

Johnston County Planning Board

September 21, 2021-6:00 PM

Johnston County Courthouse

Commissioner's Room

Smithfield, North Carolina

1. PLEDGE OF ALLEGIANCE

2. APPROVAL OF THE MINUTES:

From the August 17, 2021 Planning Board Meeting

6:00pm (Subdivision Review)

3. SUBDIVISIONS (Speakers to be Sworn In)

- **Campos Tract** (2.94 acres, 3 lots) 326 Aycock Rd. (SR 2362) north of Rains Crossroads Rd. in Micro Township.
- **Kinsey Rd. Tract** (10.45 acres, 7 lots) Kinsey Rd. (SR 1141) ½ of a mile north of NC 50 in Meadow Township.
- **Riverside 2.0** (21.47 acres, 9 lots) NC Hwy 96 N just south of Saddleridge Hill Way in O'Neals Township.
- **Smith Tract-Stancil** (29.69 acres, 12 lots) Chisenhall Rd. (SR 1316) near Stancil Dr. in Pleasant Grove Township.
- **Hannah Creek Rd. Tract** (18.24 acres, 15 lots) Hannah Creek Rd. (SR 1171) ¼ of a mile north of Morgan Rd. in Banner Township.
- **Meadow Crest** (17.35 acres, 16 lots) Mudham Rd. (SR 1722) southwest of Earpsboro Rd. (SR 1723) in O'Neals Township.
- **Mamie Rd. Tract** (22.15 acres, 21 lots) Mamie Rd. (SR 1111) 1/3 of a mile south of Bear Rd. (SR 1110) in Meadow Township.
- **County Line Subdivision** (23.03 acres, 21 lots) NC Hwy 231 at the Wake County Line in Wilders Township.
- **Cuddington Tract** (59.93 acres, 62 lots) Tarheel Rd. (SR 1168) near Heatherstone Ct. in Banner Township.

6:00pm or after (Public Hearings)

4. REZONING AND CONDITIONAL ZONING CASES

CASE 21-17

Rezoning Petition: Petition to rezone a 1.65 acre tract located at 4241 US Hwy 70 East in Pine Level Township from Industrial 1- Special Use District (I-1 SUD) to General Business (GB).

Tax ID: 12N11018B

Owner: SCD investments, LLC

Applicant: SCD Investments, LLC

CASE 21-18

Rezoning Petition: Petition to rezone a 1.46 acre tract located at 11098 NC Hwy 50 N in Pleasant Grove Township from Agricultural Residential (AR) to General Business (GB).

Tax ID: 13D04056

Owner: CL Byrd

Applicant: CL Byrd

CASE 21-19

Rezoning Petition: Petition to rezone a 15.12 acre tract located at 3300 Block of NC HWY 42 W in Clayton Township from Agricultural Residential (AR) to General Business (GB).

Tax ID: 05I04199X

Owner: DTJ Inc.

Applicant: DTJ Inc.

5. DISCUSSION ITEMS

6. INFORMATION ITEMS

- A. Building Permit Trends
- B. Subdivision/Fee in Lieu Stats
- C. Zoning Case Summary
- D. Monthly Activity Report
- E. Johnston County School Data

7. NEXT MEETING: October 19, 2021-6pm

8. ADJOURNMENT

DRAFT
MEETING OF THE JOHNSTON COUNTY PLANNING BOARD
Tuesday, August 17, 2021 6:00 p.m.

The Johnston County Planning Board met in regular session on Tuesday, August 17, 2021 at 6:00 p.m. at the Johnston County Ag Center, Smithfield, with the following members:

Present: Allan DeLaine, Will Letchworth, Nicole Hackler, Adam Caldwell, Denise Byrd, Freddie Hudson, Jr., Michelle Pace Davis, Matthew Moore, Larry Wood (BOCC Representative)

Absent: Brooke Holmes, BOE Representative

Also present: Braston Newton, Director; Todd Marr, Planner; Cameron Pittman, Planning Technician; Jennifer Slusser, County Attorney

Chairman DeLaine opened the meeting at 6:00 p.m. with the Pledge of Allegiance by Matthew Moore.

Approval of the Minutes:

Upon a motion by Ms. Davis to approve the July 20th Planning Board Minutes, seconded by Mr. Moore and carried by a unanimous vote of 7-0, the July 20th, 2021 Planning Board Minutes were approved as presented.

All speakers were sworn in.

Subdivisions:

Aquila Rd. Tract South

Owner: LW Properties, LLC
Developer: LW Properties, LLC
Surveyor: Freedom Firm, P.C.
Acreage/Lots: 47.01 acres, 24 lots
Tax ID: 07D06028A
Location: 526 Aquilla Rd.

Mr. Marr introduced the case and referenced the above information.

Mr. Carlos Bagley, Surveyor/Engineer, was present to answer any questions. He stated that they are removing lots 11 & 12 and extending the roadway to the east to serve lots 23 & 24.

Ms. Hackler asked how wide lot 33 was.

Mr. Bagley responded over 100'.

Mr. Newton explained what a flag lot is.

Mr. Caldwell stated that he has concerns about how information was presented on the preliminary plat and changing how the lots are being served.

There was no further discussion.

Staff recommendation is for Denial, due to all lots not being internally served and lots 11 & 12 being served by a 30' access easement.

Upon a motion by Ms. Hackler to approve Aquilla Rd. Tract South, seconded by Ms. Davis, the Planning Board approved Aquilla Rd. Tract South by a vote of 6-1, with Mr. Caldwell in opposition, at the August 17, 2021 Planning Board Meeting.

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
10. Flag lot must meet the minimum design criteria as established in LDC Sec. 14-255(d)
11. Show shared driveway access easement and provide statement for shared maintenance on Final Plat
12. Fee-in-lieu of open space shall be paid prior to recording
13. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)
14. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:
 - a. CBU shall not impede the flow of traffic.
 - b. CBU shall not obstruct the operation and maintenance of utility services.
 - c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

15. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

16. A driveway permit and subdivision design approval must be obtained prior to construction
17. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
18. It will be determined at the time the driveway permit application is submitted if any road improvements will be required

[Public Utilities]

19. Stormwater & Erosion Control Permits Required
20. Stormwater Statement Required
21. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers. A buffer call may be necessary to set the start point of the buffer and determine if any features are not subject to the buffer rules.
22. Property is limited to 15% impervious area without stormwater management.

[Emergency Services]

23. Provide No Parking Signs
24. Provide fire hydrant distribution information.

Rezoning and Conditional Zoning Cases:

Rezoning Case 21-13

Rezoning Petition: General Business (GB) to Agricultural Residential (AR)

Tax ID: 17J07035D

Owner: Javier Contreras

Applicant: Javier Contreras

Location: 4624 US Hwy 70 Business West in Wilson's Mills Township

Mr. Marr introduced the case and referenced the information listed above. He referenced that this case was tabled from last month due to no one being present.

Mr. Javier Contreras, Owner/Applicant, stated that he had purchased the property from the previous property owners that he knew.

There was no discussion.

Upon a motion by Mr. Caldwell to approve Rezoning Case 21-13, seconded by Mr. Moore, Rezoning Case 21-13 was approved by a unanimous vote of 7-0 at the August 17, 2021 Planning Board Meeting.

Rezoning Case 21-16

Rezoning Petition: General Business (GB) and Agricultural Residential (AR) to Industrial 1 (I-1)

Tax ID: 05E99021F

Owner: Donald H. Williamson and Edna Atkinson Williamson

Applicant: Runway Logistics, LLC

Location: 500 block of Wise Rd. in Clayton Township

Mr. Marr introduced the case and referenced the information listed above.

Ms. Hackler asked what business was there.

Mr. Newton responded, equipment sales and service.

Ms. Hackler asked for an explanation of Industrial I zoning.

Mr. Marr explained the zoning and what the applicant was requesting to do on this site such as light industrial, no processed by-products.

Mr. Alex Finley, representing the owners, stated that the use will be a trucking terminal and warehouse for logistics.

Staff Recommendation: Approval

Upon a motion by Mr. Letchworth to approve Rezoning Case 21-16, seconded by Mr. Hudson, Rezoning Case 21-16 was approved by a unanimous vote of 7-0 at the August 17th, 2021 Planning Board Meeting.

Rezoning Case 21-17

Rezoning Petition: Industrial 1- Special Use District (I-1 SUD) to General Business (GB)

Tax ID: 12N11018B

Owner: SCD investments, LLC

Applicant: SCD investments, LLC

Location: 4241 US Hwy 70 East in Pine Level Township

Mr. Marr introduced the case and referenced the information listed above.

There was no one present for the case.

Upon a motion by Ms. Hackler to table Rezoning Case 21-17, seconded by Mr. Moore, Rezoning Case 21-17 was tabled by a unanimous vote of 7-0 at the August 17th, 2021 Planning Board Meeting.

Rezoning Case 21-06

Rezoning Petition: Agricultural Residential (AR) to General Business-Conditional District (GB-CD)

Tax ID: 07F06029S & 07F06029R

Owner: Paganello-Nunziato Family LLC

Applicant: John Nunziato

Location: 9939 NC HWY 210 and 4065 Lassiter Rd. in Elevation Township

Conditional District Request: Outside Storage and Storage Buildings

Mr. Marr introduced the case and referenced the information listed above.

Mr. Newton explained conditional zoning and how it was different from what they are familiar with.

Mr. John Nunziato, Applicant, explained that they operate storage facilities at McGee's Crossroads and they are maxed out with space. They have not heard any complaints from the neighbors.

Mr. Letchworth asked where the access will be.

Mr. Nunziato replied on Lassiter Rd. He stated there is very little traffic on this road and people in the area need storage for RV's due to HOA regulations in new subdivisions.

Ms. Hackler asked if someone would be on site 24/7.

Mr. Nunziato replied no, they will be open from 6am-10pm.

Mr. Marr read over the conditions for this Rezoning Case.

Mr. Letchworth asked how the conditions differed from staff report provided at meeting and what they had in their packet.

Mr. Newton stated they are essentially the same.

Mr. Letchworth asked what the site plan requirements were.

Mr. Marr explained those requirements.

Mr. Newton stated that any major modifications will come back to the Board for review and approval.

Ms. Byrd asked if RV's would be parked on Lot 1.

Mr. Nunziato replied yes on some of it and then open space area on the rest.

There was a brief discussion on the opaque fencing.

Mr. DeLaine asked the applicant if they agreed with the conditions.

Mr. Numziato replied yes.

Staff Recommendation: Approval

Upon a motion by Mr. Moore to approve Rezoning Case 21-06, seconded by Mr. Hudson, Rezoning Case 21-06 was approved by a unanimous vote of 7-0 at the August 17th, 2021 Planning Board Meeting.

Proposed Conditional Zoning District Information

1. Please Provide the purpose of the district, a project narrative, and a list of proposed land uses to be allowed within the conditional zoning district.

Applicant: This is a self-storage facility, which will comply to all conditional zoning.

2. Conditions to apply to the conditional zoning district:

Within a Conditional Zoning District, additional conditions and requirements may be added which may assist in mitigating the impacts the development may have on the surrounding community and the environment. Staff, the Planning Board, and Board of Commissioners may propose additional conditions during the review process. Please list any conditions that you propose, as the applicant, below.

Applicant: This self-storage facility will meet all requirements that are proposed. We will not impact the surrounding communities or the environment in a harmful or non-compliant way. We feel our self-storage facility will enhance the environment and the surrounding communities by offering this service.

The facility will provide a service to homeowners and businesses that will store and/or parking of vehicles that cannot be parked in their driveways or streets; also, homeowners and businesses often need storage to store things that they cannot store outside of homes and/or businesses.

Conditions:

1. Land use restricted to mini-storage and outdoor storage. (Proposed by applicant)
2. The development shall conform to all requirements of the Johnston County Land Development Code.
3. Lighting shall be engineered dark sky/down-lighting so as not to shine onto adjacent properties.
4. Hours of operation shall be seven days a week from 6am-10pm
5. Applicant shall submit a detailed site plan for review and approval by the Planning and Zoning Department Staff.
6. A Class B (2 large trees, 3 small trees, and 9 shrubs every 100 linear feet) landscape buffer shall be installed along all rezoning lines.
7. All signage shall comply with the Johnston County sign code.
8. All buildings and/or structures must comply with rules enforced by Federal, State and Local agencies.
9. If 17,000 SF of impervious area is planned or 1 acre will be disturbed, a stormwater permit will be required.
10. If one acre or more is planned to be disturbed, an erosion control permit will be required.
11. Emergency vehicles must be granted gate access and gate must be located far enough off of roadway to accommodate emergency vehicles.
12. An 8 foot opaque fence will be installed around storage area.

Rezoning Case 21-09

Rezoning Petition: Agricultural Residential (AR) to General Business-Conditional District (GB-CD)

Tax ID: 13E04036K & 13E04036L

Owner: N. Morris Rowland

Applicant: Adams & Hodge Engineering, PC

Location: 500 Block of Church Rd. in Pleasant Grove Township

Conditional District Request: Outdoor Storage for boats, RV's, travel trailers and trailers

Mr. Marr introduced the case and referenced the information listed above.

Mr. Tim Shipman, had concerns with the rezoning due to traffic on the road, proper drainage and lighting. He was also concerned about the hours of operation.

Mr. Donnie Adams, Surveyor/Engineer, stated that this site was in a high growth area and is less than a mile from McGee's Crossroads and in a great location. He stated there are two parcels and they both have been approved in the past for outdoor storage. The land has

been passed to the previous owner's son and he would like to continue where they left off, he stated. He added they have met all the conditions.

Mr. Letchworth asked if they were proposing an opaque fence.

Mr. Adams stated that it was a request from the client to have evergreens as a buffer.

Ms. Hackler asked about the Knocks Box and what it was.

Mr. Newton explained that it is a master key for the fire marshall.

There was a brief discussion on fencing.

Mr. Chris Rowland, Owner, would like to request other types of fencing.

Mr. Newton explained the possible opaque fence options.

Mr. Caldwell asked what would prevent trailers and other activities on site.

Mr. Rowland stated that he would screen customers and have strong lease documentation.

Staff Recommendation: Approval

Upon a motion by Mr. Letchworth to approve Rezoning Case 21-09, seconded by Mr. Hudson, Rezoning Case 21-09 was approved by a unanimous vote of 7-0 at the August 17th, 2021 Planning Board Meeting.

Proposed Conditional Zoning District Information

1. Please Provide the purpose of the district, a project narrative, and a list of proposed land uses to be allowed within the conditional zoning district.

Applicant:

Purpose: The purpose of the conditional district is to allow for an outdoor storage facility. Part of the area (1.82 ac) that is requested to be rezoned to GB-CD is presently zoned GB-SUD which allows for outdoor storage as a permitted use. The other part of the 1.72 ac property (which is vacant) is zoned AR district. It is requested to rezone both properties to GB-CD to allow for the construction of an outdoor storage facility.

Narrative: Please refer to the Site Plan- Crown Storage prepared by A&H Engineering, PC dated 7/22/2021. No water or sewer utilities are planned because there is no building(s) proposed that would require water and sewer services. Storm water management facilities are proposed since the development of the property to an outdoor storage would involve more than 17,000 sf of impervious surface area. The storm water management facility will be designed so as to regulate the quantity and quality of storm water discharge from the property. The

entire outdoor storage area will be enclosed with screen fabric mounted on an 8 ft chain link fence. The storage area will be accessed through a code gate located off Church Rd. The gate will be setback from the edge of the pavement on Church Rd. to allow for adequate stacking distance. The actual surface of the storage area will be compacted gravel. No pavement is proposed except at the entrance off Church Rd. In addition to the screened fence there will be 20 ft landscape buffers on NC 50 and Church Rd. The adjacent residential properties to the north and south of the tract will be screened with a 10 ft. landscape buffer. All landscaping will be in accordance with the Johnston County buffer requirements. Access to the property will be a very low volume and will be primarily during working hours. Area lighting will be kept to a minimum and will not exceed 0.5 foot candles at the property line.

Proposed Uses: 24 hour accessible outdoor storage and outdoor storage covered on three (3) sides. Storage of RV's, travel trailers, utility trailers (non-enclosed and enclosed) and boats.

2. Conditions to apply to the conditional zoning district:

Within a Conditional Zoning District, additional conditions and requirements may be added which may assist in mitigating the impacts the development may have on the surrounding community and the environment. Staff, the Planning Board, and Board of Commissioners may propose additional conditions during the review process. Please list any conditions that you propose, as the applicant, below.

Applicant: Standard prescribed uses, setbacks, buffers, landscaping and other site development standards that would normally apply to the development parcels.

Conditions:

1. Land use restricted to outdoor storage of boats, RV's, travel trailers and trailers. (Proposed by applicant)
2. The development shall conform to all requirements of the Johnston County Land Development Code.
3. Lighting shall be engineered dark sky/down-lighting so as not to shine onto adjacent properties.
4. 24-hour accessibility
5. Applicant shall submit a detailed site plan for review and approval by the Planning and Zoning Department Staff.
6. Site may include a future covered (3 sided) outdoor storage area.
7. A Class B (2 large trees, 3 small trees, and 9 shrubs every 100 linear feet) landscape buffer shall be installed along all rezoning lines.
8. All signage shall comply with the Johnston County sign code.
9. All buildings and/or structures must comply with rules enforced by Federal, State and

Local agencies.

10. If 17,000 SF of impervious area is planned or 1 acre will be disturbed, a stormwater permit will be required.

11. If one acre or more is planned to be disturbed, an erosion control permit will be required.

12. Emergency vehicles must be granted gate access and gate must be located far enough off of roadway to accommodate emergency vehicles.

Rezoning Case 21-15

Rezoning Petition: Agricultural Residential (AR) to General Business-Conditional District (GB-CD)

Tax ID: 05G04010X

Owner: Steve & Haley Lenderman

Applicant: Steve & Haley Lenderman

Location: 2239 Barber Mill Rd. in Clayton Township

Mr. Marr introduced the case and referenced the information listed above.

Mr. Steve Lenderman, Owner/Applicant, stated that the house was built in 1910 and it is a cool house. They believe it would make a great venue. The property is six acres and they would like to rezone half for events. He added there is a 100+ year old Magnolia tree on site. They intend to be respectful of the area and the neighbors.

Mr. Moore asked what events they would have.

Mr. Lenderman responded small business conferences, possibly weddings. They are intending 50-60 people per event that could sit inside and the outside would be used mostly for weddings. They should have parking area for 100+ guests for weddings.

Mr. Letchworth stated that they are next to subdivisions.

Mr. Lenderman responded they are at least 200 feet from the nearest neighbor. They would like to have multiple weddings in one day if possible so the hours would be from 8am-1am.

There was brief discussion on the noise ordinance.

Mr. Lenderman stated that there are natural buffers and scenery by trees all the way around the property.

Ms. Davis asked about accessibility.

Mr. Lenderman stated it would be handicap accessible.

Ms. Carrie Webster, 648 Slate Top Rd., stated that she is against the venue due to concerns with music and traffic.

Mr. Earman Adams, 84 Slate Top Rd., asked if there would be a driveway off of Slate Top Rd.

Mr. Lenderman replied yes, and the driveway will have a sign and only be open during business hours.

There was no further discussion.

Staff Recommendation: Approval

Upon a motion by Mr. Hudson to approve Rezoning Case 21-15, seconded by Ms. Hackler, Rezoning Case 21-15 was approved by a unanimous vote of 7-0 at the August 17th, 2021 Planning Board Meeting.

Proposed Conditional Zoning District Information

1. Please Provide the purpose of the district, a project narrative, and a list of proposed land uses to be allowed within the conditional zoning district.

Applicant: The venue (most commonly known as the Bryan-Wilkins House) is planned for smaller events such as intimate weddings, community events (for example: farmer market, blood drive and small business gatherings, etc.) and conference center. The new venue aims to take advantage of the homes unique architecture; a combination of Queen Ann and Colonial Revival: styles and turn it into something vibrant and that the existing neighbors and county will be proud of.

There are no plans for a commercial kitchen, all food for functions will be catered to the property. Alcohol is planned to be served as part of the venue amenities. Events are planned to be held indoor and on the very large and open porch and in the substantial lawn area to the south of the house, to take advantage of where the enormous 100+ year old Magnolia Tree thrives.

2. Conditions to apply to the conditional zoning district:

Within a Conditional Zoning District, additional conditions and requirements may be added which may assist in mitigating the impacts the development may have on the surrounding community and the environment. Staff, the Planning Board, and Board of Commissioners may propose additional conditions during the review process. Please list any conditions that you propose, as the applicant, below.

Conditions:

1. Land use restricted to event venue. (Proposed by applicant)
2. The development shall conform to all requirements of the Johnston County Land Development Code.
3. Applicant shall submit a detailed site plan for review and approval by the Planning and Zoning Department Staff.
4. Lighting shall be engineered dark sky/down-lighting so as not to shine onto adjacent properties.
5. Hours of operation M-Th from 9am-10pm, Fri-Sat from 8am-1am, and Sundays from 8am-11pm.
6. All parking off-street.
7. All buildings and/or structures must comply with rules enforced by Federal, State and Local agencies.
8. Installation of at least a Class B buffer along all rezoning boundaries lines (2 large trees, 3 small trees, and 9 shrubs) every one hundred (100) linear feet. Existing vegetation may be used.
9. All signage must comply with the Johnston County sign ordinance.
10. Environmental Health regulations must be adhered to for any food preparation or sales.
11. Strict compliance with the Johnston County Noise Ordinance.

