition to address the previous concern, stating that architecture shall be similar on all four sides of the building. Mr. Price adds that as condition 10.

At 6:33PM Sarah Brooks makes a motion to approve PSD 2014-136 with conditions. Ronald Johnson seconds the motion. The request passes unanimously at 6:33PM.

B. Text Amendment to 155.705 (O) of the UDC – update and clarify major vs. minor modifications to Planned Development Master Plans.

Mr. DeYoung begins explaining item B. He states that this section of the code has been causing some problems. It requires that amendments to master plans of subdivision plans they have the ability to do changes up to 10%. The problem is it states 'as long as the quantity of phases remains'. He explains that the economy is different, there are smaller take down of lots than what previously used to come through for approval. Mr. DeYoung states that staff should be able to handle this without Planning Board having to sit through approval request. This modification would allow staff to modify subdivisions and master plans on their own for minor changes, or administrative modifications. Major modifications will still need to go back to

Planning Board and Town Council. It's also stated that if this amendment is approved by the Planning Board, it will move on for Town Council consideration.

At 6:37PM Mr. Lipscomb makes a motion to approve the Text Amendment to the UDC. The motion is seconded by Mr. Ahlert. After discussion, it's decided that Mr. Lipscomb can't make a motion as an alternate tonight. At 6:38PM Mr. Ahlert makes the motion to approve the amendment. Mr. Lee seconds the motion and at 6:38PM it passes unanimously.

C. Adoption of 2015 meeting schedule

Mr. Price briefly covers the proposed 2015 schedule. Mr. Ahlert makes a motion to approve the 2015 meeting schedule at 6:40PM. Mr. Teem seconds the motion and it passes unanimously at 6:40PM.

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT

Mr. Price states that there are no audience members to come up and comment and asks if anyone else has anything to share. He goes on to sincerely thank the Town and Staff for the wonderful social the night before. Mr. DeYoung lets them know we have gifts for those who didn't get theirs last night.

VII. ADJOURN

At 6:42PM Mr. Teem motions to adjourn. Mr. Price explains that all in favor can stand and leave. The meeting ends at 6:42PM

Duly adopted this 26th day of January 2015, while in regular session.

X

Frank Price
Planning Board Chairman

ATTEST:

X

Rebecca Powers
Clerk to Planning Board



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*Planning Board
March 23, 2015*

STAFF REPORT

Application Number: 14-126-01-RZ (Rezoning)
Project Name: Proctor's Place east parking lot rezoning
NC PIN / Tag #: 165916-94-0664 / 05023036B
Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: Calvary Chapel
Owner: Sherald and Diane Lee
Neighborhood Meeting: Held February 16, 2015
Public Noticing:

- sign posted March 19, 2015
- letters mailed TBD, 2015
- newspaper ad TBD, 2015

PROJECT LOCATION: The property is located at 510 W Main Street between an apartment building at 444 W Main Street and a commercial building at 510 W Main Street.

REQUEST: The applicant is requesting approval to rezone .75± acres located between apartment building at 444 W Main Street and commercial building at 510 W Main Street, in between Main St and the railroad tracks.

SITE DATA:

Acreage: 0.75± acres
Present Zoning: Residential-6 (R-6)
Proposed Zoning: Business-2 (B-2)
Existing Use: Vacant

ADJACENT ZONING AND LAND USES:

North: Zoning: Residential-10 (R-10)
Existing Use: Single Family Residential and Railroad Tracks

South: Zoning: Residential-6 (R-6)
Existing Use: Single Family Residential

East: Zoning: Residential-6 (R-6)
 Existing Use: Apartments

West: Zoning: Business-2 (B-2)
 Existing Use: Office Building (Proctor’s Place)

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting approval for rezoning of the subject property from Single Family Residential 6 (R-6) to Neighborhood Business (B-2). The site is currently vacant.

The site is on Main Street and B-2 is a compatible zoning for this area. The applicant has indicated that if approved, the site would be developed as a parking lot for uses at the associated Proctor’s Place office complex. However, all uses permitted in the B-2 zoning district would be permitted if the site is rezoned. For example, the following uses are permitted by-right in B-2: Boarding House, Car Wash/Auto Detailing, Bank, Funeral Home, and Medical Office. This list represents some of the more intensive uses that may occur in B-2. Proctor’s Place office park is adjacent to this parcel, and represents another use (General Office) that is permitted and generally occurs in B-2.

Compatibility with Surrounding Land Uses

This property is currently a vacant lot that is being used as overflow parking for Proctor’s Place (zoned B-2), which is located to the site’s west. The railroad Right-Of-Way (ROW) on the north side of the site provides a natural barrier to the residential lots and cemetery that lie on the other side of the ROW. An apartment complex is on the east side. The site is bounded on the south by Main St, which means it is a high-visibility site. Residences are to the south of the site. Overall, B-2 is compatible with the surrounding uses, particularly since the site is on Main St.

The Unified Development Code provides certain protections for residential properties adjacent to commercial uses, primarily in the form of buffering. Adjacent properties could expect a minimum six foot visual screening from the property if developed as a commercial use. Landscaped buffers (Class B) would be required on all sides of the property except the west. (See §155.402(E)).

Access/Streets:

The property fronts on and is currently accessed from Main St. Access is not a problem.

Consistency with the Strategic Growth Plan

This rezoning is consistent with Objective 2.1, and while not consistent with the proposed land use map (it is shown as residential on the proposed land use map – see attached map), the growth of downtown and existing uses and zoning surrounding this property make B-2 an appropriate designation.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-6 to B-2.
 - Rezonings are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with an adopted plans and policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
-

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

- 1) Aerial Map
- 2) Existing and Proposed Zoning Map
- 3) Proposed Land Use Map
- 4) Table 2.1 – allowed uses
- 5) Application
- 6) Neighborhood Meeting Materials (if available)
- 7) Statement of Consistency and Reasonableness



14-126-01-RZ Proctor's Place East Parking Lot Rezoning from R-6 to B-2

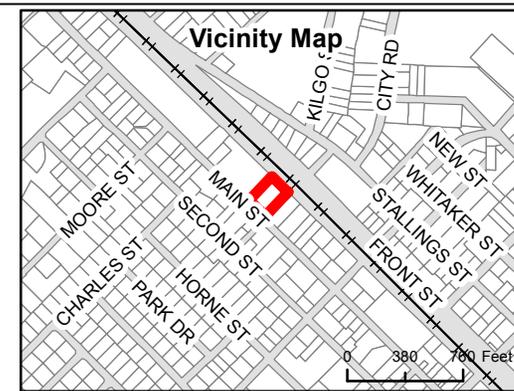
Applicant: Calvary Chapel
 Property Owner: Sherald and Donald Lee
 Parcel ID Number: 165916-94-0664
 Tag #: 05023036B

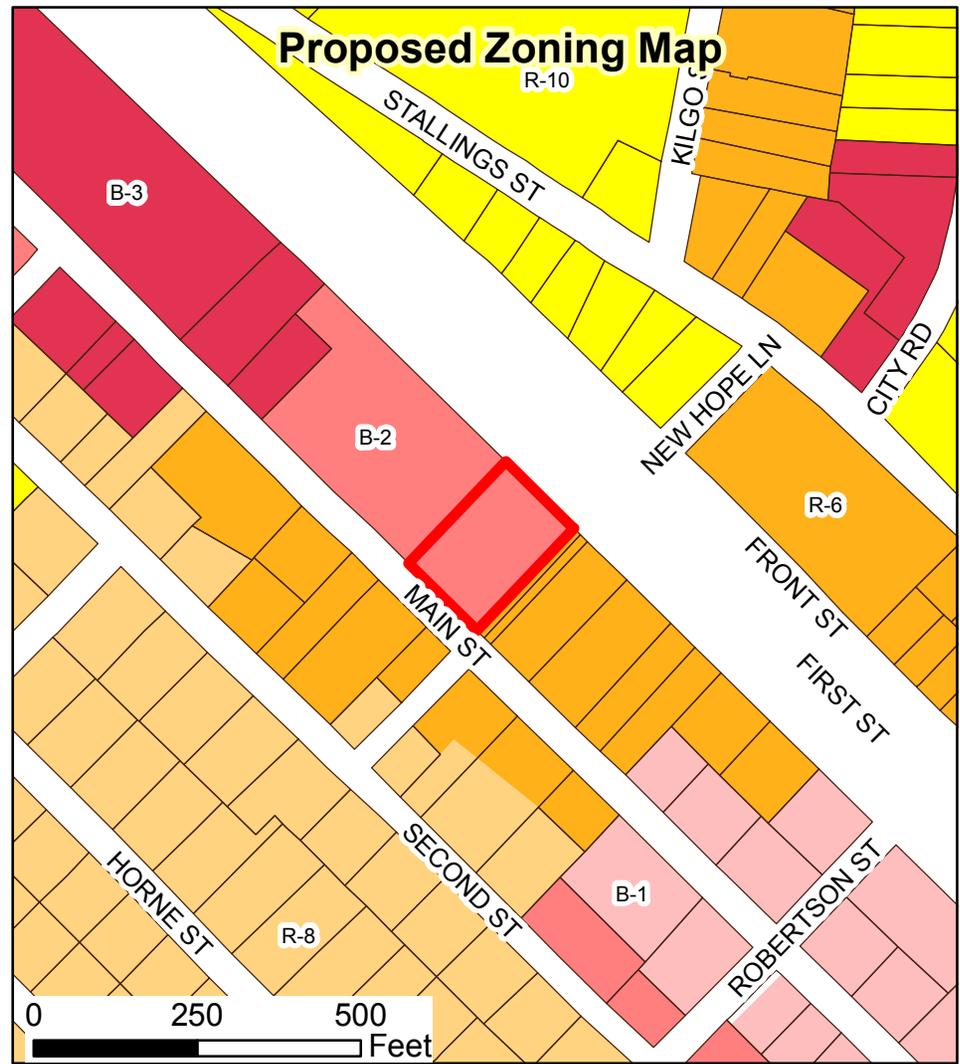
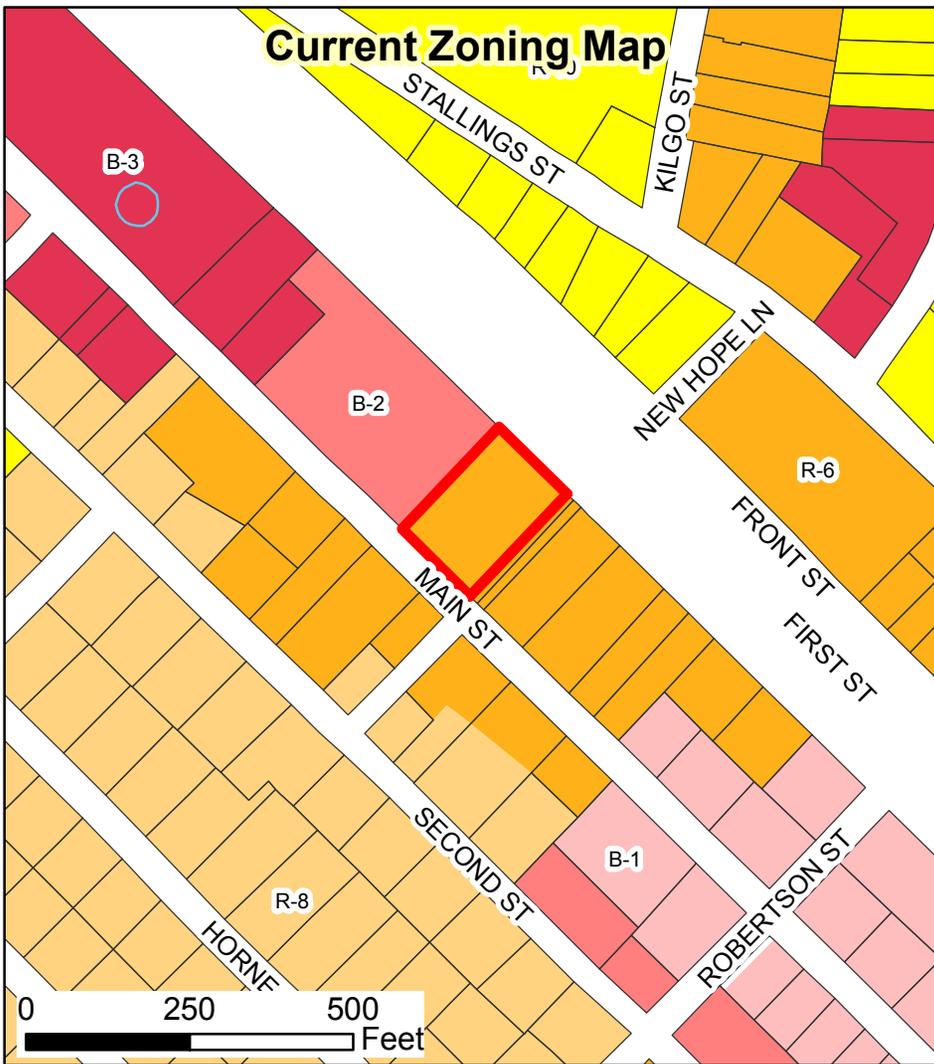
Produced by: TOC Planning

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



03/14/2015





14-126-01-RZ Proctor's Place East Parking Lot Rezoning from R-6 to B-2

Applicant: Calvary Chapel
 Property Owner: Sherald and Donald Lee
 Parcel ID Number: 165916-94-0664
 Tag #: 05023036B

Produced by: TOC Planning

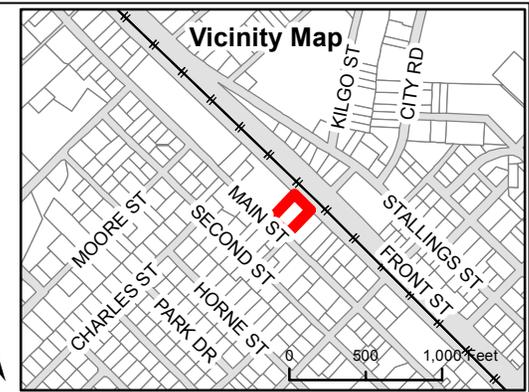
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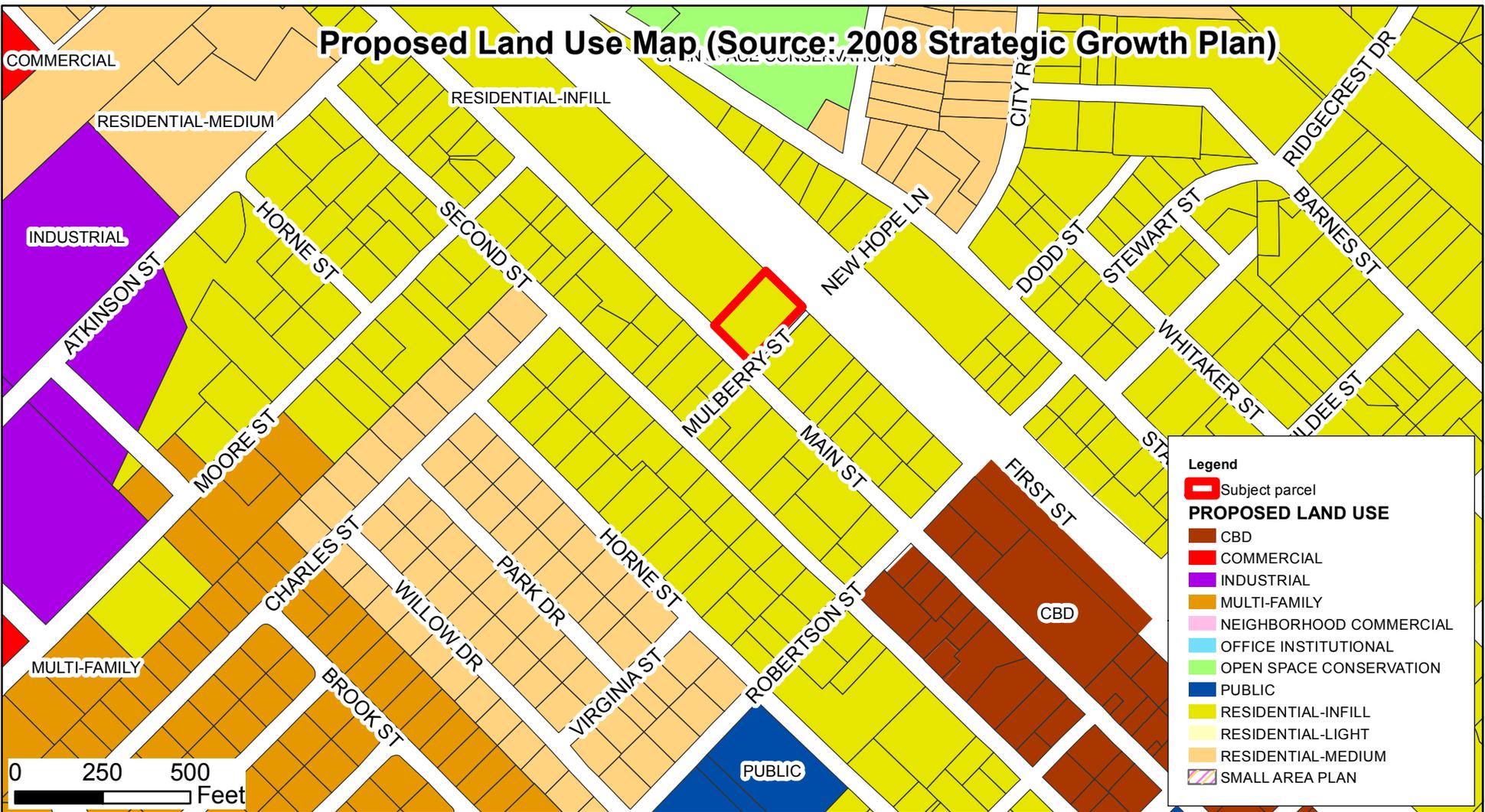


3/14/2015

Legend

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





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

14-126-01-RZ Proctor's Place East Parking Lot Rezoning - R-6 to B-2

Applicant: Calvary Chapel
 Property Owner: Sherald and Donald Lee
 Parcel ID Number: 165916-94-0664
 Tag #: 05023036B

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03/14/2015

Vicinity Map

0 500 1,000 Feet

Table 2-1 Use Regulations

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Residential Uses												
Adult Care Home (2-6 Adults)	P	P	P	P								\$155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S			\$155.301(A)
Adult Care Home (13+ Adults)						C	S	S	S			\$155.301(A)
Alley Loaded House		P	P	P								\$155.301(B)
Apartments		S	S	S	S	S	S	S	S			\$155.301(C)
Boarding House				C		P		P				\$155.301(D)
Child Care Home	C	C	C	C	C							\$155.301(E)
Manufactured Home	P											\$155.301(F)
Manufactured Home Park	S											\$155.301(G)
Nursing Home (Congregate Living Facility)	C			C		P		S	P			\$155.301(H)
Two family House		S	S	S	S							\$155.301(I)
Townhouse		S	S	S	S	S	S	S	S			\$155.301(J)
Security/Caretaker Quarters	C								C			\$155.301(K)
Single Family House	P	P	P	P								\$155.301(L)
Upper-story Residence	S	S	S	S	S	P	P	P	P			\$155.301(M)
Zero Lot Line House		P	P	P								\$155.301(N)
Public and Civic Uses												
Assembly, Not For Profit	S					P			P			\$155.302(A)
Cemetery	P								P			\$155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C			\$155.302(C)
College or University						P						\$155.302(D)
Day Care (Supervision for 3-8)	C	C	C	C	C							\$155.302(E)
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P			\$155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	\$155.302(F)
Hospital or Medical Center						P			P			\$155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						\$155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	\$155.302(I)
Recreational Uses												
Entertainment, Indoor						C	C	C	P	P		\$155.303(A)
Entertainment, Outdoor									C	P		\$155.303(B)
Fitness Center						C	C	C	P	P		\$155.303(C)
Golf Course	P	P	P	P								\$155.303(D)
Gun Range							S	S	S	S	S	\$155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	\$155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	\$155.303(G)
Stable, Private	P											\$155.303(H)
Agricultural Uses												
Agriculture, Livestock	C										C	\$155.304(A)
Agriculture, Sales and Service	P										C	\$155.304(B)
Nursery	P					P	P	C	P			\$155.304(C)
Commercial Uses												
Adult Oriented Business									S		S	\$155.305(A)
Bed and Breakfast	P					P	P	P	P			\$155.305(B)
Car Wash/Auto Detailing						C	C	P	P			\$155.305(C)
Contractor Office						C	C		P	P	P	\$155.305(D)
Contractor Storage Yard									C	C	P	\$155.305(E)
Convenience Store with Gas Sales							C	C	P	P	P	\$155.305(F)
Creative Studio					P	P	P	P	P			\$155.305(G)
Financial Institution					P	P	P	P	P			\$155.305(H)
Funeral Home				C	P	P	P	P	P			\$155.305(I)
Hotel/Motel						S	S	S	P			\$155.305(J)
Kennel	C							C				\$155.305(K)
Laundry Services							C		C	P	P	\$155.305(L)
Lounge, Cocktail							S		S	S	S	\$155.305(M)
Microbrewery							P		P	P	P	\$155.305(N)

Abridged Use Table, created: March 16, 2015
 Town of Clayton, NC

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Newspaper Publisher									P	P	P	§155.305(O)
Office, General					P	P	P	P	P	P		§155.305(P)
Office, Medical					P	P	P	P	P	P		§155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	C	C			§155.305(R)
Pawn Shop									C	P		§155.305(S)
Radio or Television Studio									P	P	P	§155.305(T)
Restaurant, Drive-Through								C	C	C		§155.305(U)
Restaurant, General						C	P	P	P	C		§155.305(V)
Retail Sales, General							P		P			§155.305(W)
Retail Sales, Neighborhood							P	P	P			§155.305(X)
Self-storage Facility									C	P	P	§155.305(Y)
Service, General							P		P			§155.305(Z)
Service, Neighborhood							P	P	P			§155.305(AA)
Tattoo Parlor									S			§155.305(BB)
Towing Service and Storage									C	C	C	§155.305(CC)
Vehicle Repair or Service									S	P	P	§155.305(DD)
Vehicle Sales and Rental									P	P	P	§155.305(EE)
Veterinary Clinic						C	C	C	P			§155.305(FF)
Video Sweepstakes Operations										S		§155.305(GG)
Industrial Uses												
Building Supplies, Wholesale									C	P	P	§155.306(A)
Crematorium										P	P	§155.306(B)
Gas and Fuel, Wholesale										P	P	§155.306(C)
Laboratory, Research						P			P	P	P	§155.306(D)
Manufacturing, Limited										P	P	§155.306(E)
Manufacturing, General										C	P	§155.306(F)
Manufacturing, Heavy											P	§155.306(G)
Research and Development						P			P	P	P	§155.306(H)
Warehouse, Freight Movement									C	P	P	§155.306(I)
Utilities												
Recycling Center										P	P	§155.307(A)
Renewable Energy Facility	S									C	P	§155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	§155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	§155.307(D)
Utility, Major										P	P	§155.307(E)
Waste Service										C	P	§155.307(F)
Key:												
P – Permitted												
C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)												
S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)												

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-05-02, passed 5-7-07; Am. Ord. 2009-06-06, passed 6-1-09; Am. Ord. 2009-08-03, passed 8-3-09; Am. Ord 2014-12-02, passed 12-1-14)



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

REZONING APPLICATION

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

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

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

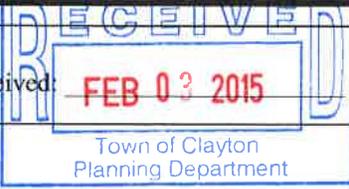
Please note that Section 155.702(B) of the Unified Development Code requires a Neighborhood Meeting for all Rezoning Petitions.

SITE INFORMATION:

Name of Project: PROCTOR'S PLACE Acreage of Property: .754
 Parcel ID Number: 165916-94-0664 Tax ID: Tag#: 05023036 B
 Deed Book: _____ Deed Page(s): _____
 Address: 510 W. MAIN ST. CLAYTON
 Location: BETWEEN APT. BUILDING @ 444 W. MAIN ST. & COMMERCIAL BLDG. @ 510 W. MAIN ST.
 Existing Use: Vacant Proposed Use: Parking
 Existing Zoning District: R-6
 Requested Zoning District: B-2
 Is project within a Planned Development: Yes No
 Planned Development District (if applicable): _____
 Is project within an Overlay District: Yes No
 Overlay District (if applicable): _____

FOR OFFICE USE ONLY

File Number: 14-126-01-RZ Date Received: FEB 03 2015 Amount Paid: 500.00



OWNER INFORMATION:

Name: SHERALD & DONALD LEE
Mailing Address: 2160 SHOTWELL RD. CLAYTON, N.C.
Phone Number: 919-553-5733 Fax: _____
Email Address: _____

APPLICANT INFORMATION:

Applicant: CALVARY CHAPEL
Mailing Address: 510 W. MAIN ST. SUITE #104 CLAYTON, N.C.
Phone Number: 919-359-0802 Fax: _____
Contact Person: KEVIN
Email Address: _____

REQUIRED PLANS AND SUPPLEMENTAL INFORMATION

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

- A signed and 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.

Additional parking is needed to accompany the commercial building at 510 West Main Street.

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

yes

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

Property in question is an empty lot at this time and is zoned R-6

Request is being made to rezone this lot for use as B-2.

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

Proposed plan will improve uses of

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

yes

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

yes

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

yes

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

yes

APPLICANT AFFIDAVIT

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

SHERALD L. LEE
Print Name


Signature of Applicant

2-2-15
Date

PROC'S PLACE LLC
510 West Main Street
Clayton, N.C. 27520
919-553-5733

Date FEB. 2, 15

Dear Clayton Area Property Owner:

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

Meeting Date: FEBRUARY 16, 2015

Location: 510 W. MAIN ST.

Time: 7:00 P.M.

Type of Application: ~~SPECIAL USE PERMIT~~ REZONING

General Description: CHANGE ZONING FROM R-6 TO B-2

If you have any questions prior to or after this meeting, you may contact us at 919-553-5733

Sincerely, SHERALD L. LEE

[Signature]
Applicant

cc: Clayton Planning Dept.

Lots 1, 2, 3, 4, 5 and 6, Gower Estate property, Clayton

Prepared by and Held for: Kristoff Law Offices, P.A. (No Title Examination)

Revenue Stamps: \$0

NORTH CAROLINA
JOHNSTON COUNTY

Parcel ID No.: 05023036

GENERAL WARRANTY DEED

THIS DEED made this 25th day of February, 2002, by and between PERCY YATES LEE, Trustee, PERCY YATES LEE, as Executor of the Estate of Lena F. Lee, PERCY YATES LEE and wife, JOYCE C. LEE, HUBERT L. LEE and wife, BONNIE Y. LEE, RAYMOND E. LEE and wife, JEAN LEE, CHARLES FRED LEE and wife, TEXIE LEE, and GEORGE R. LEE and wife, CATHY LEE, TED RICHARD LEE, a single person, and JOYCE L. BLACKLEY and husband, ERNEST L. BLACKLEY, TROY A. LEE, JR. and wife, TRACY LEE, ROY LEE and wife, DENISE LEE, and ERNEST L. LEE and wife, NOLA LEE, Grantor; and SHERALD L. LEE and wife, DIANE T. LEE, and DONALD G. LEE and wife, CONNIE Y. LEE, Grantee, whose address is 2098 Shotwell Road, Clayton, North Carolina 27520

(the designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.);

WITNESSETH:

THAT the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does give, grant, bargain, and convey unto the Grantee, that certain lot or parcel of land situated in the Town of Clayton, Clayton Township, Johnston County, North Carolina and more particularly described as follows:

Bounded on the northeast by Southern Railroad right-of-way, on the southeast by Mulberry Street, on the southwest by Main Street and BEGINNING at an iron stake in the northwestern right-of-way of Mulberry Street and the northeastern right-of-way of Main Street, where the two intersect and runs thence with Main Street, North 40-00 West 452.90 feet; thence North 48-16 East 150 feet; thence North 40-00 West 75 feet; thence North 48-16 East 53.38 feet to the Southern Railroad right-of-way; thence with the Southern Railroad right-of-way 534 feet to the right-of-way of Mulberry Street; thence with Mulberry Street, South 50-00 West 203.29 feet to the point of BEGINNING, shown and designated as Lots 1, 2, 3, 4, 5 and 6, all of said lots except Lot No. 1 having a frontage on Main Street of 75 feet and Lot No. 1 having a frontage of 77.19 feet according to a map of the Gower Estate property prepared by Ragsdale Engineers, to which map reference is made.

Charles Fred Lee (SEAL)
CHARLES FRED LEE

Texie Lee (SEAL)
TEXIE LEE

George R. Lee (SEAL)
GEORGE R. LEE

Cathy Lee (SEAL)
CATHY LEE

Ted Richard Lee (SEAL)
TED RICHARD LEE

Joyce L. Blackley (SEAL)
JOYCE L. BLACKLEY

Ernest Lee Blackley (SEAL)
ERNEST L. BLACKLEY

Troy A. Lee, Jr. (SEAL)
TROY A. LEE, JR.

Tracy Lee (SEAL)
TRACY LEE

Roy Lee (SEAL)
ROY LEE

Denise Lee (SEAL)
DENISE LEE

Ernest L. Lee (SEAL)
ERNEST L. LEE

Nola Lee (SEAL)
NOLA LEE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, the undersigned notary public, in and for the County and State aforesaid, do hereby certify that Troy A. Lee Jr. and Tracy Lee personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial stamp or seal on this the 21 of MAY, 2002.

Susan A. Canady
NOTARY PUBLIC

My commission expires 10-21-2002



STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, the undersigned notary public, in and for the County and State aforesaid, do hereby certify that Roy Lee and Denise Lee personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial stamp or seal on this the 21 of MAY, 2002.

Susan A. Canady
NOTARY PUBLIC

My commission expires 10-21-2002



STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, the undersigned notary public, in and for the County and State aforesaid, do hereby certify that Ernest L. Lee and Nola Lee personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial stamp or seal on this the 10th of MAY, 2002.

Denise Y. Sullivan
NOTARY PUBLIC

My commission expires 8/1/2006



State of North Carolina- Johnston County
The foregoing Certificate(s) of Susan A. Canady Denise Y. Sullivan
Susan A. Canady
Notary (Notaries, Publics) (are) certified to be correct.
This instrument was prepared for registration and
recorded in Book 2255 Page 804
This 10th of May, 2002 at 1:36 PM
Cecil May May
Register of Deeds Mary S. Ball
Deputy Register of Deeds



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: SHERALD & DONALD LEE

Location/Date: 510 WEST MAIN ST CLAYTON 2-16-15

	NAME	ADDRESS
1	NO ONE SHOWED	
2		
3		
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19		
20		



PROC'S PLACE LLC
510 West Main Street
Clayton, N.C. 27520
919-553-5733

Date FEB. 2, 15

Dear Clayton Area Property Owner:

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

Meeting Date: FEBRUARY 16, 2015

Location: 510 W. MAIN ST.

Time: 7:00 P.M.

Type of Application: REZONE

General Description: CHANGE ZONING FROM R-6 TO B-2

If you have any questions prior to or after this meeting, you may contact us at **919-553-5733**

Sincerely, SHERALD L. LEE

Sherald L. Lee
Applicant

cc: Clayton Planning Dept.

Faint header text at the top of the page, possibly containing a title or reference number.

