



Development Process Overview Breakfast

December 13, 2018



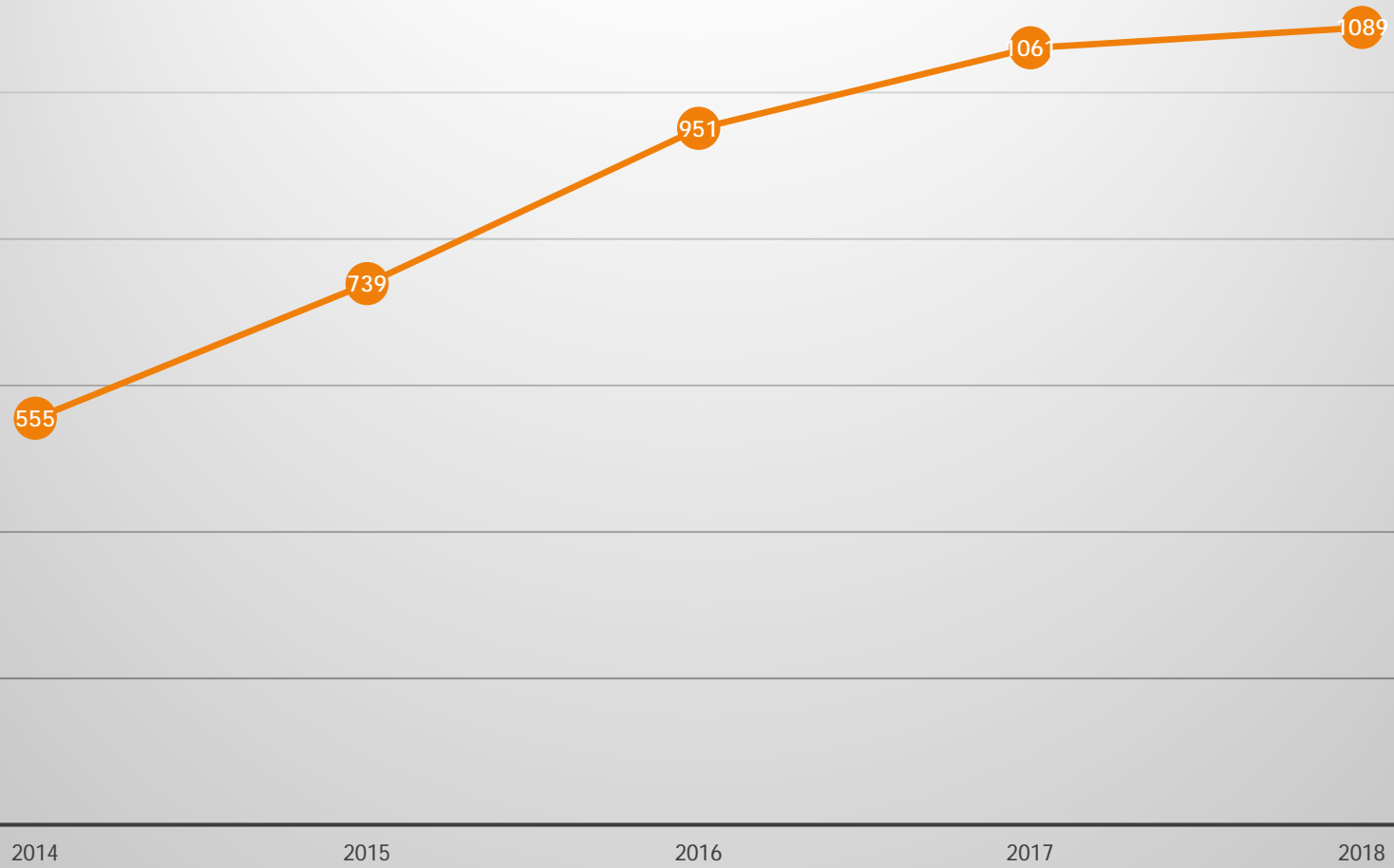
Welcome back, from
Adam Lindsay
Town Manager

Planning Update

▶ Staff

- ▶ Development Services Coordinator
- ▶ Planner, Damiere Powell
- ▶ Code Enforcement Officer, Domoneq Canady