There were no discussion items.

The meeting ended at 7:45 pm.

Respectfully submitted by:

Stephanie Richter, Secretary for the Board

Campos Tract

Owner: Dulce Elizabeth Rivera Campos
Developer: Dulce Elizabeth Rivera Campos
Surveyor: Bobby O. Fuquay
Tax ID #: 10P08021A
Address: 326 Aycock Rd.
Latitude/Longitude: 35.52147, -78.16930

Locational Data: 326 Aycock Rd. (SR 2362) north of Rains Crossroads Rd. in Micro Township. The proposed subdivision is served by the Micro Fire District and the North Johnston Rescue Squad.

Site Data: 2.94 acres, 3 lots, (maximum allowable density: 4), water service shall be provided by Johnston County public water and lots will be served by individual septic tanks, open space provided: fee-in-lieu, open space required: \$2,400, traffic count: not available, property owners notified: 5.

Additional Information:

- **School District:** The Student Generation Ratio (SGR) is 0.45. Therefore, Campos Tract Subdivision will generate approximately 1 K-12 students split amongst the three schools below.
- The following is based on the Out-of-Capacity Table provided by ORED.

| <i>District</i> | <i>Capacity</i> | <i>Enrollment</i> |
|-----------------|-----------------|-------------------|
| Princeton ES | 886 | 780 |
| Princeton MS | 1100 | 1037 |
| Princeton HS | 1100 | 1037 |

- **CTP:** This portion of Aycock Rd. does not appear on the Comprehensive Transportation Plan needing improvement.
- **Direct Driveway access on Aycock Rd.:** Major subdivisions to be located on a local road shall be so designed that there shall be no more than one direct residential driveway connection per 500 feet along the same side of the local road, unless it can be demonstrated that the proposed subdivision cannot be physically designed, that no reasonable alternative exists, or it would create an unreasonable hardship without a corresponding public benefit to prohibit individual driveway access onto a local road.

A waiver may be allowed if determined by the Planning Board that, in pursuit of this section, a hardship is created upon the property that provides no benefit to the safety, welfare, and quality of life of the public.

Staff Recommendation: Denial, due to direct driveway access onto Aycock Rd.

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Complete improvements or provide performance guarantee
5. Show shared driveway access easement and provide statement for shared maintenance on Final Plat
6. Driveways shall be separated 100 feet apart
7. Fee-in-lieu of open space shall be paid prior to recording
8. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)

9. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:
 - a. CBU shall not impede the flow of traffic.
 - b. CBU shall not obstruct the operation and maintenance of utility services.
 - c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

10. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

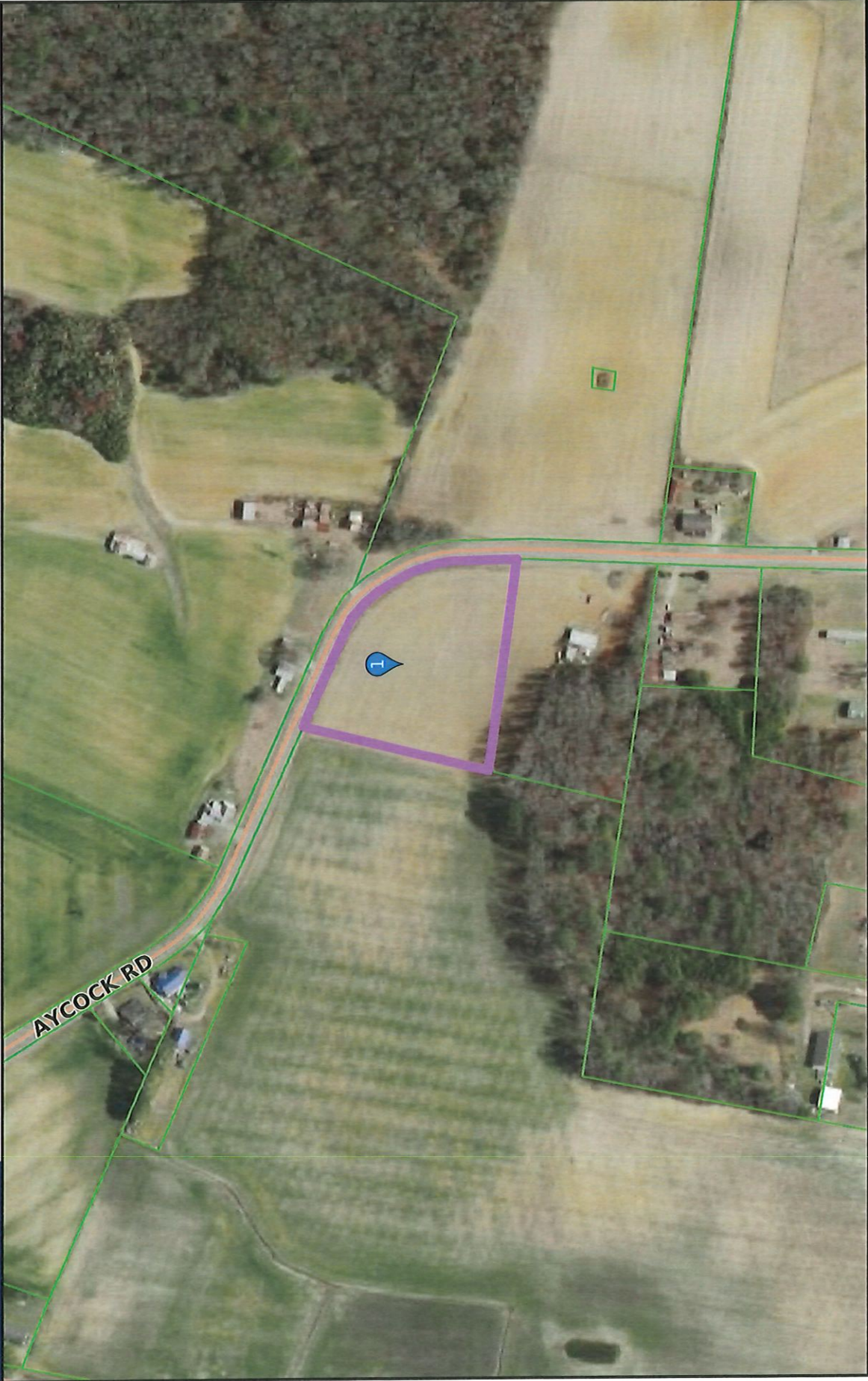
11. A driveway permit and subdivision design approval must be obtained prior to construction
12. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
13. It will be determined at the time the driveway permit application is submitted if any road improvements will be required
14. 100' of separation required between all driveways and sight distance must be obtained.

[Public Utilities]

15. If 17,000 sf of impervious area or more is planned to be added, a Stormwater Permit may be required.
16. If an acre or more will be disturbed, an Erosion Control Permit is required.
17. Developer should have a licensed utility contractor install the proposed water services for the future lots prior to plat recordation. Please contact Public Utilities prior to installation and for inspection of the proposed services to ensure they meet County standards.

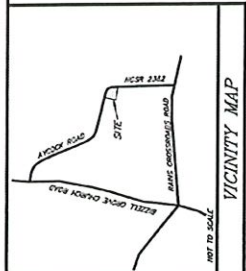
*** DISCLAIMER ***

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



Scale: 1:3267 - 1 in. = 272.25 feet

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



CERTIFICATION OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

Consistency of preliminary plans of water supply and sewage disposal systems obtained for installation in Dulce Elizabeth Rivera Compos Subdivision, public health requirements as described in Appendix II Johnston County Subdivision, public health regulations, and other applicable laws, rules and regulations, and that the proposed water supply and sewage disposal systems are designed and installed in accordance with the applicable laws, rules and regulations, and that the preliminary certification is advisory only and confers no guarantee.

DATE _____ HEALTH REPRESENTATIVE _____

NOTE:

Each lot shown herein may require the use of sewage pumps. Low pressure pipe and other appurtenances shall be installed in the North Carolina line and under the site medications specified in the North Carolina line and under the site medications specified in the North Carolina line and under the site medications specified in the North Carolina line.

PRELIMINARY
 THIS IS A PRELIMINARY DRAWING
 SURVEY OR TO TRANSFER ANY
 PROPERTY UNDER RECORD.

DATE _____ SURVEYOR _____
 L = 2154
 LICENSE NUMBER _____

CERTIFICATE OF FLOODWAY INFORMATION
 PROPERTY SHOWN HEREON IS NOT LOCATED
 IN A FEMA DESIGNATED FLOOD ZONE.
 FLOOD HAZARD PANEL NO. J70130354 J
 EFFECTIVE DATE: DECEMBER 02, 2005

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND
 DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF
 JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH
 STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR
 PRIVATE USE AS NOTED.

PEEDIN FARMS, INC.
 D.B. 703, PG. 12

DATE _____ OWNER
 DULCE ELIZABETH RIVERA COMPOS

DATE _____ SUBDIVISION ADMINISTRATOR

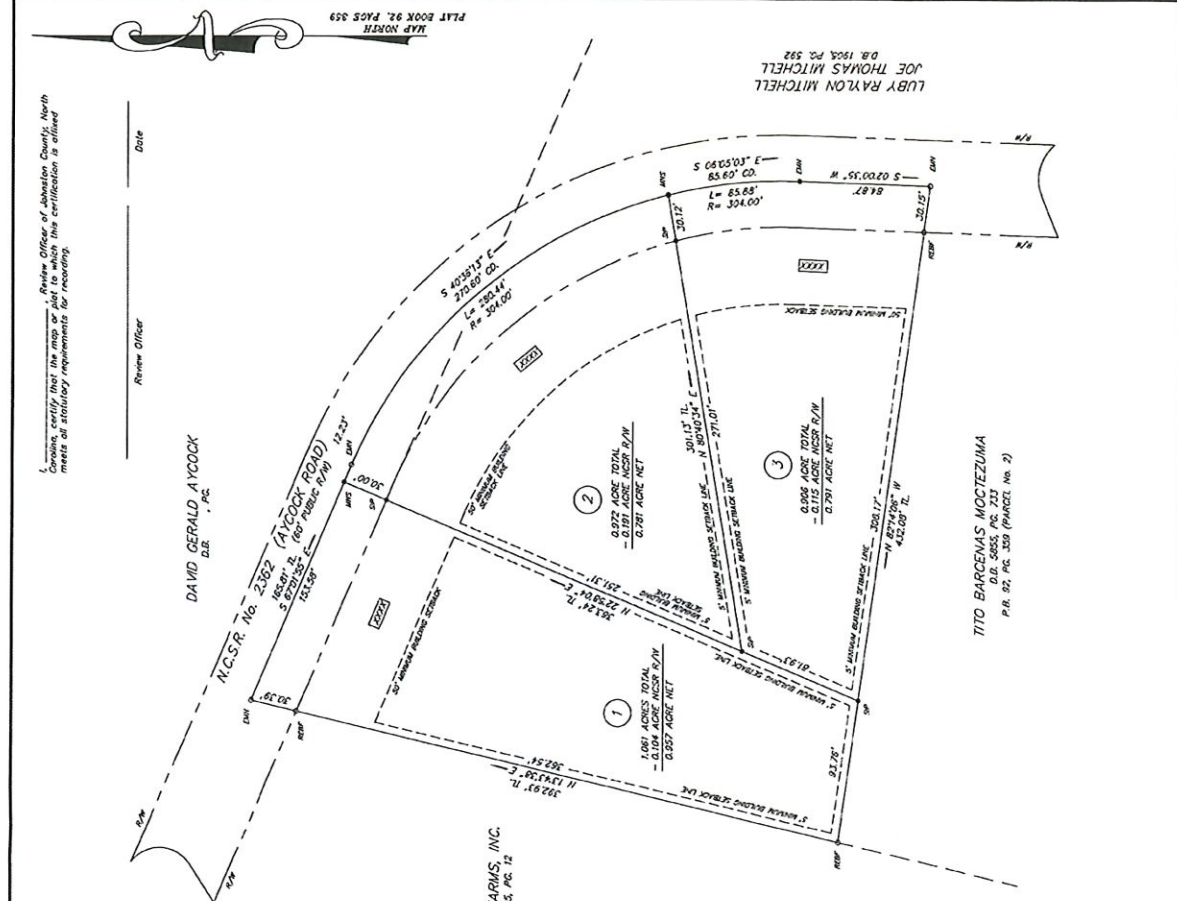
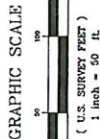
NOTES:

CURRENT PROPERTY ADDRESS: 376 AYCOCK ROAD PRINCETON,
 NC 27569.
 ALL DISTANCES ARE U.S. SURVEY FEET HORIZONTAL GROUND
 MEASUREMENTS.
 AREA DETERMINED USING THE COORDINATE METHOD.
 NO GEODETIC SURVEY MONUMENT WAS FOUND WITHIN 2,000
 FEET OF THIS PROPERTY.

JOHNSTON COUNTY ZONE AB

| | |
|------------------------------|----------------|
| AREA | MINIMUM HEIGHT |
| GENERAL DISTRICT RESIDENTIAL | 9' |
| SINGLE FAMILY RESIDENTIAL | 9' |
| FRONT YARD | 5' |
| SIDE YARD | 5' |
| REAR YARD | 5' |
| MINIMUM HEIGHT | 4' |

LEGEND:
 DW = DRAINAGE WAY PER ROAD
 SW = SIDEWALK PER ROAD
 HW = HIGHWAY PER ROAD
 PW = PAVED ROAD
 RW = RIGHT OF WAY PER ROAD
 ST = STREET ADDRESS PER ROAD
 TL = TOLL ROAD PER ROAD



I, _____, Review Officer of Johnston County, North Carolina, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ DATE _____

SUBDIVISION FOR
DULCE ELIZABETH RIVERA COMPOS

OWNER:
 DULCE ELIZABETH RIVERA COMPOS
 535 W. HARRIS LANE
 CLAYTON, N.C. 27520-5940

BOBBY FUQUAY and ASSOCIATES
 633 W. HARRIS RD., WAREHIL, N.C. 27689
 DATE OF SURVEY: _____
 DATE OF MAP: JULY 25, 2005
 CHECK AND CLOSURE BY: RFP DATE: 2/27/22

Kinsey Rd. Tract

Owner: Samuel & Laurie Wilkins

Developer: Sam Wilkins

Surveyor: Lee R. Hines, Jr., PE

Tax ID #: 09H14044F

Address: 400 Block of Kinsey Rd.

Latitude/Longitude: 35.32918, -78.45861

Locational Data: Kinsey Rd. (SR 1141) 1/2 of a mile north of NC 50 in Meadow Township. The proposed subdivision is served by the Meadow Fire District and the Benson Rescue Squad.

Site Data: 10.45 acres, 7 lots, (maximum allowable density: 15), water service shall be provided by Johnston County public water and lots will be served by individual septic tanks, open space provided: fee-in-lieu, open space required: \$5,600, traffic count: not available, property owners notified: 7.

Additional Information:

- o **School District:** The Student Generation Ratio (SGR) is 0.52. Therefore, Kinsey Rd. Tract Subdivision will generate approximately 4 K-12 students split amongst the three schools below.
- o The following is based on the Out-of-Capacity Table provided by ORED.

| <i>District</i> | <i>Capacity</i> | <i>Enrollment</i> |
|-------------------|-----------------|-------------------|
| Meadow ES | 750 | 636 |
| Meadow MS | 750 | 636 |
| South Johnston HS | 1275 | 1357 |

2. **CTP:** This portion of Kinsey Rd. does not appear on the Comprehensive Transportation Plan as needing improvement.

Staff Recommendation: *Preliminary approval subject to the following conditions and requirements*

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
10. Fee-in-lieu of open space shall be paid prior to recording
11. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)
12. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:
 - a. CBU shall not impede the flow of traffic.
 - b. CBU shall not obstruct the operation and maintenance of utility services.
 - c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

13. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

14. A driveway permit and subdivision design approval must be obtained prior to construction
15. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
16. It will be determined at the time the driveway permit application is submitted if any road improvements will be required

[Public Utilities]

17. Stormwater & Erosion Control Permits Required
18. Stormwater Statement Required
19. A reasonable impervious area limit should be used per lot. This should allow for homeowner additions as well.
20. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers.
21. Property is limited to 15% impervious area without stormwater management.
22. The developer shall be responsible for extension of the water main along Kinsey Rd. to serve the proposed subdivision. The existing water main along Kinsey Rd. is 4", but the extension should be sized (6" minimum) to accommodate future fire flow and include stub-outs for future hydrants. In addition, funds should be deposited into the County's fire hydrant escrow account in the event fire flow is available in the future.

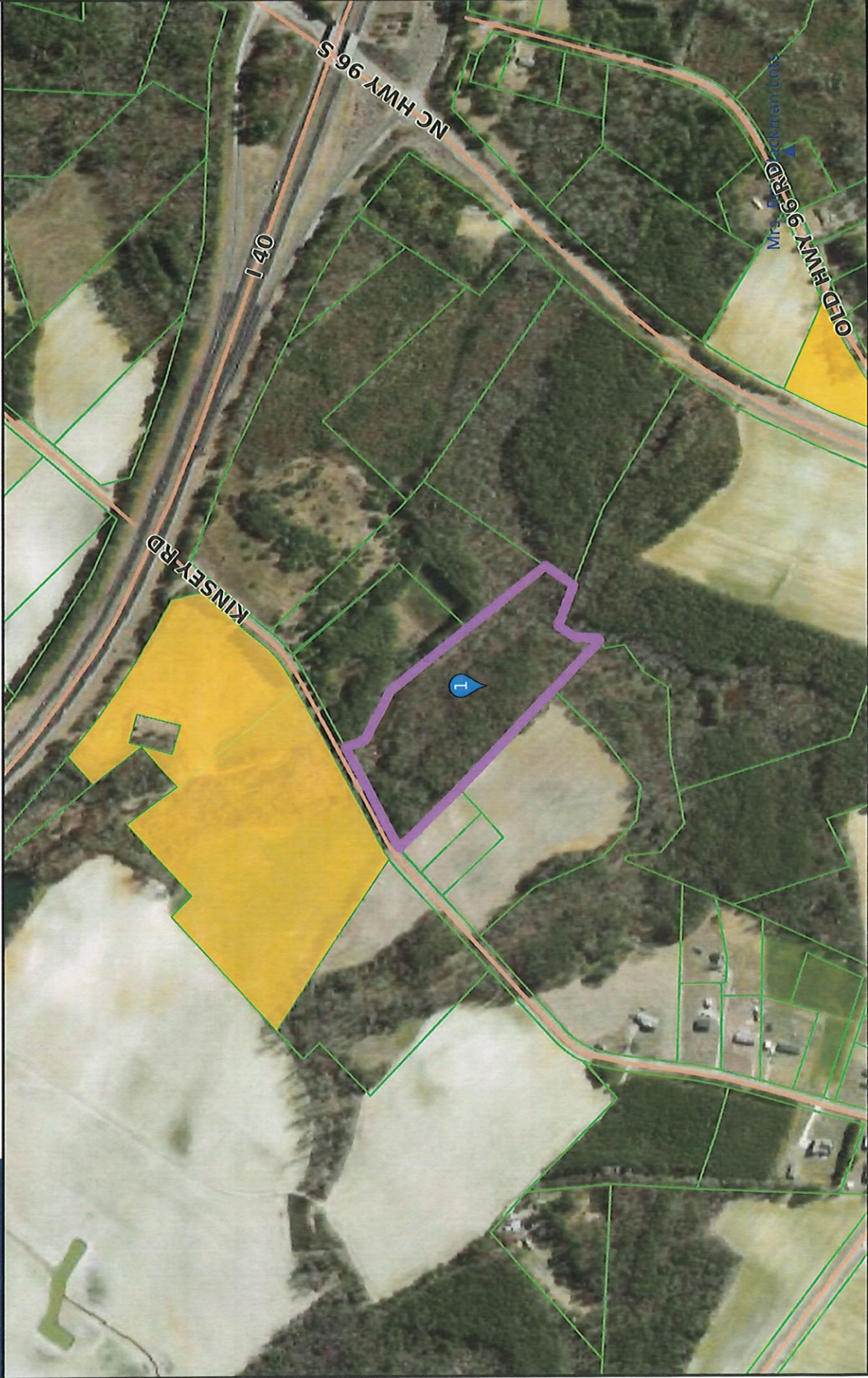
[Emergency Services]

23. Provide road detail and cul-de-sac detail
24. Provide "No Parking" signs on same side of road as fire hydrants.
25. Provide flow test and hydrant distribution detail.