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*** DISCLAIMER ***

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

Result 1

id: 05023036
Tag: 05023036
Tax Unique Id: 4225238
NCPin: 165916-84-8890
Mapsheets No: 165916
Owner Name 1: PROCS PLACE LLC
Owner Name 2:
Mail Address 1: 2160 SHOTWELL ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03450
Page: 0493
Market Value: 1378880
Assessed Acreage: 1.54
Calc. Acreage: 1.66
Sales Price: 345000
Sale Date: 2007-11-19

Result 2

id: 05023014
Tag: 05023014
Tax Unique Id: 4223398
NCPin: 165916-84-7672
Mapsheets No: 165916
Owner Name 1: LONG, CHARLES LUCAS
Owner Name 2: LONG, HEATHER L
Mail Address 1: 5005 SATINWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5895
Site Address 1: 517 W MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 03199
Page: 0732
Market Value: 48010
Assessed Acreage: 0.26
Calc. Acreage: 0.25
Sales Price: 0
Sale Date: 2006-09-15

Result 3

id: 05023015
Tag: 05023015
Tax Unique Id: 4223391
NCPin: 165916-84-7426
Mapsheets No: 165916
Owner Name 1: BOONE, VIRGIL E
Owner Name 2:
Mail Address 1: 3366 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8571
Site Address 1: 513 W MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 00930
Page: 0418
Market Value: 51630
Assessed Acreage: 1
Calc. Acreage: 0.275
Sales Price: 0
Sale Date: 1983-01-01

Result 4

id: 05023016
Tag: 05023016
Tax Unique Id: 4156846
NCPin: 165916-84-7389
Mapsheets No: 165916
Owner Name 1: CASEY, PORTER JR
Owner Name 2: CASEY, TIMPLA
Mail Address 1: 326 PAGE ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2452
Site Address 1: 505 W MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 04145
Page: 0171
Market Value: 111120
Assessed Acreage: 0.49
Calc. Acreage: 0.49
Sales Price: 70000
Sale Date: 2012-07-13

Result 5

id: 05023017
Tag: 05023017
Tax Unique Id: 4152677
NCPin: 165916-84-8367
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1:
Site Address 2:
Book: 01490
Page: 0926
Market Value: 68770
Assessed Acreage: 1
Calc. Acreage: 0.133
Sales Price: 0
Sale Date: 1996-01-16

Result 6

id: 05023021
Tag: 05023021
Tax Unique Id: 4166386
NCPin: 165916-84-9259
Mapsheet No: 165916
Owner Name 1: LEE, RAYMOND E
Owner Name 2: LEE, SHIRLEY B
Mail Address 1: 2117 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 01941
Page: 0258
Market Value: 64880
Assessed Acreage: 0.39
Calc. Acreage: 0.389
Sales Price: 85000
Sale Date: 2000-06-05

Result 7

id: 05023036A
Tag: 05023036A
Tax Unique Id: 4210364
NCPin: 165916-94-0530
Mapsheet No: 165916
Owner Name 1: LEE, SHERALD L
Owner Name 2: LEE, DIANE T
Mail Address 1: 2098 SHOTWELL ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02869
Page: 0096
Market Value: 330
Assessed Acreage: 1
Calc. Acreage: 0.074
Sales Price: 0
Sale Date: 2005-03-29

Result 8

id: 05023035A
Tag: 05023035A
Tax Unique Id: 4166379
NCPin: 165916-94-0459
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1:
Site Address 2:
Book: 01505
Page: 0449
Market Value: 5940
Assessed Acreage: 1
Calc. Acreage: 0.073
Sales Price: 0
Sale Date: 1996-05-26



*** DISCLAIMER ***

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

Result 9

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheets No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W B MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 10

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheets No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W D MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 11

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheets No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W C MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 12

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheets No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W F MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 13

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W A MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 14

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W H MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 15

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W G MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16

Result 16

id: 05023035
Tag: 05023035
Tax Unique Id: 4225231
NCPin: 165916-94-0483
Mapsheet No: 165916
Owner Name 1: LEE, DONALD G
Owner Name 2: LEE, CONNIE Y
Mail Address 1: 2099 SHOTWELL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-8220
Site Address 1: 444 W E MAIN ST
Site Address 2: CLAYTON, NC 27520-
Book: 01490
Page: 0926
Market Value: 296870
Assessed Acreage: 0.4
Calc. Acreage: 0.409
Sales Price: 0
Sale Date: 1996-01-16



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Result 17

id: 05030006
Tag: 05030006
Tax Unique Id: 4166557
NCPin: 165916-94-4684
Mapsheet No: 165916
Owner Name 1: HORNE MEMORIAL CHURCH
Owner Name 2:
Mail Address 1: 121 E SECOND ST ✓
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book:
Page:
Market Value: 103020
Assessed Acreage: 1.78
Calc. Acreage: 1.785
Sales Price: 0
Sale Date:

Result 18

id: 05030007
Tag: 05030007
Tax Unique Id: 4166558
NCPin: 165916-94-2862
Mapsheet No: 165916
Owner Name 1: NEW HOPE BAPTIST CHURCH
Owner Name 2:
Mail Address 1: ✓
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book: 00699
Page: 0579
Market Value: 182990
Assessed Acreage: 0.32
Calc. Acreage: 0.316
Sales Price: 0
Sale Date: 1970-01-01

Result 19

id: 05030073
Tag: 05030073
Tax Unique Id: 4223674
NCPin: 165916-94-2827
Mapsheet No: 165916
Owner Name 1: SCURATO, WHITNEY L ✓
Owner Name 2:
Mail Address 1: 701 W STALLINGS STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 701 W STALLINGS ST
Site Address 2: CLAYTON, NC 27520-
Book: 03399
Page: 0151
Market Value: 73970
Assessed Acreage: 0.21
Calc. Acreage: 0.211
Sales Price: 104000
Sale Date: 2007-08-10

Result 20

id: 05030074
Tag: 05030074
Tax Unique Id: 4223675
NCPin: 165916-94-1858
Mapsheet No: 165916
Owner Name 1: JARMAN, SHELLY JEAN ✓
Owner Name 2:
Mail Address 1: 703 WEST STALLINGS STREET
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 703 W STALLINGS ST
Site Address 2: CLAYTON, NC 27520-
Book: 02454
Page: 0919
Market Value: 74680
Assessed Acreage: 0.25
Calc. Acreage: 0.253
Sales Price: 52500
Sale Date: 2003-05-19



*** DISCLAIMER ***

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Result 21

id: 05030075
Tag: 05030075
Tax Unique Id: 4224570
NCPin: 165916-94-1905
Mapsheet No: 165916
Owner Name 1: KEPLEY, JAMES LAWRENCE
Owner Name 2:
Mail Address 1: 705 W STALLINGS ST ✓
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-1632
Site Address 1: 705 W STALLINGS ST
Site Address 2: CLAYTON, NC 27520-
Book: 03404
Page: 0087
Market Value: 36810
Assessed Acreage: 0.19
Calc. Acreage: 0.186
Sales Price: 0
Sale Date: 2007-08-20

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

14-126-01-RZ Proctor's Place Rezoning East Parking Lot

The Town Council of the Town of Clayton hereby states:

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

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

- Objective 2.1 – Balanced Development/Investment: Old & New

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

The rezoning of this parcel is consistent and compatible with surrounding uses and zoning and is in an appropriate location for business-related uses

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



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

Planning Board
March 23, 2015

STAFF REPORT

Application Number: 15-05-01-RZ
Project Name: Horne Memorial Rezoning

NC PIN / Tag #: 166917-02-3423/05015059, 166917-02-2346/05015060, 166917-02-2480/05015060A

Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: True Line Surveying
Owner: Horne Memorial United Methodist Church

Neighborhood Meeting: Held January 21, 2015
Public Noticing:

- sign posted March 19,, 2015
- letters mailed TBD, 2015
- newspaper ad TBD, 2015

PROJECT LOCATION: The property is located near Horne, Page, and Church Streets, on the same block at Town Hall. See inset map.

REQUEST: The applicant is requesting approval to rezone three parcels (0.71 acres) located on Church Street between Horne and Page from Residential-6 (R-6) to Office-Institutional (O-I).

SITE DATA:

Acreage: 0.714 acres
Present Zoning: Residential-6 (R-6)
Proposed Zoning: Office-Institutional (O-I)
Existing Use: Church, church daycare, and church offices.



ADJACENT ZONING AND LAND USES:

North:	Zoning:	Office-Institutional (O-I)/Business-1 (B-1)
	Existing Use:	Clayton Center/Town of Clayton Library & Event Venue (the Wagner House)
South:	Zoning:	Residential-6 (R-6)
	Existing Use:	Single Family Residential
East:	Zoning:	Residential-6 (R-6)
	Existing Use:	Single Family Residential, Women’s Club
West:	Zoning:	Residential-6 (R-6)/Office-Institutional (O-I)
	Existing Use:	Single Family Residential/Clayton Center

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting approval for rezoning of the subject parcels from Residential-6 (R-6) to Office-Institutional (O-I). The site is currently used for church and church-related activities. The three parcels occupy approximately 0.714 acres, and include the historic Horne Memorial Church, the church daycare, and some church-related office space in an existing residential house (the Lassiter House).

The Horne Memorial Church is an urban church that the town has grown up around. The applicant is looking to rezone these parcels in preparation of recombination of the three parcels; the daycare playground (in particular) is on a nonconforming lot. Rezoning and recombining the parcels on this block would allow the Church to accommodate their future needs for this part of their operations, reduce the non-conformity of the lot, and place the church into a more appropriate zoning district. A church is permitted in both the existing and proposed zoning district, but staff feels that the O-I district is a better fit for this church and its associated uses, particularly given its location immediately adjacent to the Clayton Center.

Currently allowed uses, either by right or as a conditional use in R-6 (the current zoning on the property), include most types of residential uses, Adult Care Home (potentially up to 12 adults), Nursing Home, Boarding House, Church, Daycare, School, Park, and Funeral Home. Office-Institutional (O-I) zoning allows for uses that are common in office buildings, such as Boarding House, Nursing Home, Daycare, Bed and Breakfast, Funeral Home, Financial Institution, General and Medical Offices, and Research Laboratories, among some other less common uses. Even though offices are only permitted as primary uses in O-I, they are allowed in R-6 as accessory uses for the Church. Self-storage Facilities are not allowed as a primary use in either zoning district.

Compatibility with Surrounding Land Uses

The site is located on the boundary between office, event-space, and public uses (library) to the north, and the historic, downtown single-family residential neighborhood to the south. Further to the north is the business core of downtown Clayton. The Church shares the block with Town Hall, which is also an office-type use that hosts events at somewhat regular intervals. The Church and Town Hall are very compatible uses to share a block, and

serve as an appropriate step-down in intensity between the bustle of the downtown business district to the north and the less intensive residential area to the south.

Access/Streets:

The property has adequate access, being bounded on three sides by two-way streets. Most parking occurs on-street or in nearby public parking lots.

Consistency with the Strategic Growth Plan

This rezoning is consistent with the 2008 Strategic Growth Plan; see Goal 2.1.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-6 to O-I.
 - Rezoning decisions are made by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with adopted plans and/or policies of the Town and explaining why the Council considers the action taken to be reasonable and in the public interest.
-

STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning of these three parcels.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

- 1) Aerial Map
- 2) Existing and Proposed Zoning Map
- 3) Proposed Land Use Map
- 4) Table 2.1 – allowed uses
- 5) Application
- 6) Neighborhood Meeting Materials – original
- 7) Neighborhood Meeting Materials – Planning Dept. response
- 8) Neighborhood Meeting Materials – applicant-corrected minutes
- 9) Statement of Consistency and Reasonableness



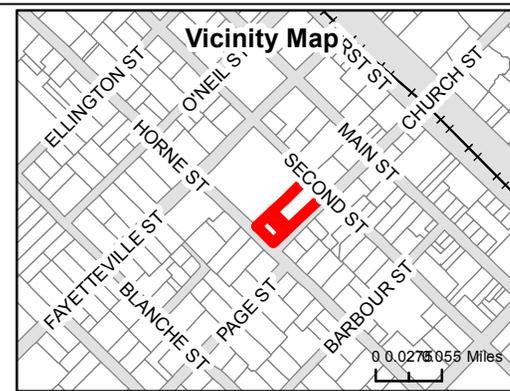
**15-05-01-RZ Horne Memorial Rezoning
Rezoning from R-6 to O-I**

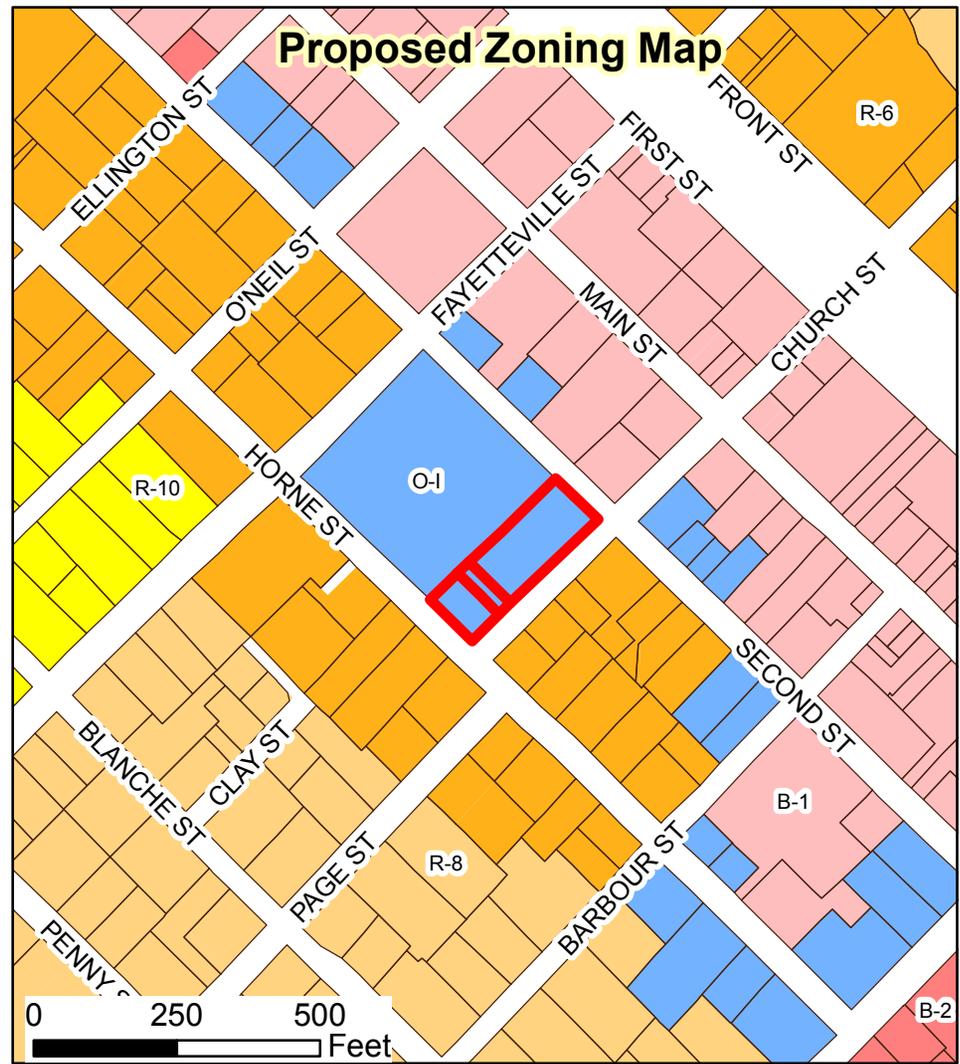
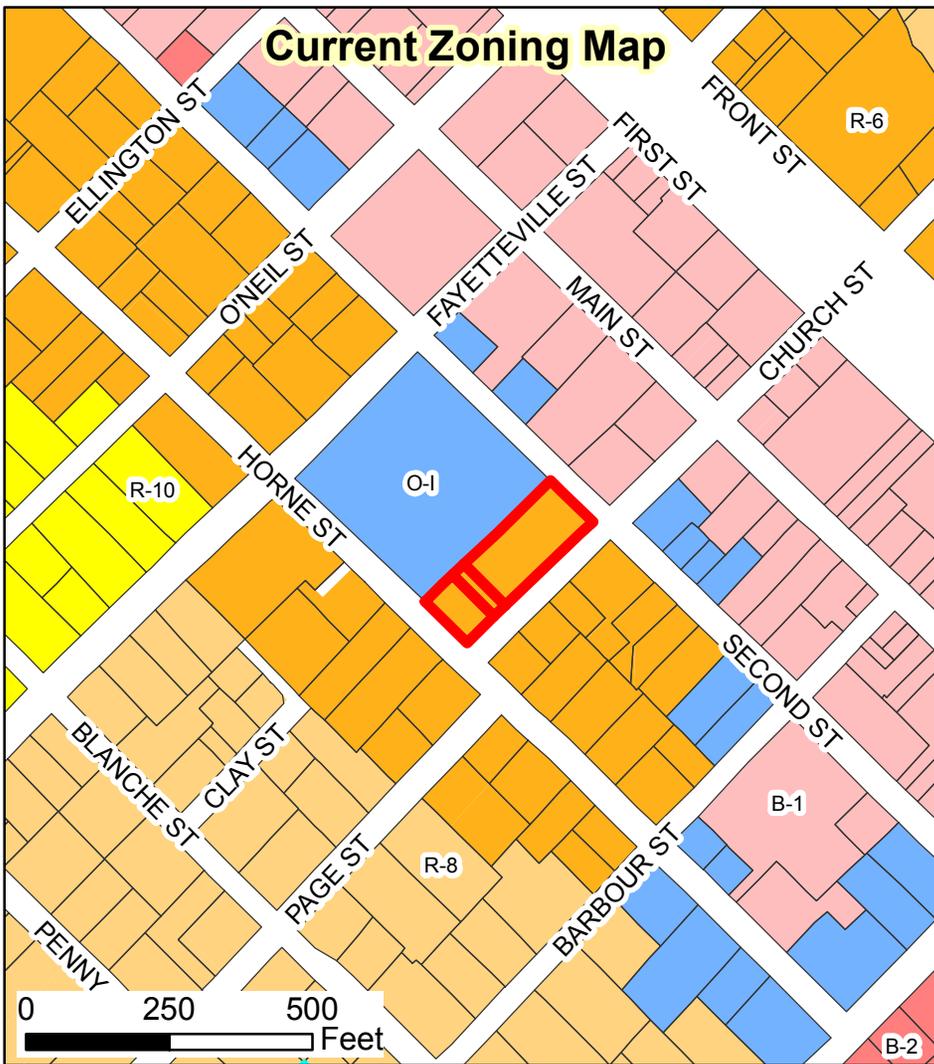
Applicant: True Line Surveying
 Property Owner: Horne Memorial United Methodist Church
 Parcel ID Number: 166917-02-3423, 166917-02-2480, 166917-02-2346
 Tag #: 05015059, 05015060A, 05015060

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



03/14/2015





15-05-01-RZ Horne Memorial Rezoning Rezoning from R-6 to O-1

Applicant: True Line Surveying
 Property Owner: Horne Memorial United Methodist Church
 Parcel ID Number: 166917-02-3423, 166917-02-2480, 166917-02-2346
 Tag #: 05015059, 05015060A, 05015060

Produced by: TOC Planning

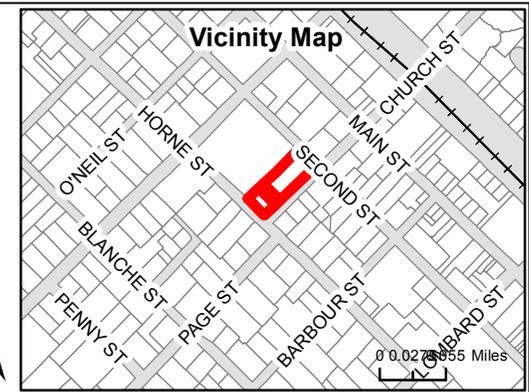
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.

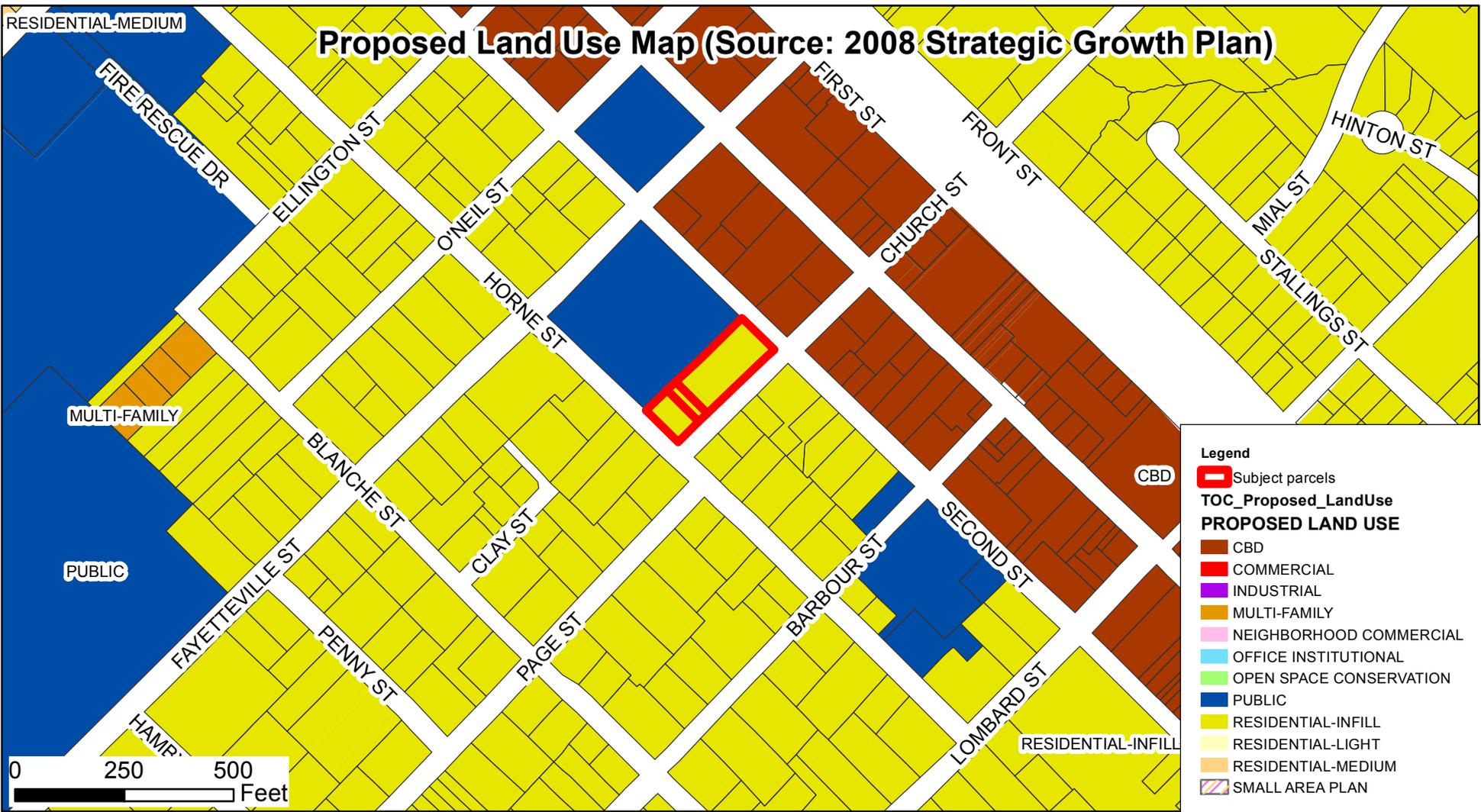


3/14/2015

Legend

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





Proposed Land Use Map (Source: 2008 Strategic Growth Plan) 15-05-01-RZ Horne Memorial Church Rezoning I - R-6 to O-I

Applicant: True Line Surveying
 Property Owner: Horne Memorial United Methodist Church
 Parcel ID Number: 166917-02-3423, 166917-02-2480, 166917-02-2346
 Tag #: 05015059, 05015060A, 05015060

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



03/14/2015

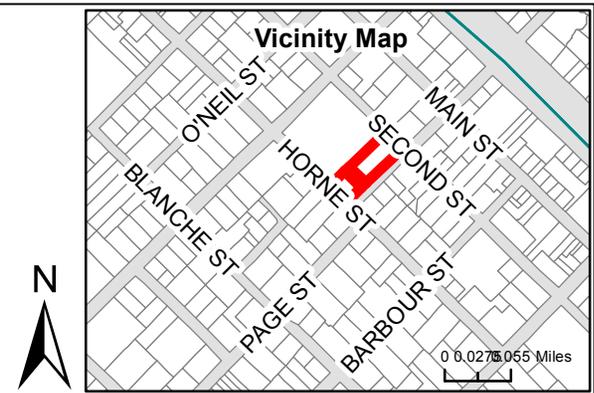


Table 2-1 Use Regulations

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Residential Uses												
Adult Care Home (2-6 Adults)	P	P	P	P								\$155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S			\$155.301(A)
Adult Care Home (13+ Adults)						C	S	S	S			\$155.301(A)
Alley Loaded House		P	P	P								\$155.301(B)
Apartments		S	S	S	S	S	S	S	S			\$155.301(C)
Boarding House				C		P		P				\$155.301(D)
Child Care Home	C	C	C	C	C							\$155.301(E)
Manufactured Home	P											\$155.301(F)
Manufactured Home Park	S											\$155.301(G)
Nursing Home (Congregate Living Facility)	C			C		P		S	P			\$155.301(H)
Two family House		S	S	S	S							\$155.301(I)
Townhouse		S	S	S	S	S	S	S	S			\$155.301(J)
Security/Caretaker Quarters	C								C			\$155.301(K)
Single Family House	P	P	P	P								\$155.301(L)
Upper-story Residence	S	S	S	S	S	P	P	P	P			\$155.301(M)
Zero Lot Line House		P	P	P								\$155.301(N)
Public and Civic Uses												
Assembly, Not For Profit	S					P			P			\$155.302(A)
Cemetery	P								P			\$155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C			\$155.302(C)
College or University						P						\$155.302(D)
Day Care (Supervision for 3-8)	C	C	C	C	C							\$155.302(E)
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P			\$155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	\$155.302(F)
Hospital or Medical Center						P			P			\$155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						\$155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	\$155.302(I)
Recreational Uses												
Entertainment, Indoor						C	C	C	P	P		\$155.303(A)
Entertainment, Outdoor									C	P		\$155.303(B)
Fitness Center						C	C	C	P	P		\$155.303(C)
Golf Course	P	P	P	P								\$155.303(D)
Gun Range							S	S	S	S	S	\$155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	\$155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	\$155.303(G)
Stable, Private	P											\$155.303(H)
Agricultural Uses												
Agriculture, Livestock	C										C	\$155.304(A)
Agriculture, Sales and Service	P										C	\$155.304(B)
Nursery	P					P	P	C	P			\$155.304(C)
Commercial Uses												
Adult Oriented Business								S			S	\$155.305(A)
Bed and Breakfast	P					P	P	P	P			\$155.305(B)
Car Wash/Auto Detailing						C	C	P	P			\$155.305(C)
Contractor Office						C	C		P	P	P	\$155.305(D)
Contractor Storage Yard									C	C	P	\$155.305(E)
Convenience Store with Gas Sales							C	C	P	P	P	\$155.305(F)
Creative Studio					P	P	P	P	P			\$155.305(G)
Financial Institution					P	P	P	P	P			\$155.305(H)
Funeral Home				C	P	P	P	P	P			\$155.305(I)
Hotel/Motel						S	S	S	P			\$155.305(J)
Kennel	C							C				\$155.305(K)
Laundry Services							C		C	P	P	\$155.305(L)
Lounge, Cocktail							S		S	S	S	\$155.305(M)
Microbrewery							P		P	P	P	\$155.305(N)

Abridged Use Table, created: March 16, 2015
 Town of Clayton, NC

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Newspaper Publisher									P	P	P	§155.305(O)
Office, General					P	P	P	P	P	P		§155.305(P)
Office, Medical					P	P	P	P	P	P		§155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	C	C			§155.305(R)
Pawn Shop									C	P		§155.305(S)
Radio or Television Studio									P	P	P	§155.305(T)
Restaurant, Drive-Through								C	C	C		§155.305(U)
Restaurant, General						C	P	P	P	C		§155.305(V)
Retail Sales, General							P		P			§155.305(W)
Retail Sales, Neighborhood							P	P	P			§155.305(X)
Self-storage Facility									C	P	P	§155.305(Y)
Service, General							P		P			§155.305(Z)
Service, Neighborhood							P	P	P			§155.305(AA)
Tattoo Parlor									S			§155.305(BB)
Towing Service and Storage									C	C	C	§155.305(CC)
Vehicle Repair or Service									S	P	P	§155.305(DD)
Vehicle Sales and Rental									P	P	P	§155.305(EE)
Veterinary Clinic						C	C	C	P			§155.305(FF)
Video Sweepstakes Operations										S		§155.305(GG)
Industrial Uses												
Building Supplies, Wholesale									C	P	P	§155.306(A)
Crematorium										P	P	§155.306(B)
Gas and Fuel, Wholesale										P	P	§155.306(C)
Laboratory, Research						P			P	P	P	§155.306(D)
Manufacturing, Limited										P	P	§155.306(E)
Manufacturing, General										C	P	§155.306(F)
Manufacturing, Heavy											P	§155.306(G)
Research and Development						P			P	P	P	§155.306(H)
Warehouse, Freight Movement									C	P	P	§155.306(I)
Utilities												
Recycling Center										P	P	§155.307(A)
Renewable Energy Facility	S									C	P	§155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	§155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	§155.307(D)
Utility, Major										P	P	§155.307(E)
Waste Service										C	P	§155.307(F)
Key:												
P – Permitted												
C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)												
S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)												

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-05-02, passed 5-7-07; Am. Ord. 2009-06-06, passed 6-1-09; Am. Ord. 2009-08-03, passed 8-3-09; Am. Ord 2014-12-02, passed 12-1-14)



updated appl.

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

REZONING APPLICATION

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

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

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

SITE INFORMATION

Name of Project: Horne Memorial Acreage of Property: 0.7143
County Tag Number: 05015059,05015060A,05015060 NC PIN: 166917-02-3423,166917-02-2480
Address/Location: Horne, Page St., Church St. (Pin: 166917-02-2346)

Existing Zoning District: R-6

Proposed Zoning District: O-1

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

APPLICANT INFORMATION

Applicant: True Line Surveying
Mailing Address: 205 W. Main St., Clayton, NC
Phone Number: 919-359-0427 Fax: 919-359-0428
Contact Person: Curk Lane
Email Address: curk@truelinesurveying.com

FOR OFFICE USE ONLY

Date Received: FEB 23 2015 Amount Paid: pd w/ orig. submission. File Number: 15-05-01-RZ

PROPERTY OWNER INFORMATION

Name: Horne Memrial United Methodist Church

Mailing Address: PO Box 475, Clayton, NC

Phone Number: _____ **Fax:** _____

Email Address: _____

EXPLANATION OF PROJECT

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

Rezoning from R-6 to O&I to use property for church related use

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

The following items must accompany a Rezoning application.

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

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

- 1. Consistency with the adopted plans of the Town.