Zoning Compliance Permits Issued



Timelines

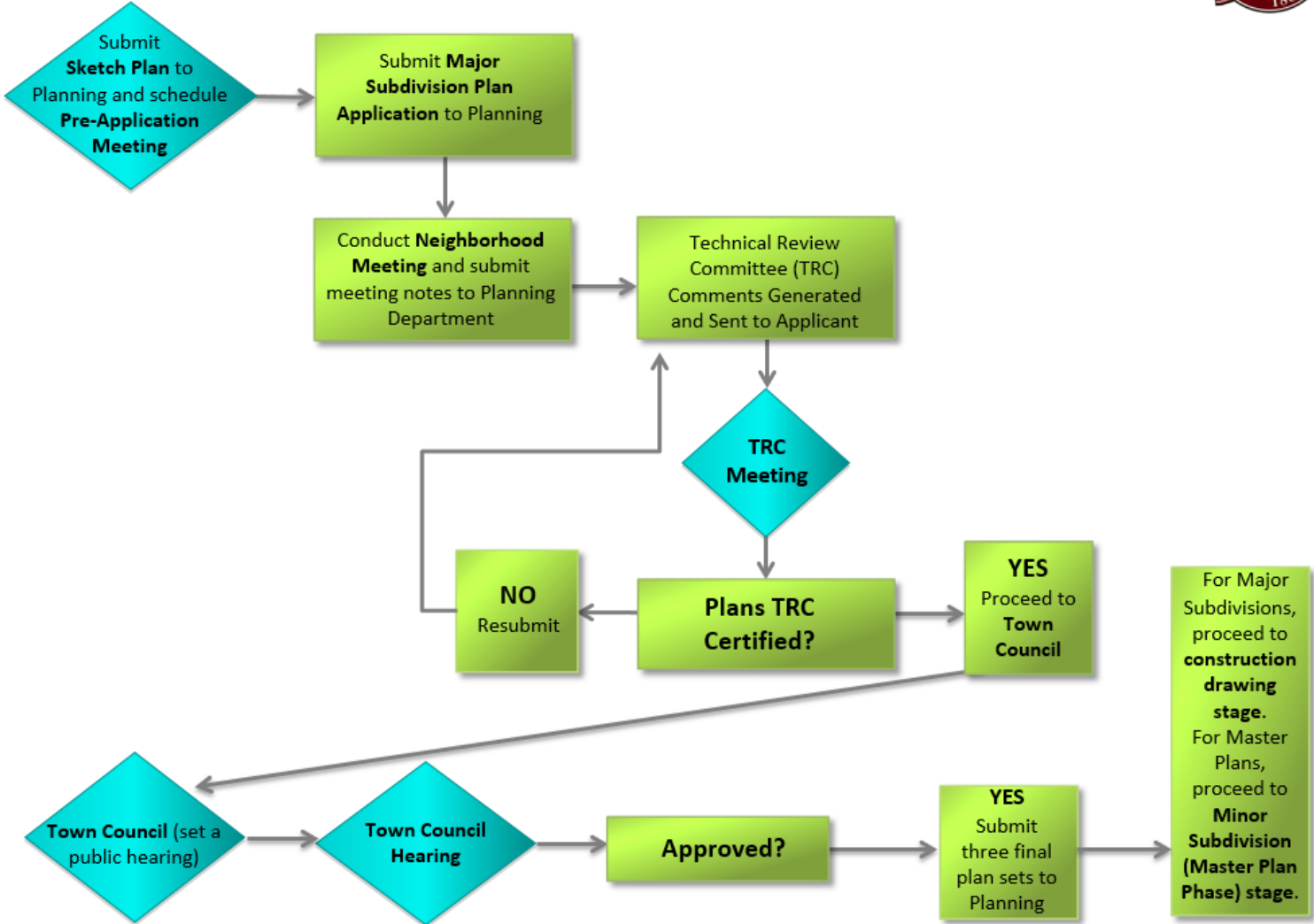
Town of Clayton – 2019 Major Site Plan Progress Timeline