*** DISCLAIMER ***

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



Scale: 1:6534 - 1 in. = 544.51 feet

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



LEE R. HINES, JR., PE
 530 ALEX PARKWAY
 FLORENCE, SOUTH CAROLINA 29502
 (843) 661-2221
 LHH@LEE-R.HINES.COM



STYLES

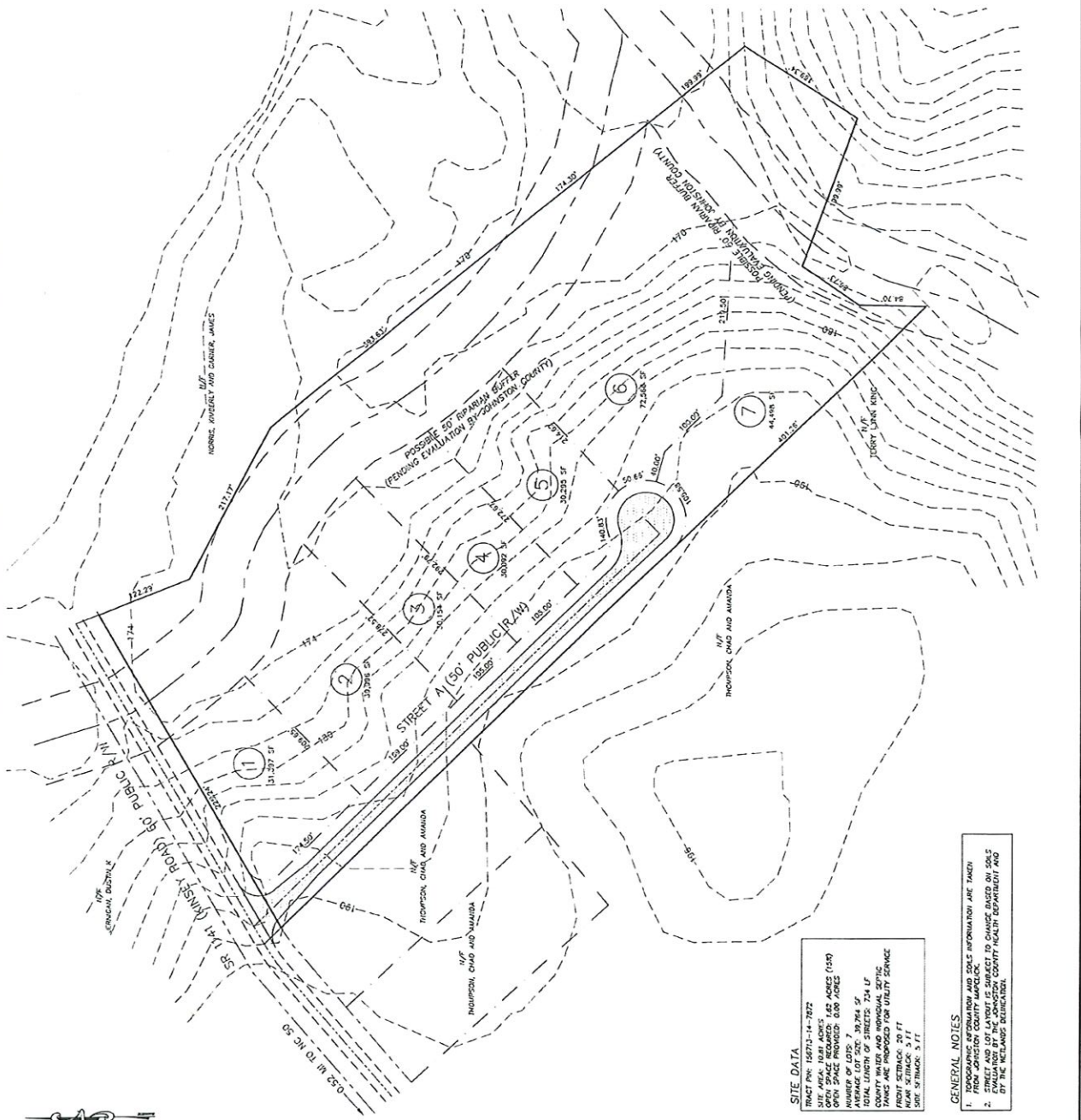
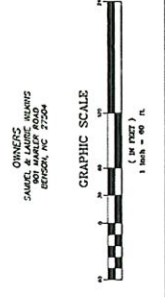
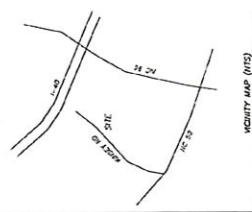
PRELIMINARY
 FOR REVIEW ONLY

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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| | | |

JOHNSTON COUNTY, NC
 KINSEY ROAD TRACT
 PRELIMINARY PLAT
 LAYOUT

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

DATE: JULY 2021



SITE DATA
 TRACT PWR: 158713-14-7872
 DATE: 08/14/2020
 TOTAL AREA: 165.40 ACRES (143)
 OPEN SPACE PROVIDED: 6.00 ACRES
 NUMBER OF LOTS: 7
 TOTAL LENGTH OF STREETS: 714 LF
 COUNTY WATER AND SEWERAGE DEPARTMENT
 HAS REVIEWED THIS PLAT AND APPROVED THE
 LAYOUT AND PROPOSED UTILITY SERVICE
 LINES.
 DATE: 08/14/2020
 BY: [Signature]

GENERAL NOTES
 1. ALL DIMENSIONS AND AREA INFORMATION ARE TAKEN FROM JOHNSTON COUNTY MAPS.
 2. STREET AND LOT LAYOUT IS SUBJECT TO CHANGE BASED ON SOILS REPORTS AND/OR FIELD SURVEY DATA PROVIDED BY THE NEIGHBORHOOD AND

Riverside 2.0

Owner: Billy & Mildred Creech Living Trust

Developer: Hearth Point Development

Surveyor: AMP'D Engineering, PLLC

Tax ID #: 11L01019A

Address: 14000 Block of NC HWY 96 N

Latitude/Longitude: 35.76544, -78.30418

Locational Data: NC Hwy 96 N just south of Saddleridge Hill Way in O'Neals Township. The proposed subdivision is served by the Corinth-Holders Fire District and the Clayton Rescue Squad.

Site Data: 21.47 acres, 9 lots, (maximum allowable density: 24), water service shall be provided by Johnston County public water and lots will be served by on-site septic "EOP" permit, open space provided: fee-in-lieu, open space required: \$7,200, traffic count: 2,000 vpd (2019), property owners notified: 5.

Additional Information:

- **School District:** The Student Generation Ratio (SGR) is 0.63. Therefore, Riverside 2.0 Subdivision will generate approximately 6 K-12 students split amongst the three schools below.
- The following is based on the Out-of-Capacity Table provided by ORED.

| <i>District</i> | <i>Capacity</i> | <i>Enrollment</i> |
|--------------------|-----------------|-------------------|
| Corinth-Holders ES | 550 | 647 |
| Archer Lodge MS | 886 | 1247 |
| Corinth-Holders HS | 1600 | 2039 |

- **CTP:** This portion of NC Hwy 96 N appears on the Comprehensive Transportation Plan as an existing major thoroughfare with adequate design capacity.
- **Environmentally Sensitive District:** This parcel is within the ESA, and a floodplain appears on the parcel.
- **This will put the subdivision at 99 lots. There can be no additional lots or homes built without a traffic impact analysis and secondary entrance.**
- **Turn lane will have to be completed on NC 96 before NCDOT will sign off on lots.**

Staff Recommendation: Preliminary approval subject to the following conditions and requirements

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
10. Fee-in-lieu of open space shall be paid prior to recording
11. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)
12. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:

- a. CBU shall not impede the flow of traffic.
- b. CBU shall not obstruct the operation and maintenance of utility services.
- c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

13. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

14. A driveway permit and subdivision design approval must be obtained prior to construction
15. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
16. It will be determined at the time the driveway permit application is submitted if any road improvements will be required
17. Turn lane on NC Hwy 96 must be completed before NCDOT will sign off on lots.

[Public Utilities]

18. Stormwater & Erosion Control Permits Required
19. Stormwater Statement Required
20. A reasonable impervious area limit should be used per lot. This should allow for homeowner additions as well.
21. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers.
22. Property is located within the ESA and limited to 12% impervious area without stormwater management.

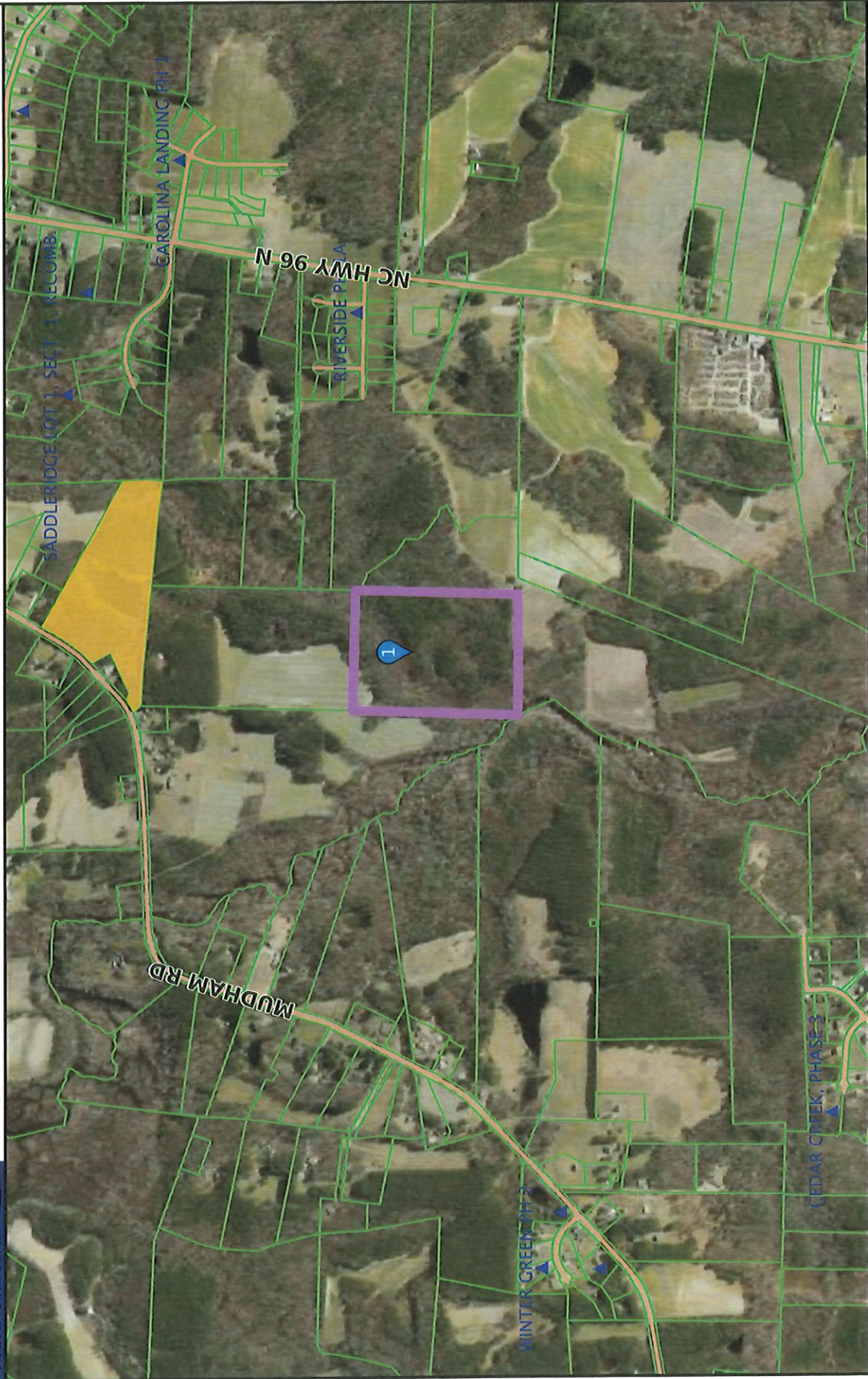
[Emergency Services]

23. Provide road detail and flow test
24. Provide "No Parking" signs on same side of road as fire hydrants.
25. Provide hydrant distribution detail.
26. Overall map indicates lots for future development. This will mandate a second entrance.



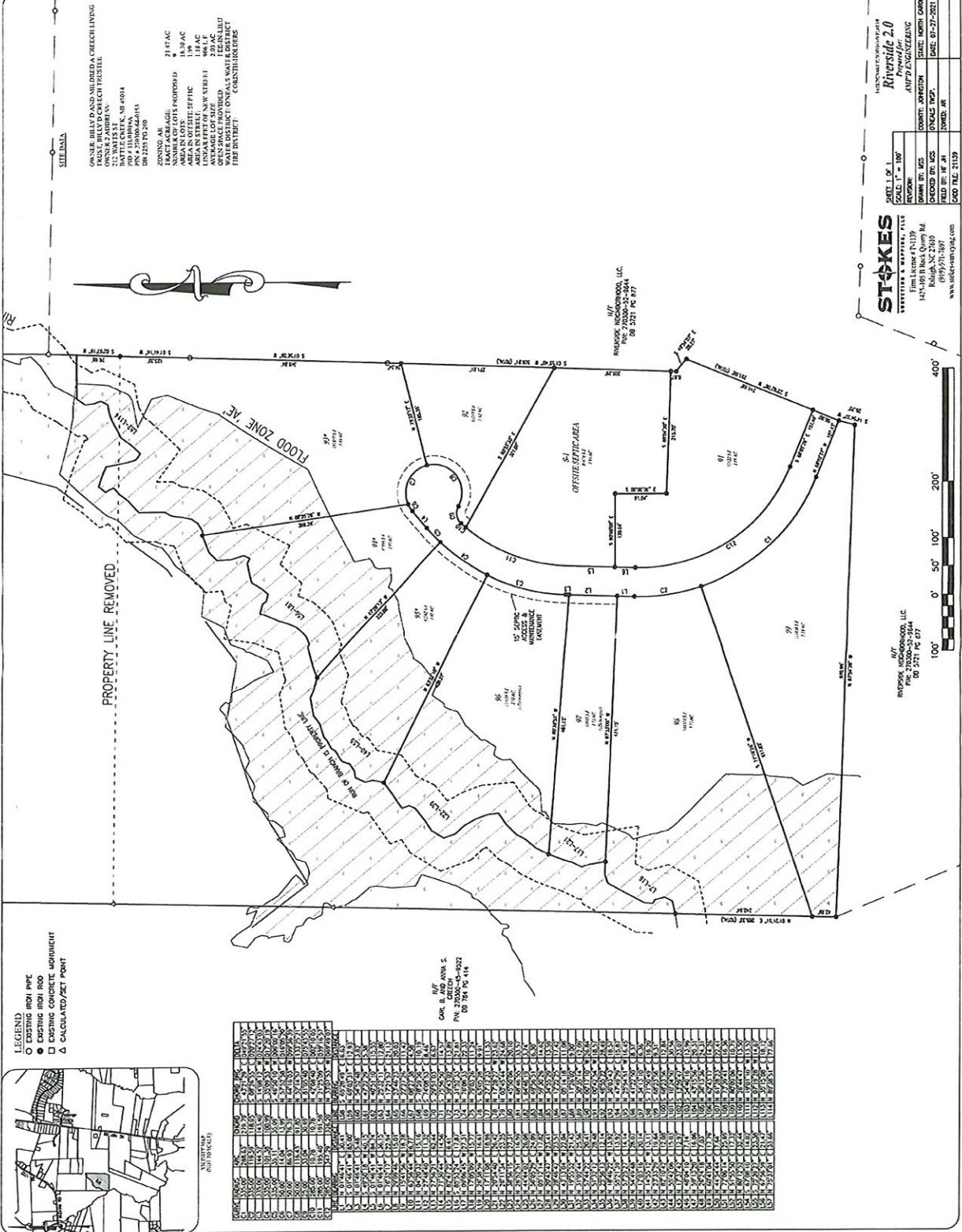
*** DISCLAIMER ***

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Scale: 1:13068 - 1 in. = 1089.01 feet

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



OWNER: BILLY PAISS, MELBA A. CHECK, LIVING
 OWNERS' ADDRESS:
 10195 BATTLE CREEK RD
 BATTLE CREEK, NJ 08014
 PRO: 3113080040
 DR: 2355 803-260

ZONING: R-1
 PLANNED AREA: 18.39 AC
 AREA IN LOTS: 1.8 AC
 AREA IN STREET: 1.8 AC
 UNDISTURBED NEW STRIPE: 368.1 C
 GUEST SPACE PROVIDED: 1.8 AC
 TOTAL AREA: 20.19 AC
 FUTURE: CONSTRUCTION

LEGEND
 ○ EXISTING IRON PIPE
 ● EXISTING IRON ROD
 ◻ EXISTING CONCRETE MONUMENT
 ◻ CALCULATED/SET POINT



| LOT AREA | | LOT DIMENSIONS | |
|----------|--------------|----------------|------------|
| LOT NO. | AREA (SQ FT) | WIDTH (FT) | DEPTH (FT) |
| 1 | 1000 | 100 | 100 |
| 2 | 1000 | 100 | 100 |
| 3 | 1000 | 100 | 100 |
| 4 | 1000 | 100 | 100 |
| 5 | 1000 | 100 | 100 |
| 6 | 1000 | 100 | 100 |
| 7 | 1000 | 100 | 100 |
| 8 | 1000 | 100 | 100 |
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| 93 | 1000 | 100 | 100 |
| 94 | 1000 | 100 | 100 |
| 95 | 1000 | 100 | 100 |
| 96 | 1000 | 100 | 100 |
| 97 | 1000 | 100 | 100 |
| 98 | 1000 | 100 | 100 |
| 99 | 1000 | 100 | 100 |
| 100 | 1000 | 100 | 100 |

DATE: 11/18/2024
 DRAWN BY: J. WILSON
 PROJECT: 230504-05-0022
 SHEET NO: 1 OF 1

STOKES
 SURVEYING & ENGINEERING, P.A.
 14240 River Road, Suite 100
 Columbia, Maryland 21044
 Phone: 410-391-3970
 Fax: 410-391-3971
 www.stokesurvey.com

SCALE: 1" = 100'
 NORTH: AS SHOWN
 DATE: 05-27-2024
 DRAWN BY: J. WILSON
 CHECKED BY: J. WILSON

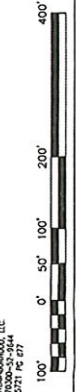
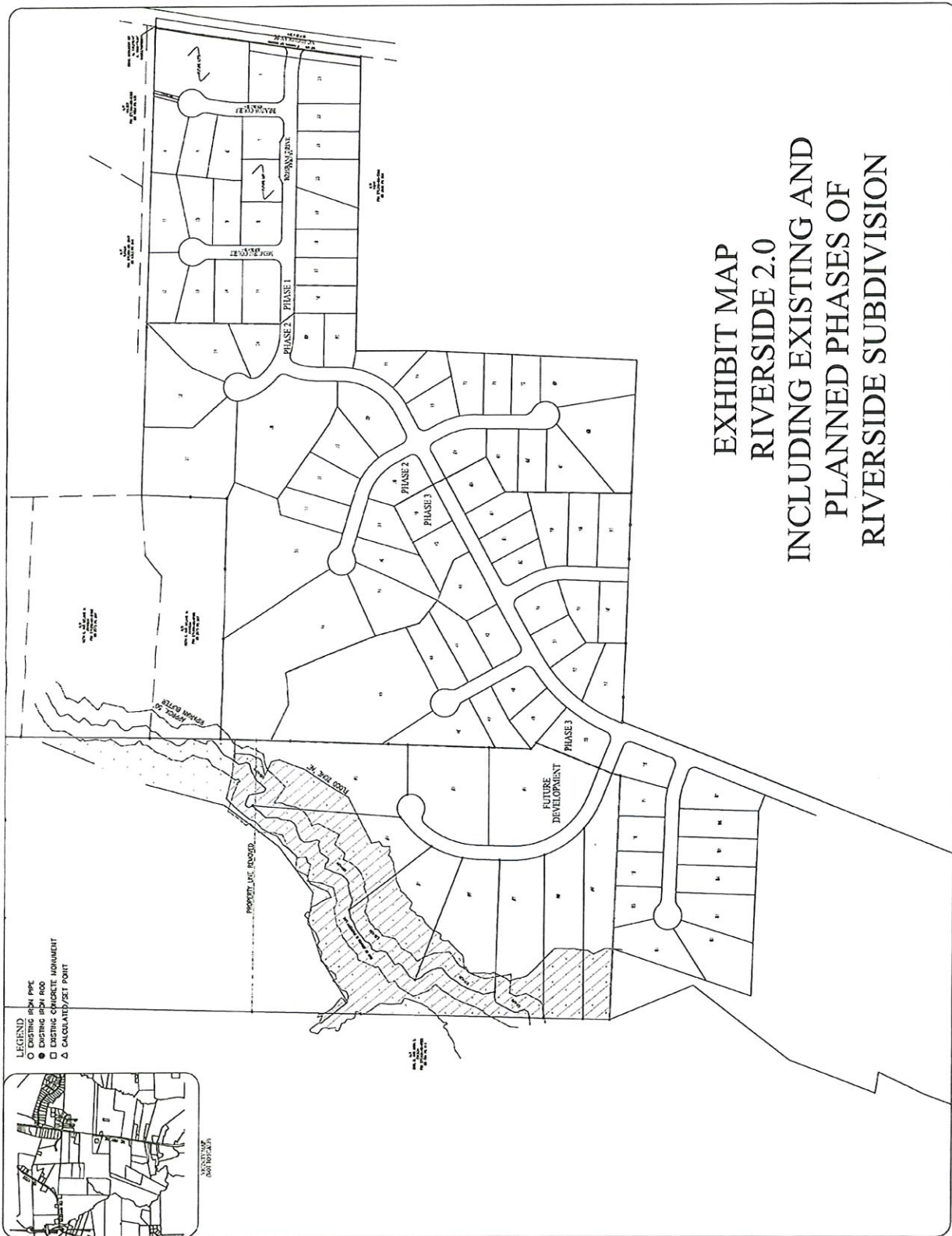


EXHIBIT MAP
 RIVERSIDE 2.0
 INCLUDING EXISTING AND
 PLANNED PHASES OF
 RIVERSIDE SUBDIVISION



Smith Tract-Stancil

Owner: Raeford William Smith Jr. & Peggy Dupree Smith

Developer: Freddie Stancil-Stancil Builders

Surveyor: Keith Roberts-Timmons Group

Tax ID #: 13B020070

Address: 94 Stancil Dr.

