

Initial Application Date: 9/26/14

Application # 1650039821

CU# \_\_\_\_\_

**COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION**

Central Permitting 108 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

**"A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION"**

LANDOWNER: JACK + MARY CLAYTON Mailing Address: 2404 Ridge Road  
City: Raleigh State: NC Zip: 27612 Contact No: \_\_\_\_\_ Email: jack.clayton@wellstaging.com

APPLICANT: Hunter's Grant Mailing Address: 219 Queensferry Rd  
City: Cary State: NC Zip: 27511 Contact No: \_\_\_\_\_ Email: \_\_\_\_\_

\*Please fill out applicant information if different than landowner

CONTACT NAME APPLYING IN OFFICE: JACK CLAYTON Phone # 919-345-7975

PROPERTY LOCATION: Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_ Lot Size: 263.5 AC  
State Road # 1121 State Road Name: JACKSON ROAD Map Book & Page: GTS

Parcel: 05 0632 0004 PIN: 0632-56-4360-000  
Zoning: RA30 Flood Zone: X Watershed: NA Deed Book & Page: 3211, 370 Power Company: Duke

\*New structures with Progress Energy as service provider need to supply premise number \_\_\_\_\_ from Progress Energy.

**PROPOSED USE:**

SFD: (Size 100-11 x 44) # Bedrooms: 5 # Baths: 6 Basement(w/wo bath): Yes Garage:  Deck:  Crawl Space: NO Slab:  Monolithic Slab: \_\_\_\_\_  
(Is the bonus room finished? ( ) yes (  ) no w/ a closet? ( ) yes (  ) no (if yes add in with # bedrooms)

Mod: (Size \_\_\_\_\_ x \_\_\_\_\_) # Bedrooms \_\_\_\_\_ # Baths \_\_\_\_\_ Basement (w/wo bath) \_\_\_\_\_ Garage: \_\_\_\_\_ Site Built Deck: \_\_\_\_\_ On Frame \_\_\_\_\_ Off Frame \_\_\_\_\_  
(Is the second floor finished? ( ) yes ( ) no Any other site built additions? ( ) yes ( ) no

Manufactured Home: \_\_\_\_\_ SW \_\_\_\_\_ DW \_\_\_\_\_ TW (Size \_\_\_\_\_ x \_\_\_\_\_) # Bedrooms: \_\_\_\_\_ Garage: \_\_\_\_\_ (site built? ) \_\_\_\_\_ Deck: \_\_\_\_\_ (site built? ) \_\_\_\_\_

Duplex: (Size \_\_\_\_\_ x \_\_\_\_\_) No. Buildings: \_\_\_\_\_ No. Bedrooms Per Unit: \_\_\_\_\_

Home Occupation: # Rooms: \_\_\_\_\_ Use: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_ #Employees: \_\_\_\_\_

Addition/Accessory/Other: (Size \_\_\_\_\_ x \_\_\_\_\_) Use: \_\_\_\_\_ Closets in addition? ( ) yes ( ) no

Water Supply: \_\_\_\_\_ County \_\_\_\_\_ Existing Well  New Well (# of dwellings using well 1) \*Must have operable water before final

Sewage Supply:  New Septic Tank (Complete Checklist) \_\_\_\_\_ Existing Septic Tank (Complete Checklist) \_\_\_\_\_ County Sewer

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? ( ) yes (  ) no

Does the property contain any easements whether underground or overhead ( ) yes (  ) no

Structures (existing or proposed): Single family dwellings: Proposed Manufactured Homes: \_\_\_\_\_ Other (specify): \_\_\_\_\_

**Required Residential Property Line Setbacks:**

Front	Minimum _____	Actual <u>35ft</u>	Comments: <u>We are planning to build a home on a 264 acre tract of land off Jackson Road.</u> <u>Call owner so he can meet you or give you the code for the site.</u> <u>919 345 7975</u>
Rear	_____	<u>379.7</u>	
Closest Side	_____	<u>164.44</u>	
Sidestreet/corner lot	_____	_____	
Nearest Building on same lot	_____	_____	

SPECIFIC DIRECTIONS TO THE PROPERTY FROM LILLINGTON: \_\_\_\_\_

from Lillington, cross Cape Fear River on 401-N  
to Christian Light Road, take a R; continue to  
Jackson Road, take a L; before crossing Christian  
Light Road again turn L at 1121 Jackson Road (gravel  
road in between two fields of winter wheat); fence at

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

James C. Clayton  
Signature of Owner or Owner's Agent

May 9, 2016  
Date

\*\*\*It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.\*\*\*

\*\*This application expires 6 months from the initial date if permits have not been issued\*\*

End field with combination lock. I can meet  
the inspector there.