~~Yes, church use is an allowed use under current zoning. Changing to O&I is better suited for future expansion.~~

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

~~Portion of property is currently being used for church use, other portion is vacant for future use.~~

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

~~The church is expanding and office and parking needs already exist.~~

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

~~All streets and utilities are in place.~~

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

~~Yes~~

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

~~Yes. Church is expanding and no land left on the block it currently uses.~~

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

~~No. Not to the detriment of the general public.~~

APPLICANT AFFIDAVIT

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

Molly Herring
Print Name

Molly Herring
Signature of Applicant

2/23/15
Date

ADJACENT PROPERTY OWNERS LIST

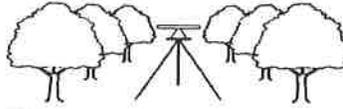
Project Name: Horne Memorial

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

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

PARCEL NUMBER	NAME	ADDRESS
166913-02-1690	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528-0000
166917-02-5398	LOCKLEAR, HARVEY D LOCKLEAR, KAREN D	205 E 2ND ST ,CLAYTON, NC 27520-2461
166917-02-5434	TORMEY, ANDREW PATRICK	308 CHERRY LAUREL DR, Clayton, NC 27527
166917-02-4302	THOMPSON, WILLIAM A	217 S CHURCH ST, CLAYTON, NC 27520
166917-02-3256	SOUTH FAYETTEVILLE STREET LLC	603 SOUTH FAYETTEVILLE STREET CLAYTON, NC 27520
166917-02-0390	TORCHIANO, DOROTEA	123 HORNE STREET CLAYTON, NC 27520
166917-02-4225	WILLIAMS, MARGARET M	210 E HORNE ST CLAYTON, NC 27520
166913-02-6512	WOMANS CLUB - CLAYTON	109 S CHURCH ST., CLAYTON, NC 27520
166913-02-5850	AVENT, MCGOWEN	PO BOX 395, BRIDGETON, NC 28519
166917-02-3423	HORNE MEMORIAL METHODIST CHRCH	PO BOX 475 CLAYTON, NC 27528

TRUE LINE SURVEYING, P.C.



February 23, 2015

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a rezoning application to rezone 3 lots owned by Horne Memorial United Methodist Church at the corners of Horne, Page and Church Streets from R-6 to O&I. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: March 10, 2015

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

Time: 6:00 PM

Type of Application: Rezoning

General Description: rezone 3 lots owned by Horne Memorial United Methodist Church at the corners of Horne, Page and Church Streets from R-6 to O&I

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Curk T. Lane', written over a horizontal line.

Curk T. Lane
True Line Surveying

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



Scale: 1:2266 - 1 in. = 188.8 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: True Line Surveying

Location/Date: 205 W. Main St. Clayton, NC 1/21/15

	NAME	ADDRESS
1	Kristy Dean	207 E. Horne St. Clayton
2	Margaret Canady	315 Page St., Clayton
3	Robin & Craig Pulley	334 Page St., Clayton
4	Susan & Dwayne Mullins	323 Page St., Clayton
5	Jason & Angle Sutphin	331 Page St., Clayton
6	Jay McLeod	Town Planning Dept.
7	Ross Carter	Horne Memorial UMC
8	Margaret Williams	210 E. Horne St., Clayton
9	Bill Ogle	Horne UMC
10	Bill Brewer	Horne UMC
11	Porter Timpla Casey	326 Page St., Clayton
12	Anthony & Courtney Garich	224 E. Horne St., Clayton
13	Kay Moy	505 W. Main St., Clayton
14	Dorotea Torchiano	123 E. Horne St., Clayton
15	Bill Irwin	2914 Jack Rd., Clayton
16		
17		
18		
19		
20		

1/21/15

Horne Meeting

Name	Address	Phone
Kristy Dean	207 E. Hornest.	919-369-3463
Margaret & Camady	315 Page St	919-553-657
Robin Puley	334 Page St	919-946-7340
Craig Puley	334 Page St.	919-946-7343
Susan & Dwayne Mullins	323 Page St.	919-417-0045
Jason / Angie Stphtn	331 Page St	919-333-8893
JAY McLEOD	TOWN PLANNING DEPT.	jwmclead@townofclayton.org
Ross Carter	Horne Memorial UMC	ross@horneumc.net
Margaret Williams	210 E Horne	919-608-0245
Bill Ogle	Horne UMC	919-390-8334
Bill Brewer	" "	919-801-2892
Porter Timpa William Casey	326 Page St	919-395-2607
ANTHONY & COURTNEY GARCIA	224 E. HORNE	919-601-2141
KAY MOY	505 W. Main	919-801-0728
Daroteya Torchiano	123 E Horne St	347-331-984
BILL IRWIN	2914 JACK RD. CLAYTON	314 PAGE ST.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: True Line Surveying

Location/Date: 205 W. Main St. Clayton, NC 3/10/15

	NAME	ADDRESS
1	Ross Carter	Horne Memorial UMC
2	Dorotea Torchiano	123 E. Horne St., Clayton
3	Bill Irwin	2914 Jack Rd., Clayton
4	Jessica Schwab	314 Page St., Clayton
5	Susan & Dwayne Mullins	323 Page St., Clayton
6	Bobby Parker	2052 Walden Way, Clayton
7	Michael Grannis	507 E. Second St., Clayton
8	Bob Satterfield	2045 Walden Way, Clayton
9		
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16		
17		
18		
19		
20		

Horne Memorial Church Meeting
3-10-15 6:00pm

ROSS CARTER - HORNE UMC, 121 E. SECOND ST,

Dorothea Torchiano - 123 E Horne St

Bill Irwin - Home 2914 Jack Rd. (314 Page St. Clayton 27520

Jessica Schwab 314 Page street Clayton, NC 27520

Susan & Dwayne Mullins 323 Page St. Clayton NC 27520

Bobby Parker 2052 Warden Way Clayton 27527

MICHAEL GRANNIS 507 E. SECOND ST. CLAYTON 27520

BOB SATTERFIELD 2045 WARDEN WAY CLAYTON 27527

Jay McLeod

From: Jay McLeod
Sent: Wednesday, March 18, 2015 12:28 PM
To: Molly Herring (molly@truelinesurveying.com)
Cc: Curk Lane (curk@truelinesurveying.com); David DeYoung; Rebecca Powers; Emily Beddingfield
Subject: FW: Horne Memorial, Minutes Insufficient
Attachments: Neighborhood Meeting.pdf

Hi Molly,

The attached, submitted minutes for the neighborhood meetings for the Horne Memorial rezoning applications (15-05-01-RZ and 15-05-02-RZ) are insufficient and do not meet the spirit or requirements of the Code. I was at the first meeting, and I have two pages of handwritten notes detailing issues raised by residents and neighbors. The two sentences in this attachment that describe the meeting hardly do justice to the meeting or the residents and applicants. It might even be argued that the submitted minutes intentionally misrepresent the discussions that have taken place. These minutes will be submitted as statements of fact to the Planning Board and Town Council, as well as scrutinized by the residents that attended these meetings, and must represent to the best of all of our abilities a factual accounting of what has transpired.

In addition to sign-in sheets (which are part of your submission and do meet the requirement), sufficient minutes will have a record of what issues were raised, how they were addressed by the applicant, and what (if any) resolution was agreed upon. I am also aware that a rendering was presented at the March neighborhood meeting. Any presented or discussed materials should also be part of the submitted minutes.

Planning Board agenda packets are going out today. Please resubmit sufficient minutes ASAP.

Thanks,

Jay McLeod, AICP

Planner

Town of Clayton

111 East Second Street | PO Box 879 | Clayton, NC 27528

P (919)359-9335 | F (919)553-1720

jwmcLeod@townofclaytonnc.org

From: Molly Herring [<mailto:molly@truelinesurveying.com>]
Sent: Wednesday, March 18, 2015 10:22 AM
To: Jay McLeod
Subject: RE: Horne Memorial

Neighborhood Meeting

Molly Herring
True Line Surveying
205 West Main St.
Clayton, NC 27520
919-359-0427
919-359-0428 Fax

From: Jay McLeod [<mailto:jwmcleod@townofclaytonnc.org>]
Sent: Monday, March 16, 2015 12:39 PM
To: 'Molly Herring'
Subject: RE: Horne Memorial

Hi Molly,

The schedule for the Horne Memorial rezoning applications is below:

15-05-01-RZ Horne Memorial rezoning

Rezoning to O-I for the three parcels owned by Horne Memorial Church, that include the Church, the playground/daycare lot behind it, and the office/house on the same block.

Applicant: Curk Lane, True Line Surveying

Planning Board will make a recommendation to approve or deny the request, and the request will move on to the Town Council March 23rd workshop and April 6th meeting for decision.

15-05-02-RZ Horne Memorial rezoning

Rezoning to O-I for the two parcels owned by Horne Memorial Church, in the residential neighborhood generally south of the Church.

Applicant: Curk Lane, True Line Surveying

Planning Board will make a recommendation to approve or deny the request, and the request will move on to the Town Council March 23rd workshop and April 6th meeting for decision.

Everything seems to be moving along. Please send over the neighborhood meeting minutes (from both meetings) as soon as you all are able. Thanks a bunch.

Please let me know if there's anything else,

Jay McLeod

Ext. 5405

919-359-9335

From: Molly Herring [<mailto:molly@truelinesurveying.com>]

Sent: Monday, March 16, 2015 12:03 PM

To: Jay McLeod

Subject: Horne Memorial

Hey Jay,

Are there any other meetings for Horne besides the March 23 planning board meeting?

Thanks,

Molly Herring

True Line Surveying

205 West Main St.

Clayton, NC 27520

919-359-0427

919-359-0428 Fax



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Horne Memorial UMC

Neighborhood Meeting Summary

03-18-2015

Neighborhood meeting held on 01-21-15 was well attended. Many discussion topics of concern were brought up as follows;

What will happen to existing house – Neighbors want to keep it and the Church is deciding if it can be saved, used or needs to be taken down.

What kind of building will be done on the lots – Neighbors are concerned about parking on the lots and how it affects their property, such as lights from headlights, screening required how many spaces. The Church is still trying to decide what can be built on the lots and have no immediate plans.

Why does the Church need to rezone the properties – Neighbors want to keep the zoning the same and the Church wants to rezone because the future use will not be residential in nature but will be a combination of uses best described by O/I zoning. Once the rezoning is complete then the Church will know what is an allowed use and what the setbacks and buffer requirements are.

Discussions also were had on how the Church came about owning the property and why they did not see a for sale sign on the lots. The property was offered for sale and the Church purchased them from the owners with the hopes for future use to serve the Church's needs for the community.

Concerned with how changing the use of these lots will affect the neighborhood. Neighbors want it to stay as is. Church is a part of same community and expressed its desire to better serve the community it needs to be able to change and grow just like the houses do around them.

Property value was discussed but a consensus was not determined.

Needs for the Church to expand were discussed as mix of parking, office use and storage.

The conclusion from the neighbors is that the lots need to stay as are and let the Church expand elsewhere as any parking would not be in keeping with surroundings. Church would like to stay a part of the neighborhood and would like to be able to grow and change as the need arises.

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

15-05-01-RZ Horne Memorial Church Rezoning I

The Town Council of the Town of Clayton hereby states:

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

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

- Objective 2.1 – Balanced Development/Investment: Old & New

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

The rezoning and recombination of these three parcels will allow this urban Church to continue to meet the needs of their constituents and is consistent with the uses on this block (which includes Town Hall) and serves as the border between the more intense uses in downtown and the less intense uses in the historic, residential neighborhood to the south of Horne Street

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



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

Planning Board
 March 23, 2015

STAFF REPORT

Application Number: 15-05-02-RZ
Project Name: Horne Memorial Rezoning

NC PIN / Tag #: 166917-02-2220/05016040, 166917-02-2222/05016041
Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: True Line Surveying
Owner: Horne Memorial United Methodist Church

Neighborhood Meeting: Held January 21, 2015

- Public Noticing:**
- sign posted March 19, 2015
 - letters mailed TBD, 2015
 - newspaper ad TBD, 2015

PROJECT LOCATION: The property is located near the intersection of Horne, Page, and Church Streets, south of the existing Horne Memorial Church. See inset map.

REQUEST: The applicant is requesting approval to rezone two parcels (0.22 acres) located near Horne, Page, and Church Streets from Residential-6 (R-6) to Office-Institutional (O-I).

SITE DATA:

Acreage: 0.22 acres
Present Zoning: Residential-6 (R-6)
Proposed Zoning: Office-Institutional (O-I)

Existing Use: vacant residential house (the Razer House) on one lot, and vacant lot on the other (house was demolished).



ADJACENT ZONING AND LAND USES:

North:	Zoning:	Residential-6 (R-6)
	Existing Use:	Offices in residential house (the Lassiter House) as accessory use to Horne Memorial Church.
South:	Zoning:	Residential-6 (R-6) and Residential-8 (R-8)
	Existing Use:	Single Family Residential
East:	Zoning:	Residential-6 (R-6)
	Existing Use:	Single Family Residential
West:	Zoning:	Residential-6 (R-6)
	Existing Use:	Single Family Residential

STAFF ANALYSIS AND COMMENTARY:**Overview**

The applicant is requesting approval for rezoning of the subject parcels from Residential-6 (R-6) to Office-Institutional (O-I). The site is currently owned by and used for some church-related activities. The two parcels occupy approximately 0.22 acres, and include two residential parcels, one vacant and one occupied by a historic home (the Razer House).

The Razer House is a contributing structure to Clayton's historical district according to the 2008 report commissioned by the Town of Clayton (the report designates a nationally recognized historic district and identifies buildings within the district boundaries). This former Methodist parsonage dates back to 1909 and sits at the terminal vista created where Church St intersects Horne St. The Razer House is currently owned by Horne Memorial Church and (to the best of staff knowledge) functions as overflow office space, storage, and parking for church vans.

The site is bounded on all sides by Residential-6 (R-6) zoning, with uses consisting of single family residential on three sides and the Horne Memorial Church and Lassiter House (used as a church office) to the north. The entire block that these parcels are on is residential in both zoning and use. Horne St functions as a de facto border between the historic residential neighborhoods to the south and downtown-supportive, more intensive uses to the north.

The applicant has indicated at the neighborhood meetings that if rezoning is approved, the site would likely be utilized for parking and/or storage for the Church. Other options indicated as being considered are offices and/or daycare expansion.

Currently allowed uses, either by right or as a conditional use in R-6 (the current zoning on the property), include most types of residential uses, Adult Care Home (potentially up to 12 adults), Nursing Home, Boarding House, Church, Daycare, School, Park, and Funeral Home. Office-Institutional (O-I) zoning allows for uses that are common in office buildings, such as Boarding House, Nursing Home, Daycare, Bed and Breakfast, Funeral Home,

Financial Institution, General and Medical Offices, and Research Laboratories, among some other less common uses. Even though offices are only permitted as primary uses in O-I, they are allowed in R-6 as accessory uses for the Church. Self-storage Facilities are not allowed as a primary use in either zoning district.

Compatibility with Surrounding Land Uses

As noted above, the site is bounded on all sides by Residential-6 (R-6) zoning, with uses consisting of single family residential on three sides and the Horne Memorial Church and Lassiter House to the north. The entire block that these parcels are on is residential in both zoning and use. Horne Street functions as a de facto border between the historic residential neighborhoods to the south and downtown-supportive, more intensive uses to the north. The south side of Horne Street is almost exclusively single family residential uses.

Staff is aware of significant opposition to the rezoning based on feedback from the residential neighborhood surrounding these two parcels. Neighbors are concerned about the compatibility of offices and parking lots with their neighborhood, feel the proposed zoning and associated uses are not appropriate. These concerns were voiced at the neighborhood meeting.

The Downtown Development Associated has also expressed opposition to the request. A letter of opposition is included as an attachment to this report.

Staff feels that Horne Street provides an appropriate delineation between the more intensive uses of downtown and the historic residential neighborhoods to the south. Crossing this boundary and allowing non-residential development at this location would be incompatible with existing residential homes that surround these properties, and would threaten the historic and residential character of this block. Staff believes the existing residential zoning and use is appropriate and should not be modified.

The Unified Development Code provides certain protections for residential properties adjacent to commercial or office uses, primarily in the form of buffering. Landscaped buffers would be required on all sides of the property: a Class B buffer is required between the O-I zoning district and any residential zoning. The Class B buffer involves a landscaped buffer between 10 and 20 feet wide. (See §155.402(E)).

Access/Streets:

The properties front on and are currently accessed by two roads, Horne St and Page St.

Consistency with the Strategic Growth Plan

This rezoning is not consistent with the Strategic Growth Plan; See Goal 1.2.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-6 to O-I.
- Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
- The Clayton Downtown Development Association has submitted a formal opposition letter to this particular rezoning application.

- 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.
-

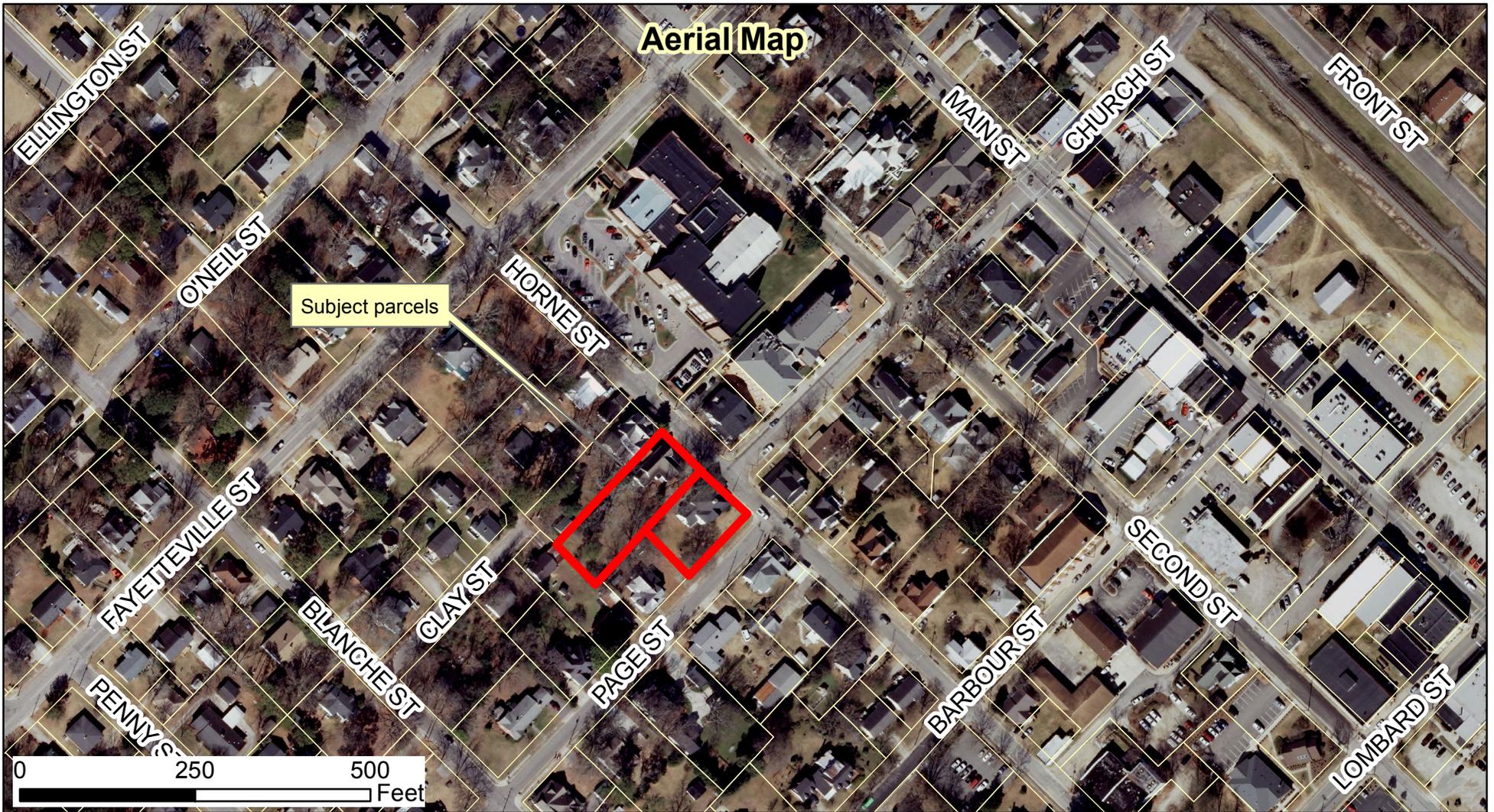
STAFF RECOMMENDATION:

Staff is recommending denial of the rezoning of these two parcels.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

- 1) Aerial Map
- 2) Existing and Proposed Zoning Map
- 3) Proposed Land Use Map
- 4) Table 2.1 – allowed uses
- 5) Application
- 6) Neighborhood Meeting Materials – original
- 7) Neighborhood Meeting Materials – Planning Dept. response
- 8) Neighborhood Meeting Materials – applicant-corrected minutes
- 9) DDA opposition letter
- 10) Statement of Consistency and Reasonableness



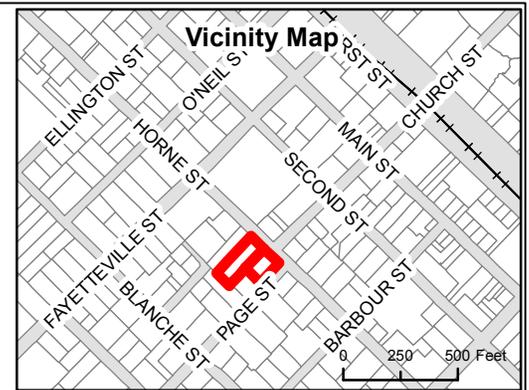
**15-05-02-RZ Horne Memorial Church Rezoning II
Rezoning from R-6 to O-I**

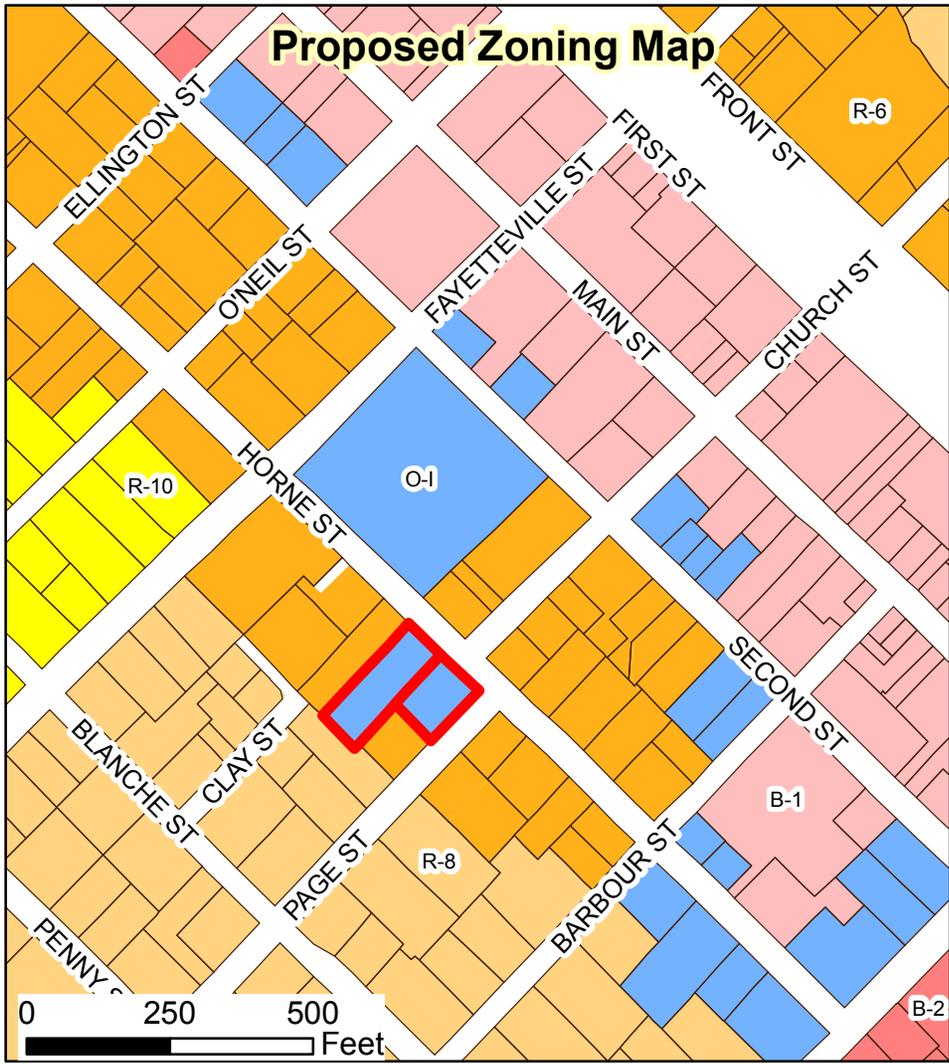
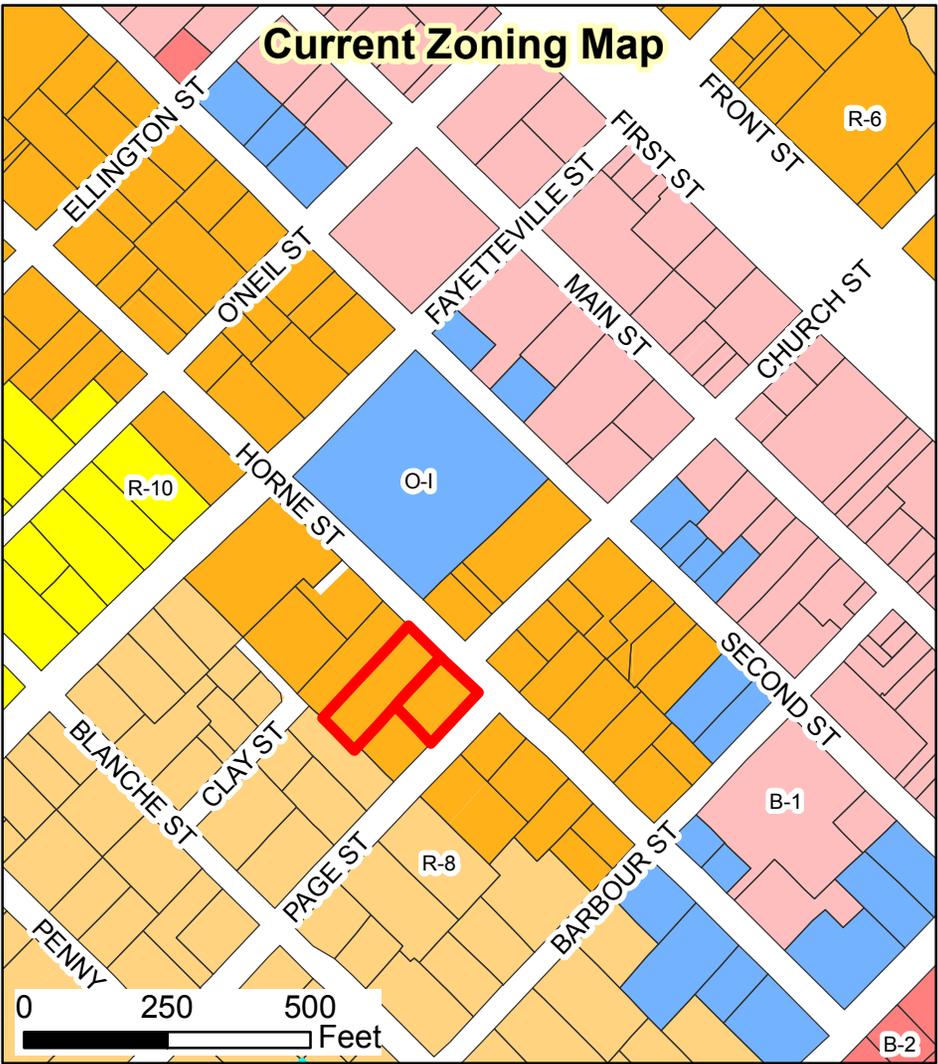
Applicant: True Line Surveying
 Property Owner: Horne Memorial United Methodist Church
 Parcel ID Number: 166917-02-2220, 166917-02-1222
 Tag #: 05016040, 05016041

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



03/14/2015





**15-05-02-RZ Horne Memorial Church Rezoning II
Rezoning from R-6 to O-I**

Applicant: True Line Surveying
 Property Owner: Horne Memorial United Methodist Church
 Parcel ID Number: 166917-02-2220, 166917-02-1222
 Tag #: 05016040, 05016041

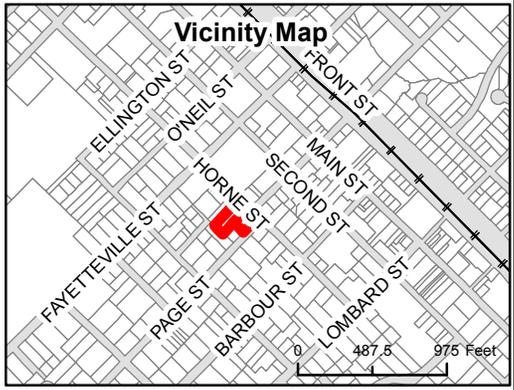
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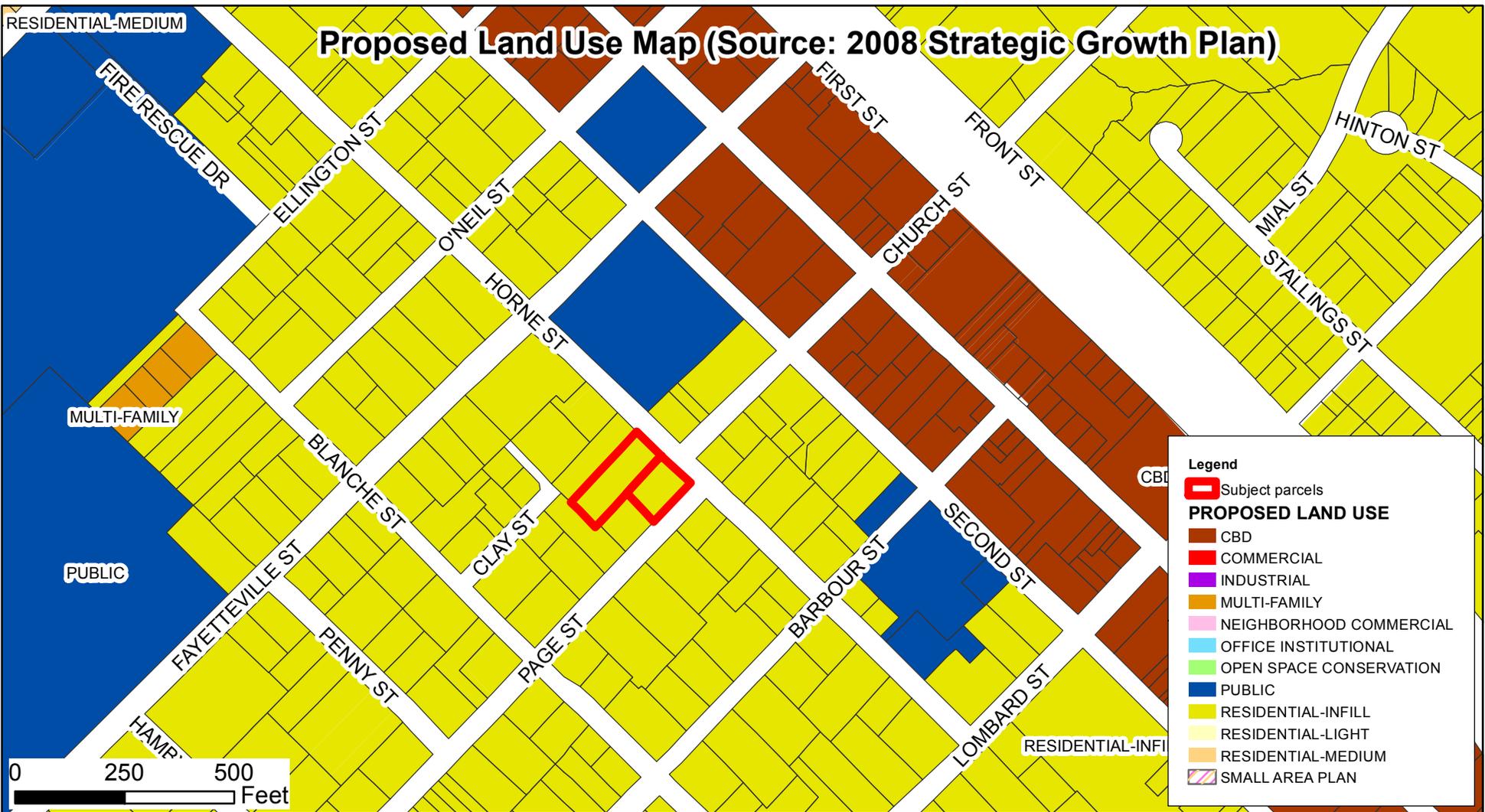