Latitude/Longitude: 35.51555, -78.67216

Locational Data: Chisenhall Rd. (SR 1316) near Stancil Dr. in Pleasant Grove Township. The proposed subdivision is served by the 50/210 Fire District and Rescue Squad.

Site Data: 29.69 acres, 12 lots, (maximum allowable density: 43), water service shall be provided by Johnston County public water and lots will be served by individual septic tanks, open space provided: 10.25 acres, open space required: 4.45 acres, traffic count: not available, property owners notified: 19.

Additional Information:

- **School District:** The Student Generation Ratio (SGR) is 0.66. Therefore, Smith Tract-Stancil Subdivision will generate approximately 6 K-12 students split amongst the three schools below.
- The following is based on the Out-of-Capacity Table provided by ORED.

| <i>District</i> | <i>Capacity</i> | <i>Enrollment</i> |
|-----------------------|-----------------|-------------------|
| McGee's Crossroads ES | 886 | 930 |
| McGee's Crossroads MS | 886 | 749 |
| West Johnston HS | 1800 | 1465 |

- **CTP:** This portion of Chisenhall Rd. does not appear on the Comprehensive Transportation Plan as needing improvement.

Staff Recommendation: *Preliminary approval subject to the following conditions and requirements*

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
10. Show to whom open space is dedicated
11. Provide 20' fee simple access to open space
12. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)
13. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:
 - a. CBU shall not impede the flow of traffic.
 - b. CBU shall not obstruct the operation and maintenance of utility services.
 - c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

14. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

15. A driveway permit and subdivision design approval must be obtained prior to construction
16. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
17. It will be determined at the time the driveway permit application is submitted if any road improvements will be required

[Public Utilities]

18. Stormwater & Erosion Control Permits Required
19. Stormwater Statement Required
20. A reasonable impervious area limit should be used per lot. This should allow for homeowner additions as well.
21. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers. A buffer call may be necessary to set the start point of the buffer.
22. Property is limited to 15% impervious area without stormwater management.

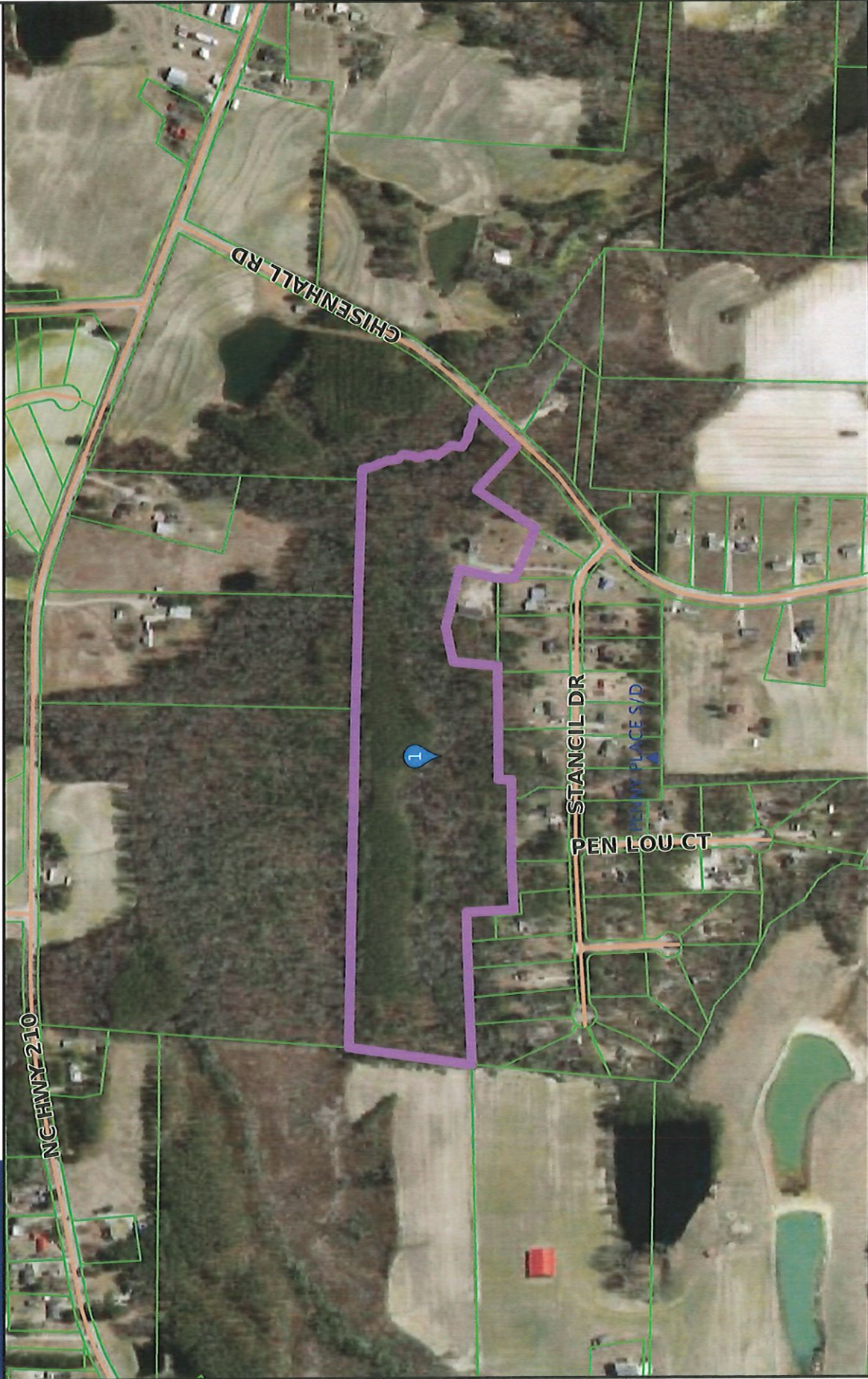
[Emergency Services]

23. Need a drive out at mail kiosk so traffic does not block the road.
24. Provide "No Parking" signs on same side of road as fire hydrants.
25. Roadway at lot 1 must have a cul-de-sac or approved turnaround.
26. Provide flow test.



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Scale: 1:6534 - 1 in. = 544.51 feet

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

| NO. | DESCRIPTION | DATE |
|-----|-----------------------|------------|
| 1 | PRELIMINARY SITE PLAN | 08/02/2021 |

SITE DATA

EXISTING SITE AREA: 29.99 AC
 ZONING: R-10
 PERMITTED USE: RESIDENTIAL
 OPEN SPACE REQUIRED: 4.92 AC (15%)
 OPEN SPACE PROVIDED: 10.27 AC (34%)
 AREA IN ROW: 2.45 AC
 AREA IN LOTS: 18.99 AC

TOTAL LOTS: 17
 MIN LOT SIZE: 33,000 SF
 LOT DIMENSIONS: 27' x 27' x 27' x 27'

LOT SETBACKS:
 FRONT: 25'
 REAR: 25'
 CORNER: 25'

DENSITY: 0.48 DWG/AC

IMPERVIOUS AREA DATA

TOTAL SITE AREA: 29.99 AC (1,332,342 SF)
 IMPERVIOUS AREA: 10,074.60 SQ. FT. (0.34 AC)
 IMPERVIOUS IN ROADWAY: 0.95 AC
 PERCENT IMPERVIOUS: 3.39 AC (11.34%)

STREET DATA

ROAD: 1,25 LF
 STREET: 245 LF
 TOTAL STREET FOOTAGE: 1,075 LF



DEVELOPER & ENGINEER INFO

PROJECT: SMITH TRACT
ENGINEER: KEITH ROBERTS, PE
 3410 TRUCK ROAD, SUITE 102
 RALEIGH, NC 27617
 TEL: 919.858.8521 FAX: 919.858.8522
 EMAIL: KEITH.ROBERTS@TIMMONS.COM

DEVELOPER: STANCL BUILDERS, INC
 488 STANCL ROAD
 ANGIER, NC 27911

LAND OWNER: RAEFORD WILLIAM JR., SMITH
 & PEEDY DUPREE SMITH

- GENERAL NOTES**
- BOUNDARY INFORMATION TAKEN FROM SURVEY BY DEWNEY, DEWNEY AND ASSOCIATES
 - PRELIMINARY SOIL EVALUATION BY ADAMS SOIL CONSULTING DATED MARCH 20, 2021
 - EXISTING STRUCTURES TO BE RELINQUISHED TO BE DEMOLISHED BY JUNE 4, 2021
 - EXISTING UTILITIES TO BE DELETED PRIOR TO CONSTRUCTION
 - RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE ACTING UTILITY LOCATION SERVICE BEFORE DIGGING
 - AND NOT TO BE SHOWN BY DEWNEY, DEWNEY AND ASSOCIATES WITH JOHNSON COUNTY
 - ALL UTILITIES SHALL BE UNDERGROUND
 - EACH LOT WILL BE SERVED BY JOHNSON COUNTY PUBLIC WATER
 - JOHNSON COUNTY EROSION CONTROL PERMIT WILL BE REQUIRED AND ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION
 - CONSTRUCTION DRAINAGE MUST BE APPROVED PRIOR TO CONSTRUCTION
 - STREET NAMES MUST BE APPROVED BY JOHNSON COUNTY GIS PRIOR TO FINAL PLAT
 - DEGRADED OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER
 - OPEN SPACE SHALL BE DEDICATED TO PROVISION OF ACTIVE AND/OR PASSIVE OUTDOOR RECREATION AND SHALL BE MAINTAINED AS SUCH
 - MINIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH INDIVIDUAL LOT WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS TO PERMISSIBILITY



Hannah Creek Rd. Tract

Owner: Grindstone Acquisitions, LLC

Developer: Quality One Contracting, LLC

Surveyor: Morris & Ritchie Associates of NC, PC

Tax ID #: 01G11098A

Address: 1643 Hannah Creek Rd.

Latitude/Longitude: 35.38256, -78.49786

Locational Data: Hannah Creek Rd. (SR 1171) 1/4th of a mile north of Morgan Road in Banner Township. The proposed subdivision is served by the Banner Fire District and the Benson Rescue Squad.

Site Data: 18.24 acres, 15 lots, (maximum allowable density: 26), water service shall be provided by Johnston County public water and lots will be served by individual septic tanks, open space provided: fee-in-lieu, open space required: \$12,000, traffic count: not available, property owners notified: 12.

Additional Information:

- **School District:** The Student Generation Ratio (SGR) is 0.48. Therefore, Hannah Creek Rd. Tract Subdivision will generate approximately 7 K-12 students split amongst the three schools below.
- The following is based on the Out-of-Capacity Table provided by ORED.

| <i>District</i> | <i>Capacity</i> | <i>Enrollment</i> |
|-------------------|-----------------|-------------------|
| Benson ES | 586 | 663 |
| Benson MS | 625 | 535 |
| South Johnston HS | 1275 | 1324 |

- **CTP:** This portion of Hannah Creek Rd. does not appear on the Comprehensive Transportation Plan as needing improvement.

Staff Recommendation: *Preliminary approval subject to the following conditions and requirements*

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
10. Fee-in-lieu of open space shall be paid prior to recording.
11. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)
12. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:
 - a. CBU shall not impede the flow of traffic.
 - b. CBU shall not obstruct the operation and maintenance of utility services.
 - c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

13. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

14. A driveway permit and subdivision design approval must be obtained prior to construction
15. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
16. It will be determined at the time the driveway permit application is submitted if any road improvements will be required

[Public Utilities]

17. Stormwater & Erosion Control Permits Required
18. Stormwater Statement Required
19. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers.
20. 401/404 permits as well as buffer authorization is required for the stream crossing.
21. Property is limited to 15% impervious area without stormwater management.

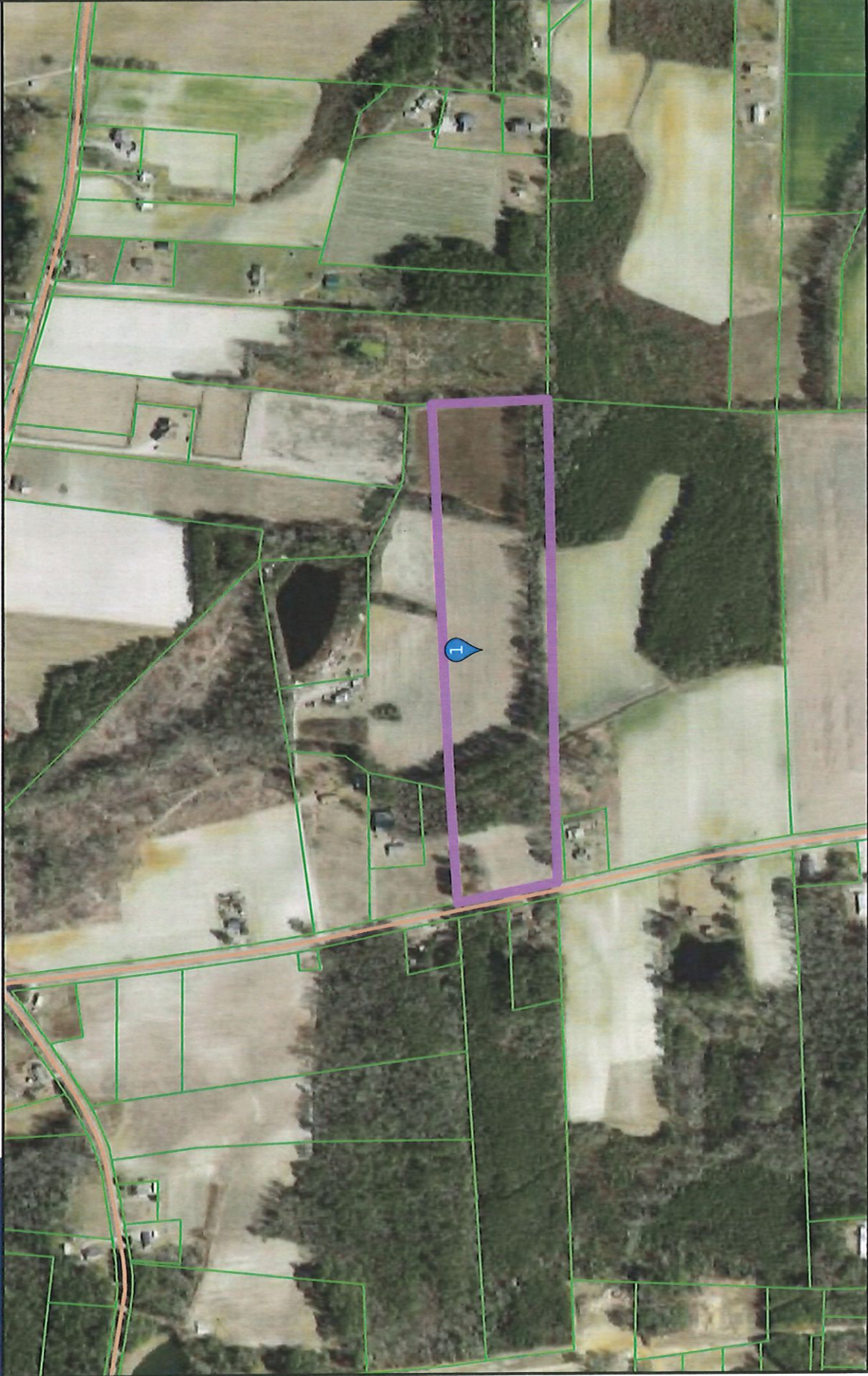
[Emergency Services]

22. Provide Fire Flow Test.



*** DISCLAIMER ***

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



Scale: 1:6534 - 1 in. = 544.51 feet

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

Johnston County GIS
September 14, 2021

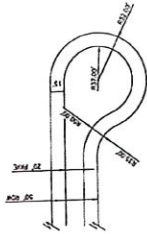


CURVE TABLE

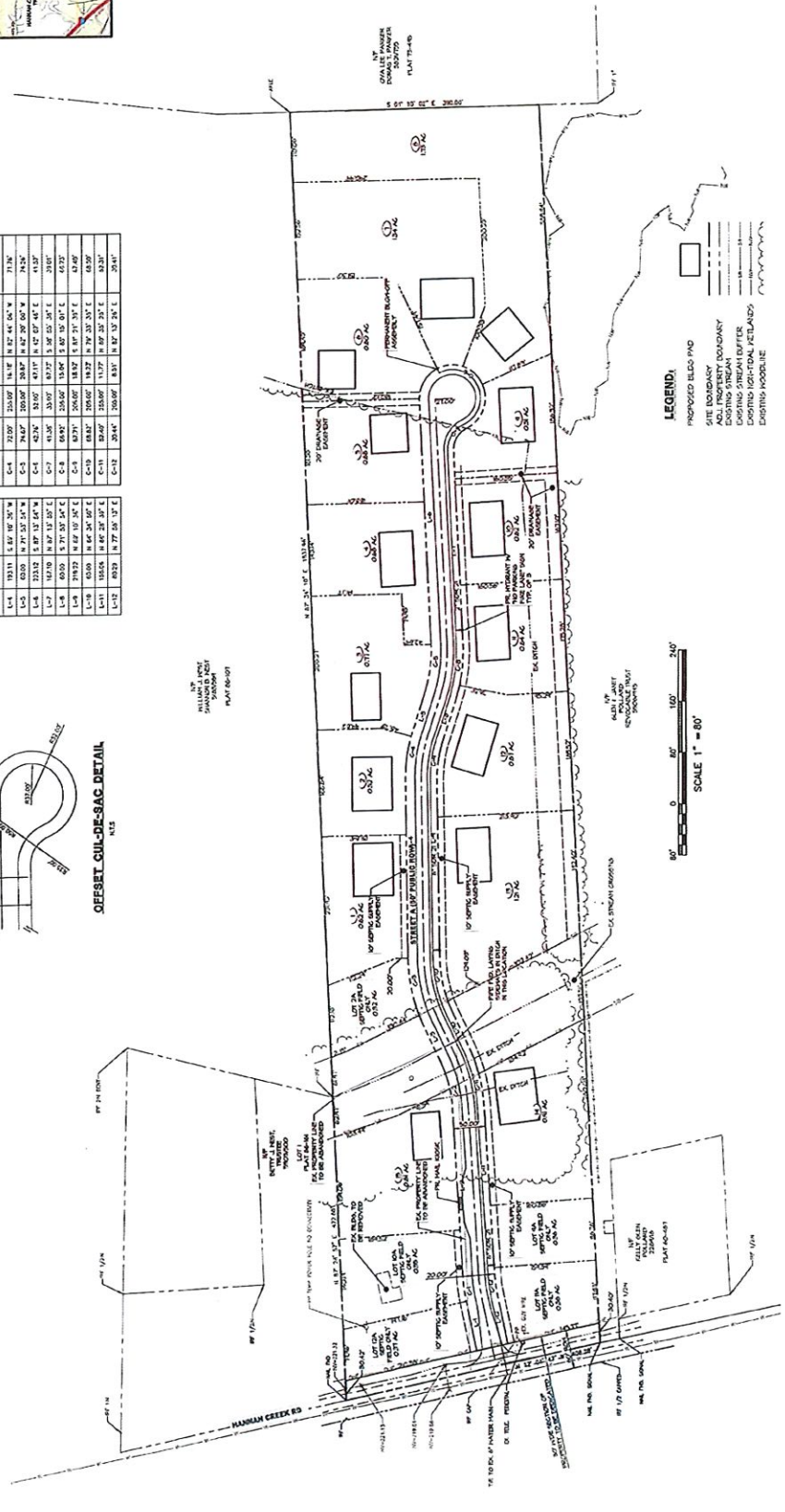
| CURVE # | LENGTH | INSIDE DATA | CORDS/BEARINGS | CORDS/LENGTH |
|---------|--------|-------------|-----------------|--------------|
| C-1 | 30.67 | 263.97 | S 17° 13' 34" W | 27.61' |
| C-2 | 31.93 | 269.97 | S 87° 09' 15" W | 21.93' |
| C-3 | 59.37 | 223.97 | S 78° 26' 15" W | 65.37' |
| C-4 | 72.07 | 223.97 | S 87° 46' 04" W | 71.82' |
| C-5 | 74.67 | 209.97 | S 87° 29' 50" W | 74.52' |
| C-6 | 42.38 | 31.97 | N 12° 27' 40" E | 11.32' |
| C-7 | 40.87 | 35.97 | S 87° 13' 35" E | 11.32' |
| C-8 | 40.87 | 35.97 | S 87° 13' 35" E | 11.32' |
| C-9 | 40.87 | 35.97 | S 87° 13' 35" E | 11.32' |
| C-10 | 40.87 | 35.97 | S 87° 13' 35" E | 11.32' |
| C-11 | 40.87 | 35.97 | S 87° 13' 35" E | 11.32' |
| C-12 | 40.87 | 35.97 | S 87° 13' 35" E | 11.32' |