(1) Pre-application Meeting is <u>required</u>	(2) Application Submittal Date	(3) Check Submittal for Completeness	(4) TRC Comments Forwarded to Applicant	(5) TRC Meeting Date (4 th Wednesday of the month)	(6) Re-submittal Date for Revised Plans	(7) Decision to go to Planning Board or back through TRC is made (Submit revised plans on submittal date of next month)	(8) Planning Board Meeting and Decision
See #1 below	Jan 2*	Jan 3	Jan 18	Jan 23	Feb 1	Feb 8	Feb 25
See #1 below	Feb 1	Feb 4	Feb 22	Feb 27	Mar 8	Mar 15	Mar 25
See #1 below	Mar 1	Mar 4	Mar 22	Mar 27	Apr 5	Apr 12	Apr 22
See #1 below	Apr 1	Apr 2	Apr 18*	Apr 24	May 3	May 10	May 28*
See #1 below	May 1	May 2	May 17	May 22	May 31	June 7	Jun 24
See #1 below	June 3	June 4	June 21	June 26	July 5	July 12	July 22
See #1 below	July 1	July 2	July 19	July 24	Aug 2	Aug 9	Aug 26
See #1 below	Aug 1	Aug 2	Aug 23	Aug 28	Sept 6	Sept 13	Sept 23
See #1 below	Sept 3*	Sept 4	Sept 20	Sept 25	Oct 4	Oct 11	Oct 28
See #1 below	Oct 1	Oct 2	Oct 18	Oct 23	Nov 1	Nov 8	Nov 25
See #1 below	Nov 1	Nov 4	Nov 22	Nov 27	Dec 6	Dec 13	Dec 17*
See #1 below	Dec 2	Dec 3	Dec 13*	Dec 18*	Jan 3	Jan 10	Jan 27

* Date changed due to holidays/scheduling.

Flow Charts

Town of Clayton Major Subdivision Plan Process Flow Chart
Preliminary Plat Review Stage



Engineering & Inspections Staff

- ▶ New Engineering & Inspections Coordinator

- ▶ Karen Durham

- ▶ Kdurham@TownofClaytonNC.org

- ▶ (919) 359-9390

- ▶ New Code Enforcement Officer III

- ▶ Mike Cook

- ▶ Mcook@TownofClaytonNC.org

- ▶ (919) 359-1262

- ▶ Fire Inspector Position 2019

Engineering Process Update

- ▶ Formal Applications/Checklists go live January 1st
 - ▶ Construction Documents, Record Drawings, etc.
- ▶ Review timelines
 - ▶ 20 Business days 1st review
 - ▶ 10 Business days follow-up reviews
- ▶ Submittal Fees
 - ▶ Review of fees with FY20 budget process

System Development Fees

- ▶ Required Changes due to SL 2017-138 (HB 436)
 - ▶ Subdivisions: SDFs and Nutrient Offset fees due at Plat Recordation
 - ▶ Non-Subdivision: SDFs and Nutrient Offset fees due with Construction Document Approval

III. Water & Sewer *				
<i>System Development Fees</i>				
Meter Size	Meter Equivalency	Water System	Sewer System	Total System
		\$	\$	\$
5/8 Inch	1.00	1,793	3,260	5,053
3/4 Inch	1.50	2,690	4,890	7,580
1.0 Inch	2.50	4,483	8,150	12,633
1.5 Inch	5.00	8,965	16,300	25,265
2.0 Inch	8.00	14,344	26,080	40,424
* Any meter larger than 2" requires a Developer's Agreement				
* Fees effective 7/1/18 - Ordinance 2018-06-14 - Adopted 6/25/18				

Capacity Study and Water/Sewer Rate Changes

- ▶ Town Council currently considering options to meet future wastewater needs
 - ▶ Expand existing plant
 - ▶ Construct new plant
 - ▶ Leverage regional partnerships
- ▶ Impacts to current water/sewer rates
 - ▶ TBD

Wastewater Allocation

- ▶ Required Changes due to SL 2018-34 (HB 826)
- ▶ “Commitment of Flow”
 - ▶ CD Approval (State Applications)
- ▶ Town Council to consider updates to policy

Stormwater Program

- ▶ Renewed interest in local programs from DEQ
- ▶ Town has hired a consultant to review Program Needs
 - ▶ NPDES Ph. II Permit Requirements
 - ▶ Neuse River Rules (FUTURE)
 - ▶ Water Supply Watershed
- ▶ Considering in-house implementation of all measures (Erosion Control and Post-Constr.)*
 - ▶ One stop permitting