3/14/2015

Legend

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





Proposed Land Use Map (Source: 2008 Strategic Growth Plan) 15-05-02-RZ Horne Memorial Church Rezoning II - R-6 to O-I

Applicant: True Line Surveying
 Property Owner: Horne Memorial United Methodist Church
 Parcel ID Number: 166917-02-2220, 166917-02-1222
 Tag #: 05016040, 05016041

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03/14/2015

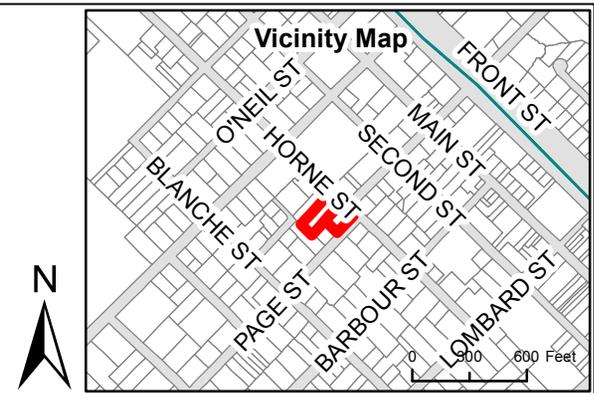


Table 2-1 Use Regulations

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Residential Uses												
Adult Care Home (2-6 Adults)	P	P	P	P								\$155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S			\$155.301(A)
Adult Care Home (13+ Adults)						C	S	S	S			\$155.301(A)
Alley Loaded House		P	P	P								\$155.301(B)
Apartments		S	S	S	S	S	S	S	S			\$155.301(C)
Boarding House				C		P		P				\$155.301(D)
Child Care Home	C	C	C	C	C							\$155.301(E)
Manufactured Home	P											\$155.301(F)
Manufactured Home Park	S											\$155.301(G)
Nursing Home (Congregate Living Facility)	C			C		P		S	P			\$155.301(H)
Two family House		S	S	S	S							\$155.301(I)
Townhouse		S	S	S	S	S	S	S	S			\$155.301(J)
Security/Caretaker Quarters	C								C			\$155.301(K)
Single Family House	P	P	P	P								\$155.301(L)
Upper-story Residence	S	S	S	S	S	P	P	P	P			\$155.301(M)
Zero Lot Line House		P	P	P								\$155.301(N)
Public and Civic Uses												
Assembly, Not For Profit	S					P			P			\$155.302(A)
Cemetery	P								P			\$155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C			\$155.302(C)
College or University						P						\$155.302(D)
Day Care (Supervision for 3-8)	C	C	C	C	C							\$155.302(E)
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P			\$155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P	\$155.302(F)
Hospital or Medical Center						P			P			\$155.302(G)
School (Elementary or Secondary)	S	S	S	S		S						\$155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P	\$155.302(I)
Recreational Uses												
Entertainment, Indoor						C	C	C	P	P		\$155.303(A)
Entertainment, Outdoor									C	P		\$155.303(B)
Fitness Center						C	C	C	P	P		\$155.303(C)
Golf Course	P	P	P	P								\$155.303(D)
Gun Range							S	S	S	S	S	\$155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	\$155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	\$155.303(G)
Stable, Private	P											\$155.303(H)
Agricultural Uses												
Agriculture, Livestock	C										C	\$155.304(A)
Agriculture, Sales and Service	P										C	\$155.304(B)
Nursery	P					P	P	C	P			\$155.304(C)
Commercial Uses												
Adult Oriented Business									S		S	\$155.305(A)
Bed and Breakfast	P					P	P	P	P			\$155.305(B)
Car Wash/Auto Detailing						C	C	P	P			\$155.305(C)
Contractor Office						C	C		P	P	P	\$155.305(D)
Contractor Storage Yard									C	C	P	\$155.305(E)
Convenience Store with Gas Sales							C	C	P	P	P	\$155.305(F)
Creative Studio					P	P	P	P	P			\$155.305(G)
Financial Institution					P	P	P	P	P			\$155.305(H)
Funeral Home				C	P	P	P	P	P			\$155.305(I)
Hotel/Motel						S	S	S	P			\$155.305(J)
Kennel	C							C				\$155.305(K)
Laundry Services							C		C	P	P	\$155.305(L)
Lounge, Cocktail							S		S	S	S	\$155.305(M)
Microbrewery							P		P	P	P	\$155.305(N)

Abridged Use Table, created: March 16, 2015
 Town of Clayton, NC

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Newspaper Publisher									P	P	P	§155.305(O)
Office, General					P	P	P	P	P	P		§155.305(P)
Office, Medical					P	P	P	P	P	P		§155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	C	C			§155.305(R)
Pawn Shop									C	P		§155.305(S)
Radio or Television Studio									P	P	P	§155.305(T)
Restaurant, Drive-Through								C	C	C		§155.305(U)
Restaurant, General						C	P	P	P	C		§155.305(V)
Retail Sales, General							P		P			§155.305(W)
Retail Sales, Neighborhood							P	P	P			§155.305(X)
Self-storage Facility									C	P	P	§155.305(Y)
Service, General							P		P			§155.305(Z)
Service, Neighborhood							P	P	P			§155.305(AA)
Tattoo Parlor									S			§155.305(BB)
Towing Service and Storage									C	C	C	§155.305(CC)
Vehicle Repair or Service									S	P	P	§155.305(DD)
Vehicle Sales and Rental									P	P	P	§155.305(EE)
Veterinary Clinic						C	C	C	P			§155.305(FF)
Video Sweepstakes Operations										S		§155.305(GG)
Industrial Uses												
Building Supplies, Wholesale									C	P	P	§155.306(A)
Crematorium										P	P	§155.306(B)
Gas and Fuel, Wholesale										P	P	§155.306(C)
Laboratory, Research						P			P	P	P	§155.306(D)
Manufacturing, Limited										P	P	§155.306(E)
Manufacturing, General										C	P	§155.306(F)
Manufacturing, Heavy											P	§155.306(G)
Research and Development						P			P	P	P	§155.306(H)
Warehouse, Freight Movement									C	P	P	§155.306(I)
Utilities												
Recycling Center										P	P	§155.307(A)
Renewable Energy Facility	S									C	P	§155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	§155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	§155.307(D)
Utility, Major										P	P	§155.307(E)
Waste Service										C	P	§155.307(F)
Key:												
P – Permitted												
C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)												
S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)												

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-05-02, passed 5-7-07; Am. Ord. 2009-06-06, passed 6-1-09; Am. Ord. 2009-08-03, passed 8-3-09; Am. Ord 2014-12-02, passed 12-1-14)



updated appl.

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

1st submission as split rezoning

REZONING APPLICATION

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

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

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

SITE INFORMATION

Name of Project: Horne Memorial Acreage of Property: 0.221
County Tag Number: 05016040, 05016041 NC PIN: 166917-02-2220; 166917-02-1222
Address/Location: Home, Page St., Church St.

Existing Zoning District: R-6
Proposed Zoning District: O-1
Is project within an Overlay District? No
 Yes (list): _____

APPLICANT INFORMATION

Applicant: True Line Surveying
Mailing Address: 205 W. Main St., Clayton, NC
Phone Number: 919-359-0427 Fax: 919-359-0428
Contact Person: Curk Lane
Email Address: curk@truelinesurveying.com

FOR OFFICE USE ONLY

Date Received: FEB 23 2015 Amount Paid: pd w/ orig. submission. File Number: 15-05-02-RZ

PROPERTY OWNER INFORMATION

Name: Home Memrial United Methodist Church

Mailing Address: PO Box 475, Clayton, NC

Phone Number: _____ **Fax:** _____

Email Address: _____

EXPLANATION OF PROJECT

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

Rezoning from R-6 to O&I to use property for church related use

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

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

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

~~Yes, church use is an allowed use under current zoning. Changing to O&I is better suited for future expansion.~~

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

~~Portion of property is currently being used for church use, other portion is vacant for future use.~~

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

~~The church is expanding and office and parking needs already exist.~~

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

~~All streets and utilities are in place.~~

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

~~Yes~~

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

~~Yes. Church is expanding and no land left on the block it currently uses.~~

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

~~No. Not to the detriment of the general public.~~

APPLICANT AFFIDAVIT

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

Molly Herring
Print Name

Molly Herring
Signature of Applicant

2/23/15
Date

ADJACENT PROPERTY OWNERS LIST

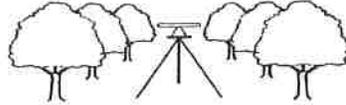
Project Name: Horne Memorial

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

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

PARCEL NUMBER	NAME	ADDRESS
166913-02-1690	TOWN OF CLAYTON	P O BOX 879, CLAYTON, NC 27528-0000
166917-02-3256	SOUTH FAYETTEVILLE STREET LLC	603 SOUTH FAYETTEVILLE STREET CLAYTON, NC 27520
166917-02-0390	TORCHIANO, DOROTEA	123 HORNE STREET CLAYTON, NC 27520
166917-02-0078	BARBOUR, MARY C	218 HARDEE ST CLAYTON, NC 27520
166917-02-3122	DEAN, JASON D	207 E HORNE STREET CLAYTON, NC 27520
166917-02-3069	CANADY, SHERRILL W	315 S. PAGE ST. CLAYTON, NC 27520
166917-02-1142	IRWIN, WILLIAM EDWARD	2914 JACK ROAD CLAYTON, NC 27520
166917-01-2923	MULLINS, DWAYNE	323 S PAGE STREET, CLAYTON, NC 27520
166917-02-0041	CASEY, PORTER W JR.	326 S PAGE STREET CLAYTON, NC 27520
166917-02-4225	WILLIAMS, MARGARET M	210 E HORNE ST CLAYTON, NC 27520
166917-02-1426	WILLIAMS, BILLY RAY	117 E HORNE ST CLAYTON, NC 27520
166917-02-2220	Horne Memorial Methodist Church	PO BOX 475 CLAYTON, NC 27528
165920-92-9200	HOMETOWNE INVESTMENTS LLC	PO BOX 133 CLAYTON, NC 27528
165920-92-9059	PARPRO LLC	PO BOX 1142 CLAYTON, NC 27528
165920-92-9351	BYRD, JOSEPH LARRY	102 S CLAY STREET CLAYTON, NC 27520

TRUE LINE SURVEYING, P.C.



February 23, 2015

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an application filed with the Town of Clayton for a rezoning application to rezone 2 lots owned by Horne Memorial United Methodist Church at the corners of Horne, Page and Church Streets from R-6 to O&I. Per Town of Clayton regulations, a neighborhood meeting will be held to provide information to area residents about the nature of the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: March 10, 2015

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

Time: 6:00 PM

Type of Application: Rezoning

General Description: rezone 2 lots owned by Horne Memorial United Methodist Church at the corners of Horne, Page and Church Streets from R-6 to O&I

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

Sincerely,



Curk T. Lane
True Line Surveying



**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: Horne Memorial Address or PIN #: 166917-02-3423

AGENT/APPLICANT INFORMATION:

True Line Surveying
(Name - type, print clearly)

205 W. Main ST.
(Address)
Clayton NC 27520
(City, State, Zip)

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

Rezoning

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:

Horne Memorial UMC
(Name - type, print clearly)

PO Box 475
(Address)

Bobby Paul Trustee
(Owner's Signature)

Clayton NC 27528
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston



Sworn and subscribed before me Molly L. Herring, a Notary Public for the above State and County, this 16th day of Jan., 2015.

Molly L. Herring
Notary Public
My Commission Expires: 11/5/19

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: True Line Surveying

Location/Date: 205 W. Main St. Clayton, NC 1/21/15

	NAME	ADDRESS
1	Kristy Dean	207 E. Horne St. Clayton
2	Margaret Canady	315 Page St., Clayton
3	Robin & Craig Pulley	334 Page St., Clayton
4	Susan & Dwayne Mullins	323 Page St., Clayton
5	Jason & Angle Sutphin	331 Page St., Clayton
6	Jay McLeod	Town Planning Dept.
7	Ross Carter	Horne Memorial UMC
8	Margaret Williams	210 E. Horne St., Clayton
9	Bill Ogle	Horne UMC
10	Bill Brewer	Horne UMC
11	Porter Timpla Casey	326 Page St., Clayton
12	Anthony & Courtney Garich	224 E. Horne St., Clayton
13	Kay Moy	505 W. Main St., Clayton
14	Dorotea Torchiano	123 E. Horne St., Clayton
15	Bill Irwin	2914 Jack Rd., Clayton
16		
17		
18		
19		
20		

1/21/15

Horne Meeting

Name	Address	Phone
Kristy Dean	207 E. Hornest.	919-369-3463
Margaret & Camady	315 Page St	919-553-657
Robin Puley	334 Page St	919-946-7340
Craig Puley	334 Page St.	919-946-7343
Susan & Dwayne Mullins	323 Page St.	919-417-0045
Jason / Angie Stpin	331 Page St	919-333-8893
JAY McLEOD	TOWN PLANNING DEPT.	jwmclead@ ^{town of} clayton
Ross Carter	Horne Memorial UMC	ross@horneumc.net
Margaret Williams	210 E Horne	919-608-0245
Bill Ogle	Horne UMC	919-390-8334
Bill Brewer	" "	919-801-2892
Porter Timpa William Casey	326 Page St	919-395-2607
ANTHONY & COURTNEY GARCIA	224 E. HORNE	919-601-2141
KAY MOY	505 W. Main	919-801-0728
Darotea Torchiano	123 E Horne St	347-331-984
BILL IRWIN	2914 JACK RD. CLAYTON	314 PAGE ST.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: True Line Surveying

Location/Date: 205 W. Main St. Clayton, NC 3/10/15

	NAME	ADDRESS
1	Ross Carter	Horne Memorial UMC
2	Dorotea Torchiano	123 E. Horne St., Clayton
3	Bill Irwin	2914 Jack Rd., Clayton
4	Jessica Schwab	314 Page St., Clayton
5	Susan & Dwayne Mullins	323 Page St., Clayton
6	Bobby Parker	2052 Walden Way, Clayton
7	Michael Grannis	507 E. Second St., Clayton
8	Bob Satterfield	2045 Walden Way, Clayton
9		
10		
11		
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Horne Memorial Church Meeting
3-10-15 6:00pm

ROSS CARTER - HORNE UMC, 121 E. SECOND ST,

Dorothea Torchiano - 123 E Horne St

Bill Irwin - Home 2914 Jack Rd. (314 Page St. Clayton 27520

Jessica Schwab 314 Page street Clayton, NC 27520

Susan & Dwayne Mullins 323 Page St. Clayton NC 27520

Bobby Parker 2052 Warden Way Clayton 27527

MICHAEL GRANNIS 507 E. SECOND ST. CLAYTON 27520

BOB SATTERFIELD 2045 WARDEN WAY CLAYTON 27527

Jay McLeod

From: Jay McLeod
Sent: Wednesday, March 18, 2015 12:28 PM
To: Molly Herring (molly@truelinesurveying.com)
Cc: Curk Lane (curk@truelinesurveying.com); David DeYoung; Rebecca Powers; Emily Beddingfield
Subject: FW: Horne Memorial, Minutes Insufficient
Attachments: Neighborhood Meeting.pdf

Hi Molly,

The attached, submitted minutes for the neighborhood meetings for the Horne Memorial rezoning applications (15-05-01-RZ and 15-05-02-RZ) are insufficient and do not meet the spirit or requirements of the Code. I was at the first meeting, and I have two pages of handwritten notes detailing issues raised by residents and neighbors. The two sentences in this attachment that describe the meeting hardly do justice to the meeting or the residents and applicants. It might even be argued that the submitted minutes intentionally misrepresent the discussions that have taken place. These minutes will be submitted as statements of fact to the Planning Board and Town Council, as well as scrutinized by the residents that attended these meetings, and must represent to the best of all of our abilities a factual accounting of what has transpired.

In addition to sign-in sheets (which are part of your submission and do meet the requirement), sufficient minutes will have a record of what issues were raised, how they were addressed by the applicant, and what (if any) resolution was agreed upon. I am also aware that a rendering was presented at the March neighborhood meeting. Any presented or discussed materials should also be part of the submitted minutes.

Planning Board agenda packets are going out today. Please resubmit sufficient minutes ASAP.

Thanks,

Jay McLeod, AICP

Planner

Town of Clayton

111 East Second Street | PO Box 879 | Clayton, NC 27528

P (919)359-9335 | F (919)553-1720

jwmcLeod@townofclaytonnc.org

From: Molly Herring [<mailto:molly@truelinesurveying.com>]

Sent: Wednesday, March 18, 2015 10:22 AM

To: Jay McLeod

Subject: RE: Horne Memorial

Neighborhood Meeting

Molly Herring

True Line Surveying

205 West Main St.

Clayton, NC 27520

919-359-0427

919-359-0428 Fax

From: Jay McLeod [<mailto:jwmcleod@townofclaytonnc.org>]
Sent: Monday, March 16, 2015 12:39 PM
To: 'Molly Herring'
Subject: RE: Horne Memorial

Hi Molly,
The schedule for the Horne Memorial rezoning applications is below:

15-05-01-RZ Horne Memorial rezoning

Rezoning to O-I for the three parcels owned by Horne Memorial Church, that include the Church, the playground/daycare lot behind it, and the office/house on the same block.

Applicant: Curk Lane, True Line Surveying

Planning Board will make a recommendation to approve or deny the request, and the request will move on to the Town Council March 23rd workshop and April 6th meeting for decision.

15-05-02-RZ Horne Memorial rezoning

Rezoning to O-I for the two parcels owned by Horne Memorial Church, in the residential neighborhood generally south of the Church.

Applicant: Curk Lane, True Line Surveying

Planning Board will make a recommendation to approve or deny the request, and the request will move on to the Town Council March 23rd workshop and April 6th meeting for decision.

Everything seems to be moving along. Please send over the neighborhood meeting minutes (from both meetings) as soon as you all are able. Thanks a bunch.

Please let me know if there's anything else,

Jay McLeod

Ext. 5405
919-359-9335

From: Molly Herring [<mailto:molly@truelinesurveying.com>]
Sent: Monday, March 16, 2015 12:03 PM
To: Jay McLeod
Subject: Horne Memorial

Hey Jay,
Are there any other meetings for Horne besides the March 23 planning board meeting?

Thanks,

Molly Herring
True Line Surveying
205 West Main St.
Clayton, NC 27520
919-359-0427
919-359-0428 Fax



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

Horne Memorial UMC

Neighborhood Meeting Summary

03-18-2015

Neighborhood meeting held on 01-21-15 was well attended. Many discussion topics of concern were brought up as follows;

What will happen to existing house – Neighbors want to keep it and the Church is deciding if it can be saved, used or needs to be taken down.

What kind of building will be done on the lots – Neighbors are concerned about parking on the lots and how it affects their property, such as lights from headlights, screening required how many spaces. The Church is still trying to decide what can be built on the lots and have no immediate plans.

Why does the Church need to rezone the properties – Neighbors want to keep the zoning the same and the Church wants to rezone because the future use will not be residential in nature but will be a combination of uses best described by O/I zoning. Once the rezoning is complete then the Church will know what is an allowed use and what the setbacks and buffer requirements are.

Discussions also were had on how the Church came about owning the property and why they did not see a for sale sign on the lots. The property was offered for sale and the Church purchased them from the owners with the hopes for future use to serve the Church's needs for the community.

Concerned with how changing the use of these lots will affect the neighborhood. Neighbors want it to stay as is. Church is a part of same community and expressed its desire to better serve the community it needs to be able to change and grow just like the houses do around them.

Property value was discussed but a consensus was not determined.

Needs for the Church to expand were discussed as mix of parking, office use and storage.

The conclusion from the neighbors is that the lots need to stay as are and let the Church expand elsewhere as any parking would not be in keeping with surroundings. Church would like to stay a part of the neighborhood and would like to be able to grow and change as the need arises.

**CD
DA** Clayton
Downtown
Development
Association Inc.

*Vision 2025: Destination Where People, Businesses & the Arts Thrive
A North Carolina Main Street Community*

TO: Clayton Planning Board & Town Council
FROM: Paul Black, Vice-Chair, Downtown Development Association
DATE: 3/9/2015
SUBJ: DDA Opposition to Rezoning Application 15-05-02-RZ

The Downtown Development Association (DDA) as an advisory board to the Town Council wishes to express our concerns about and opposition to the proposed R-6 to O-I rezoning at Page and Horne Streets within the Clayton Historic District. The concerns are two-fold: The potential character change of the neighborhood and the potential loss of a significant and contributing building in the Clayton Historic District. The Main Street philosophy is "economic development through historic preservation" and preserving the compactness and connectivity of neighborhoods is just as important as preserving buildings. Rezoning this part of the block to O-I would be counter to Clayton's character and the vision to retain its "small town charm."

We feel the proposed rezoning of the parcels at and adjoining 135 E. Horne Street from R-6 to O-I is not compatible with the residential/neighborhood character of that area. On the other hand, the proposed O-I zoning (15-05-01-RZ) is appropriate for the parcels in the block on the north side of Horne Street bounded by Church Street, Fayetteville, Second Streets. The uses of those properties: former Clayton High and Clayton Elementary Schools (now The Clayton Center) and the Horne United Methodist Church, have been consistent and constrained to that block since the early 1900's.

The properties along the south side of Horne Street (see map) have been residential since Clayton was first developed. A change to a more commercial/non-residential use of those properties would surely have a negative impact on the character of that neighborhood. In addition to more vehicular and pedestrian traffic, the visual character and connectivity of the residential neighborhood would be forever impacted. Disrupting the compactness and connectivity of the neighborhood would not be in keeping with the Town of Clayton's goal to maintain the "small-town feel of Clayton."



Although not exclusive to the proposed rezoning, there is concern about the future of the former Methodist Parsonage (the Razor House) which was built around 1909. If lost to demolition, the Town would lose a prominent

feature that helps define the downtown district and the surrounding neighborhood. The National Register of Historic Places describes the Horne Methodist Parsonage at 135 E. Horne Street with, "... a commanding presence at the intersection of Horne and Page streets..." The listing also notes that the house is featured in Talton's 1909 promotional brochure on Clayton, and it is commonly featured within other historical archived information. In fact, the house is visible from Main Street when you look down Church Street. It's an important property for Clayton and provides a terminal vista at its current location.

For these reasons, the Downtown Development Association board, during its regular meeting on February 9, 2015, voted to recommend opposition to the rezoning application 15-05-02-RZ and rezoning from R-6 to O-I the area at the corner of and adjacent to Horne Street and Page Street that includes the old Methodist Parsonage at 135 Horne Street. The DDA asks that the Planning Board and Town Council deny this request as presented.

TOWN OF CLAYTON
ZONING AMENDMENT
CONSISTENCY AND REASONABLENESS STATEMENT

15-05-02-RZ Horne Memorial Church Rezoning II

The Town Council of the Town of Clayton hereby states:

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

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

- Objective 1.2 – Increase Residential Presence in Downtown

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

This proposed rezoning would infringe on existing residential, a historically contributing neighborhood, and would allow distinctly non-residential uses on the same block as a historically residential district

the above referenced zoning amendment is not reasonable and is not in the public interest.



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

*Planning Board
March 23, 2015*

STAFF REPORT

Application Number: 15-08-02-RZ
Project Name: Riverwood Athletic Club, Raven's Ridge Phase 8C Rezoning
NC PIN / Tag #: 176000-73-7987 / 16I03028G
Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: DC Adams Engineering Inc
Owner: FSC IV LLC

Neighborhood Meeting: March 12, 2015

Public Noticing:

- sign posted March 19, 2015
- letters mailed TBD, 2015
- newspaper ad TBD, 2015

PROJECT LOCATION: This property includes 8.2 acres adjacent to the original Raven's Ridge Phase 8C, (formerly known as the House Tract), east of and adjacent to the Neuse River, south of and adjacent to the existing Riverwood Athletic Club, and north of Covered Bridge Rd.

REQUEST: The applicant is requesting approval to rezone the property from R-E to R-8. The property has recently been, or is currently in process of, annexation into the Town of Clayton.

SITE DATA:

Acreage: 8.2 acres
Present Zoning: Residential-Estate (R-E)
Proposed Zoning: Residential-8 (R-8)
Existing Use: Vacant/Agricultural

ADJACENT ZONING AND LAND USES:

North: Zoning: R-8

Existing Use: Single Family Residential (Riverwood Athletic Club Subdivision)

South: Zoning: R-E
Existing Use: Vacant/Agricultural

East: Zoning: R-E
Existing Use: Vacant/Agricultural

West: Zoning: R-10 and R-E (across the Neuse River)
Existing Use: Neuse River, with Residential/Agriculture beyond

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting approval for rezoning of the subject property from Residential Estate (R-E) to Residential-8 (R-8).

This rezoning is contingent upon an annexation of this property into the Town of Clayton. It represents the continued expansion of the Riverwood Athletic Club (RWAC) subdivision, and will be part of the Raven's Ridge subdivision, Phase 8C. A master plan modification (to expand the boundaries of RWAC to include the subject property) and subdivision plat (to modify the existing Phase 8C and expand it to include the subject property) (both under project # 15-08-01-SUB) are also occurring concurrently with the annexation and rezoning.

Compatibility with Surrounding Land Uses

This property is compatible with surrounding land uses, as it will be the continued expansion of the RWAC.

Access/Streets:

The property is accessed through the RWAC subdivision.

Consistency with the Strategic Growth Plan

This rezoning is consistent with the 2008 Strategic Growth Plan; see Goal 2.5.

CONSIDERATIONS:

- The applicant is requesting a rezoning from R-E to R-8. This is concurrent with master plan modification and annexation to the Riverwood Athletic Club (RWAC).
 - Rezoning is decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
 - When adopting or rejecting the rezoning, the Town Council shall approve a statement describing whether its action is consistent with an adopted plans and policies of the town and explaining why the board considers the action taken to be reasonable and in the public interest.
-

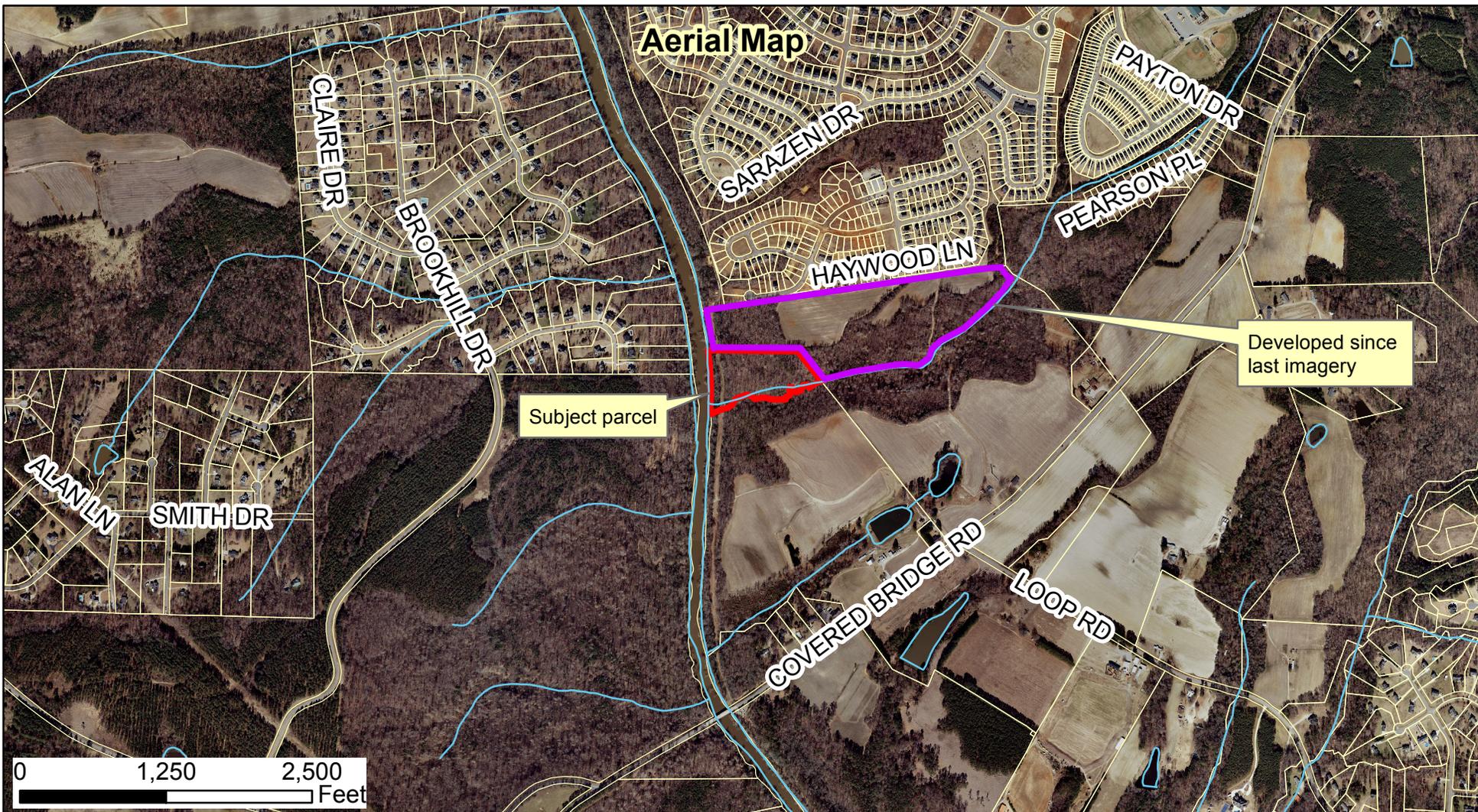
STAFF RECOMMENDATION:

Staff is recommending approval of the rezoning.