LINE TABLE

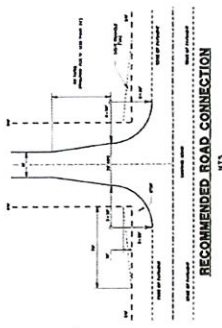
| LINE # | LENGTH | DIRECTION |
|--------|--------|-----------------|
| L-1 | 34.64 | S 77° 38' 17" W |
| L-2 | 18.78 | S 87° 38' 37" W |
| L-3 | 63.00 | S 67° 34' 07" W |
| L-4 | 19.11 | S 87° 09' 35" W |
| L-5 | 63.00 | S 77° 37' 17" W |
| L-6 | 23.12 | S 87° 17' 47" W |
| L-7 | 18.78 | S 87° 38' 37" W |
| L-8 | 28.22 | S 87° 13' 35" E |
| L-9 | 63.00 | S 87° 38' 37" E |
| L-10 | 15.54 | S 87° 38' 37" E |
| L-11 | 15.54 | S 87° 38' 37" E |
| L-12 | 89.28 | N 77° 58' 17" E |



OFFSET CUL-DE-SAC DETAIL
N12



- LEGEND:**
- PROPOSED ISLEO PAD
 - SITE BOUNDARY
 - ADJ. PROPERTY BOUNDARY
 - EXISTING STREAM BUFFER
 - EXISTING 100-FOOT SETBACKS
 - EXISTING HOODLINE



TYPICAL ROADWAY SECTION
N11

SITE INFORMATION

1000 HANNAH CREEK RD
HANNAH CREEK, NC 27843
COUNTY: HANNAH
TOWNSHIP: HANNAH
LOT: 1000
SUBDIVISION: HANNAH CREEK RD
PROJECT: HANNAH CREEK RD
DATE: 04/13/2009
DRAWN BY: J. B. BIRCHIE
CHECKED BY: J. B. BIRCHIE
SCALE: 1" = 80'

DEVELOPER INFORMATION

QUALITY ONE CONTRACTORS, LLC
1000 HANNAH CREEK RD
HANNAH CREEK, NC 27843
PHONE: 704-240-1440
FAX: 704-240-1440
WWW.Q1CONTRACTORS.COM
EMAIL: info@q1con.com

REVISIONS

| DATE | REVISIONS |
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NOTES:

1. FEMA MAP NUMBER: 37084A000C EFFECTIVE DATE: 6/20/03. ZONE X MINIMAL FLOOD RISK.
2. ROADWAY DESIGN SPEED: 35 MPH. ROADWAY DESIGN LIFE: 20 YEARS.
3. ROADWAY DESIGN ACCIDENT RATE: 0.05 PER YEAR PER MILE.
4. STREAM AND WETLAND DELINEATION HAS BEEN PERFORMED.

PRELIMINARY PLAT
FOR
HANNAH CREEK RD TRACT

MORRIS & BIRCHIE ASSOCIATES OF NC, PC
1000 HANNAH CREEK RD, SUITE 112
HANNAH CREEK, NC 27843
PHONE: 704-240-1440
FAX: 704-240-1440
WWW.MORRISBIRCHIE.COM

REVISIONS

| DATE | REVISIONS |
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DATE: 04/13/2009
SCALE: 1" = 80'
SHEET: 1 OF 1

Meadow Crest

Owner: Vivian Creech

Developer: P & P Land Development Inc.

Surveyor: AMP'D Engineering, PLLC

Tax ID #: 11L01016F

Address: 1000 Block of Mudham Rd.

Latitude/Longitude: 35.77206, -78.30804

Locational Data: Mudham Rd. (SR 1722) southwest of Earpsboro Road (SR 1723) in O'Neals Township. The proposed subdivision is served by the Corinth-Holders Fire District and the Clayton Rescue Squad.

Site Data: 17.35 acres, 16 lots, (maximum allowable density: 17), water service shall be provided by Johnston County public water and lots will be served by on-site septic EOP permit, open space provided: fee-in-lieu, open space required: \$12,800, traffic count: 550 vpd (2019), property owners notified: 9.

Additional Information:

- **School District:** The Student Generation Ratio (SGR) is 0.61. Therefore, Meadow Crest Subdivision will generate approximately 11 K-12 students split amongst the three schools below.
- The following is based on the Out-of-Capacity Table provided by ORED.

| <i>District</i> | <i>Capacity</i> | <i>Enrollment</i> |
|--------------------|-----------------|-------------------|
| Corinth Holders ES | 550 | 631 |
| Archer Lodge MS | 886 | 1245 |
| Corinth Holders HS | 1600 | 1990 |

- **CTP:** This portion of Mudham Rd. does not appear on the Comprehensive Transportation Plan as needing improvement.
- **Environmentally Sensitive District:** This parcel is within the ESA, however no floodplain appears on the parcel.
- **Reverse Frontage Lots:** A reverse frontage buffer will be required along Mudham Rd.

Staff Recommendation: *Preliminary Approval, subject to the following conditions and requirements.*

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
10. Provide reverse frontage lot buffer along Mudham Road
11. Fee-in-lieu of open space shall be paid prior to recording
12. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)

13. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:
 - a. CBU shall not impede the flow of traffic.
 - b. CBU shall not obstruct the operation and maintenance of utility services.
 - c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

14. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

15. A driveway permit and subdivision design approval must be obtained prior to construction
16. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
17. It will be determined at the time the driveway permit application is submitted if any road improvements will be required

[Public Utilities]

18. Stormwater & Erosion Control Permits Required
19. Stormwater Statement Required
20. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers. A buffer call may be necessary.
21. Property is located within the ESA and limited to 12% impervious area without stormwater management.

[Emergency Services]

22. Provide road detail
23. Provide "No Parking Fire Lane" signs at hydrants and on one side of each street.
24. Provide cul-de-sac detail.
25. Provide fire flow test.
26. Provide hydrant distribution information.



*** DISCLAIMER ***

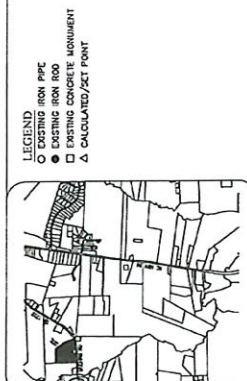
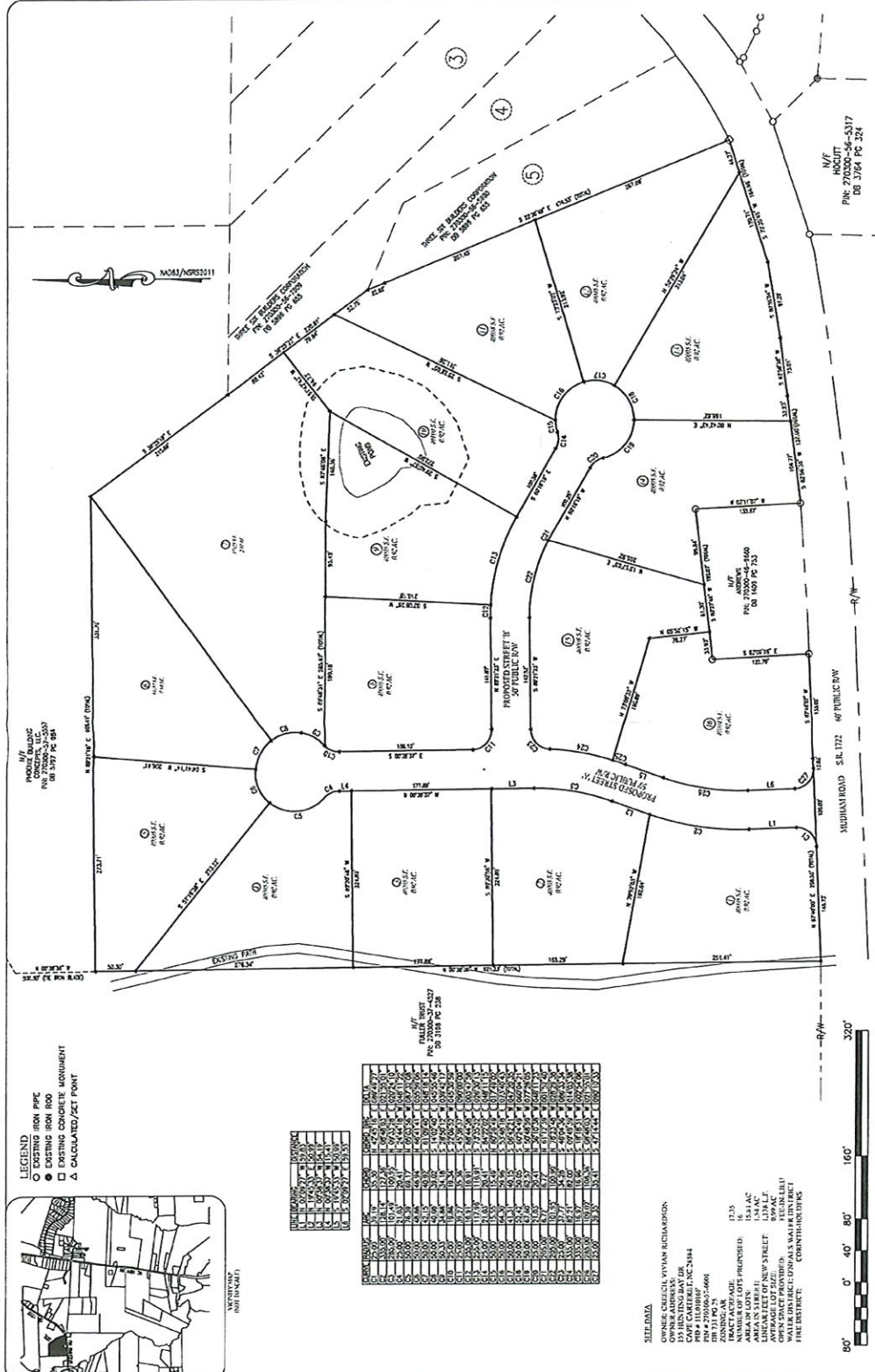
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Johnston County GIS
September 14, 2021



LEGEND
 ○ EXISTING IRON PIPE
 ● EXISTING IRON ROD
 □ EXISTING CONCRETE MONUMENT
 △ CALCULATED/SET POINT

| | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 |
| 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
| 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 |
| 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |
| 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

SITE DATA
 OWNER: CHELSEA VIVIAN RICHARDSON
 155 HENNINGWAY DR
 FARMINGTON, NC 27834
 PIN # 270000-27-001
 ZONING: R-10
 AREA IN LOTS: 15.35 AC
 AREA IN LOTS: 15.31 AC
 LINKER FEET OF NEW STREET: 1,134 LF
 OPEN SPACE PROVIDED: 8,800 SF
 WATER UNDERGROUND: WATER MAIN STREET
 LINE DISTRICT: CONANTHURSTING



STAKES
 PREPARED BY: STAKES ENGINEERING
 SCALE: 1" = 40'
 DIVISION: SUBDIVISION
 DRAWN BY: JES
 CHECKED BY: JES
 FIELD BY: JES
 DATE: 09-14-2021

MEADOW CREST
 PREPARED FOR:
 CHELSEA VIVIAN RICHARDSON
 155 HENNINGWAY DR
 FARMINGTON, NC 27834
 PIN # 270000-27-001
 DATE: 09-14-2021

PROJECT DATA
 SHEET NO. 1
 TOTAL SHEETS: 1
 PROJECT NO.: 270000-27-001
 DATE: 09-14-2021

Mamie Rd. Tract

Owner: Samuel & Laurie Wilkins

Developer: Sam Wilkins

Surveyor: Lee R. Hines Jr., PE

Tax ID #: 09G14041K, 09G14041L, 09G14041P, 09G14041Q, 09G14041R, 09G14041S, 09G14041U

Address: 200 Block of Mamie Rd.

Latitude/Longitude: 35.30610, -78.49582

Locational Data: Mamie Rd. (SR 1111) 1/3rd of a mile south of Bear Road (SR 1110) in Meadow Township. The proposed subdivision is served by the Meadow Fire District and the Benson Rescue Squad.

Site Data: 22.15 acres, 21 lots, (maximum allowable density: 32), water service shall be provided by Johnston County public water and lots will be served by individual septic tanks, open space provided: 3.33 acres, open space required: 3.32 acres, traffic count: not available, property owners notified: 7.

Additional Information:

- **School District:** The Student Generation Ratio (SGR) is 0.42. Therefore, Mamie Rd. Tract Subdivision will generate approximately 9 K-12 students split amongst the three schools below.
- The following is based on the Out-of-Capacity Table provided by ORED.

| <i>District</i> | <i>Capacity</i> | <i>Enrollment</i> |
|-------------------|-----------------|-------------------|
| Meadow ES | 750 | 636 |
| Meadow MS | 750 | 636 |
| South Johnston HS | 1275 | 1357 |

- **CTP:** This portion of Mamie Road does not appear on the Comprehensive Transportation Plan as needing improvement.
- **Reverse Frontage Lots:** A reverse frontage buffer is required along Mamie Rd.

Staff Recommendation: *Preliminary approval subject to the following conditions and requirements*

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Stubout Street extension signage in accordance with LDC Sec. 14-226 (g)
10. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
11. Provide reverse frontage lot buffer along Mamie Road.
12. Show to whom open space is dedicated
13. Provide 20' fee simple access to open space
14. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)
15. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:

- a. CBU shall not impede the flow of traffic.
- b. CBU shall not obstruct the operation and maintenance of utility services.
- c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

16. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

17. A driveway permit and subdivision design approval must be obtained prior to construction
18. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
19. It will be determined at the time the driveway permit application is submitted if any road improvements will be required

[Public Utilities]

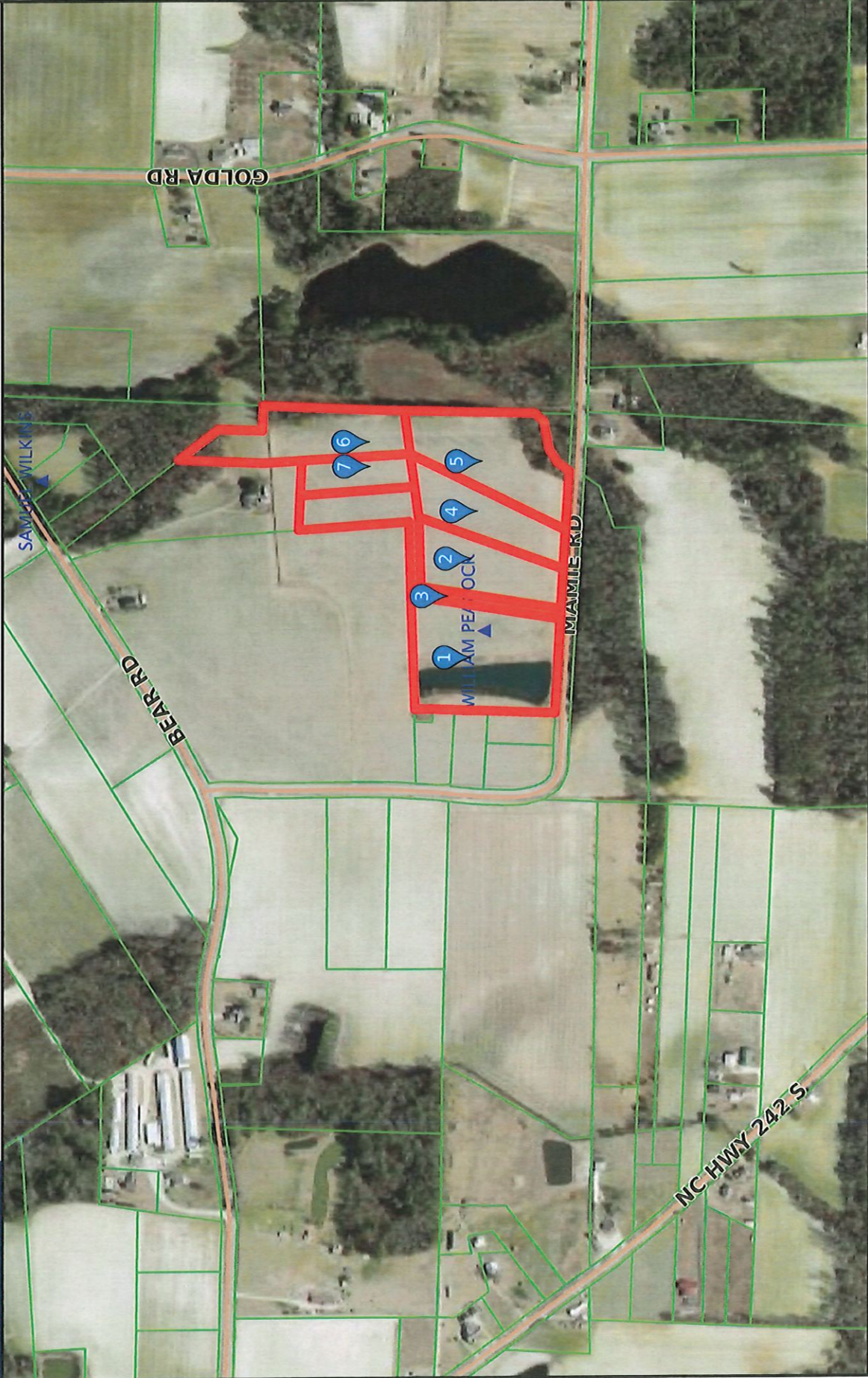
20. Stormwater & Erosion Control Permits Required
21. Stormwater Statement Required
22. A reasonable impervious area limit should be used per lot. This should allow for homeowner additions as well.
23. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers. A buffer call may be necessary to set the start point of the buffer.
24. Property is limited to 15% impervious area without stormwater management.
25. The developer shall be responsible for a water main extension (6" minimum) to serve the proposed development from Holly Grove Rd.

[Emergency Services]

26. Provide road and cul-de-sac detail
27. Provide "No Parking" signs on same side of road as fire hydrants.
28. Street A must have an approved turnaround on East end.
29. Provide flow test and hydrant distribution detail.