The property is across the Cape Fear  
River from Raven Rock State Park.



# Harnett County Department of Public Health

## Well Construction Permit Application

If the information in the application for a Well Construction Permit is *falsified, changed, or the site is altered*, then the Well Construction Permit shall become invalid.

### APPLICANT INFORMATION

JACK Clayton (919) 345-7975  
Applicant/Owner Phone Number  
3404 Ridge Road Raleigh NC 27612  
Street Address, City, State, Zip Code

The Applicant must submit a Site Plan. The Site Plan is a map/drawing of the property and must show:

1. existing and/or proposed property lines and easements with dimensions;
2. the location of the facility and appurtenance;
3. the location for the proposed well;
4. the location of existing or proposed sewer lines and/or sewage disposal systems within 100 feet of the proposed well;
5. the location of any existing wells within 100 feet of the property; surface water bodies;
6. above ground and/or underground storage tanks;
7. and any other known sources of contamination within 100 feet of the proposed well site.

The Applicant shall notify the Harnett County Health Director through or by way of the Harnett County Division of Environmental Health if any of the following occur prior to well construction:

1. there is a relocation of the proposed facility;
2. there is a change in the intended use of the facility;
3. there is a need for installing the waste water system in an area other than indicated on the well permit; or
4. there are landscape changed that affect site drainage.

**Contact information: Environmental Health Division - 910-893-7547**

### PROPERTY INFORMATION

#### Proposed use of well

Single-Family  Multifamily  Church  Restaurant  Business  Irrigation

Street Address 1121 Jackson Road Subdivision/Lot # -  
Parcel # Hunk's Grant LLC PIN # 0632-56-8360  
PID 050632 006

#### Directions to the Site

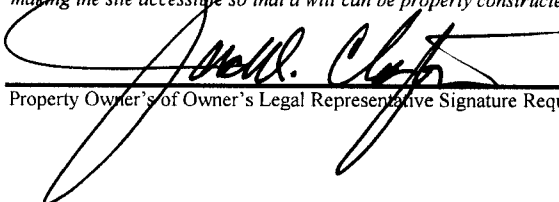
off Intersection of SR #1412 (Christian Light  
Roads SR 1424 (Jackson Road) Buckhorn  
Township

I have thoroughly read and completed this Application and certify that the information provided herein is true, complete and correct to the best of my knowledge and is give in good faith. Representatives of the Harnett County Health Department and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable rules.

*I understand that I am solely responsible for the proper identification and labeling of all property lines, underground utility lines, and making the site accessible so that a will can be properly constructed according to the permit.*

Property Owner's of Owner's Legal Representative Signature Required

Date



9/30/16

## Jennifer Brock

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**From:** jack.clayton@wellsfargo.com  
**Sent:** Monday, September 26, 2016 8:44 AM  
**To:** Jennifer Brock  
**Cc:** jack.clayton@wellsfargo.com  
**Subject:** FW: Septic Tank for Hunter's Grant, LLC @ 1121 Jackson Road for Jack and Mary Clayton

Jennifer, here is the information you requested to go with our County Health Department Application:

1. Check for \$750.00 mailed 9/22/16
2. Dimensions of the house on the down river side of the property. It is 84'10" plus 16'1" for the screened in porch for a total of 100' 11" across the front of the house facing the river. The depth of the house is 44' at its widest point.
3. The type of basement is a stem wall
4. The distance from the house to the downriver side of the property is 260'
5. The elevation of the house is 211'-220'

Jack Clayton  
Executive Vice President  
Regional President  
Wells Fargo  
Piedmont East Region | 150 Fayetteville Street, Suite 600 | Raleigh, NC 27601 Tel 919-881-6447 | Cell 919-345-7975  
jack.clayton@wellsfargo.com

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

NAME: Jack Clayton

APPLICATION #: \_\_\_\_\_

**\*This application to be filled out when applying for a septic system inspection.\***

**County Health Department Application for Improvement Permit and/or Authorization to Construct**

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration)

910-893-7525 option 1

CONFIRMATION # \_\_\_\_\_

**Environmental Health New Septic System** Code 800

- **All property irons must be made visible.** Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
- If property is thickly wooded, Environmental Health requires that you clean out the **undergrowth** to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. **Do not grade property.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**
- After preparing proposed site call the voice permitting system at 910-893-7525 option 1 to schedule and use code **800** (after selecting notification permit if multiple permits exist) for Environmental Health inspection. Please note confirmation number given at end of recording for proof of request.
- Use Click2Gov or IVR to verify results. Once approved, proceed to Central Permitting for permits.