PLANNING BOARD RECOMMENDATION:

ATTACHMENTS:

- 1) Aerial Map
- 2) Existing and Proposed Zoning Map
- 3) Proposed Land Use Map
- 4) Table 2.1 – allowed uses
- 5) Application
- 6) Neighborhood Meeting Materials (if available)
- 7) Statement of Consistency and Reasonableness

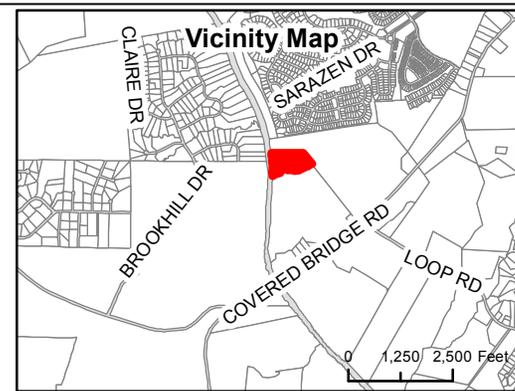


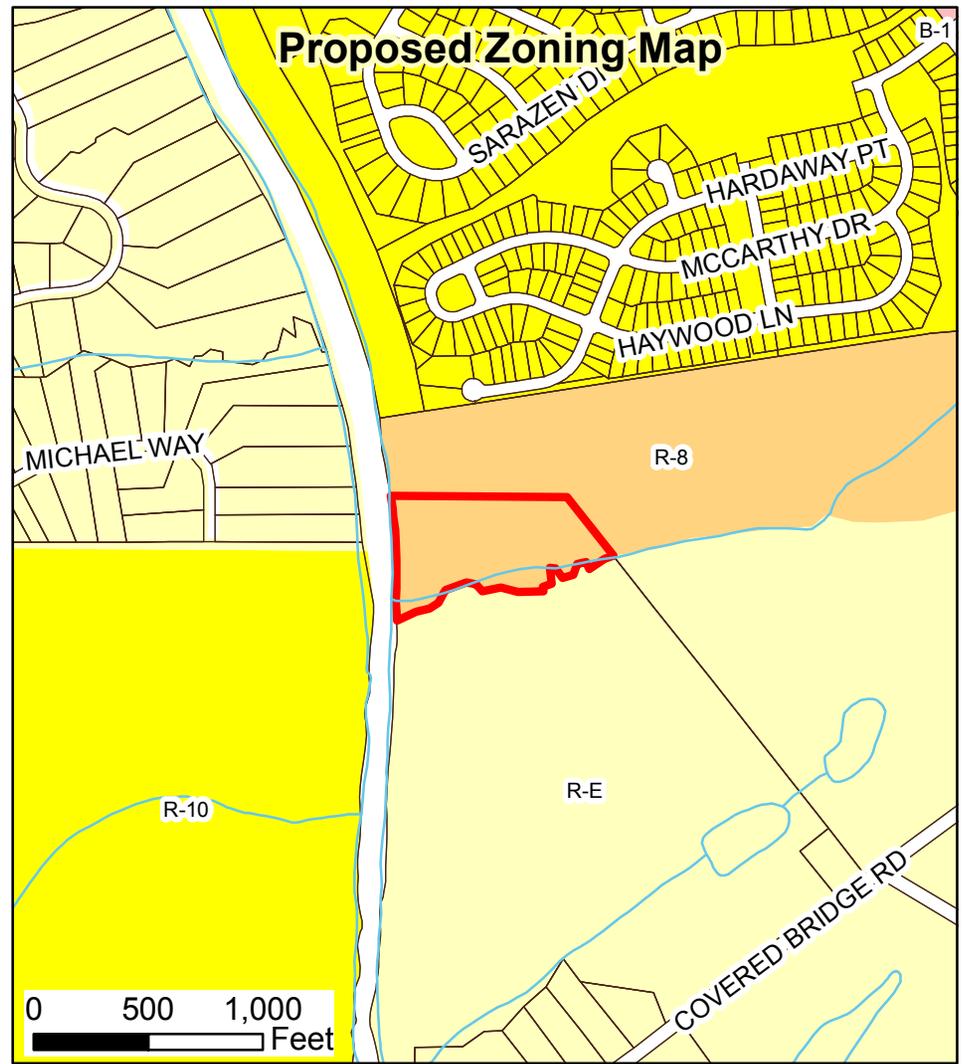
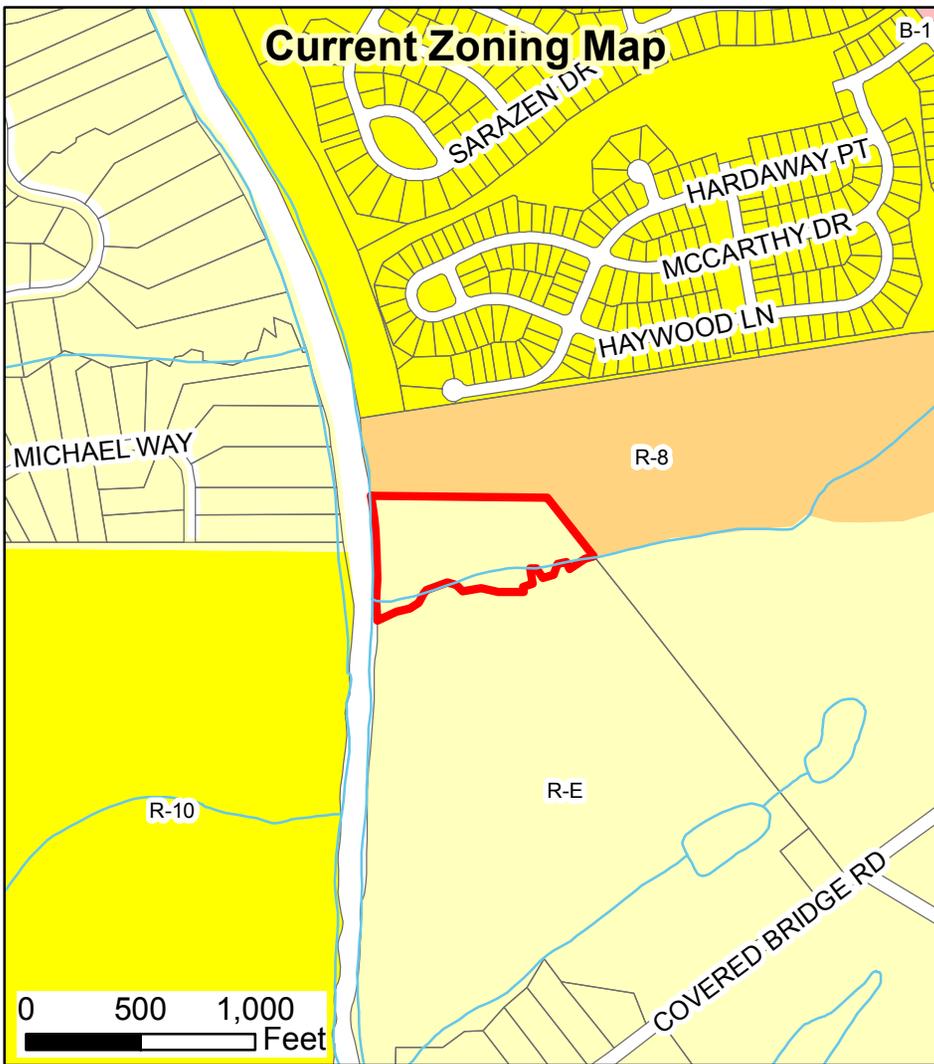
15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C Subdivision and Rezoning from R-E to R-8

Applicant: DC Adams Engineering, Inc.
 Property Owner: FSC IV LLC (Fred Smith Co.)
 Parcel ID Number: 176000-73-7987
 Tag #: 16103028G

Produced by: TOC Planning

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





15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C Subdivision and Rezoning from R-E to R-8

Applicant: DC Adams Engineering, Inc.
 Property Owner: FSC IV LLC (Fred Smith Co.)
 Parcel ID Number: 176000-73-7987
 Tag #: 16103028G

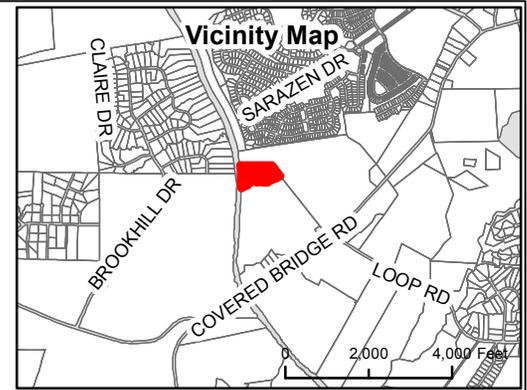
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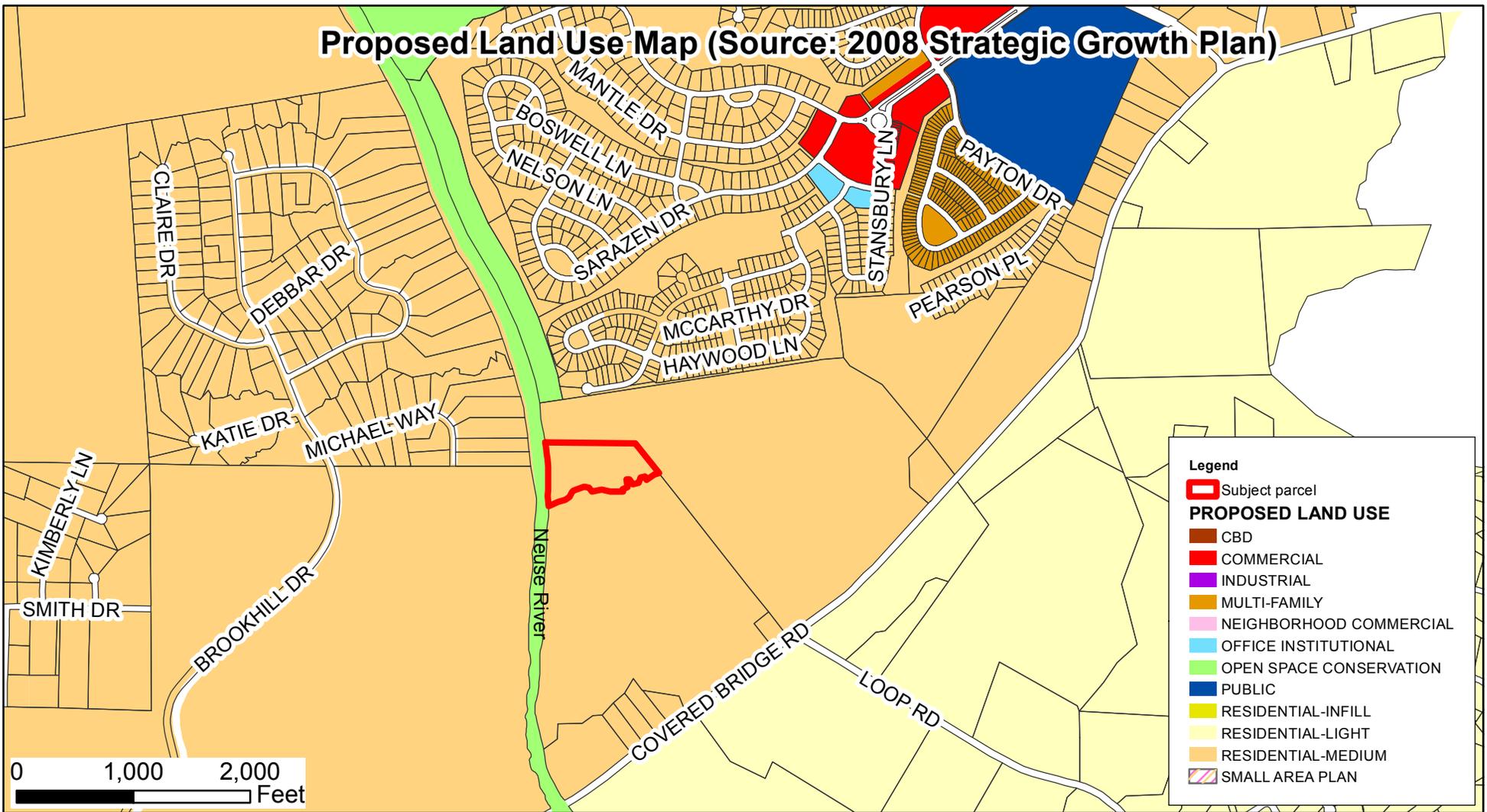


Legend

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



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



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

15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C

Subdivision and Rezoning from R-E to R-8

Applicant: DC Adams Engineering, Inc.
 Property Owner: FSC IV LLC (Fred Smith Co.)
 Parcel ID Number: 176000-73-7987
 Tag #: 16I03028G

Produced by: TOC Planning

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

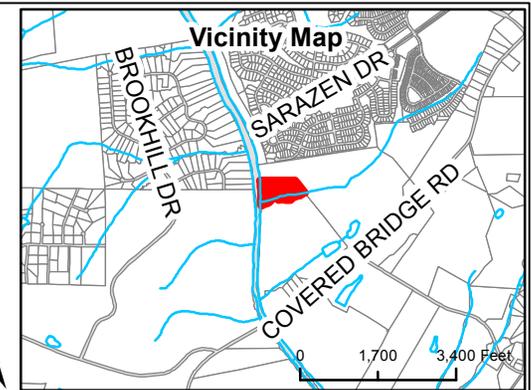


Table 2-1 Use Regulations

Use Type	Zoning Districts											Specific Use Section	
	Residential				Nonresidential								
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2		
Residential Uses													
Adult Care Home (2-6 Adults)	P	P	P	P									\$155.301(A)
Adult Care Home (7-12 Adults)	S	S	S	S		C	S	S	S				\$155.301(A)
Adult Care Home (13+ Adults)						C	S	S	S				\$155.301(A)
Alley Loaded House		P	P	P									\$155.301(B)
Apartments		S	S	S	S	S	S	S	S				\$155.301(C)
Boarding House				C		P		P					\$155.301(D)
Child Care Home	C	C	C	C	C								\$155.301(E)
Manufactured Home	P												\$155.301(F)
Manufactured Home Park	S												\$155.301(G)
Nursing Home (Congregate Living Facility)	C			C		P		S	P				\$155.301(H)
Two family House		S	S	S	S								\$155.301(I)
Townhouse		S	S	S	S	S	S	S	S				\$155.301(J)
Security/Caretaker Quarters	C								C				\$155.301(K)
Single Family House	P	P	P	P									\$155.301(L)
Upper-story Residence	S	S	S	S	S	P	P	P	P				\$155.301(M)
Zero Lot Line House		P	P	P									\$155.301(N)
Public and Civic Uses													
Assembly, Not For Profit	S					P			P				\$155.302(A)
Cemetery	P								P				\$155.302(B)
Church or Place of Worship	C	C	C	C		C		C	C				\$155.302(C)
College or University						P							\$155.302(D)
Day Care (Supervision for 3-8)	C	C	C	C	C								\$155.302(E)
Day Care (Supervision for 9+)	C	C	C	C	C	P	P	C	P				\$155.302(E)
Government Service	S	S	S	S	P	P	P	P	P	P	P		\$155.302(F)
Hospital or Medical Center						P			P				\$155.302(G)
School (Elementary or Secondary)	S	S	S	S		S							\$155.302(H)
School (Technical, Trade or Business)	S	S	S	S		P	P		P	P	P		\$155.302(I)
Recreational Uses													
Entertainment, Indoor						C	C	C	P	P			\$155.303(A)
Entertainment, Outdoor									C	P			\$155.303(B)
Fitness Center						C	C	C	P	P			\$155.303(C)
Golf Course	P	P	P	P									\$155.303(D)
Gun Range							S	S	S	S	S	S	\$155.303(E)
Park, Active	S	S	S	S	S	S	S	S	S	S	S	S	\$155.303(F)
Park, Passive	C	C	C	C	P	P	C	C	C	C	C	C	\$155.303(G)
Stable, Private	P												\$155.303(H)
Agricultural Uses													
Agriculture, Livestock	C											C	\$155.304(A)
Agriculture, Sales and Service	P											C	\$155.304(B)
Nursery	P					P	P	C	P				\$155.304(C)
Commercial Uses													
Adult Oriented Business									S		S		\$155.305(A)
Bed and Breakfast	P					P	P	P	P				\$155.305(B)
Car Wash/Auto Detailing						C	C	P	P				\$155.305(C)
Contractor Office						C	C		P	P	P		\$155.305(D)
Contractor Storage Yard									C	C	P		\$155.305(E)
Convenience Store with Gas Sales							C	C	P	P	P		\$155.305(F)
Creative Studio					P	P	P	P	P				\$155.305(G)
Financial Institution					P	P	P	P	P				\$155.305(H)
Funeral Home				C	P	P	P	P	P				\$155.305(I)
Hotel/Motel						S	S	S	P				\$155.305(J)
Kennel	C							C					\$155.305(K)
Laundry Services							C		C	P	P		\$155.305(L)
Lounge, Cocktail							S		S	S	S		\$155.305(M)
Microbrewery							P		P	P	P		\$155.305(N)

Abridged Use Table, created: March 16, 2015
 Town of Clayton, NC

Use Type	Zoning Districts											Specific Use Section
	Residential				Nonresidential							
	R-E	R-10	R-8	R-6	O-R	O-I	B-1	B-2	B-3	I-1	I-2	
Newspaper Publisher									P	P	P	§155.305(O)
Office, General					P	P	P	P	P	P		§155.305(P)
Office, Medical					P	P	P	P	P	P		§155.305(Q)
Outdoor Seating/Sidewalk Cafe						C	P	C	C			§155.305(R)
Pawn Shop									C	P		§155.305(S)
Radio or Television Studio									P	P	P	§155.305(T)
Restaurant, Drive-Through								C	C	C		§155.305(U)
Restaurant, General						C	P	P	P	C		§155.305(V)
Retail Sales, General							P		P			§155.305(W)
Retail Sales, Neighborhood							P	P	P			§155.305(X)
Self-storage Facility									C	P	P	§155.305(Y)
Service, General							P		P			§155.305(Z)
Service, Neighborhood							P	P	P			§155.305(AA)
Tattoo Parlor									S			§155.305(BB)
Towing Service and Storage									C	C	C	§155.305(CC)
Vehicle Repair or Service									S	P	P	§155.305(DD)
Vehicle Sales and Rental									P	P	P	§155.305(EE)
Veterinary Clinic						C	C	C	P			§155.305(FF)
Video Sweepstakes Operations										S		§155.305(GG)
Industrial Uses												
Building Supplies, Wholesale									C	P	P	§155.306(A)
Crematorium										P	P	§155.306(B)
Gas and Fuel, Wholesale										P	P	§155.306(C)
Laboratory, Research						P			P	P	P	§155.306(D)
Manufacturing, Limited										P	P	§155.306(E)
Manufacturing, General										C	P	§155.306(F)
Manufacturing, Heavy											P	§155.306(G)
Research and Development						P			P	P	P	§155.306(H)
Warehouse, Freight Movement									C	P	P	§155.306(I)
Utilities												
Recycling Center										P	P	§155.307(A)
Renewable Energy Facility	S									C	P	§155.307(B)
Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	§155.307(C)
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	§155.307(D)
Utility, Major										P	P	§155.307(E)
Waste Service										C	P	§155.307(F)
Key:												
P – Permitted												
C – Conditional Use permitted in the zoning district only if approved by the Board of Adjustment (BOA) (§ 155.710)												
S – Special Use permitted in the zoning district only if approved by the Town Council (TC)) (§ 155.711)												

(Ord. 2005-11-02, passed 11-21-05; Am. Ord. 2007-05-02, passed 5-7-07; Am. Ord. 2009-06-06, passed 6-1-09; Am. Ord. 2009-08-03, passed 8-3-09; Am. Ord 2014-12-02, passed 12-1-14)

PROPERTY OWNER INFORMATION

Name: FSC IV, LLC
 Mailing Address: 400 RIVERWOOD DR, CLAYTON, NC 27527
 Phone Number: 919-868-3222 Fax: _____
 Email Address: Brian.Strickland@Fredsmithcompany.com

EXPLANATION OF PROJECT

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

THE PROPOSED REZONING REQUEST IS BEING MADE AS A PART OF MASTER PLAN REVISION FOR RIVERWOOD ATHLETIC CLUB. THIS PROPERTY WILL BE DEVELOPED IN THE SAME MANNER AS ADJACENT PHASES OF RIVERWOOD ATHLETIC CLUB.

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany a Rezoning application.

To be completed by the applicant:			To be completed by staff:		
	Yes	N/A	Yes	No	N/A
Submit 9 copies of all materials unless otherwise noted or directed by staff					
1. A pre-application conference was held with Town of Clayton staff. Date: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Review Fee (\$500 for standard rezoning OR \$1,000 + \$5.00/acre for Planned Developments)	<input checked="" type="checkbox"/>				
3. Completed application	<input checked="" type="checkbox"/>				
4. Owner's Consent Form <i>Required if applicant is not property owner.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department).	<input checked="" type="checkbox"/>				
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.	<input type="checkbox"/>	<input type="checkbox"/>			
7. Adjacent property owners list	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Neighborhood meeting notice letter (1 copy) <i>See sample letter and meeting requirements included in this packet</i>	<input type="checkbox"/>				
9. Neighborhood meeting summary form (1 copy) <i>Included in this packet</i>	Must be submitted after neighborhood meeting is held and at least 10 days prior to Planning Board meeting.				
10. Stamped, addressed, empty envelopes with no return address, using the adjacent property owner list (1 set) <i>This for a public notice of the public hearing mailed by the Town - thus, neighbors will receive both a neighborhood meeting letter from the applicant, and a notice of the hearing from the Town.</i>	<input type="checkbox"/>				

APPROVAL CRITERIA

All applications for a Rezoning must address the following findings:

1. Consistency with the adopted plans of the Town.

THE PROPOSED PLAN WILL BE CONSISTENT WITH ADOPTED PLANS OF THE TOWN AND WILL BE DEVELOPED/INCORPORATED INTO THE OVERALL RIVERWOOD ATHLETIC CLUB MASTER PLAN.

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

THE PROPERTY IS CURRENTLY IN THE TOWN'S ETJ AND WILL NEED TO BE ANNEXED. THE PROPOSED DISTRICT WILL ALLOW FOR DEVELOPMENT OF THE PROPERTY IN A MANNER CONSISTENT WITH ADJACENT DEVELOPMENT.

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

THE REZONING WILL MEET A SPECIFIC DEMAND WITHIN THE TOWN.

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

ADEQUATE PUBLIC FACILITIES EXIST WITH NO ANTICIPATED IMPROVEMENTS BEYOND SEWER, WATER STREETS AND STORM DRAINAGE ASSOCIATED WITH TYPICAL STREET CONSTRUCTION.

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

THIS ZONING REQUEST COMPLIES WITH ALL ASSOCIATED REGULATIONS.

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

THIS PROJECT WILL BE A BENEFIT TO THE NEIGHBORHOOD. THERE ARE NO ANTICIPATED ADVERSE IMPACTS IMPOSED BY THIS PROJECT.

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

THE PROPOSED CHANGE IS CONSISTENT WITH THE ZONING IN ADJACENT PHASES OF RIVERWOOD ATHLETIC CLUB.

APPLICANT AFFIDAVIT

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

Downie Adams, DC Adams
Print Name
ENGINEERING,
INC

[Signature]
Signature of Applicant

2/2/2015
Date

SAMPLE NEIGHBORHOOD MEETING LETTER - PLACE ON AGENT OR OWNER LETTERHEAD

Date _____

Dear Clayton Area Property Owner:

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

Meeting Date: _____

Location: _____

Time: _____

Type of Application: _____

General Description: *[Provide information about the project that could assist those reviewing this letter, such as a brief description, layout or map]*

If you have any questions prior to or after this meeting, you may contact us at **Insert phone number of applicant**

Sincerely,

Applicant

cc: Clayton Planning Dept.

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: February 25, 2015

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

Printed Name: Donnie Adams

Signature: 

Date of Meeting: March 12, 2015

Time of Meeting: 6:00

Location of Meeting: Riverwood Golf Club

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

To give ample time for adjacent owners to arrive, Donnie Adams opened the meeting at 6:10.

~~Donnie gave a brief description/summary of the property to be rezoned, the RWAC Master Plan revision (addition of the House property) and the preliminary subdivision plan for Phase C1/C2~~

~~The floor was opened for questions or comments. Hearing none, the meeting was closed at 6:20pm.~~

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



February 25, 2015

Re: Riverwood Athletic Club Master Plan
Clayton, NC

Dear Madame/Sir:

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

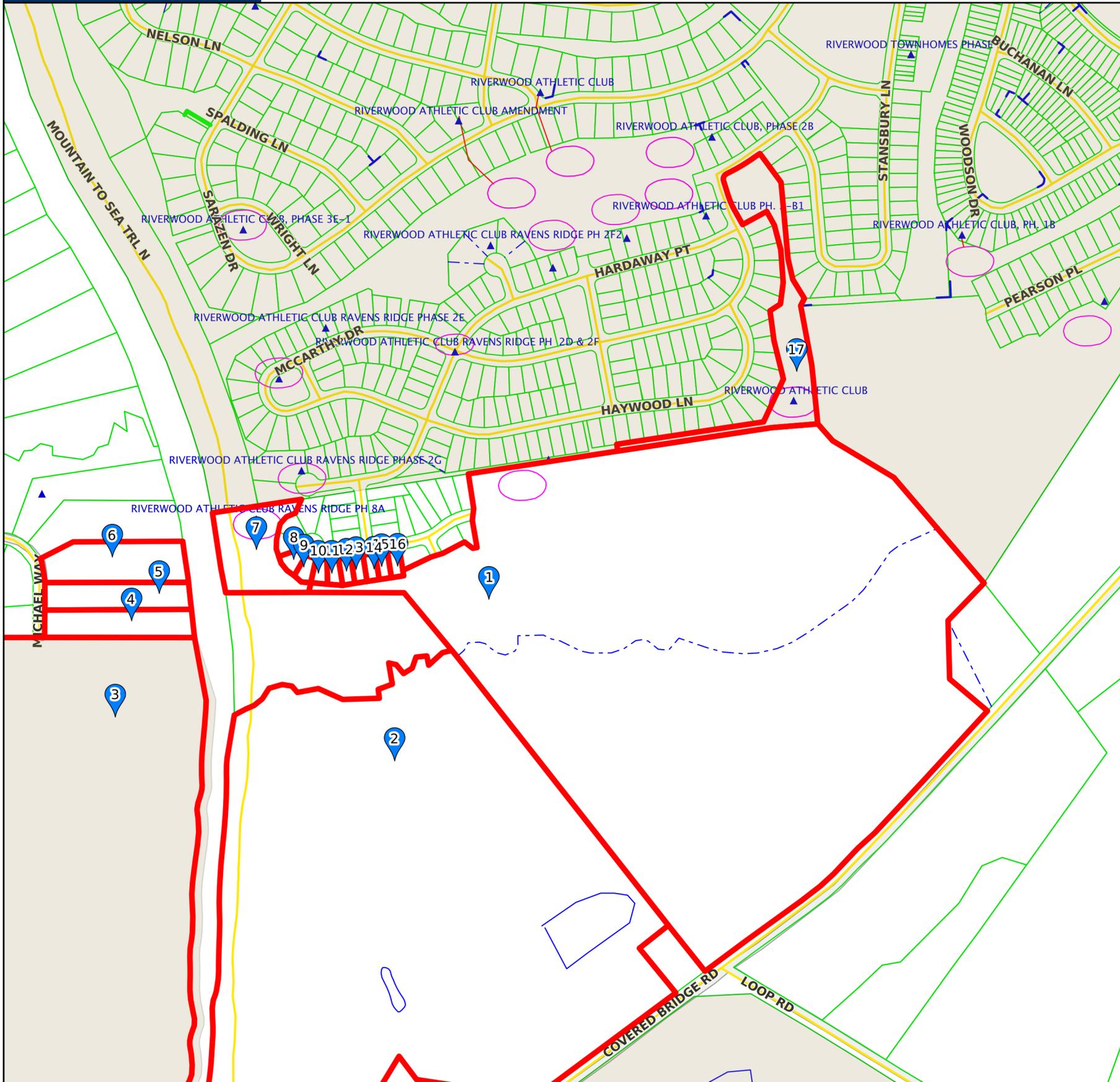
Meeting Date: March 12, 2015
Location: Riverwood Golf Club
Time: 6:00 PM
Type of Application: **15-08-01-SUB RIVERWOOD ATHLETIC CLUB MASTER PLAN REVISION
and 15-08-02-RZ HOUSE PROPERTY REZONING**
General Description: Riverwood Athletic Club master plan revisions as well as rezoning and addition of adjacent property.

If you have any questions prior to or after this meeting, please contact us at (919) 550-8086 or by email at brian.strickland@fredsmithcompany.com.

Sincerely,

Brian Strickland

cc: Clayton Planning Dept.