*** DISCLAIMER ***

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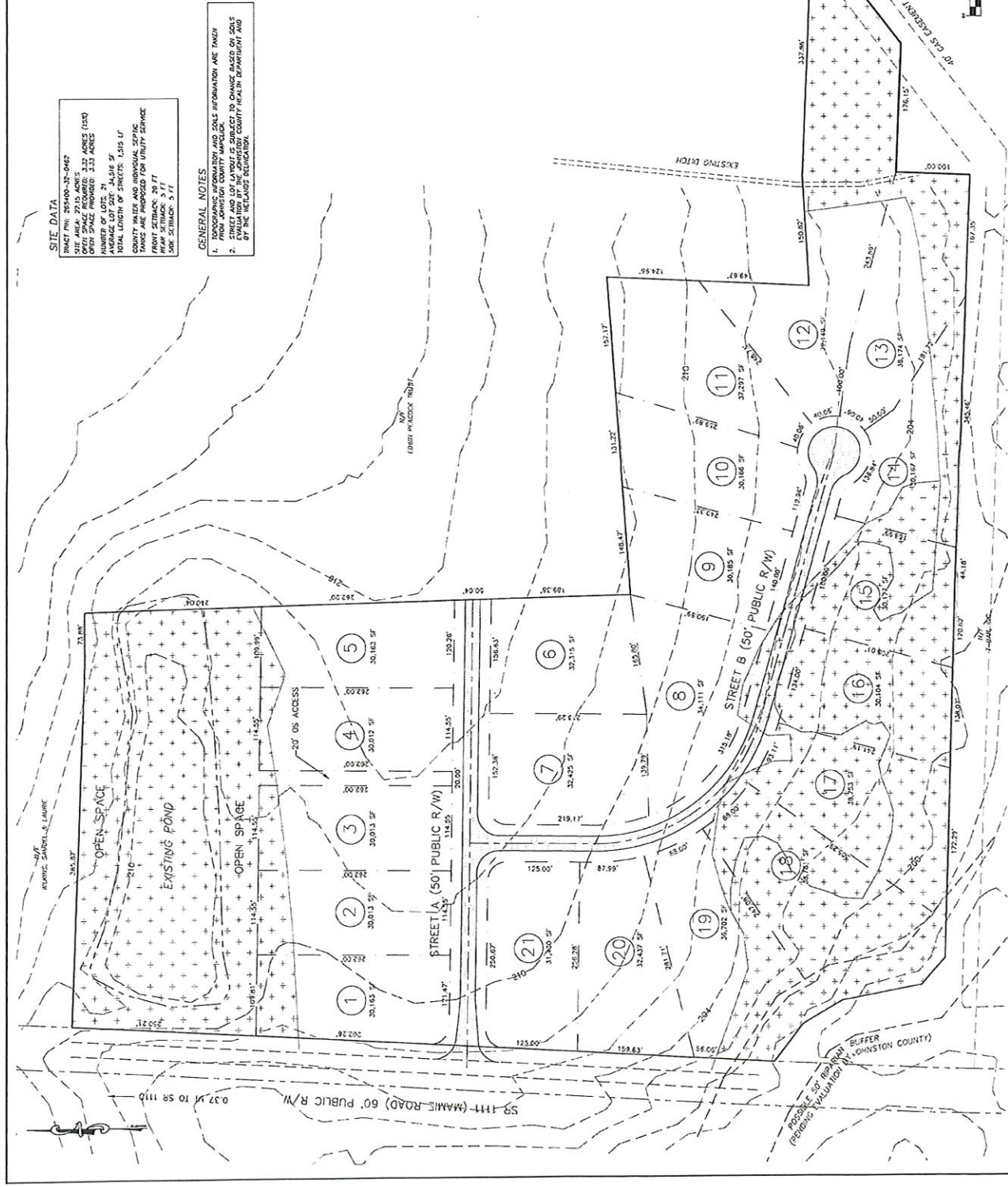
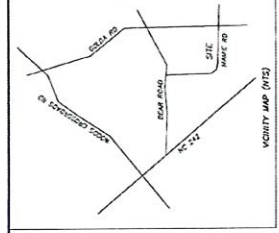
Scale: 1:6534 - 1 in. = 544.51 feet

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



REVISIONS

| NO. | DATE | DESCRIPTION |
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SITE DATA

TRACT PIN: 255490-23-0462
 TOTAL AREA: 3.33 ACRES (153)
 OPEN SPACE PROVIDED: 3.33 ACRES (153)
 NUMBER OF LOTS: 21
 TOTAL AREA OF LOTS: 621,845 SF
 TOTAL LENGTH OF STREETS: 1,515 LF
 COUNTY WIDE AND INDIVIDUAL SEPTIC TANKS ARE PROPOSED FOR UTILITY SERVICE
 FRONT SETBACK: 20 FT
 SIDE SETBACK: 5 FT

GENERAL NOTES

1. ALL DIMENSIONS AND SOILS INFORMATION ARE TAKEN FROM JOHNSTON COUNTY MAPS.
2. STREET AND LOT LAYOUT IS SUBJECT TO CHANGE BASED ON SOILS REPORTING BY JOHNSTON COUNTY HEALTH DEPARTMENT AND BY THE WELANDS DELIMITATION.



County Line Subdivision

Owner: Randy Edwards

Developer: Riverwild, LLC

Surveyor: Stocks Engineering

Tax ID #: 16K01011WC

Address: 100 Block of NC HWY 231

Latitude/Longitude: 35.76364, -78.35116

Locational Data: NC Hwy 231 at the Wake County line in Wilders Township. The proposed subdivision is served by the Corinth-Holders Fire District and the Clayton Rescue Squad.

Site Data: 23.03 acres, 21 lots, (maximum allowable density: 23), water service shall be provided by Johnston County public water and lots will be served by individual septic tanks, open space provided: fee-in-lieu, open space required: \$16,800, traffic count: 3,900 vpd (2019), property owners notified: 9.

Additional Information:

- **School District:** The Student Generation Ratio (SGR) is 0.68. Therefore, County Line Subdivision will generate approximately 14 K-12 students split amongst the three schools below.
- The following is based on the Out-of-Capacity Table provided by ORED.

| <i>District</i> | <i>Capacity</i> | <i>Enrollment</i> |
|--------------------|-----------------|-------------------|
| Corinth-Holders ES | 550 | 647 |
| Archer Lodge MS | 886 | 1247 |
| Corinth-Holders HS | 1600 | 2039 |

- **CTP:** This portion of NC Hwy 231 appears on the Comprehensive Transportation Plan as an existing major thoroughfare with adequate design capacity.
- **Environmentally Sensitive District:** This parcel is within the ESA, however no floodplain appears on the parcel.
- **Left Turn lane will be required. Three lane section will need to be carried through Holly Brook Rd. if taper cannot be tied down before intersection.**

Staff Recommendation: *Preliminary approval subject to the following conditions and requirements*

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
10. Fee-in-lieu of open space shall be paid prior to recording
11. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)

12. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:
 - a. CBU shall not impede the flow of traffic.
 - b. CBU shall not obstruct the operation and maintenance of utility services.
 - c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

13. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

14. A driveway permit and subdivision design approval must be obtained prior to construction
15. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
16. It will be determined at the time the driveway permit application is submitted if any road improvements will be required.
17. Left Turn lane will be required. Three lane section will need to be carried through Holly Brook Rd. if taper cannot be tied down before intersection.

[Public Utilities]

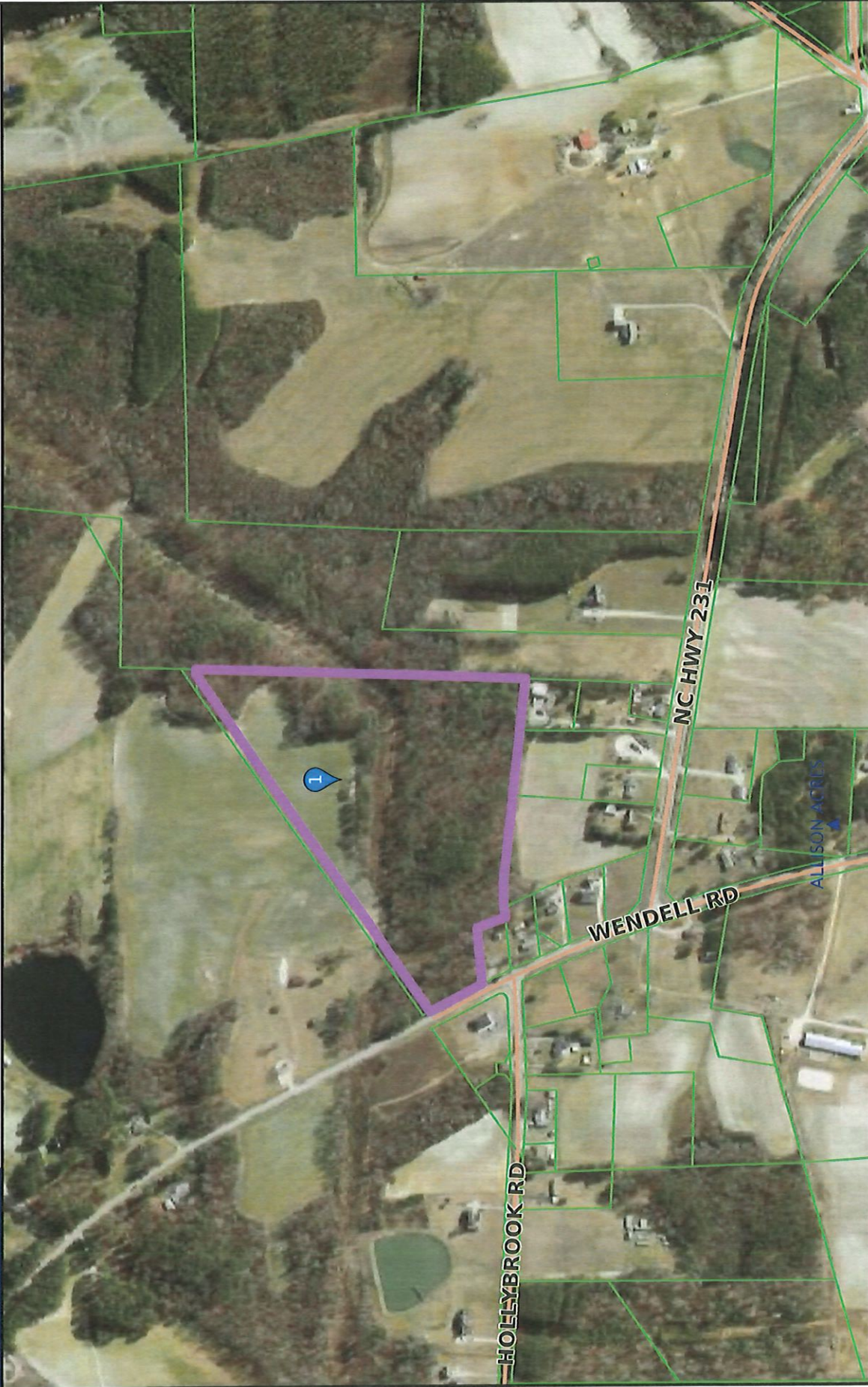
18. Stormwater & Erosion Control Permits Required
19. Stormwater Statement Required
20. A reasonable impervious area limit should be used per lot. This should allow for homeowner additions as well.
21. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers. A buffer call may be necessary.
22. Property is located within the ESA and limited to 12% impervious area without stormwater management.
23. The developer shall be responsible for a water main extension (6" minimum) to serve the proposed development along NC 231.

[Emergency Services]

24. Provide "No Parking" signs on side where fire hydrants will be located.
25. Cul-de-sacs shall be 70' wide inside diameter and 100' wide outside diameter.
26. Provide flow test and hydrant distribution information.

*** DISCLAIMER ***

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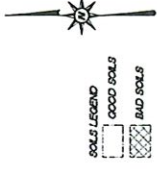
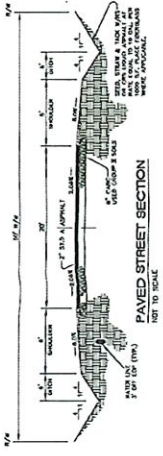


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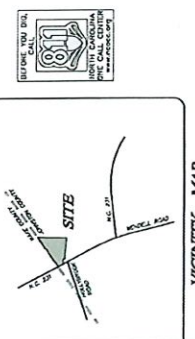


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| DATE | 11/14/2014 |
| SCALE | AS SHOWN |
| PROJECT | BLAN-C-0072 |
| OWNER | |
| DESIGNER | |
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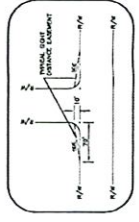
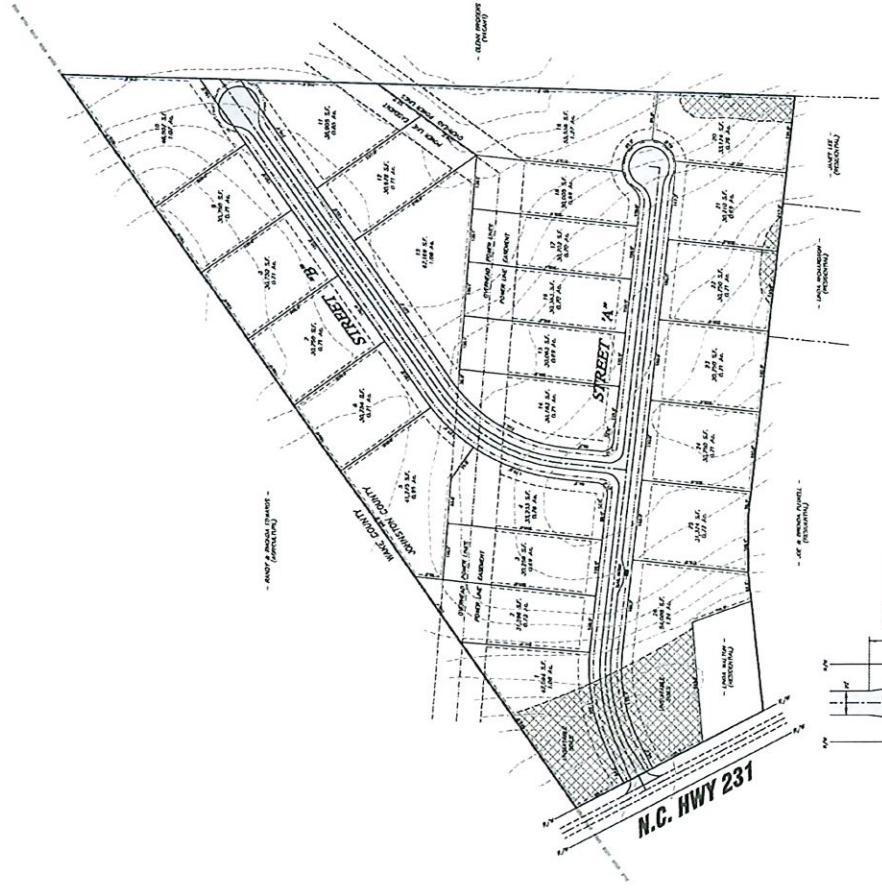


DEVELOPER:
 RIVERWILD LLC
 104 WEST MAIN STREET
 CLAYTON, N.C. 27020
 P.O. BOX 190
 CLAYTON, N.C. 27020
 PHONE: (887) 687-4111

SITE INFORMATION
 STR. ADDRESS: NC HWY 231
 TRACT ADDRESS: 23.03 AC.
 OPEN SPACE REQUIRED: 3.45 AC. (14.9%)
 OPEN SPACE PROVIDED: 0 AC. (0%)
 NUMBER OF LOTS: 26
 LINEAR FOOTAGE OF STREETS: 2,100 LF
 AREA OF PROPOSED STREET R/W: 2.80 AC.
 DISTURBED AREA: 3.00 AC.
 ZONE: R-1
 TAX ID# : 179000-33-271
 REFER TO: 08 974/889
 MINIMUM BUILDING SETBACKS:
 FRONT: 20'
 SIDE: 20'
 REAR: 20'
 MINIMUM LOT SIZE: 30,000 SF.
 AVERAGE LOT AREA: 4,612.5 SF
 MINIMUM AREA: 0.50 AC.
 ALLOWED IMPERVIOUS PER LOT: 3.45 AC. (14.9%)
 TOTAL IMPERVIOUS AREA: 3.45 AC. (14.9%)



VICINITY MAP



ENTRANCE DETAIL
 NOT TO SCALE

- General Notes:**
1. Topographical and boundary data furnished by the client.
 2. The engineer is not responsible for the accuracy of the data furnished by the client.
 3. All easements shown on this plan are assumed to be in full force and effect.
 4. The engineer is not responsible for the accuracy of the data furnished by the client.
 5. The engineer is not responsible for the accuracy of the data furnished by the client.
 6. The engineer is not responsible for the accuracy of the data furnished by the client.
 7. The engineer is not responsible for the accuracy of the data furnished by the client.
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 26. The engineer is not responsible for the accuracy of the data furnished by the client.
 27. The engineer is not responsible for the accuracy of the data furnished by the client.
 28. The engineer is not responsible for the accuracy of the data furnished by the client.
 29. The engineer is not responsible for the accuracy of the data furnished by the client.
 30. The engineer is not responsible for the accuracy of the data furnished by the client.

THIS PLAN, SPECIFICATIONS AND CONTRACT DOCUMENTS ARE THE PROPERTY OF STOCKS ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STOCKS ENGINEERING, INC.

Cuddington Tract

Owner: Wayne Cuddington

Developer: Jones Creek, LLC

Surveyor: Freedom Firm, PC

Tax ID #: 07E08012C, 07E08012F, 07E08012, 07E07086

Address: 2744 Tarheel Rd.

Latitude/Longitude: 35.42710, -78.55493

Locational Data: Tarheel Rd. (SR 1168) near Heatherstone Ct. in Banner Township. The proposed subdivision is served by the Elevation Fire District and the Benson Rescue Squad.

Site Data: 59.93 acres, 62 lots, (maximum allowable density: 86), water service shall be provided by Johnston County public water and lots will be served by individual septic tanks, open space provided: fee-in-lieu, open space required: \$49,600, traffic count: 2,200 vpd (2019), property owners notified: 12.

Additional Information:

- **School District:** The Student Generation Ratio (SGR) is 0.45. Therefore, Cuddington Tract Subdivision will generate approximately 28 K-12 students split amongst the three schools below.
- The following is based on the Out-of-Capacity Table provided by ORED.

| <i>District</i> | <i>Capacity</i> | <i>Enrollment</i> |
|-------------------|-----------------|-------------------|
| Benson ES | 586 | 684 |
| Benson MS | 625 | 536 |
| South Johnston HS | 1275 | 1357 |

- **CTP:** This portion of Tarheel Road does not appear on the Comprehensive Transportation Plan as needing improvement.

Staff Recommendation: *Preliminary approval subject to the following conditions and requirements*

Conditions and Requirements

[Planning]

1. Complete flood plain information
2. Metes & bounds
3. Certifications
4. Entrance sign & street signs
5. Street name approval
6. All lots shall access internal streets
7. Cul-de-sac lots must have 40' road frontage
8. Complete improvements or provide performance guarantee
9. Provide final plat Street Disclosure Statement Certificate for street maintenance (DM Sec 7, L. item 8)
10. Fee-in-lieu of open space shall be paid prior to recording
11. Provide utility easements along all lot lines in accordance with LDC Sec. 14-75 (d) (3)
12. Coordinate with the US Postal Service for the design of and utilization of cluster box mail receptacle units:
 - a. CBU shall not impede the flow of traffic.
 - b. CBU shall not obstruct the operation and maintenance of utility services.
 - c. CBU shall meet ADA and Fire Code requirements.

[Environmental Health]

13. Approval of all lots for onsite sewage disposal or statement for each unapproved lot

[NCDOT]

14. A driveway permit and subdivision design approval must be obtained prior to construction
15. All design aspects of the plans shall comply with the current NCDOT Standard Specifications for Roads and Structures, NCDOT Subdivision Roads Minimum Construction Standards, and Policy on Street and Driveway Access to North Carolina Highways
16. It will be determined at the time the driveway permit application is submitted if any road improvements will be required

[Public Utilities]

17. Stormwater & Erosion Control Permits Required
18. Stormwater Statement Required
19. A reasonable impervious area limit should be used per lot. This should allow for homeowner additions as well.
20. Wetlands should be delineated and shown on the plan if any are present as well as any jurisdictional features and buffers. A buffer call may be necessary to set the start point of the buffer.
21. Property is limited to 15% impervious area without stormwater management.

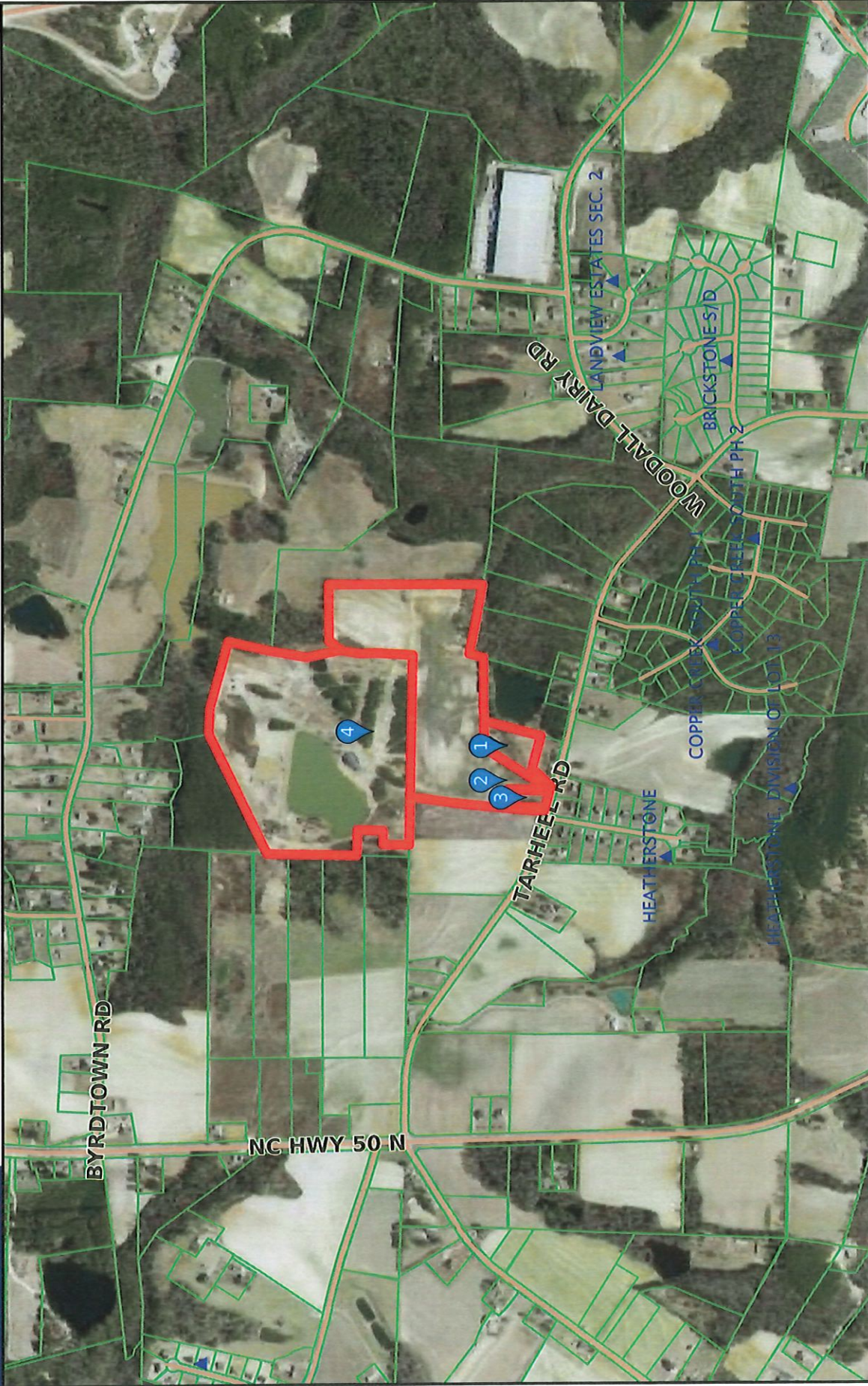
[Emergency Services]

22. Provide "No Parking" signs on side where fire hydrants will be located.
23. Provide flow test and hydrant distribution information.