**Pending Town Council Approval*

Inspections Updates

- ▶ 2018 Codes Effective January 1, 2019

The screenshot shows the website for the North Carolina Department of Insurance, Office of State Fire Marshal (OSFM). The header includes the OSFM logo, the name of the State Fire Marshal (Mike Causey), and a search bar. Below the header is a navigation menu with links for Home, About Us, OSFM Divisions, Department of Insurance, Contact Us, Employment, and OSFM 24. The main content area is titled "Engineering and Codes" and features a sub-section for "State Building Codes". A red arrow points to the "2012, 2009 NC Codes" link in the Resources section.

Engineering and Codes

[ENGINEERING AND CODES](#) » [STATE BUILDING CODES](#)

State Building Codes

Welcome to the State Building Codes section of the Engineering and Codes Division.

Use the menu on the left side of this page to find what you need or [choose another category](#)

RESOURCES

- [2012, 2009 NC Codes](#)
- [State Electrical Division](#)
- [Accumulative Supplement to the 2012 NC Building Code](#)

New Building Permit Applications

- ▶ Available on website after January 1st
 - ▶ Combined Permit for Residential & Non-residential
 - ▶ Includes Zoning Compliance
 - ▶ Single-trade Permit
 - ▶ Irrigation / Pool / Deck / Retaining Wall Permit
 - ▶ ABC Permit
 - ▶ Daycare Permit

Re-Inspection Fees

- ▶ Re-inspection fees due prior to final inspection request
 - ▶ Can accumulate from previous inspections
 - ▶ Final inspection will not be scheduled until all prior fees are paid

Inspection Results

► New link

► ClaytonNC.org/permits

https://www.townofclaytonnc.org/Public-Works/engineering-inspections.aspx

Engineering & Inspections | Welcome

HOME VIEW & PAY MY BILL CONTACT US WHAT'S UP CALENDAR NEWS STAY CONNECTED Google Custom Search

I WANT TO... SERVICES DEPARTMENTS DEVELOPMENT ARTS & RECREATION MAYOR & COUNCIL FIRE & POLICE DOWNTOWN

Home > Public Works > Engineering & Inspections

Public Works

- Garbage, Recycling, Leaves & Limbs
- Utilities & Billing
- Cemeteries & Burial Records
- Permits & Applications
- System Development Fees
- Engineering & Inspections
- Call 811 Before You Dig!

Engineering & Inspections

Approving building plans, issuing permits, conducting inspections...we do it all.

