Town of Clayton
Town Council Regular Meeting Agenda
Tuesday, September 2, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

THE PUBLIC MAY VIEW THE LIVE COUNCIL MEETING ON THE TOWN'S YOUTUBE CHANNEL:
https://www.youtube.com/TownofClaytonNC

NO WEAPONS ALLOWED INSIDE COUNCIL CHAMBERS.

1. CALL TO ORDER

a. Call to Order
b. Pledge of Allegiance
c. Invocation

2. ADJUSTMENT OF THE AGENDA

a. **POTENTIAL ACTION:** Adopt or Adjust the Agenda

3. CONSENT AGENDA

a. Minutes
- August 4, 2025 - Regular Session
- August 18, 2025 - Regular Session

Presenter: Heidi Holland, Town Clerk
August 4, 2025 - Regular Session
August 18, 2025 - Regular Session

b. Special Event Road Closures - Fall 2025 Events
Presenter: Amy Shearin, Community Engagement Coordinator
Resolution #2025-84

c. Water & Sewer Fund Budget Amendment - Nitrogen Capacity Purchase
Presenter: Joshua Baird, PE, Water Resources Director
Ordinance #2025-09-06

d. Resolution to Approve Agreement for Purchase of Nitrogen Allocation
Presenter: Joshua Baird, PE, Water Resources Director
Resolution #2025-83

e. Resolution To Accept Streets into The Town of Clayton Street System for Maintenance – One Year Warranty - Carolina Overlook Phase 1 F, G, K
(Continued from the August 18, 2025 Meeting)
Presenter: Daniel Buckman, Engineering Technician
Resolution #2025-46

POTENTIAL ACTION: Adoption of Consent Agenda as Presented

4. ADMINISTRATIVE ITEMS

a. Clayton 4U
- Applying for Advisory Boards

Presenter: Nathanael Shelton, Communication Director

b. Proposed Pedestrian Safety Infrastructure Improvements Near Schools
Presenter: Courtney Tanner, Deputy Town Manager

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. National IT Professionals Day Proclamation
Presenter: Council Member Archer to Present to IT Department
National IT Professionals Day Proclamation

b. Constitution Week Proclamation
Presenter: Council Member Casey to Present to the Smith-Bryan Chapter, National Society Daughters of the American Revolution
Constitution Week Proclamation

c. Pavement Condition Survey and Street Maintenance Program
Presenters: Tim Robbins, Public Works Director and Steve Lander, WithersRavenel
Pavement Condition Survey and Street Maintenance Program

POTENTIAL ACTION: Informational Only

6. PUBLIC HEARINGS

a. 2025-40-ANX Clayton Village Center Annexation
Presenter: Audrey Duchesne, Senior Planner
2025-40-ANX Clayton Village Center Annexation

POTENTIAL ACTION: Adoption of Ordinance #2025-09-01

b. 2025-34-CZM Clayton Village Center Conditional Rezoning, Major Modification
Presenter: Audrey Duchesne, Senior Planner
2025-34-CZM Clayton Village Center Conditional Rezoning, Major Modification

POTENTIAL ACTION: Adoption of Ordinance #2025-09-03 and Consistency and Reasonableness Statement

c. 2025-10-CZM Clayton Mixed Use (Dominium) Conditional Rezoning
(Continued from the August 18, 2025 Meeting)
Presenter: Conrad Olmedo, Planning Director
2025-10-CZM Clayton Mixed Use (Dominium) Conditional Rezoning

POTENTIAL ACTION: Adoption of Ordinance #2025-09-02 and Consistency and Reasonableness Statement

d. 2025-53-RZ Clayton North PSC Conventional Rezoning
Presenter: Robert Tate, Senior Planner
2025-53-RZ Clayton North PSC Conventional Rezoning

POTENTIAL ACTION: Adoption of Ordinance #2025-09-04 and Consistency and Reasonableness Statement

e. 2025-52-RZ Clayton Southwest PSC Conventional Rezoning
Presenter: Robert Tate, Senior Planner
2025-52-RZ Clayton Southwest PSC Conventional Rezoning

POTENTIAL ACTION: Adoption of Ordinance #2025-09-05 and Consistency and Reasonableness Statement

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

9. NEW BUSINESS

10. STAFF REPORTS

a. Town Manager

b. Town Attorney

c. Town Clerk

d. Other Staff

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

b. Council Comments

12. CLOSED SESSION

a.
- To Discuss Legal Matter in Accordance with NC GS 143-318.11 (a)(3)
- To Discuss Purchasing of Real Property in Accordance with NC GS 143-318.11(a)(5)

POTENTIAL ACTION: Motion to Go Into Closed Session

POTENTIAL ACTION: Motion to Return To Open Session

13. ADJOURNMENT

a. Adjourn

POTENTIAL ACTION: Motion To Adjourn

INFORMATION FOR THE PUBLIC

3. CONSENT AGENDA

Items on the consent agenda are considered routine in nature or have been thoroughly discussed at previous meetings. Any member of the Council may request to have an item removed from the consent agenda for further discussion.