Result 1		Result 2	
id:	16103027	id:	16103028
Tag:	16103027	Tag:	16103028
Tax Unique Id:	4272163	Tax Unique Id:	4268744
NCPin:	176000-93-4951	NCPin:	176000-82-1830
Mapsheet No:	1760	Mapsheet No:	1760
Owner Name 1:	FSC RANCH LLC	Owner Name 1:	HOUSE, MAVIS C
Owner Name 2:		Owner Name 2:	
Mail Address 1:	400 RIVERWOOD DR	Mail Address 1:	2873 COVERED BRIDGE RD
Mail Address 2:		Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27527-5500	Mail Address 3:	CLAYTON, NC 27527-0000
Site Address 1:	3131 COVERED BRIDGE RD	Site Address 1:	2873 COVERED BRIDGE RD
Site Address 2:	CLAYTON, NC 27527-	Site Address 2:	CLAYTON, NC 27527-
Book:	04538	Book:	00705
Page:	0617	Page:	0629
Market Value:	454350	Market Value:	444620
Assessed Acreage:	84.28	Assessed Acreage:	68.94
Calc. Acreage:	84.08	Calc. Acreage:	68.88
Sales Price:	0	Sales Price:	0
Sale Date:	2014-12-19	Sale Date:	1970-01-01
Result 3		Result 4	
id:	05H02009	id:	05H010101
Tag:	05H02009	Tag:	05H010101
Tax Unique Id:	4265643	Tax Unique Id:	4231712
NCPin:	166900-38-4997	NCPin:	176000-64-9005
Mapsheet No:	1669	Mapsheet No:	1760
Owner Name 1:	RAYMOND ELMORE EARP JR IRREVOCABLE TRUST	Owner Name 1:	OBRIEN, ANGELLA J
Owner Name 2:	EARP, NANCY CREWS EXECUTOR	Owner Name 2:	OBRIEN, DAVID MICHAEL
Mail Address 1:	7230 NC HWY 42 E	Mail Address 1:	8307 CAZAVINI CT
Mail Address 2:		Mail Address 2:	
Mail Address 3:	SELMA, NC 27576-6005	Mail Address 3:	RALEIGH, NC 27613-4467
Site Address 1:	1162 COVERED BRIDGE RD	Site Address 1:	151 MICHAEL WAY
Site Address 2:	CLAYTON, NC 27520-	Site Address 2:	CLAYTON, NC 27520-
Book:	03897	Book:	04356
Page:	0735	Page:	0783
Market Value:	2189860	Market Value:	376900
Assessed Acreage:	631.06	Assessed Acreage:	1.88
Calc. Acreage:	631.04	Calc. Acreage:	1.76
Sales Price:	0	Sales Price:	365000
Sale Date:	2010-07-12	Sale Date:	2013-09-18
Result 5		Result 6	
id:	05H01010J	id:	05H01010K
Tag:	05H01010J	Tag:	05H01010K
Tax Unique Id:	4215648	Tax Unique Id:	4223545
NCPin:	176000-64-9107	NCPin:	176000-64-8382
Mapsheet No:	1760	Mapsheet No:	1760
Owner Name 1:	SAMMONS, DAVID H JR	Owner Name 1:	HARRIS, JONATHAN DAVID
Owner Name 2:	SAMMONS, RENE D	Owner Name 2:	HARRIS, ANGELA NICOLE
Mail Address 1:	147 MICHAEL WAY	Mail Address 1:	143 MICHAEL WAY
Mail Address 2:		Mail Address 2:	
Mail Address 3:	CLAYTON, NC 27520-0000	Mail Address 3:	CLAYTON, NC 27520-5507
Site Address 1:	147 MICHAEL WAY	Site Address 1:	143 MICHAEL WAY
Site Address 2:	CLAYTON, NC 27520-	Site Address 2:	CLAYTON, NC 27520-
Book:	03113	Book:	04199
Page:	0040	Page:	0815
Market Value:	384520	Market Value:	513060
Assessed Acreage:	1.73	Assessed Acreage:	2.27
Calc. Acreage:	1.69	Calc. Acreage:	2.39
Sales Price:	412000	Sales Price:	417000
Sale Date:	2006-05-02	Sale Date:	2012-11-02

Scale: 1:4144 - 1 in. = 345.33 feet

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





*** DISCLAIMER ***

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

Result 7

id: 16102056C
Tag: 16102056C
Tax Unique Id: 4272092
NCPin: 176000-74-4387
Mapsheets No: 1760
Owner Name 1: FSC RANCH LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04538
Page: 0617
Market Value: 100
Assessed Acreage: 2.55
Calc. Acreage: 2.54
Sales Price: 0
Sale Date: 2014-12-19

Result 8

id: 16102055K
Tag: 16102055K
Tax Unique Id: 4272124
NCPin: 176000-74-6353
Mapsheets No: 1760
Owner Name 1: FSC IV LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04404
Page: 0287
Market Value: 40000
Assessed Acreage: 0.17
Calc. Acreage: 0.17
Sales Price: 3000000
Sale Date: 2014-01-17

Result 9

id: 16102055J
Tag: 16102055J
Tax Unique Id: 4272121
NCPin: 176000-74-7209
Mapsheets No: 1760
Owner Name 1: RMS INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04547
Page: 0906
Market Value: 40000
Assessed Acreage: 0.16
Calc. Acreage: 0.16
Sales Price: 0
Sale Date: 2015-01-16

Result 10

id: 16102055I
Tag: 16102055I
Tax Unique Id: 4272116
NCPin: 176000-74-7268
Mapsheets No: 1760
Owner Name 1: RMS INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04547
Page: 0906
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-16

Result 11

id: 16102055H
Tag: 16102055H
Tax Unique Id: 4272114
NCPin: 176000-74-8227
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0342
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 12

id: 16102055G
Tag: 16102055G
Tax Unique Id: 4272112
NCPin: 176000-74-8288
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 13

id: 16102055F
Tag: 16102055F
Tax Unique Id: 4272107
NCPin: 176000-74-9239
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 14

id: 16102055E
Tag: 16102055E
Tax Unique Id: 4272104
NCPin: 176000-74-9380
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 15

id: 16102055D
Tag: 16102055D
Tax Unique Id: 4272102
NCPin: 176000-84-0331
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 16

id: 16102055C
Tag: 16102055C
Tax Unique Id: 4272099
NCPin: 176000-84-0391
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 17

id: 16102008R
Tag: 16102008R
Tax Unique Id: 4236525
NCPin: 176000-95-5856
Mapsheets No: 1760
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02581
Page: 0094
Market Value: 150
Assessed Acreage: 3.8
Calc. Acreage: 3.916
Sales Price: 0
Sale Date: 2003-11-04

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: DC Adams Engineering, Inc (RWAC Master Plan Revision/Phase 8C and House Tract Rezoning)

Location/Date: Riverwood Golf Club / March 12, 2015 @ 6:00PM

	NAME	ADDRESS
1	Donnie Adams	335 ATHLETIC CLUB BLVD
2	FRED SMITH	632 MARCELLUS WAY
3	Duke McNichol	72 Josiah Dr, Clayton
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

15-08-02-RZ Raven's Ridge Phase 8C Rezoning

The Town Council of the Town of Clayton hereby states:

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

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

- Objective 2.5 – More Housing Opportunities: Beyond Starter Homes

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

The rezoning of this parcel is consistent and compatible with surrounding uses and zoning and is in an appropriate location for expansion of the Riverwood Athletic Club master planned residential community

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



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

*Planning Board
March 23, 2015*

STAFF REPORT

Application Number: 15-08-01-SUB
Project Name: RWAC Raven's Ridge 8C
Master Plan: Riverwood Athletic Club (RWAC)

NC PIN / Tag #: 176000-73-7987 / 16I03028G
Town Limits/ETJ: Town Limits
Overlay: NA
Applicant: DC Adams Engineering Inc
Owner: FSC IV LLC (Fred Smith Co.)

Neighborhood Meeting: March 12, 2015

Public Noticing:

- sign posted March 19, 2015
- letters mailed TBD, 2015
- newspaper ad TBD, 2015

PROJECT LOCATION: This property includes the original Raven's Ridge Phase 8C, plus an additional 8.2 acres of land (formerly known as the House Tract), east of and adjacent to the Neuse River, south of and adjacent to the existing Riverwood Athletic Club, and north of Covered Bridge Rd.

REQUEST: The applicant is requesting preliminary subdivision plat approval for the major subdivision of Raven's Ridge Phase 8C in the Riverwood Athletic Club (RWAC) Planned Development to allow 33 single family detached residential units, within Town Limits. The request includes a modification to the overall RWAC boundaries to include an additional 8.2 acres (pending annexation).

SITE DATA:

Acreage: 12.57 acres
Present Zoning: Residential-Estate (R-E) and Residential-8 (R-8)
Proposed Zoning: Residential-8 (R-8) (see 15-08-02-RZ)
Existing Use: Vacant/Agricultural

DEVELOPMENT DATA:

Proposed Uses: Single Family detached residential units
Buildings: 33 single family detached residential units
Number of Stories: Maximum height of 35 feet
Impervious Surface: Maximum 55% impervious per lot and 55% per entire development
Required Parking: 2 spaces per unit
Proposed Parking: 2 spaces per unit
Fire Protection: The Town of Clayton Fire Department will provide fire protection.
Access/Streets: Access via the Riverwood Athletic Club subdivision
Water/Sewer Provider: Town of Clayton
Electric Provider: Duke Energy

ADJACENT ZONING AND LAND USES:

North: Zoning: R-8
Existing Use: Single Family Residential (Riverwood Athletic Club Subdivision)

South: Zoning: R-E
Existing Use: Vacant/Agricultural

East: Zoning: R-E
Existing Use: Vacant/Agricultural

West: Zoning: R-10 and R-E (across the Neuse River)
Existing Use: Neuse River, with Residential/Agriculture beyond

STAFF ANALYSIS AND COMMENTARY:

Overview

The applicant is requesting preliminary subdivision plat approval for Phase 8C as depicted on the Riverwood Athletic Club (RWAC) Master Plan, which is under concurrent review. The plat includes an additional piece of land, approximately 8 acres, which represents an expansion of the RWAC boundaries. Approval of this preliminary subdivision plat is also subject to approval of a concurrent rezoning (15-08-02-RZ) and annexation of the additional 8 acres.

The applicant is requesting approval for a total of 33 lots single family detached residential units, which will be of a style similar to the surrounding residential neighborhood.

Consistency with the Strategic Growth Plan

The request is consistent with the Strategic Growth Plan, specifically Objective 2.5 – More Housing Opportunities – Beyond Starter Homes.

Consistency with Master Plan

If the RWAC Master Plan amendment is approved as proposed, the request will be consistent with the Master Plan.

Consistency with the Unified Development Code

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

Compatibility with Surrounding Land Uses

The proposed development is consistent with the density and patterns of the RWAC Planned Development, and represents a continued expansion of the RWAC community.

Recreation and Open Space

Recreation and open space requirements have been met by the overall RWAC Planned Development.

Environmental

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

Signs

No signage is requested as part of this request.

Access/Streets

Access will be provided via the existing RWAC subdivision.

Multi-Modal Access

No sidewalks are provided in this subdivision. The proposed bike/multi-purpose 10 foot paved pathway will connect to the existing greenway along the Neuse River, and will run along the southern side of the subdivision. Access will be provided via a 30’ access easement at the end of the cul-de-sac.

Garbage / Recycling

Roll out containers will be utilized.

Architecture/Design

These density and layout of the lots is similar to existing development in the RWAC subdivision.

Waivers/Deviations/Variations from Code Requirements

None.

CONSIDERATIONS:

- The applicant is requesting Preliminary Subdivision Plat approval for Raven’s Ridge Phase 8C.
 - This approval is subject to approval of an annexation, rezoning 15-08-02-RZ, and master plan.
 - Preliminary Subdivision Plats (major subdivisions) are decided by the Town Council. The Planning Board shall make a recommendation to the Town Council.
-

FINDINGS:

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

CONDITIONS:

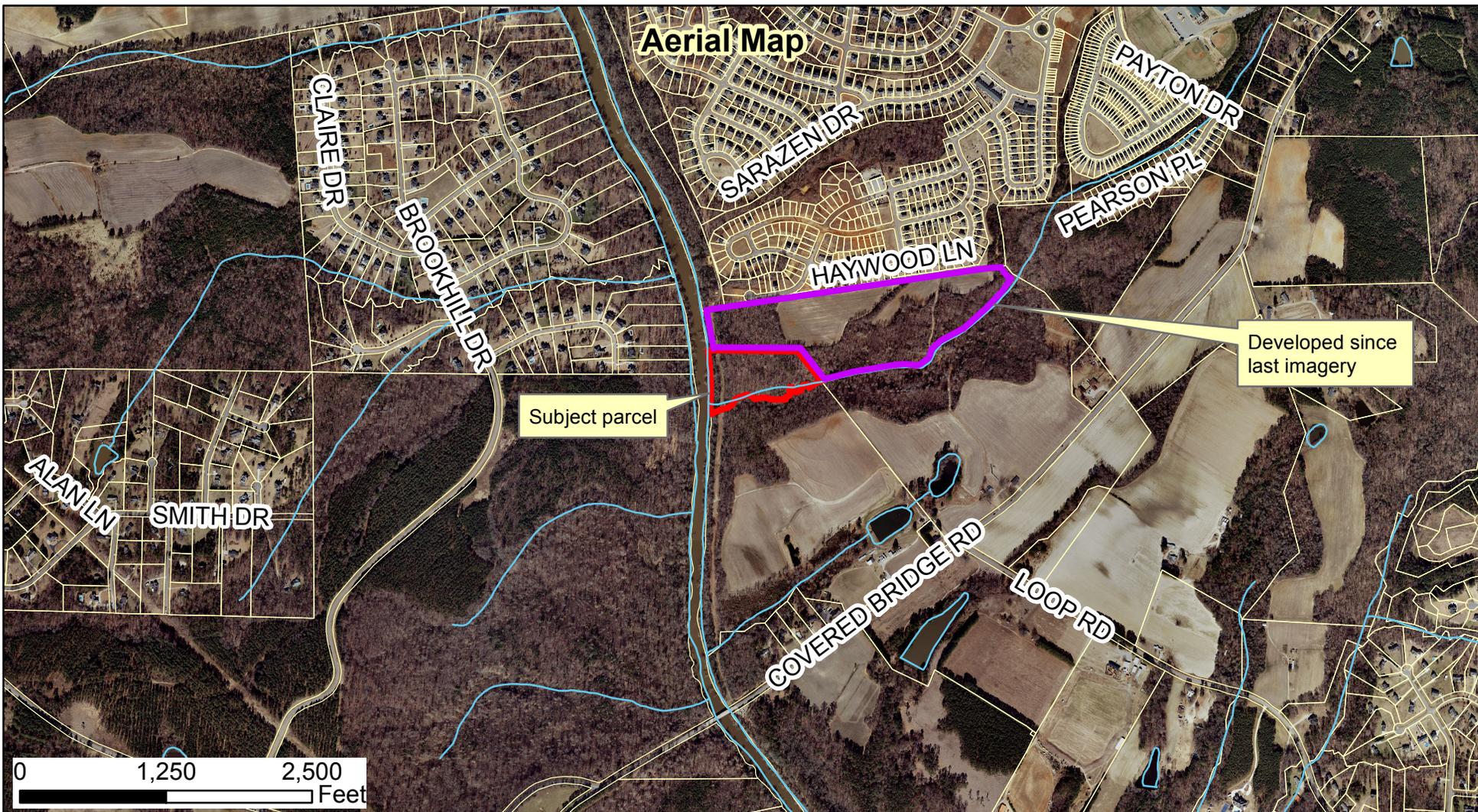
If approved, staff recommends the following conditions be applied to the approval of the preliminary subdivision plan:

1. Following Board approvals, three copies of the final Preliminary Subdivision Plan meeting the requirements of the Conditions of Approval shall be submitted to Planning Department for final approval.
 2. The final plat and subsequent development of the site shall be consistent with the specifications of the approved Preliminary Subdivision Plan. Modifications may require additional approvals pursuant to Section 155.706 of the Unified Development Code.
 3. The proposed 10’ wide multi-use/greenway will be constructed and tied into the existing Neuse River greenway prior to the Certificate of Occupancy being issued for the first dwelling unit.
 4. All development fees shall be paid prior to final plat recordation, except that Capacity fees shall be paid prior to issuance of building permits.
 5. Resource Conservation Areas (RCAs) as defined by Section 155.500 of the Unified Development Code (UDC) shall be identified on the final plats as being permanently set aside, and shall be protected in perpetuity by a binding legal instrument recorded with the deed which includes clear restriction on the use of the resource conservation area, as described in Section 155.500(F) of the UDC.
 6. RCAs shall be protected with orange fencing during the construction of adjacent parcels. Fencing shall be installed prior to any clearing and/or grading.
 7. An updated wastewater allocation request must be approved by the Town Manager.
-

Planning Board Recommendation:

ATTACHMENTS:

- 1) Aerial Map
- 2) Existing and Proposed Zoning Map
- 3) Subdivision Findings of Fact
- 4) Preliminary Subdivision Plat
- 5) Application
- 6) Neighborhood Meeting Materials (if available)
- 7) Statement of Consistency and Reasonableness

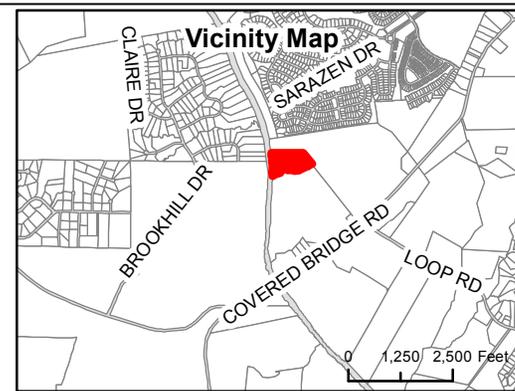


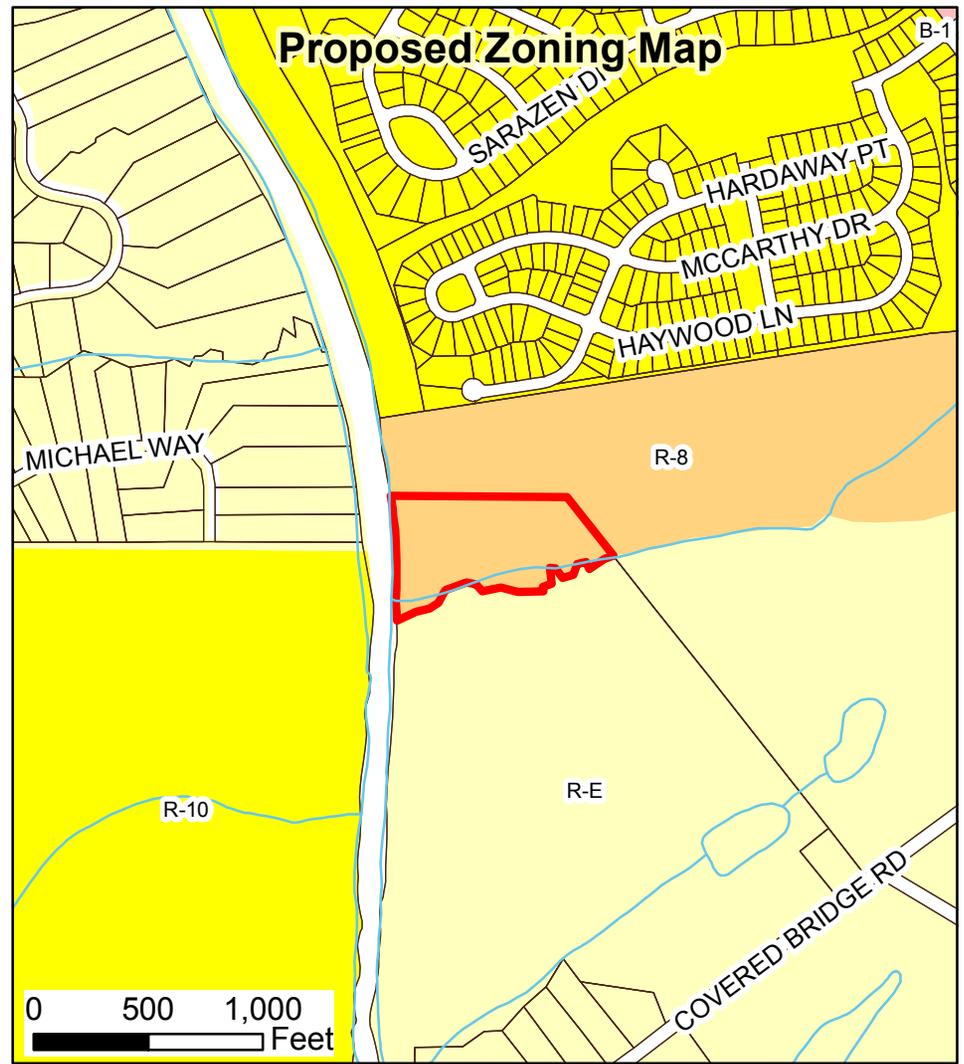
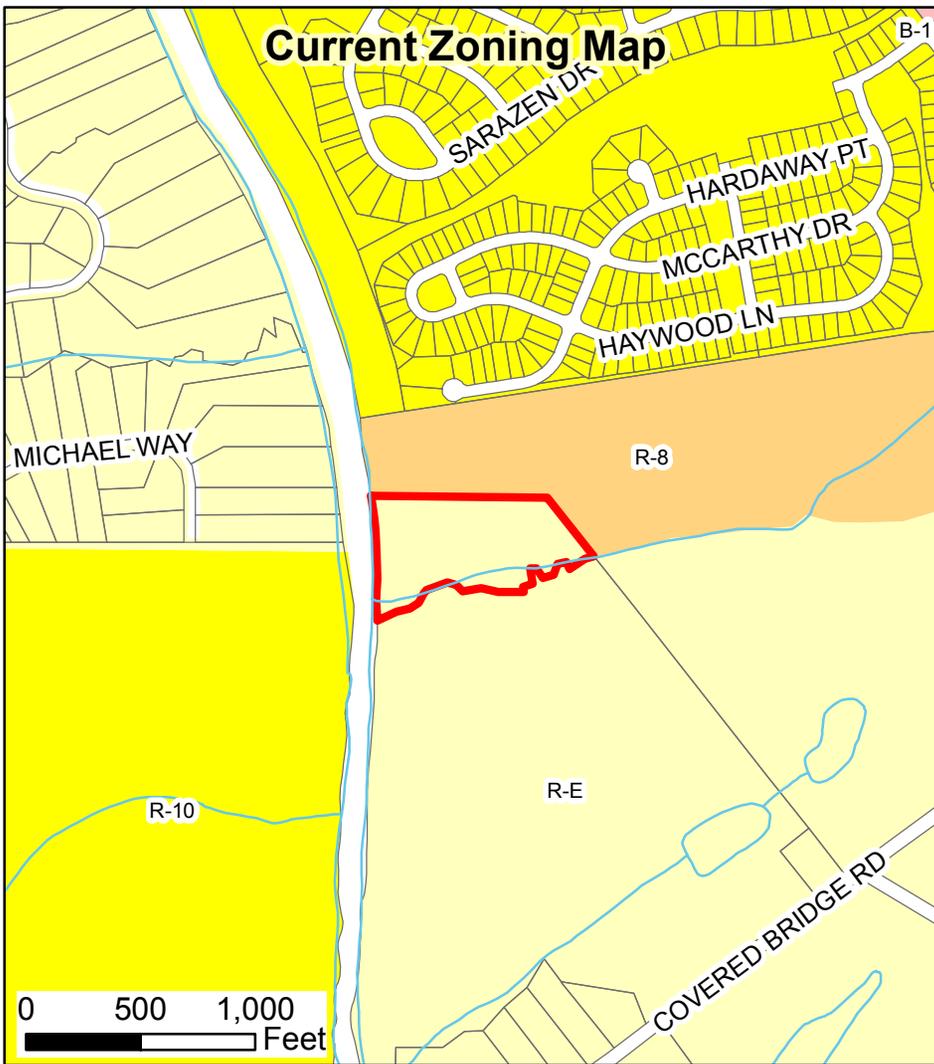
**15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C
Subdivision and Rezoning from R-E to R-8**

Applicant: DC Adams Engineering, Inc.
 Property Owner: FSC IV LLC (Fred Smith Co.)
 Parcel ID Number: 176000-73-7987
 Tag #: 16103028G

Produced by: TOC Planning

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





15-08-01-SUB and 15-08-02-RZ RWAC Raven's Ridge 8C Subdivision and Rezoning from R-E to R-8

Applicant: DC Adams Engineering, Inc.
 Property Owner: FSC IV LLC (Fred Smith Co.)
 Parcel ID Number: 176000-73-7987
 Tag #: 16103028G

Produced by: TOC Planning

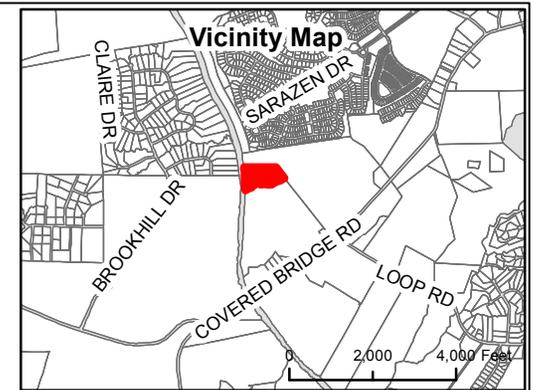
Disclaimer: Town of Clayton assumes no legal responsibility for the information represented here.



3/14/2015 Document Path: O:\PLANNING\REZONING\Rezoning\2015\15-08-02-RZ - RWAC - Raven's Ridge 8C Rezoning - House Tract\Maps\Staff Rpt Map 15-08-02-RZ - Existing and Proposed Zoning.mxd

Legend

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



FINDINGS OF FACT

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

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

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

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

THIS IS AN EXISTING SUBDIVISION. THE PROPOSED CHANGES AND ADDITIONS ARE CONSISTENT IN DESIGN OF THE EXISTING SECTIONS.

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

THE REVISIONS TO THE EXISTING PLAN HAVE NO EFFECT ON TRAFFIC FLOW WITHIN THE NEIGHBORHOOD. THE ADDITIONAL PROPERTY IS DESIGNED SUCH THAT IT WILL PROVIDE A DISPERSED TRAFFIC PATTERN WITHIN RIVERWOOD ATHLETIC CLUB.

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

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

Project Name: RIVERWOOD ATHLETIC CLUB

Donnie Adams
Print Name DC ADAMS
ENGINEERING, INC

[Signature]
Signature of Applicant

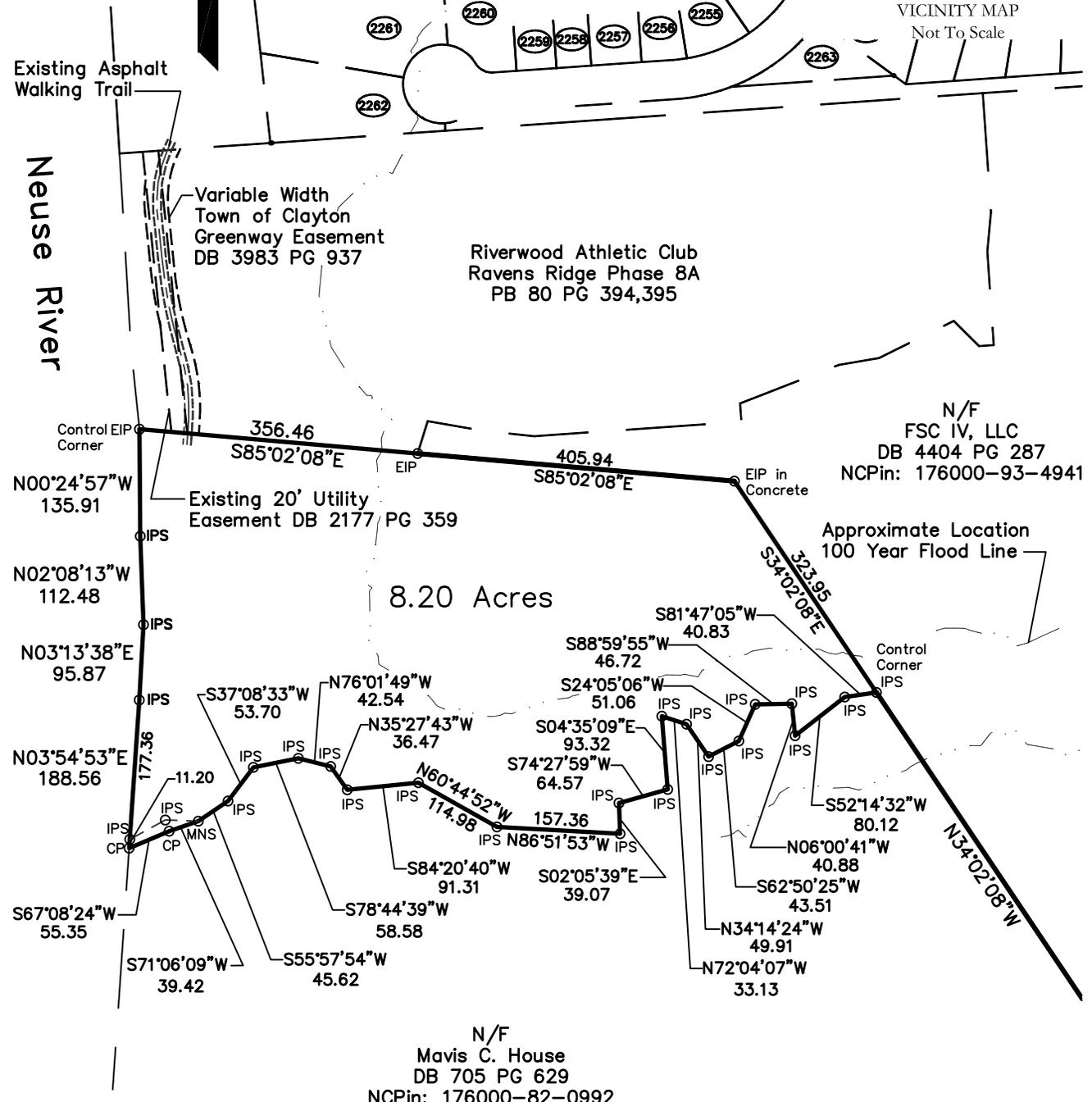
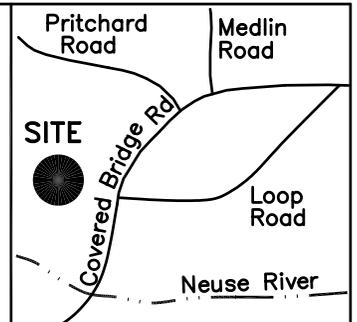
2/2/2015
Date

REFERENCE:

- PB 57 PG 101
- PB 57 PG 123
- PB 67 PG 79
- PB 69 PG 334,335
- PB 79 PG 276
- PB 80 PG 394,395
- DB 3710 PG 551
- DB 1173 PG 6
- DB 705 PG 629

LEGEND:

- EIP = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- MNS = MAG NAIL SET
- CP = CALCULATED POINT



Neuse River

Plat North
Book 67 Page 79

Riverwood Athletic Club
Ravens Ridge Phase 2G
PB 69 PG 334,335

Riverwood Athletic Club
Ravens Ridge Phase 8A
PB 80 PG 394,395

Variable Width
Town of Clayton
Greenway Easement
DB 3983 PG 937

Existing Asphalt
Walking Trail

Control EIP
Corner

356.46
S85°02'08"E

405.94
S85°02'08"E

EIP in
Concrete

N/F
FSC IV, LLC
DB 4404 PG 287
NCPin: 176000-93-4941

Approximate Location
100 Year Flood Line

8.20 Acres

Control
Corner
IPS

S81°47'05"W
40.83

S88°59'55"W
46.72

S24°05'06"W
51.06

S04°35'09"E
93.32

S74°27'59"W
64.57

S60°44'52"W
114.98

S86°51'53"W
157.36

S84°20'40"W
91.31

S02°05'39"E
39.07

S52°14'32"W
80.12

N06°00'41"W
40.88

S62°50'25"W
43.51

N34°14'24"W
49.91

N72°04'07"W
33.13

N34°02'08"W

N03°54'53"E
188.56

S67°08'24"W
55.35

S71°06'09"W
39.42

S55°57'54"W
45.62

S78°44'39"W
58.58

N76°01'49"W
42.54

N35°27'43"W
36.47

S37°08'33"W
53.70

S34°02'08"E

323.95

N/F
Mavis C. House
DB 705 PG 629
NCPin: 176000-82-0992

AREA BY COORDINATE METHOD



GRAPHIC SCALE

Owner:

Mavis C. House
2873 Covered Bridge Road
Clayton, NC 27527
Deed Book 705 Page 629
NCPin: 176000-82-0992

EXHIBIT MAP FOR:

All Distances Are Horizontal Ground
Unless Noted Otherwise

THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.