**Environmental Health Existing Tank Inspections** Code 800

- Follow above instructions for placing flags and card on property.
- Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates, and lift lid straight up (*if possible*) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**
- After uncovering **outlet end** call the voice permitting system at 910-893-7525 option 1 & select notification permit if multiple permits, then use code **800** for Environmental Health inspection. Please note confirmation number given at end of recording for proof of request.
- Use Click2Gov or IVR to hear results. Once approved, proceed to Central Permitting for remaining permits.

**SEPTIC**

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- { } Accepted      { } Innovative      { } Conventional      { } Any  
 { } Alternative      { } Other \_\_\_\_\_

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

- { } YES    {  } NO    Does the site contain any Jurisdictional Wetlands?  
 { } YES    {  } NO    Do you plan to have an irrigation system now or in the future?  
 { } YES    {  } NO    Does or will the building contain any drains? Please explain. \_\_\_\_\_  
 { } YES    {  } NO    Are there any existing wells, springs, waterlines or Wastewater Systems on this property?  
 { } YES    {  } NO    Is any wastewater going to be generated on the site other than domestic sewage?  
 { } YES    {  } NO    Is the site subject to approval by any other Public Agency?  
 { } YES    {  } NO    Are there any Easements or Right of Ways on this property?  
 { } YES    {  } NO    Does the site contain any existing water, cable, phone or underground electric lines?  
 If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

**I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.**

Jack Clayton  
PROPERTY OWNERS OR OWNERS LEGAL REPRESENTATIVE SIGNATURE (REQUIRED)

May 9, 2016  
DATE

## Jennifer Brock

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**From:** Jack Clayton <jackclaytonraleigh@gmail.com>  
**Sent:** Sunday, June 05, 2016 7:17 PM  
**To:** Jennifer Brock  
**Cc:** jack.clayton@wellsfargo.com; William Hirsch  
**Subject:** Fwd: Updated settlement statement - Hunter's Grant  
**Attachments:** Amended and Restated Operating Agreement - Hunter's Grant LLC (v1) - blackline.docx

Jennifer, here is our agreement for Hunter's Grant LLC that shows John Linderman And Jack & Mary Clayton own their property jointly. We have our ownership in the Name of Eagle Rock Family LLC.

Bill, can you send Jennifer the Site Plan that has the flood elevations and set back with the house located on the property. I sent in the contour drawing but it was not related to where the location is on the 260 acres of property. Thanks for your help on this so we can get the septic evaluation completed.

Jack Clayton  
Send from my iPad

Begin forwarded message:

**From:** "John Linderman (Avison Young)" <[John.Linderman@avisonyoung.com](mailto:John.Linderman@avisonyoung.com)>  
**Date:** June 3, 2016 at 10:00:47 AM EDT  
**To:** "[jackclaytonraleigh@gmail.com](mailto:jackclaytonraleigh@gmail.com)" <[jackclaytonraleigh@gmail.com](mailto:jackclaytonraleigh@gmail.com)>  
**Subject:** FW: Updated settlement statement - Hunter's Grant

Jack, is this the document you need for Harnett County. We may need to print one and resign just so we each have a copy.

**John B. Linderman, Jr.**  
Principal  
Managing Director  
[john.linderman@avisonyoung.com](mailto:john.linderman@avisonyoung.com)

Avison Young  
5440 Wade Park Boulevard  
Suite 200  
Raleigh, NC 27607, USA

**D** 919.420.1559  
**T** 919.785.3434  
**C** 919.612.3000  
[avisonyoung.com](http://avisonyoung.com)



**AMENDED AND RESTATED OPERATING AGREEMENT  
OF  
HUNTER'S GRANT LLC**

THIS AMENDED AND RESTATED OPERATING AGREEMENT (this "Agreement") of Hunter's Grant LLC (the "Company"), a limited liability company organized pursuant to the North Carolina Limited Liability Company Act, is executed effective as of the 20<sup>th</sup> day of March, 2015, by and among the Company and the Persons executing this Agreement as Members (as defined below).