*** DISCLAIMER ***

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



Scale: 1:13068 - 1 in. = 1089.01 feet

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

REVISIONS

JONES CREEK, L.L.C.
 2109 N. W. 12th St.
 GAINES, NORTH CAROLINA 27529

CUDINGTON TRACT
 PRELIMINARY SITE PLAN

APPROVED FOR SUBMITTAL TO THE
 NORTH CAROLINA DEPARTMENT OF
 TRANSPORTATION AND TRAVEL
 DIVISION OF TRANSPORTATION
 PROJECT NO. 11418
 DRAWING NO. 11418-01
 DATE: 12/15/11



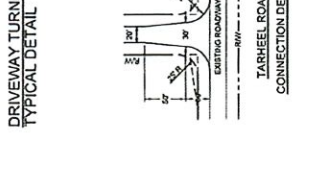
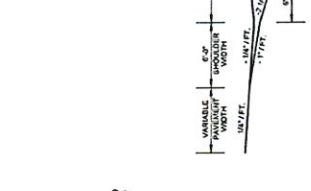
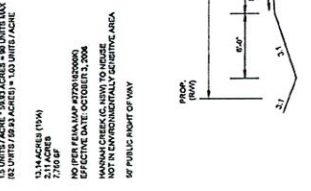
FINAL DRAWINGS
 FOR REVIEW ONLY

PROJECT NO. 11418
 DRAWING NO. 11418-01
 DATE: 12/15/11

C1



- UNITS COORDINATE
 2110 N. W. 12th St.
 GAINES, NORTH CAROLINA 27529
1. OWNER:
 JONES CREEK, L.L.C.
 2109 N. W. 12th St.
 GAINES, NORTH CAROLINA 27529
2. STREET ADDRESSES:
 BRITTON ROAD
 CUDINGTON ROAD
3. PAV.:
4. LAND USE (EXISTING/PROPOSED):
 SINGLE FAMILY RESIDENTIAL
5. TOTAL NUMBER OF LOTS:
 62
6. TOTAL AREA:
 44,889 ACRES (SUBDIVISION)
 4,078 ACRES TO BE RETAINED BY OWNER
7. CURRENT ZONING:
 AR
8. BUILDING SETBACKS:
 FRONT - 25 FT.
 SIDE - 5 FT.
 REAR - 5 FT.
9. DENSITY (GENERAL):
 15 UNITS/ACRE = 983 UNITS/ACRES = 98 UNITS/ACRE
 MAX DENSITY (ARI)
 18 UNITS/ACRE = 1,111 UNITS/ACRES = 111 UNITS/ACRE
10. WATERBORN SURFACE AREA:
 0.00 ACRES (0.00%)
11. INSIDE FLOOD HAZARD BOUNDARY:
 NONE
12. WATERBORN DRAINAGE AREA:
 NONE
13. DEDICATED STREET RIGHT OF WAY:
 50 FT



1. OWNER:
 JONES CREEK, L.L.C.
 2109 N. W. 12th St.
 GAINES, NORTH CAROLINA 27529

2. STREET ADDRESSES:
 BRITTON ROAD
 CUDINGTON ROAD

3. PAV.:

4. LAND USE (EXISTING/PROPOSED):
 SINGLE FAMILY RESIDENTIAL

5. TOTAL NUMBER OF LOTS:
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6. TOTAL AREA:
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 4,078 ACRES TO BE RETAINED BY OWNER

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10. WATERBORN SURFACE AREA:
 0.00 ACRES (0.00%)

11. INSIDE FLOOD HAZARD BOUNDARY:
 NONE

12. WATERBORN DRAINAGE AREA:
 NONE

13. DEDICATED STREET RIGHT OF WAY:
 50 FT

APPROVED FOR SUBMITTAL TO THE
 NORTH CAROLINA DEPARTMENT OF
 TRANSPORTATION AND TRAVEL
 DIVISION OF TRANSPORTATION
 PROJECT NO. 11418
 DRAWING NO. 11418-01
 DATE: 12/15/11



FINAL DRAWINGS
 FOR REVIEW ONLY

PROJECT NO. 11418
 DRAWING NO. 11418-01
 DATE: 12/15/11

C1

**STAFF REPORT
REZONING CASE 21-17**

.....
Rezoning Petition: Petition to rezone a 1.65 acre tract located at 4241 US Hwy 70 East in Pine Level Township from Industrial 1- Special Use District (I-1 SUD) to General Business (GB).

Tax ID: 12N11018B

Owner: SCD investments, LLC

Applicant: SCD Investments, LLC

.....

Utilities & Services:

- Pine Level Fire District and Rescue Squad.
-

Existing and Surrounding Land Uses/Zoning:

- **Existing Land Use:** Zoned I-1 SUD and used for Chemstation business.
 - **Surrounding Land Uses:** Zoned AR and used for residential and agricultural purposes and zoned GB and used for various commercial businesses on all sides of subject property.
-

Traffic Concerns:

- Traffic count for this portion of US Hwy 70 East is 28,000 vpd (2019).
 - This portion of US Hwy 70 East appears on the CTP as an existing freeway needing improvement.
-

Land Use Plan:

- This area is located within a designated “Primary Growth Area” on the County’s Comprehensive Land Use Plan. This denotes an area in which high levels of growth pressures currently exist or are anticipated near term.
-

Staff Comments and Recommendation:

- Number of notices sent: 5
-

STAFF RECOMMENDATION: APPROVAL based on the following consistency statement.

.....

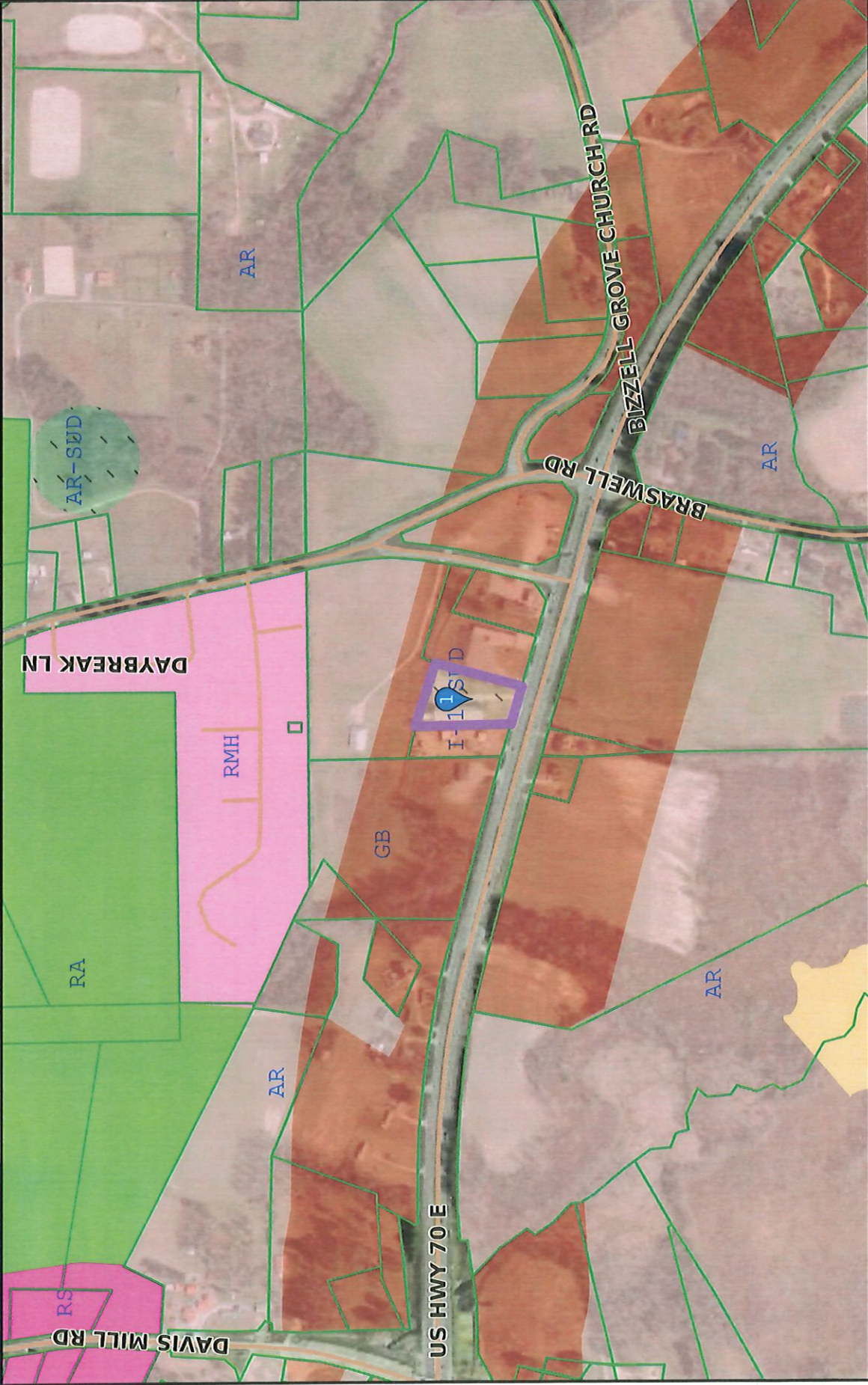
Statement

This request is consistent with the Comprehensive Land Use Plan in that it aligns with “Goal 1: Grow in a fiscally efficient, compact manner” found in the Comprehensive Land Use Plan. This is because the site is located within the primary growth area. The request is reasonable in that General Business is compatible with surrounding land uses and zoning, which include other General Business zoning designations.



*** DISCLAIMER ***

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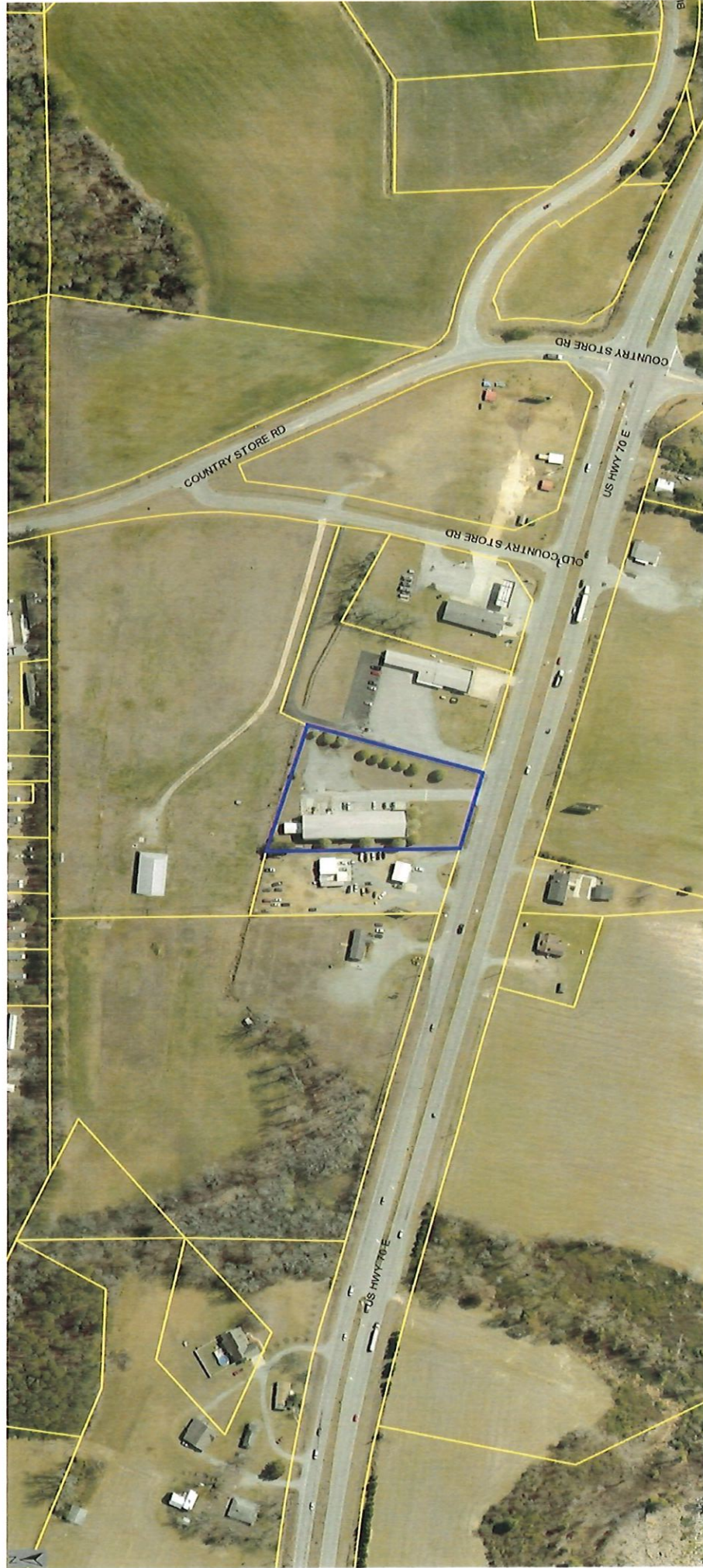
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(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

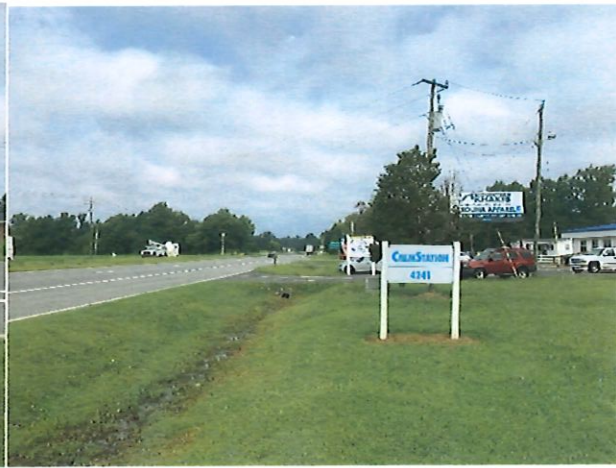


Johnston County GIS
August 5, 2021

21-17 Ortho



21-17



REZONING PETITION & SPECIAL USE APPLICATION



Johnston County Planning & Zoning
309 E. Market Street, Smithfield, NC 27577
Phone (919) 989-5150 Fax (919) 989-5426
www.johnstonnc.com/planning

PAGE 3 of 4

APPLICANT INFORMATION

Name of Applicant/Petitioner: SCD Investments
Mailing Address of Applicant: 1121 Willowbrook Dr Greensboro, NC 27403
Telephone: 336 294-1200 Fax: _____
Email: shunt@chemstation.com

PROPERTY INFORMATION

Owners Name(s) SCD Investments LLC
Mailing Address of Owner: 1121 Willowbrook Dr.
Telephone: 336-294-1200 Email: shunt@chemstation.com
Site Address: 4241 U.S. Hwy 70 E
Tax ID Number: 12N11018B
State Road #: _____
Township: Pine Level Deed Book: _____ Page: _____

ZONING INFORMATION

Current Zoning District(s): E-1 SUD Requested Zoning District: GB
Acres Being Rezoned: 1.65 Total Acres in Parcel: 1.65

SPECIAL USE INFORMATION [If requesting a Special Use District please fill out this section and Page 2.]

List Requested Uses: N/A

SUBMITTAL REQUIREMENTS

1. **Completed Application**
2. **Zoning Fee:** (Less than 3 Acres: \$375.00)
(3.01 -6.00 Acres: \$625.00)
(6.01+ Acres: \$1250.00 + \$18.75/Acre)
3. **Special Use Permit Fee:** \$100 (only paid if requesting a Special Use District)
4. **For Special Use District:** (5) - FOLDED 18x24 & (10) - FOLDED 11 x 17 copies of the preliminary plat
5. **Certified TIA** required for developments with 100 peak hour trips or 1000 or more daily trips. Applicant's TIA must either be performed by the County consultant, or reviewed by the County's consultant. TIA fees and/or review fees must be paid by the applicant. Developments requiring a TIA cannot be placed on an agenda until a TIA is conducted/reviewed by the consultant.

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I certify on this date _____ that all the information presented in this petition/application is accurate to the best of my knowledge, information and belief. Further, I understand that should this petition/application be approved by the Johnston County Board of Commissioners, no site activity can take place until a site plan and/or any other land development permits are issued. Additionally, I allow county staff access to the petition property while conducting review of this petition.

OWNER(S) SIGNATURE: _____
[Signature]

DATE: 6-29-21

APPLICANT(S) SIGNATURE: _____
[Signature]

DATE: 6-29-21

RECEIVED
6-29-21 3:28
P
375.00
88

Staff Use Only:

21-17

FEE: _____
SUBMITTAL DATE: _____
RECEIVED BY: _____

**STAFF REPORT
REZONING CASE 21-18**

.....
Rezoning Petition: Petition to rezone a 1.46 acre tract located at 11098 NC Hwy 50 N in Pleasant Grove Township from Agricultural Residential (AR) to General Business (GB).

Tax ID: 13D04056

Owner: CL Byrd

Applicant: CL Byrd

.....
Utilities & Services:

- 50/210 Fire District and Rescue Squad.

.....
Existing and Surrounding Land Uses/Zoning:

- **Existing Land Use:** Zoned AR and used for Agricultural/Residential purposes.
- **Surrounding Land Uses:** Zoned AR and used for residential and agricultural purposes and zoned GB and CB and used for various commercial businesses.

.....
Traffic Concerns:

- Traffic count for this portion of NC Hwy 50 N is 8,900 vpd (2019).
- This portion of NC Hwy 50 N appears on the CTP as an existing boulevard needing improvement.

.....
Land Use Plan:

- This area is located within a designated “Primary Growth Area” on the County’s Comprehensive Land Use Plan. This denotes an area in which high levels of growth pressures currently exist or are anticipated near term. This parcel is also located in a Community Center Commercial Activity node on the County’s comprehensive land use map.

.....
Staff Comments and Recommendation:

- Number of notices sent: 8

STAFF RECOMMENDATION: APPROVAL based on the following consistency statement.