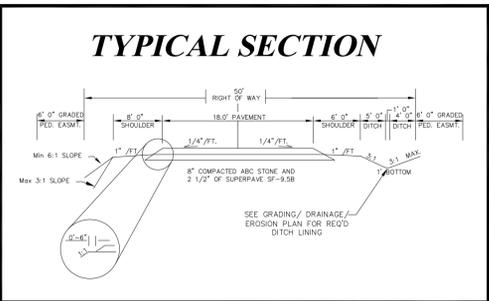
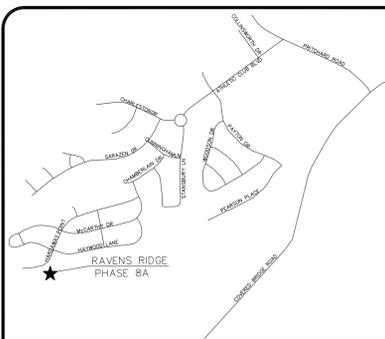
Mavis C. House



Hall Land Surveying, Inc.
1899 Steven's Chapel Road
Smithfield, NC 27577
(919) 868-8132

Wilders
TOWNSHIP
Johnston
COUNTY
NC
STATE

C-3441
SCALE 1" = 200' DATE 12/05/14 DRAWING NO. HLS14-0074



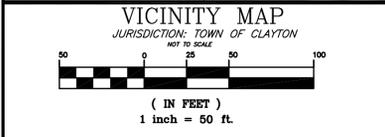
LEGEND

- PHASE LINE
- EXT. ASPHALT WALKING TRAIL
- PROPOSED ASPHALT WALKING TRAIL
- OPEN SPACE OUTSIDE RCA
- OPEN SPACE INSIDE RCA
- OPEN SPACE TO BE DEDICATED TO TOWN OF CLAYTON

LOT STANDARDS TABLE

PHASE	UNIT TYPE	AREA (ACS)	# OF UNITS	MIN. LOT WIDTH (FT)	MIN. LOT AREA (SF)	MAX. IMPERVIOUS AREA PER LOT (SF)	SETBACKS				MIN. BLDG. SEPARATION (FT)	MAX. BLDG. HEIGHT (FT)
							FRONT (FT)	SIDE (FT)	REAR (FT)	STREET SIDE (FT)		
8C-1/8C-2	SINGLE FAMILY	11.27	27	42	6000	55%	20	6	15	10	10	35

- ### SITE INFORMATION
- OWNER: FSC IV, LLC & FSC RANCH, LLC
400 RIVERWOOD DR.
CLAYTON, NC 27520
 - A PORTION OF SITE IS LOCATED WITHIN TOWN LIMITS. THE REMAINDER WILL BE ANNEXED AFTER APPROVAL.
 - PARCEL #: 16000-93-4941 & 176000-73-7987
 - TAX #: 16005027 & 1603028G
 - TOTAL SITE ACREAGE: (SEE CHART THIS SHEET)
 - TOTAL OPEN SPACE: (SEE CHART THIS SHEET)
 - RESOURCE CONSERVATION AREA: (SEE TABLE THIS SHEET)
 - FLOOD PLAIN EXISTS AS PER FEMA FIRM PANEL 3720165900L DATED 12/02/2005
 - CURRENT ZONING: R-E & R-S
 - PROPOSED ZONING: R-S OPEN SUBDIVISION
 - PROPOSED LOTS: RESIDENTIAL LOTS
 - EXISTING USE: VACANT
 - ALL OPEN SPACE TO BE MAINTAINED BY RWAC HOA
 - ELECTRIC PROVIDER: DUKE ENERGY PROGRESS
 - WATER PROVIDER: TOWN OF CLAYTON
 - SEWER PROVIDER: TOWN OF CLAYTON
 - MAXIMUM IMPERVIOUS SURFACE ALLOWED: 55%
 - PROPOSED OVERALL IMPERVIOUS AREA: (SEE CHART THIS SHEET)
 - PROPOSED IMPERVIOUS AREA PER LOT: (SEE CHART THIS SHEET)
 - MAXIMUM BUILDING HGT. = 35 FEET
 - MAXIMUM LOT COVERAGE = 35%



(IN FEET)
1 inch = 50 ft.

TOTAL ACREAGE OF PHASES 8C-1/8C-2:	11.27 ACS
MAX. IMPERVIOUS AREA (55%):	6.20 ACS

PHASE	TOTAL ROW AREA		PROPOSED IMPERVIOUS AREA		% OF ROW IN IMPERVIOUS
	ACS	SF	ACS	SF	
8C-1/8C-2	1.07	46409	0.43	18659	40%

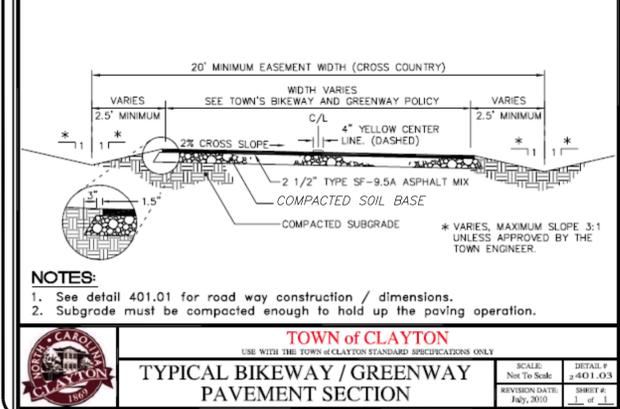
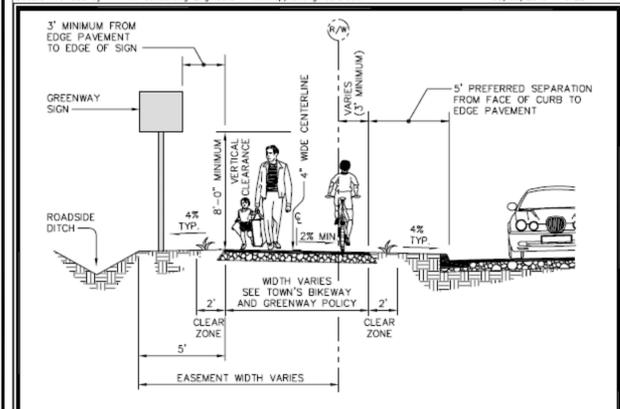
PHASE	TOTAL OPEN SPACE AREA		PROPOSED IMPERVIOUS AREA		% OF OPEN SPACE IN IMPERVIOUS
	ACS	SF	ACS	SF	
8C-1/8C-2	5.46	237838	0.36	15610	7%

PHASE	# LOTS	TOTAL AREA IN LOTS		MAX. IMPERVIOUS AREA (ACS/SF)		MAX. % IMPERVIOUS PER LOT
		ACS	SF	ACS	SF	
8C-1/8C-2	27	4.74	206675	2.61	113671	55%

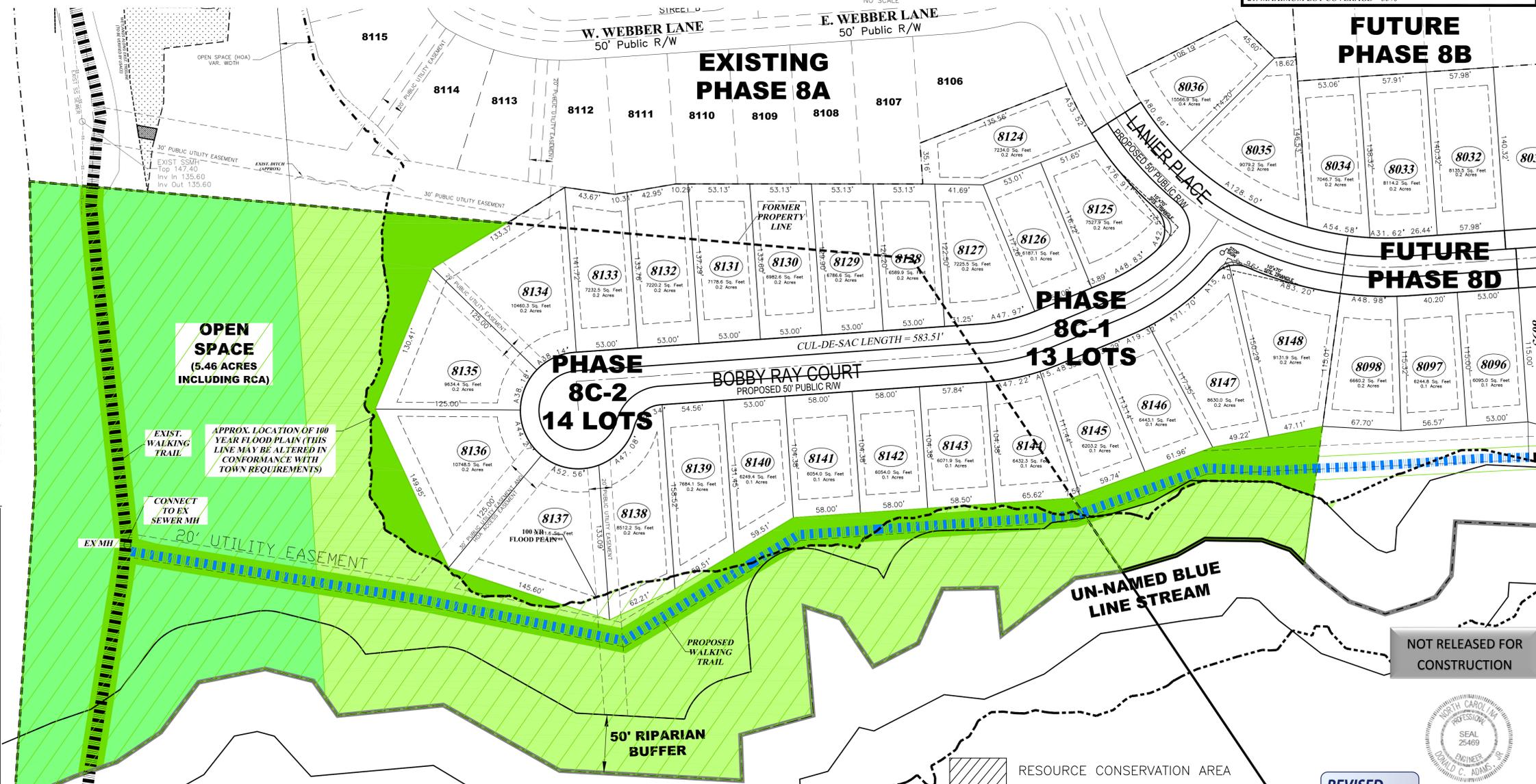
PHASES 8C-1/8C-2 TOTALS - PROPOSED IMPERVIOUS AREA			
USE TYPE	TOTAL AREA	PROPOSED IMPERVIOUS WITHIN USE TYPE	% OF TOTAL PHASE IN IMPERVIOUS
ROW	1.07 ACS	0.43 ACS	4%
OPEN SPACE	5.46 ACS	0.36 ACS	3%
LOTS	4.74 ACS	2.61 ACS	23%
TOTAL	11.27 ACS	3.40 ACS	30%

PHASE 8C-1/8C-2 IMPERVIOUS AREA SUMMARY		
MAX. IMPERVIOUS AREA ALLOWED:	6.20 ACS	55%
MAX. IMPERVIOUS AREA PROPOSED:	3.40 ACS	30%

Details Provided by APPIAN Consulting Engineers - www.appianengineers.com 08/06/2010 - 9:22:14 AM



TOWN OF CLAYTON
TYPICAL BIKEWAY / GREENWAY PAVEMENT SECTION



STREET YARD TREES

- STREET YARD TREES SHALL BE REQUIRED ALONG ALL RIGHTS OF WAY AT THE RATE OF ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACE A MAXIMUM OF 50 FEET APART).
- ALL STREET YARD TREES SHALL BE A MINIMUM OF TWO AND ONE-HALF CALIPER INCHES AND AT LEAST EIGHT FEET TALL AT TIME OF PLANTING AND SHALL BE PLANTED NO LESS THAN FIVE FEET OR MORE THAN 15 FEET FROM THE BACK OF THE SIDEWALK.

OPEN SPACE

PHASE 8C-1 = 0.36 ACS/15,895 SF
INSIDE RCA = 0.21 ACS/9300 SF
OUTSIDE RCA = 0.10 ACS/4515 SF
GREENWAY TRAIL = 0.05 ACS/2080 SF

PHASE 8C-2 = 5.10 ACS/222,338 SF
INSIDE RCA = 4.50 ACS/195,785 SF
OUTSIDE RCA = 0.33 ACS/14,183 SF
GREENWAY TRAIL = 0.28 ACS/12370 SF

TOTAL OPEN SPACE = 5.46 ACS/238,233 SF
DEDICATED TO TOWN = 2.51 ACS/109,226 SF

RESOURCE CONSERVATION AREAS

PHASE 8C-1
BUFFER RCA = 0.21 ACS/9300 SF
PHASE 8C-2
100 YR FLOOD RCA = 4.81 ACS/209,779 SF

COMBINED TOTAL RCA = 5.03 ACS/219,079 SF

RESOURCE CONSERVATION AREAS

- RESOURCE CONSERVATION AREAS AS DEFINED BY SECTION 155.500 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) SHALL BE IDENTIFIED ON PLATS AS BEING PERMANENTLY SET ASIDE. THESE AREAS SHALL INCLUDE JURISDICTIONAL WETLANDS, 100 YEAR FLOOD PLAINS AND STREAM BUFFERS (AS DEFINED IN SECTION 155.502(A)(1) OF THE UDO).
- RESOURCE CONSERVATION AREAS SHALL BE PROTECTED IN PERPETUITY BY A BINDING LEGAL INSTRUMENT THAT IS RECORDED WITH THE DEED. THE INSTRUMENT FOR PERMANENT PROTECTION SHALL INCLUDE CLEAR RESTRICTIONS ON THE USE OF THE OF RESOURCE CONSERVATION AREA AS DESCRIBED IN SECTION 155.500(F) OF THE UDO.
- THE 50 FOOT RIPARIAN BUFFER AND ALL RESOURCE CONSERVATION AREAS SHALL REMAIN UNDISTURBED IN ACCORDANCE WITH ARTICLE 5 OF THE UNIFIED DEVELOPMENT CODE.
- ORANGE FENCING SHALL BE REQUIRED ALONG PERIMETER OF THE 50 FOOT RIPARIAN BUFFER AND ANY OTHER RESOURCE CONSERVATION AREAS TO ENSURE IT IS NOT ENCROACHED UPON DURING CONSTRUCTION.

NOTICE:
ALL STREAM BUFFERS SHOWN ON THIS PLAN ARE SUBJECT TO THE TOWN OF CLAYTON'S RESOURCE CONSERVATION REQUIREMENTS AND SHALL REMAIN UNDISTURBED.

NOTICE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

REVISED
8:47 am, Mar 13, 2015



NOT RELEASED FOR CONSTRUCTION

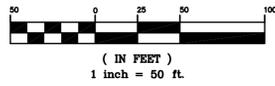
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dom@dcadams.com
919.763.7278
FIRM # C-3894

DC ADAMS
ENGINEERING, INC

RIVERWOOD ATHLETIC CLUB
RAVENS RIDGE
PHASES 8C-1 & 8C-2
FRED SMITH COMPANY, CLAYTON, NC 27527

PRELIMINARY SUBDIVISION PLAN

FILE PHASE: DCA
DESIGN: DCA
DRAWN: ADS
CHECKED: DCA
SCALE: 1"=50'
VERTICAL SCALE: N/A
DATE: 2/3/2015
JOB NO.:
SHEET: 1 OF 3



LEGEND

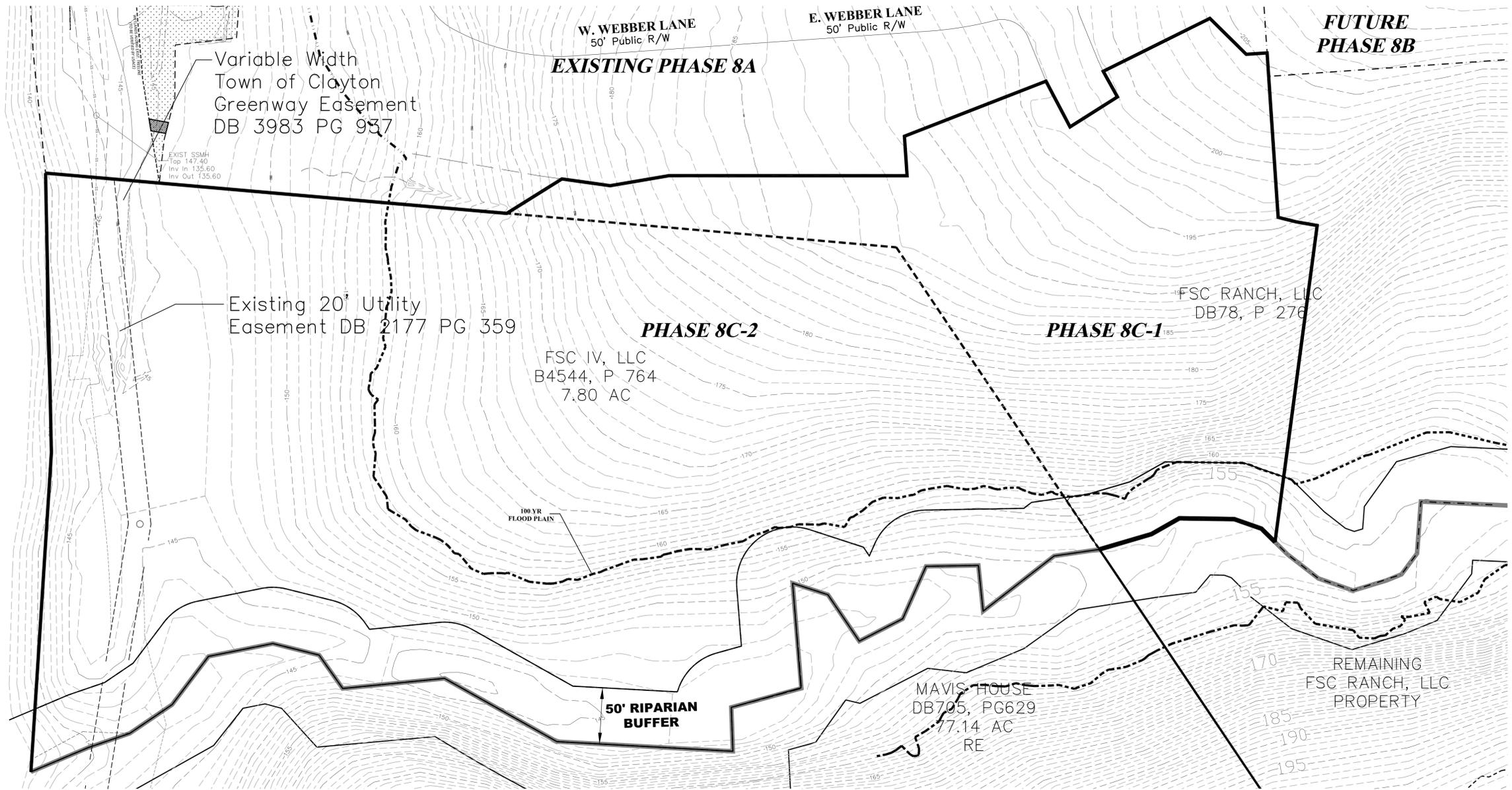
- PHASE LINE
- ||||| EXT. ASPHALT WALKING TRAIL

NOTE:
ALL STREAM BUFFERS SHOWN ON THIS PLAN ARE SUBJECT TO THE TOWN OF CLAYTON'S RESOURCE CONSERVATION REQUIREMENTS AND SHALL REMAIN UNDISTURBED.

NOTE:
A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR WATER, SEWER, EROSION CONTROL, GRADING AND STREET EXTENSION TO BE SUBMITTED TO AND APPROVED BY TOWN'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

NOT RELEASED FOR CONSTRUCTION

REVISED
8:47 am, Mar 13, 2015



REVISIONS:
1: 2/25/2015 REVISION FOR TDC COMMENTS.
335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dca@dcadams.com
919.763.7278
FIRM # C-3894

DC ADAMS
ENGINEERING, INC



RIVERWOOD ATHLETIC CLUB
RAVENS RIDGE
PHASES 8C-1 & 8C-2
FRED SMITH COMPANY, CLAYTON, NC 27527

EXISTING
CONDITIONS
PLAN

FILE PHASE8A
DESIGN DCA
DRAWN ADS
CHECKED DCA
HORIZONTAL SCALE 1"=50'
VERTICAL SCALE N/A

DATE 2/3/2015
JOB NO.

SHEET 3 OF 3



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

SUBDIVISION: MAJOR SUBDIVISION (Preliminary Subdivision Plat)

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

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

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

SITE INFORMATION

New Major Subdivision
Conventional: _____ Open Space: _____
 Modification to Approved Preliminary Plat
Major: ✓ Minor: + -

New Subdivision Master Plan

Name of Project: RIVERWOOD ATHLETIC CLUB *• Addition of House Tract* *• revise SE Raven's Ridge* *↑ 1* Acreage of Property: NEW = 8.2 *EXISTING = 583.19*

Tag #: SEE PLAN 16I0200SH NC PIN: SEE PLAN 176000-99-7610

Location: PRITCHARD RD (RIVERWOOD ATHLETIC CLUB)

Number of Lots (existing): _____ (Proposed) 33 Min Lot Size: EX. VARIES - PROPOSED = 6000SF MIN

Zoning District: R-8 Electric Provider: DUKE ENERGY PROGRESS

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

Recreation/Open Space Requirement: Fee in lieu Land Dedication - Acreage: COVERED IN OVERALL PROJECT

FOR OFFICE USE ONLY

Date Received: <u>FEB 03 2015</u>	Amount Paid: <u>565.00</u>	File Number: <u>15-08-01-SUB</u>

PROPERTY OWNER INFORMATION

Name: RIVERWOOD ON THE NEUSE, LLC
 Mailing Address: 400 RIVERWOOD DR, CLAYTON, NC 27527
 Phone Number: 919-550-3086 Fax: _____
 Email Address: Brian.Strickland@Fredsmithcompany.com

APPLICANT INFORMATION

Applicant: DC ADAMS ENGINEERING, INC
 Mailing Address: _____
 Phone Number: _____ Fax: _____
 Contact Person: _____
 Email Address: _____

REQUIRED INFORMATION (to be submitted with the application)

The following items must accompany the application:

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

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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
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	<input type="checkbox"/>	<input type="checkbox"/>			
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		<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>			

EXPLANATION OF PROJECT

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

THIS IS FOR MODIFICATION OF THE RIVERWOOD ATHLETIC CLUB MASTER PLAN. THE APPLICATION INCLUDES THE ADDITION OF A NEW PIECE OF PROPERTY (TO BE REZON PD). THE NEW ADDITION IS A REVISION OF PHASE 8C. ALSO, THIS MASTER PLAN INCLUDES A MINOR UPDATE TO PHASE 6D-3 + 2F-2.

APPLICANT AFFIDAVIT

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

DANNIC ADAMS/DC ADAMS [Signature] 2/2/2015
 Print Name PENDING Signature of Applicant Date

FINDINGS OF FACT

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

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

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

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

THIS IS AN EXISTING SUBDIVISION. THE PROPOSED CHANGES AND ADDITIONS ARE CONSISTENT IN DESIGN OF THE EXISTING SECTIONS.

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

THE REVISIONS TO THE EXISTING PLAN HAVE NO EFFECT ON TRAFFIC FLOW WITHIN THE NEIGHBORHOOD. THE ADDITIONAL PROPERTY IS DESIGNED SUCH THAT IT WILL PROVIDE A DISPERSED TRAFFIC PATTERN WITHIN RIVERWOOD ATHLETIC CLUB.

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

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

Project Name: RIVERWOOD ATHLETIC CLUB

Donna E. Adams
Print Name DC Adams
ENGINEERING, Inc

[Signature]
Signature of Applicant

2/2/2015
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Separate sheets for each: Subdivision Plan, Preliminary Engineering Plan, Existing Conditions. Information in this checklist should be placed on the appropriate sheet. (Additional sheets may be required depending on scope of the project).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Multiple sheets are consecutively numbered (e.g. Sheet 1 of 4).	<input checked="" type="checkbox"/>		
4. Engineer/Surveyor Logo Box (name, address, phone number, fax, and e-mail, if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Name of subdivision (including phase numbers if applicable) and plan type (Subdivision, Final Plat, Exempt Plat, or Recombination).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Revision Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
PRELIMINARY PLAN SHEET:			
7. Name of township, county, and state in which the property is located.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Vicinity sketch/map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Surveyor or professional engineer's name and seal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Date of survey and plat preparation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Provide the following project data in <u>Tabular</u> form:			
- Area of tract in square feet and acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Parcel Identification # (and/or Tag #)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Owner's name and address	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Within Town limits or ETJ	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Zoning District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Overlay District (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Indicate if the site is within a Watershed Protection Overlay	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Total Number of Lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Number of lots per acre (density)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
- Acreage in Resource Conservation Areas (UDC §155.500)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
- Annexation # (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	
- FEMA designated flood plain and floodway (include FIRM panel reference number and effective date) or certification that no flood plain exists within the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Electric Provider	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
- Water Provider (or indicate if well)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

need a street name

To be completed by the applicant:			Staff:
	Yes	N/A	
<p>section detail provided. Label street type based on definitions in §155.602(D).</p> <p>If streets are private:</p> <ul style="list-style-type: none"> - 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." <p>Street names must be approved by Town of Clayton via a Road Name Application.</p>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
27. Lengths of all cul-de-sacs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
28. Identify proposed traffic control signs and striping.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>29. Location, purpose and dimensions of non-residential areas (such as parks, playgrounds, open space, churches, school sites, etc.)</p> <ul style="list-style-type: none"> - All open space, parks, and similar common areas shall be maintained by a designated responsible party. The party shall be noted on the plat. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>30. Resource Conservation Areas must be shown and dimensioned on the plat. The following note must also be provided:</p> <p>"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"</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
31. Proposed stormwater retention/detention features and dimensions. If fenced, include fence location.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
32. Existing and proposed sidewalk system, access ramps, and crosswalks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
33. Identify alternative modes of transportation including school stops, pedestrian connections, bicycle paths and bicycle racks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
34. Show how streets are connected to property lines ("stub-out" streets) to provide for cross-connectivity and development on adjacent parcels. Show cross-access easements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
35. Location of clustered mailboxes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
36. Location and orientation of freestanding signs (signage is permitted separately).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
LANDSCAPING PLAN SHEET (See §155.402 for Landscaping Requirements)			
37. Show location, width, and type of all landscape buffers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>38. Provide a plant list summary table which includes:</p> <ul style="list-style-type: none"> - A planting key identifying the various planting elements - The quantity of each type of plant material proposed - The size, height, caliper and spacing of plant material proposed - The Botanical and common names of plant material proposed 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
39. If common landscaped areas are provided, provide an irrigation note to read as follows: "All landscaped areas shall be provided with an automatically operated irrigation system that will adequately cover all living plant material, such system shall include a rain sensor." (If irrigation will not be utilized, drought-tolerant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

Signed by Applicant:



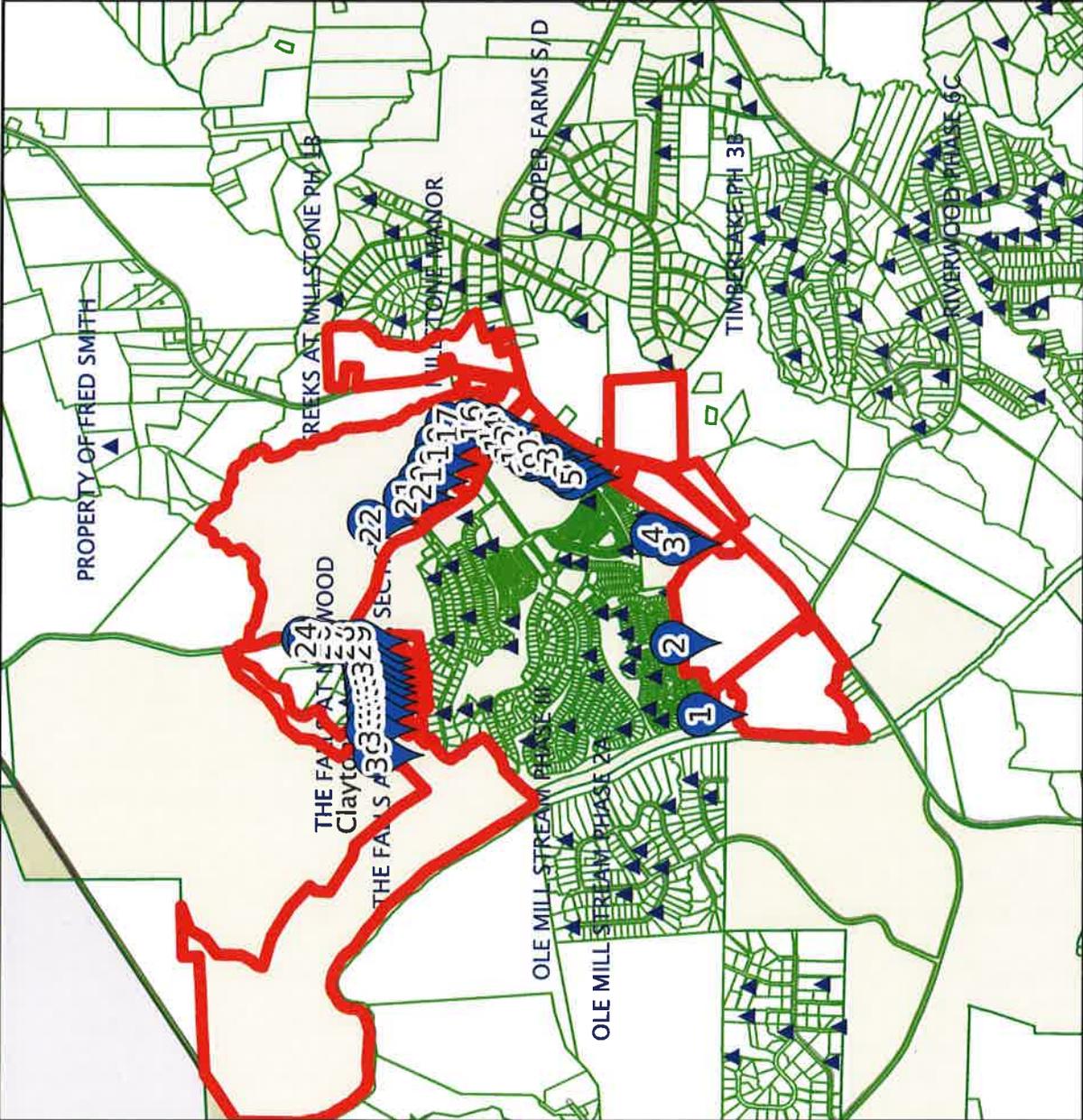
Date:

2/2/2015



*** DISCLAIMER ***

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



Result 1

id: 16103028
 Tag: 16103028
 Tax Unique Id: 4268744
 NCPin: 176000-82-1830
 Mapsheet No: 1760
 Owner Name 1: HOUSE, MAVIS C
 Owner Name 2:
 Mail Address 1: 2873 COVERED BRIDGE RD
 Mail Address 2:
 Mail Address 3: CLAYTON, NC 27527-0000
 Site Address 1: 2873 COVERED BRIDGE RD
 Site Address 2: CLAYTON, NC 27527-
 Book: 00705
 Page: 0629
 Market Value: 444620
 Assessed Acreage: 68.94
 Calc. Acreage: 68.82
 Sales Price: 0
 Sale Date: 1970-01-01

Scale: 1:35743 - 1 in. = 2978.59 feet

(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)



Result 2

id: 16I03027
Tag: 16I03027
Tax Unique Id: 4265144
NCPin: 176000-93-4941
Mapsheets No: 1760
Owner Name 1: FSC RANCH LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1: 3131 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 04538
Page: 0617
Market Value: 454350
Assessed Acreage: 84.28
Calc. Acreage: 84.26
Sales Price: 0
Sale Date: 2014-12-19

Result 3

id: 16I13027
Tag: 16I13027
Tax Unique Id: 3991486
NCPin: 177000-03-6964
Mapsheets No: 1770
Owner Name 1: MILLS, LARRY SHELDON
Owner Name 2: MILLS, CONNIE T
Mail Address 1: 3329 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 3329 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 04405
Page: 0636
Market Value: 210100
Assessed Acreage: 3.05
Calc. Acreage: 2.95
Sales Price: 0
Sale Date: 2014-01-23

Result 4

id: 16I03025
Tag: 16I03025
Tax Unique Id: 4191306
NCPin: 177000-25-7359
Mapsheets No: 1770
Owner Name 1: LANGDON, HAMPTON S
Owner Name 2: MURDOCH, LEANNE L
Mail Address 1: 1185 MARIETTA DR
Mail Address 2:
Mail Address 3: KERNERSVILLE, NC 27284-0000
Site Address 1: 3699 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 01737
Page: 0816
Market Value: 354950
Assessed Acreage: 76.14
Calc. Acreage: 76.14
Sales Price: 0
Sale Date: 1998-08-21

Result 5

id: 16I03025A
Tag: 16I03025A
Tax Unique Id: 4234310
NCPin: 177000-15-8734
Mapsheets No: 1770
Owner Name 1: MONK, JOSEPH HAMPTON III
Owner Name 2:
Mail Address 1: 3783 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9643
Site Address 1:
Site Address 2:
Book: 00919
Page: 0385
Market Value: 31490
Assessed Acreage: 1.34
Calc. Acreage: 1.45
Sales Price: 0
Sale Date: 1982-01-01