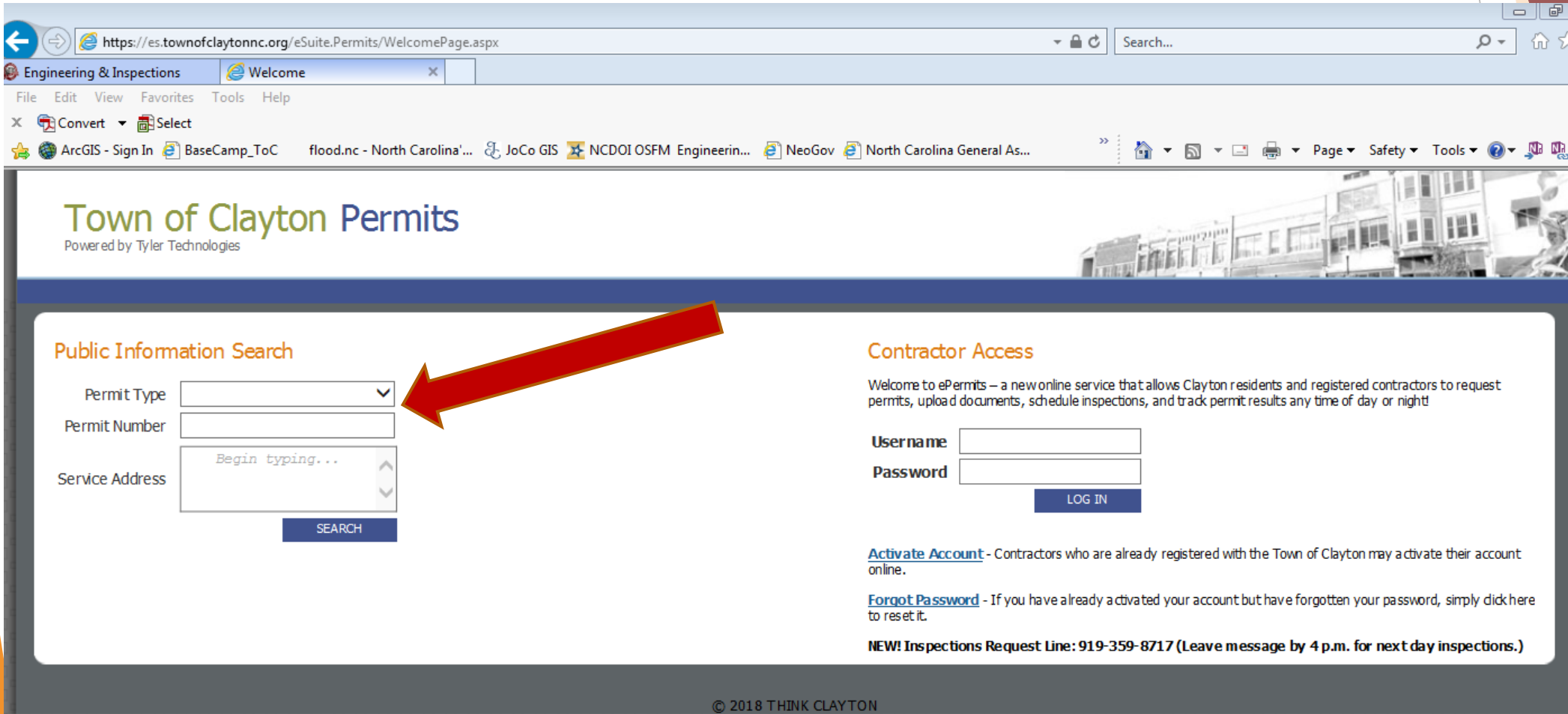
[Check out our current bidding opportunities!](#)

New! Online Access to Permits Now Available! Permits is a new online service that allows Clayton residents and registered contractors to request permits, upload documents, schedule inspections and track results any time of day or night!

[Click here to use this new convenient 24/7 service!](#)

Inspection Results

► Public Information Viewer



The screenshot shows a web browser window displaying the 'Town of Clayton Permits' website. The browser's address bar shows the URL: <https://es.townofclaytonnc.org/eSuite.Permits/WelcomePage.aspx>. The website header includes the title 'Town of Clayton Permits' and the text 'Powered by Tyler Technologies'. The main content area is divided into two sections: 'Public Information Search' and 'Contractor Access'. The 'Public Information Search' section contains three input fields: 'Permit Type' (a dropdown menu), 'Permit Number', and 'Service Address' (with a placeholder 'Begin typing...'). A blue 'SEARCH' button is located below these fields. A large red arrow points to the 'Permit Type' dropdown menu. The 'Contractor Access' section includes a welcome message, a 'Username' field, a 'Password' field, and a blue 'LOG IN' button. Below the login fields are links for 'Activate Account' and 'Forgot Password', followed by a note about the inspection request line: 'NEW! Inspections Request Line: 919-359-8717 (Leave message by 4 p.m. for next day inspections.)'. The footer of the page reads '© 2018 THINK CLAYTON'.

Engineering & Inspections Welcome

File Edit View Favorites Tools Help

X Convert Select

ArcGIS - Sign In BaseCamp_ToC flood.nc - North Carolina'... JoCo GIS NCDOT OSFM Engineerin... NeoGov North Carolina General As...

Town of Clayton Permits

Powered by Tyler Technologies

Public Information Search

Permit Type

Permit Number

Service Address

SEARCH

Contractor Access

Welcome to ePermits – a new online service that allows Clayton residents and registered contractors to request permits, upload documents, schedule inspections, and track permit results any time of day or night!

Username

Password

LOG IN

[Activate Account](#) - Contractors who are already registered with the Town of Clayton may activate their account online.

[Forgot Password](#) - If you have already activated your account but have forgotten your password, simply click here to reset it.

NEW! Inspections Request Line: 919-359-8717 (Leave message by 4 p.m. for next day inspections.)

© 2018 THINK CLAYTON



Thank you for coming!

Q&A Session