WHEREAS, the Company and Member John B. Linderman, Jr. previously entered into an Operating Agreement dated as of June 12<sup>th</sup>, 2014 (the "Initial Operating Agreement"); and

WHEREAS, the Members desire to amend and restate the Initial Operating Agreement for the purpose of admitting Eagle Rock Family LLC as a Member of the Company and making other revisions to the Initial Operating Agreement; and

WHEREAS, the execution and delivery of this Agreement will supersede the Initial Operating Agreement and the amendments thereto, which will, from and after the date of this Agreement, be void and of no effect.

**ARTICLE 1  
DEFINITIONS**

1.1 **Definitions.** The following terms used in this Agreement shall have the following meanings (unless otherwise expressly provided herein):

(a) "Act" means the North Carolina Limited Liability Company Act, as the same may be amended from time to time.

(b) "Adjusted Capital Account" means, with respect to a Member, the balance in such Member's Capital Account at the end of the relevant fiscal year, as determined in accordance with Treasury Regulation Section 1.704-1(b)(2)(iv).

(c) "Articles of Organization" means the Articles of Organization of the Company filed with the North Carolina Secretary of State, as amended or restated from time to time.

(d) "Buy-Sell Closing" has the meaning assigned to it in Section 9.6.

(e) "Buy-Sell Event" has the meaning assigned to it in Section 9.1.

(f) "Buy-Sell Notice" has the meaning assigned to it in Section 9.2.

(g) "Capital Account" means for each Member the account established pursuant to Section 8.2 hereof and maintained in accordance with the provisions of this Agreement.

(h) "Capital Contribution" means any contribution to the capital of the Company in cash or property by a Member whenever made.



## Jennifer Brock

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**From:** jack.clayton@wellsfargo.com  
**Sent:** Tuesday, June 14, 2016 1:45 PM  
**To:** hirschnc@nc.rr.com  
**Cc:** Jennifer Brock; jack.clayton@wellsfargo.com  
**Subject:** Site plan for Hunter's Grant LLC at 1121 Jackson Road FV

Bill, I think Jennifer Brock is waiting for the final item which is the site plan that positions the contour map you completed on a survey map that would show the house location as related to the Conservation easement and the flood plan. This would be using a GIS map (?). Basically we need to show the house site is above the flood plane and outside of the 300' conservation easement.

This will allow us to proceed with the septic evaluation.

Thanks for your help on this. I have copied Jennifer on this email and her number is 910-893-7525 #2.

Approved by the Harnett  
County Board of Commissioners  
9-19-16  
Margaret Regina Wheeler  
Clerk

**Board Meeting  
Agenda Item**

MEETING DATE: September 19, 2016

TO: HARNETT COUNTY BOARD OF COMMISSIONERS

SUBJECT: **Public Hearing-Proposed Zoning Hunter's Grant, LLC**

REQUESTED BY: **Mark Locklear, Director of Development Services**

**REQUEST:**

Public Hearing:

Proposed Zoning Change: Case # RZ-16-306

Landowner/Applicant: Hunters Grant, LLC / Benton Dewar, PLS; 0.6 +/- acres (out of a 262 acre tract) Pin # 0632-56-8360; From Conservation to RA-30; Off the Intersection of SR # 1412 (Christian Light Road) & SR # 1424 (Jackson Road); Buckhorn Township.

The Planning Department Staff recommended approval of the request to rezone .64 acres from Conservation to RA-30. Staff concluded it would not have an unreasonable impact on the surrounding community since the proposed site would be outside of any know environmentally sensitive areas.

After a discussion about topography & FEMA floodplain location, as well as questions pertaining to future development, on September 6<sup>th</sup> the Harnett County Planning Board voted unanimously (5-0) to recommend approval of this Rezoning application.

The Planning Board also asked staff to explore opportunities for different options to determine the Conservation boundary to ensure they are correct and that the best available data is being used.

**FINANCE OFFICER'S RECOMMENDATION:**

*Elmore  
Springle  
4-0*

**COUNTY MANAGER'S RECOMMENDATION:**