*** DISCLAIMER ***

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Result 6

id: 16I02008G
Tag: 16I02008G
Tax Unique Id: 4264537
NCPin: 177000-15-9829
Mapsheet No: 1770
Owner Name 1: MONK, JOSEPH HAMPTON III
Owner Name 2:
Mail Address 1: 3783 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9643
Site Address 1: 3783 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 00705
Page: 0434
Market Value: 143230
Assessed Acreage: 2.01
Calc. Acreage: 2.07
Sales Price: 0
Sale Date: 1970-01-01

Result 7

id: 16I02026C
Tag: 16I02026C
Tax Unique Id: 4157518
NCPin: 177000-16-9192
Mapsheet No: 1770
Owner Name 1: RIVERWOOD ON THE NEUSE
 LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02017
Page: 0123
Market Value: 32890
Assessed Acreage: 1.43
Calc. Acreage: 1.5
Sales Price: 20000
Sale Date: 2001-02-12

Result 8

id: 16I02008F
Tag: 16I02008F
Tax Unique Id: 4156177
NCPin: 177000-26-0267
Mapsheet No: 1770
Owner Name 1: MOSS, BRETT N
Owner Name 2: MOSS, SARAH C
Mail Address 1: 3887 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9653
Site Address 1: 3887 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 04314
Page: 0813
Market Value: 145300
Assessed Acreage: 1.07
Calc. Acreage: 1.05
Sales Price: 192000
Sale Date: 2013-06-26

Result 9

id: 16I02008E
Tag: 16I02008E
Tax Unique Id: 4191285
NCPin: 177000-26-1443
Mapsheet No: 1770
Owner Name 1: PRUITT, ELSIE C
Owner Name 2:
Mail Address 1: 3903 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520
Site Address 1:
Site Address 2:
Book: 04072
Page: 0497
Market Value: 115750
Assessed Acreage: 1.49
Calc. Acreage: 1.45
Sales Price: 148000
Sale Date: 2012-01-25

Result 10

id: 16I02008X
Tag: 16I02008X
Tax Unique Id: 4217228
NCPin: 177000-26-2504
Mapsheet No: 1770
Owner Name 1: GAZAWAY, DOROTHY
Owner Name 2:
Mail Address 1: 3941 COVERED BRIDGE ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1:
Site Address 2:
Book: 00689
Page: 0164
Market Value: 23310
Assessed Acreage: 0.74
Calc. Acreage: 0.38
Sales Price: 0
Sale Date: 1967-01-01

Result 11

id: 16I02008D
Tag: 16I02008D
Tax Unique Id: 4217226
NCPin: 177000-26-2631
Mapsheet No: 1770
Owner Name 1: GAZAWAY, DOROTHY
Owner Name 2:
Mail Address 1: 3941 COVERED BRIDGE ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 3941 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 00671
Page: 0213
Market Value: 94000
Assessed Acreage: 0.78
Calc. Acreage: 0.78
Sales Price: 0
Sale Date: 1967-01-01

Result 12

id: 16I02008C
Tag: 16I02008C
Tax Unique Id: 4217225
NCPin: 177000-26-3738
Mapsheet No: 1770
Owner Name 1: PEEPERS, DEL
Owner Name 2:
Mail Address 1: 3991 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 3991 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 00835
Page: 0330
Market Value: 114940
Assessed Acreage: 2.48
Calc. Acreage: 2.49
Sales Price: 0
Sale Date: 1978-01-01

Result 13

id: 16I02008I
Tag: 16I02008I
Tax Unique Id: 4217227
NCPin: 177000-26-4958
Mapsheet No: 1770
Owner Name 1: WEAVER, SHIRLEY G LIFE ESTATE
Owner Name 2: WEAVER, BARRY THURMAN REMDRM
Mail Address 1: 4025 COVERED BRIDGE ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 4025 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 02854
Page: 0568
Market Value: 120540
Assessed Acreage: 1.42
Calc. Acreage: 1.43
Sales Price: 0
Sale Date: 2005-03-04

Result 14

id: 16I02008Y
Tag: 16I02008Y
Tax Unique Id: 4217229
NCPin: 177000-27-5130
Mapsheet No: 1770
Owner Name 1: WEAVER, BARRY T
Owner Name 2:
Mail Address 1: 1464 LOOP RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03212
Page: 0517
Market Value: 25900
Assessed Acreage: 1.4
Calc. Acreage: 1.6
Sales Price: 25000
Sale Date: 2006-10-05

Result 15

id: 16I02008B
Tag: 16I02008B
Tax Unique Id: 4217224
NCPin: 177000-27-6207
Mapsheet No: 1770
Owner Name 1: WEAVER, GARY DANIEL
Owner Name 2: WEAVER, KAY GORDON
Mail Address 1: 2907 SCHOONER LN
Mail Address 2:
Mail Address 3: GRIMESLAND, NC 27837-0000
Site Address 1: 4083 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 02849
Page: 0883
Market Value: 82710
Assessed Acreage: 2.35
Calc. Acreage: 2.25
Sales Price: 0
Sale Date: 2005-02-25

Result 16

id: 16I01014C
Tag: 16I01014C
Tax Unique Id: 4156586
NCPin: 177000-37-9772
Mapsheet No: 1770
Owner Name 1: ONEIL, SUSAN GAIL S
Owner Name 2:
Mail Address 1: 322 MEDLIN ROAD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 4080 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-
Book: 03973
Page: 0997
Market Value: 313370
Assessed Acreage: 69.44
Calc. Acreage: 68.9
Sales Price: 0
Sale Date: 2011-04-19

Result 17

id: 16I02047W
Tag: 16I02047W
Tax Unique Id: 4205787
NCPin: 177000-27-8907
Mapsheet No: 1770
Owner Name 1: RIVERWOOD LAND COMPANY
LLC
Owner Name 2:
Mail Address 1: PO BOX 31827
Mail Address 2:
Mail Address 3: RALEIGH, NC 27622-0000
Site Address 1:
Site Address 2:
Book: 03984
Page: 0379
Market Value: 105600
Assessed Acreage: 1.6
Calc. Acreage: 1.6
Sales Price: 0
Sale Date: 2011-05-20

Result 18

id: 16I02008H
Tag: 16I02008H
Tax Unique Id: 4254227
NCPin: 177000-28-3331
Mapsheet No: 1770
Owner Name 1: RIVERWOOD COMPANY LLC
Owner Name 2:
Mail Address 1: PO BOX 31827
Mail Address 2:
Mail Address 3: RALEIGH, NC 27622-0000
Site Address 1: 272 PRITCHARD RD
Site Address 2: CLAYTON, NC 27527-
Book: 03741
Page: 0997
Market Value: 4520330
Assessed Acreage: 6.52
Calc. Acreage: 6.52
Sales Price: 0
Sale Date: 2009-08-05

Result 19

id: 16I02047V
Tag: 16I02047V
Tax Unique Id: 4191528
NCPin: 177000-28-0238
Mapsheet No: 1770
Owner Name 1: SBOC RIVERWOOD CENTER
Owner Name 2:
Mail Address 1: C/O SAMPSON-BLADEN OIL COMPANY
Mail Address 2: PO BOX 469
Mail Address 3: CLINTON, NC 28329
Site Address 1:
Site Address 2:
Book: 04032
Page: 0959
Market Value: 1125080
Assessed Acreage: 1.3
Calc. Acreage: 1.3
Sales Price: 475000
Sale Date: 2011-10-11

Result 20

id: 16I02008A
Tag: 16I02008A
Tax Unique Id: 4158400
NCPin: 177000-18-7405
Mapsheet No: 1770
Owner Name 1: ZOGREO, LLC
Owner Name 2: WILDER INVESTORS LLS
Mail Address 1: PO BOX 10810
Mail Address 2:
Mail Address 3: RALEIGH, NC 27605-0810
Site Address 1: 2165 PRITCHARD RD
Site Address 2: CLAYTON, NC 27520-
Book: 03988
Page: 0133
Market Value: 322500
Assessed Acreage: 2.15
Calc. Acreage: 2.12
Sales Price: 0
Sale Date: 2011-06-01

Result 21

id: 16I02053Q
Tag: 16I02053Q
Tax Unique Id: 4055942
NCPin: 177000-18-4689
Mapsheet No: 1770
Owner Name 1: RIVERWOOD ON THE NEUSE LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03658
Page: 0966
Market Value: 454500
Assessed Acreage: 3.03
Calc. Acreage: 3.05
Sales Price: 0
Sale Date: 2009-02-24

Result 22

id: 16I02026B
Tag: 16I02026B
Tax Unique Id: 4055954
NCPin: 177000-19-0251
Mapsheet No: 1770
Owner Name 1: RIVERWOOD ON THE NEUSE LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 03658
Page: 0966
Market Value: 4983380
Assessed Acreage: 242.54
Calc. Acreage: 242.54
Sales Price: 0
Sale Date: 2009-02-24

Result 23

id: 16I02029Y
Tag: 16I02029Y
Tax Unique Id: 4222089
NCPin: 176100-90-0404
Mapsheet No: 1761
Owner Name 1: THE FALLS AT NORWOOD COMMUNITY
Owner Name 2: ASSOCIATION INC
Mail Address 1: C/O DEBORAH NELSON
Mail Address 2: 61 PARQUE DE SARAH PL
Mail Address 3: CLAYTON, NC 27227-3928
Site Address 1: 1007 PRITCHARD RD
Site Address 2: CLAYTON, NC 27527-
Book: 03475
Page: 0641
Market Value: 10
Assessed Acreage: 0.28
Calc. Acreage: 0.26
Sales Price: 0
Sale Date: 2007-12-31

Result 24

id: 16I02029Y
Tag: 16I02029Y
Tax Unique Id: 4222089
NCPin: 176100-90-0404
Mapsheet No: 1761
Owner Name 1: THE FALLS AT NORWOOD COMMUNITY
Owner Name 2: ASSOCIATION INC
Mail Address 1: C/O DEBORAH NELSON
Mail Address 2: 61 PARQUE DE SARAH PL
Mail Address 3: CLAYTON, NC 27227-3928
Site Address 1: 5 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03475
Page: 0641
Market Value: 10
Assessed Acreage: 0.28
Calc. Acreage: 0.26
Sales Price: 0
Sale Date: 2007-12-31

Result 25

id: 16I02029X
Tag: 16I02029X
Tax Unique Id: 4222088
NCPin: 176100-80-9321
Mapsheet No: 1761
Owner Name 1: NORWOOD, MARY N
Owner Name 2: HEINSOHN, RONALD H
Mail Address 1: 2204 ALEXANDER RD
Mail Address 2:
Mail Address 3: RALEIGH, NC 27608-1645
Site Address 1: 75 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03813
Page: 0017
Market Value: 86500
Assessed Acreage: 1.02
Calc. Acreage: 1.021
Sales Price: 0
Sale Date: 2010-02-15

Result 26

id: 16I02029W
Tag: 16I02029W
Tax Unique Id: 4222087
NCPin: 176100-80-9113
Mapsheet No: 1761
Owner Name 1: MATTRESS, ALBERT III
Owner Name 2: MATTRESS, SOPHIA
 ELIZABETH
Mail Address 1: 115 GRANDE OVERLOOK
 DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 115 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03769
Page: 0046
Market Value: 524740
Assessed Acreage: 1.01
Calc. Acreage: 1.01
Sales Price: 410000
Sale Date: 2009-10-16

Result 28

id: 16I02040A
Tag: 16I02040A
Tax Unique Id: 4197531
NCPin: 176000-89-9733
Mapsheet No: 1760
Owner Name 1: YORK, JOHN H
Owner Name 2: YORK, AMY R
Mail Address 1: 193 GRANDE OVERLOOK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3927
Site Address 1: 193 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03170
Page: 0816
Market Value: 583320
Assessed Acreage: 1.48
Calc. Acreage: 1.484
Sales Price: 85000
Sale Date: 2006-08-01

Result 27

id: 16I02029V
Tag: 16I02029V
Tax Unique Id: 4222086
NCPin: 176000-89-9916
Mapsheet No: 1760
Owner Name 1: FREEMAN, WADE JR
Owner Name 2: FREEMAN, CAROL L
Mail Address 1: 149 GRANDE OVERLOOK DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3927
Site Address 1: 149 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 02917
Page: 0212
Market Value: 472210
Assessed Acreage: 1.01
Calc. Acreage: 1.005
Sales Price: 65000
Sale Date: 2005-06-15

Result 29

id: 16I02040B
Tag: 16I02040B
Tax Unique Id: 4197551
NCPin: 176000-89-9414
Mapsheet No: 1760
Owner Name 1: WHITMAN, BRIAN
Owner Name 2: WHITMAN, GINA
Mail Address 1: 105 KATIE DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1: 227 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03543
Page: 0939
Market Value: 95150
Assessed Acreage: 2.13
Calc. Acreage: 2.132
Sales Price: 106000
Sale Date: 2008-05-12

Result 30

id: 16I02040C
Tag: 16I02040C
Tax Unique Id: 4197552
NCPin: 176000-89-6461
Mapsheets No: 1760
Owner Name 1: CHO, JANG HO
Owner Name 2: KIM, SOOK RYUN
Mail Address 1: 33 PLAZA DELUKE SQ
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 33 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03558
Page: 0681
Market Value: 760720
Assessed Acreage: 1.82
Calc. Acreage: 1.82
Sales Price: 100000
Sale Date: 2008-06-09

Result 31

id: 16I02040C
Tag: 16I02040C
Tax Unique Id: 4197552
NCPin: 176000-89-6461
Mapsheets No: 1760
Owner Name 1: CHO, JANG HO
Owner Name 2: KIM, SOOK RYUN
Mail Address 1: 33 PLAZA DELUKE SQ
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 220 GRANDE OVERLOOK DR
Site Address 2: CLAYTON, NC 27527-
Book: 03558
Page: 0681
Market Value: 760720
Assessed Acreage: 1.82
Calc. Acreage: 1.82
Sales Price: 100000
Sale Date: 2008-06-09

Result 32

id: 16I02040D
Tag: 16I02040D
Tax Unique Id: 4212452
NCPin: 176000-89-4491
Mapsheets No: 1760
Owner Name 1: VALESKO, STEPHEN M
Owner Name 2: VALESKO, JACQUELINE A
Mail Address 1: 61 PLAZA DE LUKE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 61 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03928
Page: 0457
Market Value: 555180
Assessed Acreage: 1.14
Calc. Acreage: 1.145
Sales Price: 555000
Sale Date: 2010-12-13

Result 33

id: 16I02040E
Tag: 16I02040E
Tax Unique Id: 4217985
NCPin: 176000-89-3460
Mapsheets No: 1760
Owner Name 1: BALCOMBE, ROY L
Owner Name 2: BALCOMBE, GEORGINA M
Mail Address 1: 89 PLAZA DE LUKE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 89 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03485
Page: 0776
Market Value: 576950
Assessed Acreage: 1.46
Calc. Acreage: 1.462
Sales Price: 775000
Sale Date: 2008-01-25

Result 34

id: 16I02040F
Tag: 16I02040F
Tax Unique Id: 4153324
NCPin: 176000-89-2329
Mapsheet No: 1760
Owner Name 1: DOREMUS, STANLEY III
Owner Name 2: DOREMUS, LORI
Mail Address 1: 119 PLAZA DE LUKE SQ
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3989
Site Address 1: 119 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03465
Page: 0393
Market Value: 609840
Assessed Acreage: 1.18
Calc. Acreage: 1.175
Sales Price: 101000
Sale Date: 2007-12-11

Result 35

id: 16I02040G
Tag: 16I02040G
Tax Unique Id: 4153490
NCPin: 176000-89-0397
Mapsheet No: 1760
Owner Name 1: AWAN, AMJAD N
Owner Name 2:
Mail Address 1: 509 CARTER DR
Mail Address 2:
Mail Address 3: COPPELL, TX 75019-4052
Site Address 1: 145 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 04471
Page: 0291
Market Value: 663980
Assessed Acreage: 1.36
Calc. Acreage: 1.362
Sales Price: 575000
Sale Date: 2014-07-10

Result 36

id: 16I02040H
Tag: 16I02040H
Tax Unique Id: 4212699
NCPin: 176000-79-9331
Mapsheet No: 1760
Owner Name 1: IGBA, CHUCK G
Owner Name 2: IGBA, EBI P
Mail Address 1: 167 PLAZA DE LUKE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 167 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03810
Page: 0218
Market Value: 531910
Assessed Acreage: 1.5
Calc. Acreage: 1.496
Sales Price: 510000
Sale Date: 2010-02-04

Result 37

id: 16I02040I
Tag: 16I02040I
Tax Unique Id: 4197553
NCPin: 176000-79-7306
Mapsheet No: 1760
Owner Name 1: HUMBLE, JIMMY TODD
Owner Name 2: HUMBLE, LISA M
Mail Address 1: 336 COLLINSWORTH DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-3935
Site Address 1: 175 PLAZA DE LUKE SQ
Site Address 2: CLAYTON, NC 27527-
Book: 03125
Page: 0459
Market Value: 823420
Assessed Acreage: 2.34
Calc. Acreage: 2.343
Sales Price: 105000
Sale Date: 2006-05-22



*** DISCLAIMER ***

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Result 38

id: 16I02027D
Tag: 16I02027D
Tax Unique Id: 4197450
NCPin: 176100-70-8098
Mapsheet No: 1761
Owner Name 1: THE FALLS AT NORWOOD
COMMUNITY
Owner Name 2: ASSOCIATION INC
Mail Address 1: C/O DEBORAH NELSON
Mail Address 2: 61 PARQUE DE SARAH PL
Mail Address 3: CLAYTON, NC 27227-3928
Site Address 1:
Site Address 2:
Book: 03475
Page: 0641
Market Value: 150
Assessed Acreage: 3.72
Calc. Acreage: 3.77
Sales Price: 0
Sale Date: 2007-12-31

Result 39

id: 16I02027
Tag: 16I02027
Tax Unique Id: 4197449
NCPin: 176100-40-7112
Mapsheet No: 1761
Owner Name 1: STATE OF NORTH CAROLINA
Owner Name 2:
Mail Address 1:
Mail Address 2:
Mail Address 3:
Site Address 1:
Site Address 2:
Book: 03634
Page: 0278
Market Value: 1796860
Assessed Acreage: 325.71
Calc. Acreage: 343.87
Sales Price: 4941000
Sale Date: 2008-12-18

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Date of Mailing: February 25, 2015

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

Printed Name: Donnie Adams

Signature: 

Date of Meeting: March 12, 2015

Time of Meeting: 6:00

Location of Meeting: Riverwood Golf Club

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

To give ample time for adjacent owners to arrive, Donnie Adams opened the meeting at 6:10.

~~Donnie gave a brief description/summary of the property to be rezoned, the RWAC Master Plan revision (addition of the House property) and the preliminary subdivision plan for Phase C1/C2~~

~~The floor was opened for questions or comments. Hearing none, the meeting was closed at 6:20pm.~~

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



February 25, 2015

Re: Riverwood Athletic Club Master Plan
Clayton, NC

Dear Madame/Sir:

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

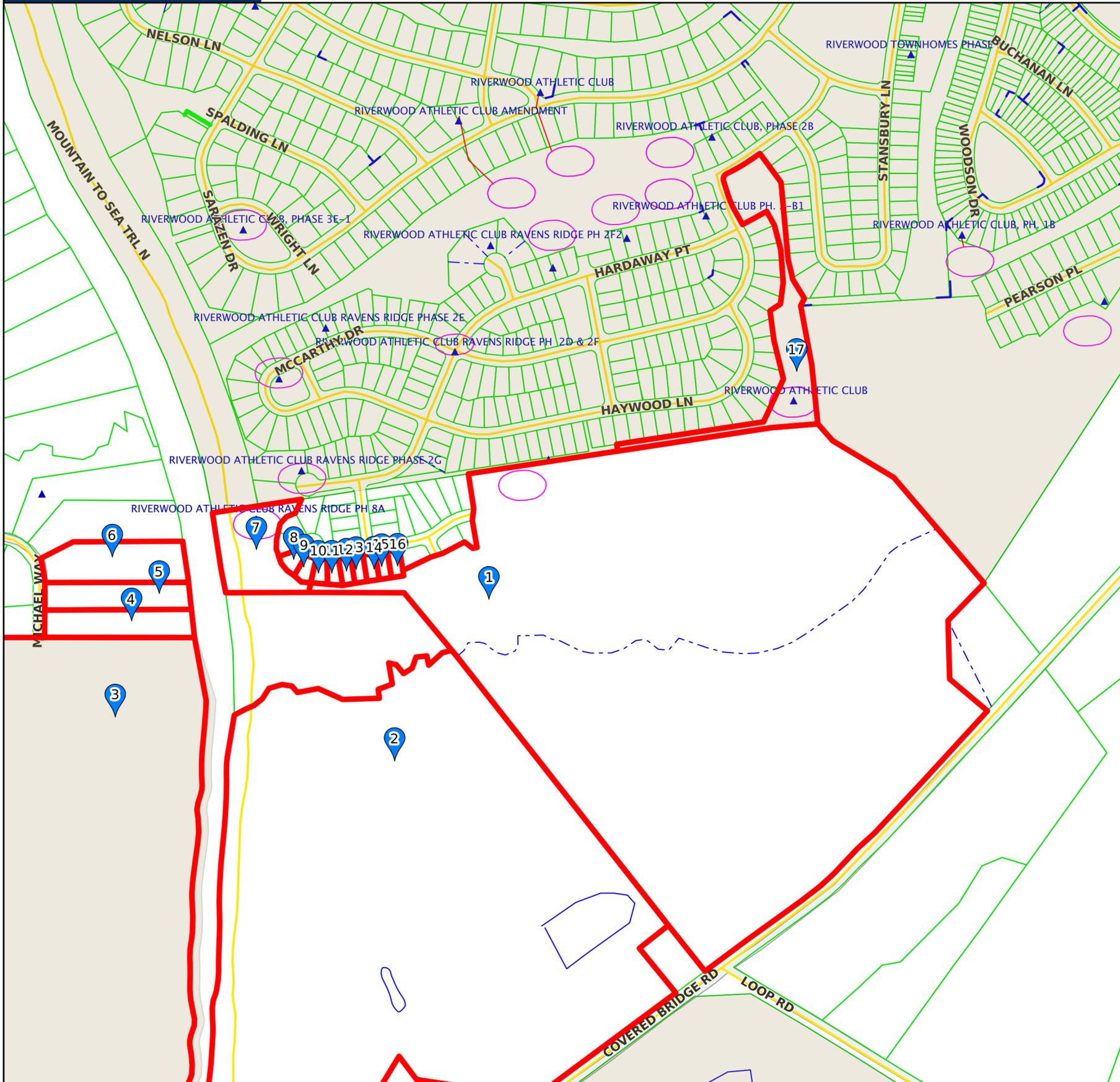
Meeting Date: March 12, 2015
Location: Riverwood Golf Club
Time: 6:00 PM
Type of Application: **15-08-01-SUB RIVERWOOD ATHLETIC CLUB MASTER PLAN REVISION
and 15-08-02-RZ HOUSE PROPERTY REZONING**
General Description: Riverwood Athletic Club master plan revisions as well as rezoning and addition of adjacent property.

If you have any questions prior to or after this meeting, please contact us at (919) 550-8086 or by email at brian.strickland@fredsmithcompany.com.

Sincerely,

Brian Strickland

cc: Clayton Planning Dept.



Result 1	Result 2
id: 16103027	id: 16103028
Tag: 16103027	Tag: 16103028
Tax Unique Id: 4272163	Tax Unique Id: 4268744
NCPin: 176000-93-4951	NCPin: 176000-82-1830
Mapsheet No: 1760	Mapsheet No: 1760
Owner Name 1: FSC RANCH LLC	Owner Name 1: HOUSE, MAVIS C
Owner Name 2:	Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR	Mail Address 1: 2873 COVERED BRIDGE RD
Mail Address 2:	Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500	Mail Address 3: CLAYTON, NC 27527-0000
Site Address 1: 3131 COVERED BRIDGE RD	Site Address 1: 2873 COVERED BRIDGE RD
Site Address 2: CLAYTON, NC 27527-	Site Address 2: CLAYTON, NC 27527-
Book: 04538	Book: 00705
Page: 0617	Page: 0629
Market Value: 454350	Market Value: 444620
Assessed Acreage: 84.28	Assessed Acreage: 68.94
Calc. Acreage: 84.08	Calc. Acreage: 68.88
Sales Price: 0	Sales Price: 0
Sale Date: 2014-12-19	Sale Date: 1970-01-01
Result 3	Result 4
id: 05H02009	id: 05H01010I
Tag: 05H02009	Tag: 05H01010I
Tax Unique Id: 4265643	Tax Unique Id: 4231712
NCPin: 166900-38-4997	NCPin: 176000-64-9005
Mapsheet No: 1669	Mapsheet No: 1760
Owner Name 1: RAYMOND ELMORE EARP JR IRREVOCABLE TRUST	Owner Name 1: OBRIEN, ANGELLA J
Owner Name 2: EARP, NANCY CREWS EXECUTOR	Owner Name 2: OBRIEN, DAVID MICHAEL
Mail Address 1: 7230 NC HWY 42 E	Mail Address 1: 8307 CAZAVINI CT
Mail Address 2:	Mail Address 2:
Mail Address 3: SELMA, NC 27576-6005	Mail Address 3: RALEIGH, NC 27613-4467
Site Address 1: 1162 COVERED BRIDGE RD	Site Address 1: 151 MICHAEL WAY
Site Address 2: CLAYTON, NC 27520-	Site Address 2: CLAYTON, NC 27520-
Book: 03897	Book: 04356
Page: 0735	Page: 0783
Market Value: 2189860	Market Value: 376900
Assessed Acreage: 631.06	Assessed Acreage: 1.88
Calc. Acreage: 631.04	Calc. Acreage: 1.76
Sales Price: 0	Sales Price: 365000
Sale Date: 2010-07-12	Sale Date: 2013-09-18
Result 5	Result 6
id: 05H01010J	id: 05H01010K
Tag: 05H01010J	Tag: 05H01010K
Tax Unique Id: 4215648	Tax Unique Id: 4223545
NCPin: 176000-64-9107	NCPin: 176000-64-8382
Mapsheet No: 1760	Mapsheet No: 1760
Owner Name 1: SAMMONS, DAVID H JR	Owner Name 1: HARRIS, JONATHAN DAVID
Owner Name 2: SAMMONS, RENE D	Owner Name 2: HARRIS, ANGELA NICOLE
Mail Address 1: 147 MICHAEL WAY	Mail Address 1: 143 MICHAEL WAY
Mail Address 2:	Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000	Mail Address 3: CLAYTON, NC 27520-5507
Site Address 1: 147 MICHAEL WAY	Site Address 1: 143 MICHAEL WAY
Site Address 2: CLAYTON, NC 27520-	Site Address 2: CLAYTON, NC 27520-
Book: 03113	Book: 04199
Page: 0040	Page: 0815
Market Value: 384520	Market Value: 513060
Assessed Acreage: 1.73	Assessed Acreage: 2.27
Calc. Acreage: 1.69	Calc. Acreage: 2.39
Sales Price: 412000	Sales Price: 417000
Sale Date: 2006-05-02	Sale Date: 2012-11-02

Scale: 1:4144 - 1 in. = 345.33 feet

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





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Result 7

id: 16102056C
Tag: 16102056C
Tax Unique Id: 4272092
NCPin: 176000-74-4387
Mapsheets No: 1760
Owner Name 1: FSC RANCH LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04538
Page: 0617
Market Value: 100
Assessed Acreage: 2.55
Calc. Acreage: 2.54
Sales Price: 0
Sale Date: 2014-12-19

Result 8

id: 16102055K
Tag: 16102055K
Tax Unique Id: 4272124
NCPin: 176000-74-6353
Mapsheets No: 1760
Owner Name 1: FSC IV LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04404
Page: 0287
Market Value: 40000
Assessed Acreage: 0.17
Calc. Acreage: 0.17
Sales Price: 3000000
Sale Date: 2014-01-17

Result 9

id: 16102055J
Tag: 16102055J
Tax Unique Id: 4272121
NCPin: 176000-74-7209
Mapsheets No: 1760
Owner Name 1: RMS INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04547
Page: 0906
Market Value: 40000
Assessed Acreage: 0.16
Calc. Acreage: 0.16
Sales Price: 0
Sale Date: 2015-01-16

Result 10

id: 16102055I
Tag: 16102055I
Tax Unique Id: 4272116
NCPin: 176000-74-7268
Mapsheets No: 1760
Owner Name 1: RMS INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-5500
Site Address 1:
Site Address 2:
Book: 04547
Page: 0906
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-16

Result 11

id: 16102055H
Tag: 16102055H
Tax Unique Id: 4272114
NCPin: 176000-74-8227
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0342
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 12

id: 16102055G
Tag: 16102055G
Tax Unique Id: 4272112
NCPin: 176000-74-8288
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 13

id: 16102055F
Tag: 16102055F
Tax Unique Id: 4272107
NCPin: 176000-74-9239
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 14

id: 16102055E
Tag: 16102055E
Tax Unique Id: 4272104
NCPin: 176000-74-9380
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 15

id: 16102055D
Tag: 16102055D
Tax Unique Id: 4272102
NCPin: 176000-84-0331
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 16

id: 16102055C
Tag: 16102055C
Tax Unique Id: 4272099
NCPin: 176000-84-0391
Mapsheets No: 1760
Owner Name 1: CAVINESS & CATES BUILDING AND
Owner Name 2: DEVELOPMENT COMPANY
Mail Address 1: 639 EXECUTIVE PL STE 400
Mail Address 2:
Mail Address 3: FAYETTEVILLE, NC 28305-5489
Site Address 1:
Site Address 2:
Book: 04546
Page: 0333
Market Value: 40000
Assessed Acreage: 0.14
Calc. Acreage: 0.14
Sales Price: 0
Sale Date: 2015-01-12

Result 17

id: 16102008R
Tag: 16102008R
Tax Unique Id: 4236525
NCPin: 176000-95-5856
Mapsheets No: 1760
Owner Name 1: RIVERWOOD ATHLETIC CLUB
Owner Name 2:
Mail Address 1: 400 RIVERWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Site Address 1:
Site Address 2:
Book: 02581
Page: 0094
Market Value: 150
Assessed Acreage: 3.8
Calc. Acreage: 3.916
Sales Price: 0
Sale Date: 2003-11-04

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Applicant: DC Adams Engineering, Inc (RWAC Master Plan Revision/Phase 8C and House Tract Rezoning)

Location/Date: Riverwood Golf Club / March 12, 2015 @ 6:00PM

	NAME	ADDRESS
1	Donnie Adams	335 ATHLETIC CLUB BLVD
2	FRED SMITH	632 MARCELLUS WAY
3	Duke McNichol	72 Josiah Dr, Clayton
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TOWN OF CLAYTON

ZONING AMENDMENT

CONSISTENCY AND REASONABLENESS STATEMENT

15-08-01-SUB Raven's Ridge Phase 8C Preliminary Subdivision (Major)

The Town Council of the Town of Clayton hereby states:

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

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

- Objective 2.5 – More Housing Opportunities: Beyond Starter Homes

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

The subdivision site plan for this parcel is consistent and compatible with surrounding uses and neighborhood design and is in an appropriate expansion of the Riverwood Athletic Club master planned residential community

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