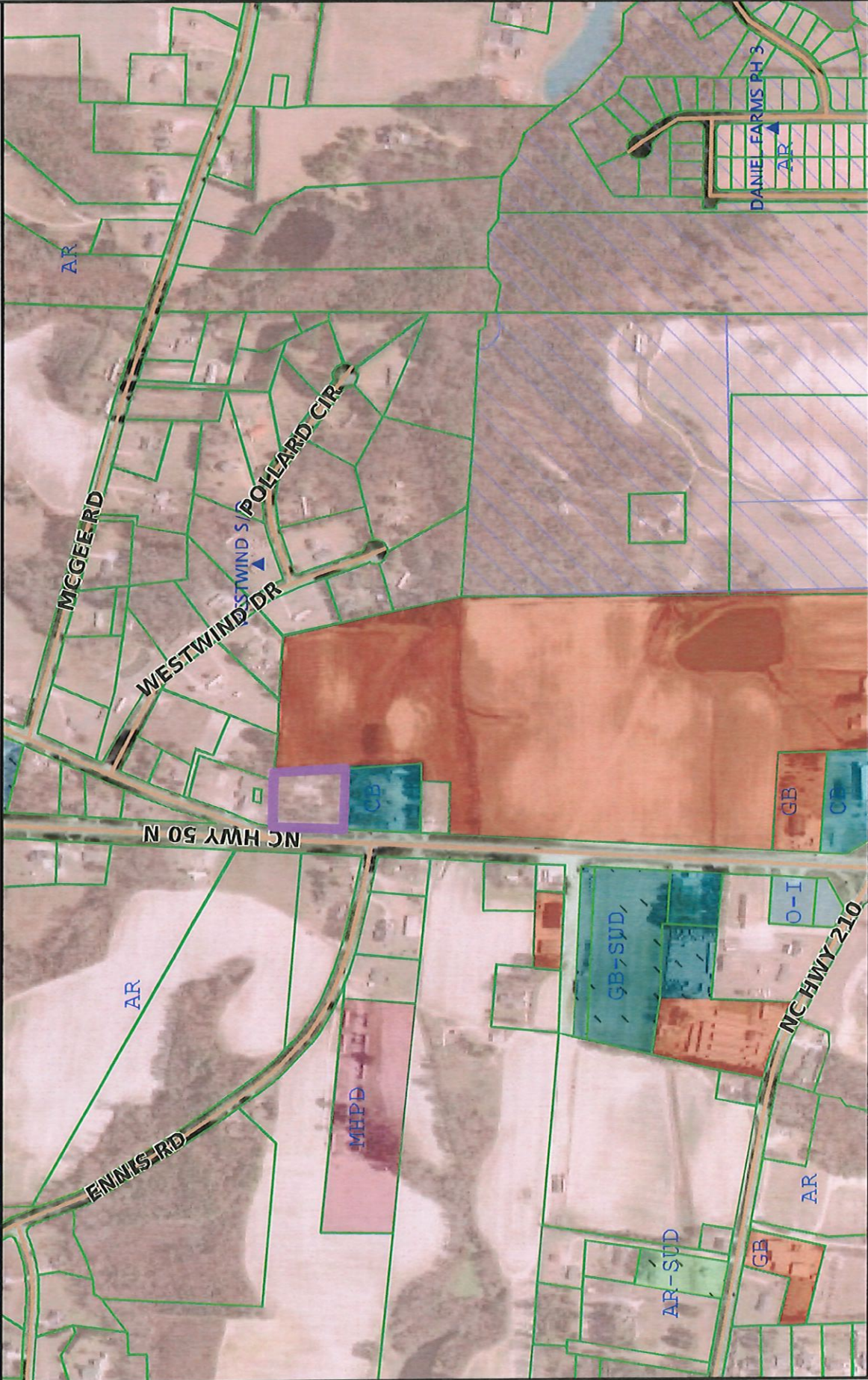
.....
Statement

This request is consistent with the Comprehensive Land Use Plan in that it aligns with “Goal 1: Grow in a fiscally efficient, compact manner” found in the Comprehensive Land Use Plan. This is because the site is located within the primary growth area and in a Community Center Commercial Activity Node. The request is reasonable in that General Business is compatible with surrounding land uses and zoning, which include other General Business zoning designations.



*** DISCLAIMER ***

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Scale: 1:6534 - 1 in. = 544.51 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

21-18 Ortho





Z

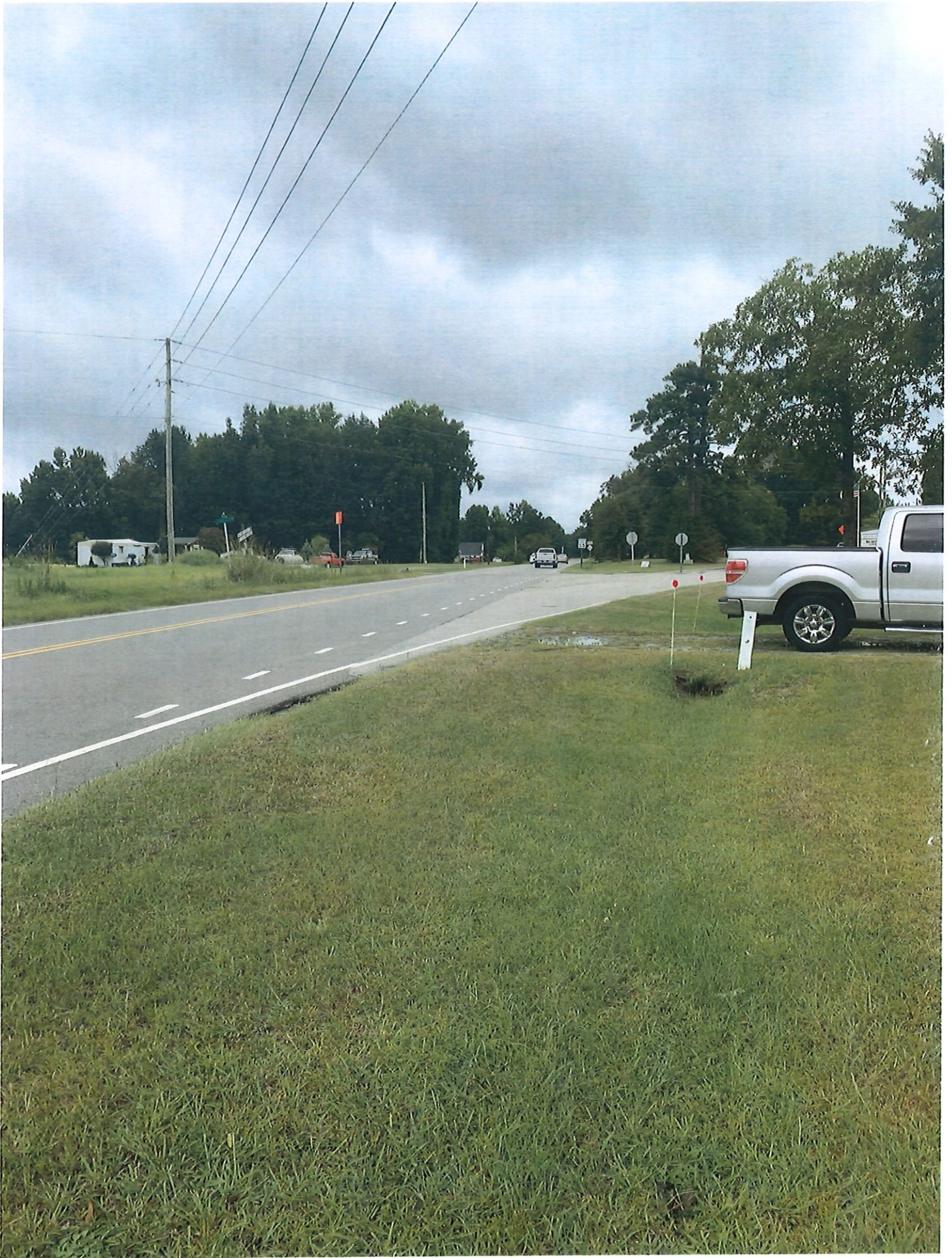
**NOTICE OF
PUBLIC HEARING**

CASE: 21-18

**For Information Please Contact
The Johnston County Planning & Zoning Department**

(919) 989-5150

**309 East Market Street
Smithfield, NC 27577
Fax (919) 989-5426**









REZONING PETITION & SPECIAL USE APPLICATION

PAGE 3 of 4



Johnston County Planning & Zoning
309 E. Market Street, Smithfield, NC 27577
Phone (919) 989-5150 Fax (919) 989-5426
www.johnstonnc.com/planning

APPLICANT INFORMATION

Name of Applicant/Petitioner: Claudius L. Byrd
Mailing Address of Applicant: 2531 Buffalo Rd. Garner, NC 27529
Telephone: 919-772-7171 / Fax: _____
Email: Bogic201@aol.com

PROPERTY INFORMATION

Owners Name(s) same
Mailing Address of Owner: _____
Telephone: same / Email: _____
Site Address: 11098 NC Hwy 50 N
Tax ID Number: 13D04056
State Road #: _____
Township: Pleasant Grove Deed Book: _____ Page: _____

ZONING INFORMATION

Current Zoning District(s): AR Requested Zoning District: GB
Acres Being Rezoned: 1.46 acres Total Acres in Parcel: 1.46 acres

SPECIAL USE INFORMATION [If requesting a Special Use District please fill out this section and Page 2.]

List Requested Uses: N/A

SUBMITTAL REQUIREMENTS

1. Completed Application
2. Zoning Fee: (Less than 3 Acres: \$375.00)
(3.01 -6.00 Acres: \$625.00)
(6.01+ Acres: \$1250.00 + \$18.75/Acre)
3. Special Use Permit Fee: \$100 (only paid if requesting a Special Use District)
4. For Special Use District: (5) - FOLDED 18x24 & (10) - FOLDED 11 x 17 copies of the preliminary plat
5. Certified TIA required for developments with 100 peak hour trips or 1000 or more daily trips. Applicant's TIA must either be performed by the County consultant, or reviewed by the County's consultant. TIA fees and/or review fees must be paid by the applicant. Developments requiring a TIA cannot be placed on an agenda until a TIA is conducted/reviewed by the consultant.

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I certify on this date _____ that all the information presented in this petition/application is accurate to the best of my knowledge, information and belief. Further, I understand that should this petition/application be approved by the Johnston County Board of Commissioners, no site activity can take place until a site plan and/or any other land development permits are issued. Additionally, I allow county staff access to the petition property while conducting review of this petition.

OWNER(S) SIGNATURE: _____
[Signature]

DATE: 7-30-2021

APPLICANT(S) SIGNATURE: _____

DATE: _____
RECEIVED
7-30-21 4:00
PO 375.00 [Signature]

| | |
|---------------------------------|--|
| Staff Use Only: <u>21-18</u> | FEE: <u>\$ 375.00</u> SUBMITTAL DATE: _____ RECEIVED BY: _____ |
|---------------------------------|--|

Please copy for your records

2021

**STAFF REPORT
REZONING CASE 21-19**

.....
Rezoning Petition: Petition to rezone a 15.12 acre tract located at 3300 Block of NC HWY 42 W in Clayton Township from Agricultural Residential (AR) to General Business (GB).

Tax ID: 05I04199X

Owner: DTJ Inc.

Applicant: DTJ Inc.

.....
Utilities & Services:

- Claytex Fire District and Clayton Rescue Squad.

.....
Existing and Surrounding Land Uses/Zoning:

- **Existing Land Use:** Zoned AR and used for Agricultural/Residential purposes.
- **Surrounding Land Uses:** Zoned AR and used for residential and agricultural purposes and zoned GB and CB and used for a strip of business offices, gas stations/convenience stores, and a Construction business.

.....
Traffic Concerns:

- Traffic count for this portion of NC Hwy 42 W is 17,500 vpd (2019).
- This portion of NC Hwy 42 W appears on the CTP as an existing boulevard needing improvement.

.....
Land Use Plan:

- This area is located within a designated “Primary Growth Area” on the County’s Comprehensive Land Use Plan. This denotes an area in which high levels of growth pressures currently exist or are anticipated near term.

.....
Staff Comments and Recommendation:

- Number of notices sent: 18

STAFF RECOMMENDATION: APPROVAL based on the following consistency statement.

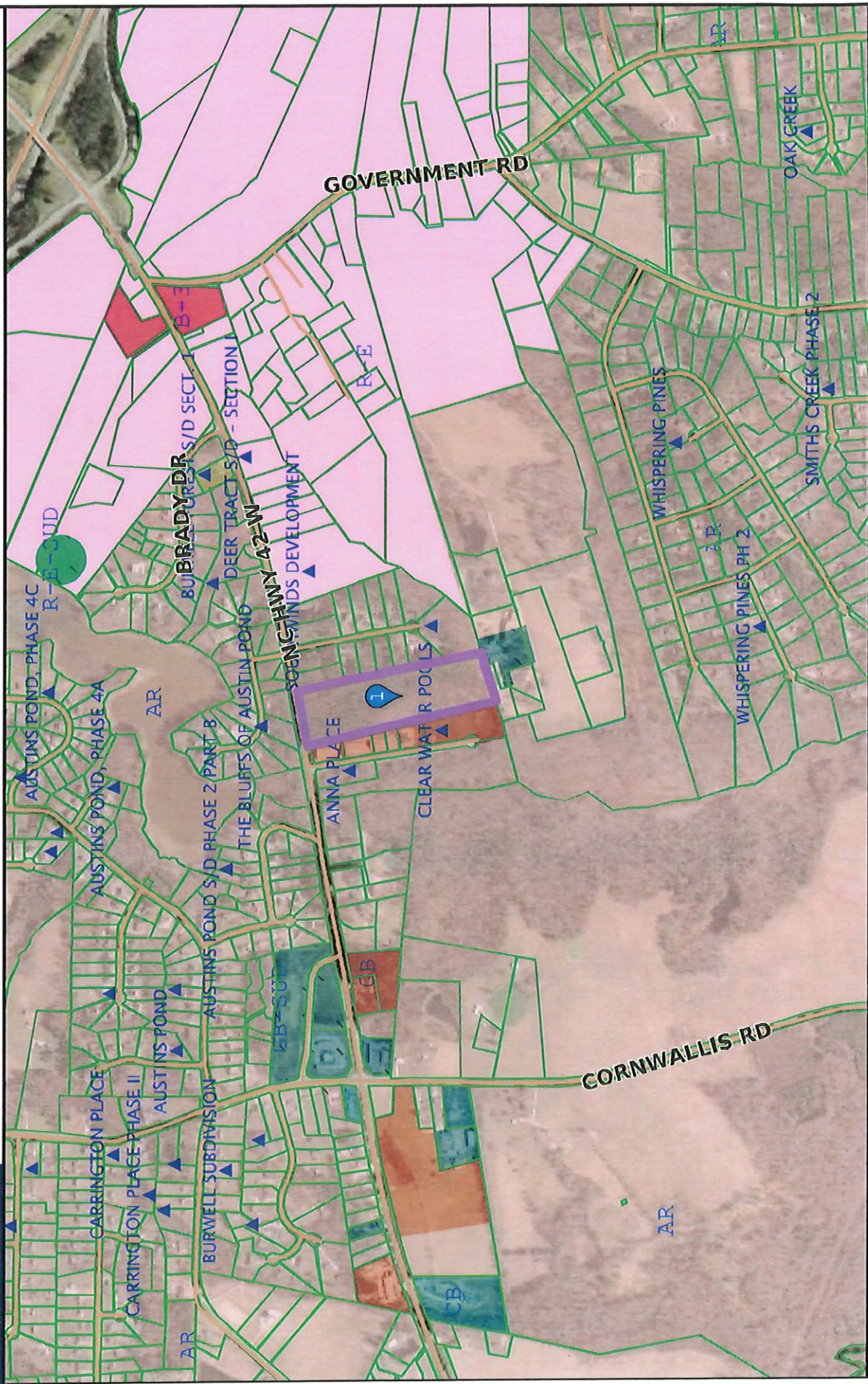
.....
Statement

This request is consistent with the Comprehensive Land Use Plan in that it aligns with “Goal 1: Grow in a fiscally efficient, compact manner” found in the Comprehensive Land Use Plan. This is because the site is located within the primary growth area. The request is reasonable in that General Business is compatible with surrounding land uses and zoning, which include other General Business zoning designations.



*** DISCLAIMER ***

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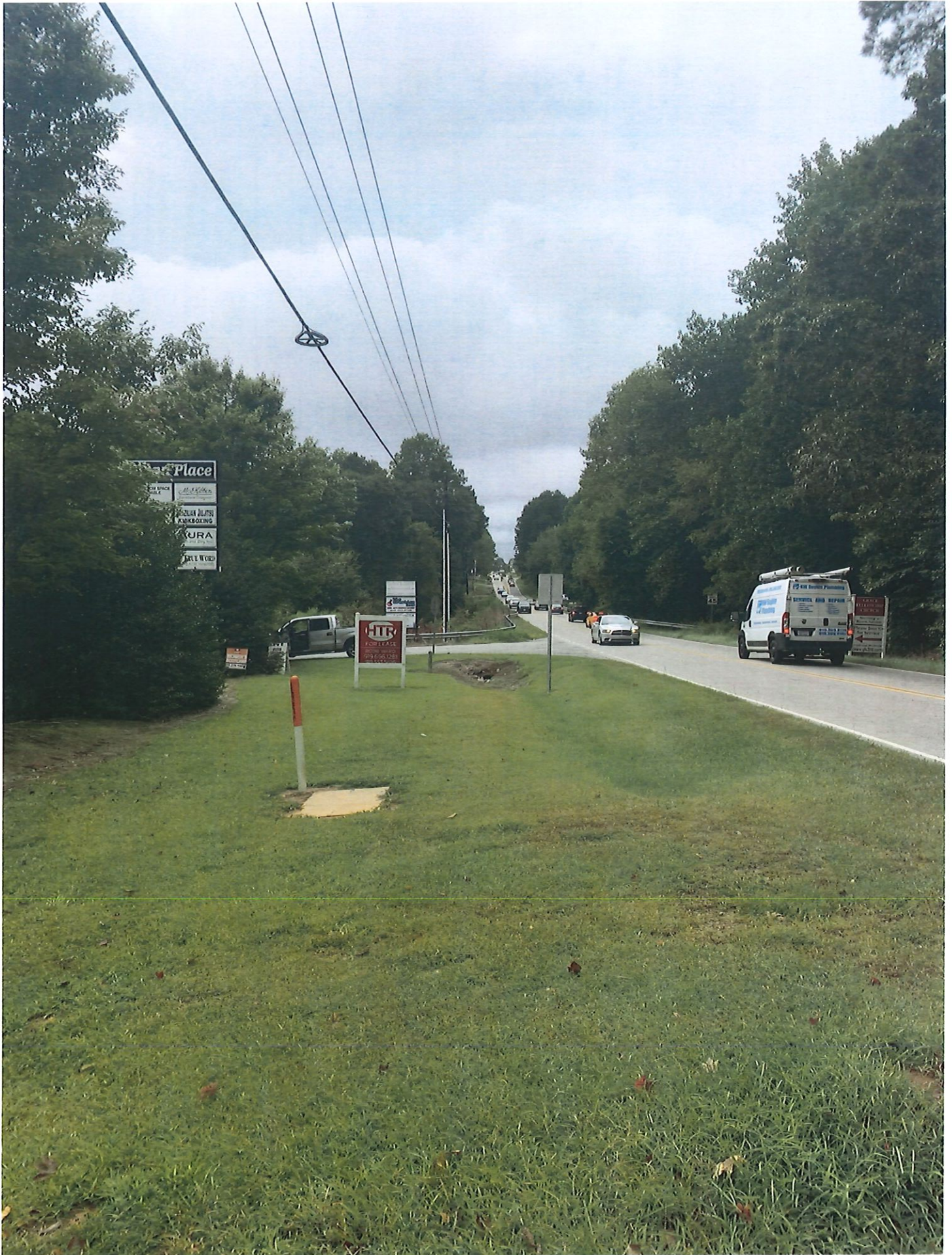
Scale: 1:13068 - 1 in. = 1089.01 feet

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

21-19 Ortho













REZONING PETITION & SPECIAL USE APPLICATION



Johnston County Planning & Zoning
309 E. Market Street, Smithfield, NC 27577
Phone (919) 989-5150 Fax (919) 989-5426
www.johnstonnc.com/planning

PAGE 3 of 4

APPLICANT INFORMATION

Name of Applicant/Petitioner: DTJ Inc.
Mailing Address of Applicant: P.O. Box 236 Clayton NC 27528
Telephone: 919 917 6279 / _____ Fax: _____
Email: jgiljamm@aol.com

PROPERTY INFORMATION

Owners Name(s) DTJ Inc.
Mailing Address of Owner: PO Box 236 Clayton, NC 27520
Telephone: 919 917 6279 Email: _____
Site Address: 3300 NC Hwy 42 W
Tax ID Number: ~~05104199X~~ 05104199X
State Road #: _____
Township: Clayton Deed Book: _____ Page: _____

ZONING INFORMATION

Current Zoning District(s): HR Requested Zoning District: GB
Acres Being Rezoned: 15.12 Total Acres in Parcel: 15.12

SPECIAL USE INFORMATION [If requesting a Special Use District please fill out this section and Page 2.]

List Requested Uses: N/A

SUBMITTAL REQUIREMENTS

1. Completed Application
2. Zoning Fee: (Less than 3 Acres: \$375.00)
(3.01 -6.00 Acres: \$625.00)
(6.01+ Acres: \$1250.00 + \$18.75/Acre)
3. Special Use Permit Fee: \$100 (only paid if requesting a Special Use District)
4. For Special Use District: (5) - FOLDED 18x24 & (10) - FOLDED 11 x 17 copies of the preliminary plat
5. Certified TIA required for developments with 100 peak hour trips or 1000 or more daily trips. Applicant's TIA must either be performed by the County consultant, or reviewed by the County's consultant. TIA fees and/or review fees must be paid by the applicant. Developments requiring a TIA cannot be placed on an agenda until a TIA is conducted/reviewed by the consultant.

CERTIFICATION OF APPLICANT AND/OR PROPERTY OWNER

I certify on this date _____ that all the information presented in this petition/application is accurate to the best of my knowledge, information and belief. Further, I understand that should this petition/application be approved by the Johnston County Board of Commissioners, no site activity can take place until a site plan and/or any other land development permits are issued. Additionally, I allow county staff access to the petition property while conducting review of this petition.

X D. J. J., Inc. by Jennifer Paul Miller OWNER(S) SIGNATURE: DATE: 7/28/2021

X _____ APPLICANT(S) SIGNATURE: DATE: _____

| | |
|-----------------|--------------------------------|
| Staff Use Only: | FEE: <u>\$1531.25</u> (2) |
| | SUBMITTAL DATE: <u>7-28-21</u> |
| | RECEIVED BY: <u>J.T. Marr</u> |