7. QUASI-JUDICIAL HEARING

A quasi-judicial hearing resembles a court trial where testimony is presented. Citizens may give testimony in a quasi-judicial hearing after they have taken an oath. Town Council acts like a court of law and receives only sworn testimony and other credible evidence. In addition, the Town Council must make findings of fact based upon the evidence presented. The Town Council refrains from "ex parte communication" about these cases, as the Town Council must make a decision based solely on the evidence presented at the hearing itself. Staff is available to assist with inquiries from citizens.

11. OTHER BUSINESS – INFORMAL DISCUSSION & PUBLIC COMMENT

RULES FOR PERSONS ADDRESSING TOWN COUNCIL

- During public hearings and public comment periods, each speaker will identify him/herself by giving his or her name and place of residence.
- Each speaker will be limited to speaking one time on any topic. When you are finished speaking, please step away from the podium and be seated.
- Each speaker will be limited to three (3) minutes and each group's representative will be limited to a maximum of five (5) total minutes. Each group is encouraged to designate a single spokesperson for their group.

Town of Clayton
Town Council Regular Meeting Minutes
Monday, August 4, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Council Present:
Mayor Jody McLeod
Mayor Pro Tem Michael Sims
Council Member Andria Archer
Council Member Ruth Anderson
Council Member Gretchen Williams

Council Absent:
Council Member Porter Casey

Staff Present:
Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Heidi Holland, Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
Courtney Tanner, Deputy Town Manager
Greg Tart, Police Chief
David Ranes, Fire Chief
Robert McKie, Jr., Finance Director
Nathanael Shelton, Communication Director
Conrad Olmedo, Planning Director
Ann Game, Customer Service Director
Joe Stallings, Economic Development & Government Affairs Director

1. CALL TO ORDER

a. Call to Order

Mayor McLeod called the meeting to order at 6:00 p.m.

b. Pledge of Allegiance

Mayor McLeod led the Pledge of Allegiance.

c. Invocation

Mayor McLeod provided the Invocation.

2. ADJUSTMENT OF THE AGENDA

a. Mr. Cappola amended the agenda to add a closed session to discuss Purchase of Real Property in Accordance with NC GS 143-318.11(a)(5)

Adopt or Adjust the Agenda

RESULT:	**CARRIED 4-0**
MOVER:	Michael Sims

SECONDER:	Gretchen Williams
YES:	Michael Sims, Andria Archer, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Porter Casey

3. CONSENT AGENDA

a. Minutes
- July 21, 2025 - Closed Session

Presenter: Heidi Holland, Town Clerk

b. Resolution To Accept Public Utilities into The Town of Clayton Public Utility System for Maintenance – Walk at East Village Phase 4A & 4B
Presenter: Brant Lewis, Engineering Technician

c. Certification of Sufficiency by Clerk: 2024-77-ANX Coulan Co. LLC
Presenter: Heidi Holland, Town Clerk

d. Resolution to Schedule the Public Hearing for 2024-77-ANX: Coulan Company Annexation
Presenter: Robert Tate, AICP, Senior Planner

e. Resolution Designating a Temporary Acting Clerk for the Town of Clayton
Presenter: Heidi Holland, Town Clerk

f. Resolution Granting Wastewater Treatment Capacity 2024-146-SP-CD: Planet Fitness
Presenter: Michael Worner, Engineering Tech. II

g. Resolution Directing the Clerk to Certify Sufficiency: 2025-40-ANX Clayton Village Center
Presenter: Haley Downey, Assistant Planning Director

h. Resolution Granting Town Manager to Negotiate Terms for MOU for SRO Program
Presenter: Heidi Holland, Town Clerk

i. MOU for SRO (School Resource Officer) Program
Presenter: Shaun Mizell, Procurement, Contracts and MWBE Manager

j. Easement Request - 886 John Street
Presenter: Heidi Holland, Town Clerk

k. Novo Nordisk Confined Space Rescue Agreement, Amendment No. 1
Presenter: Shaun Mizell, Procurement, Contracts and MWBE Manager

Adoption of Consent Agenda as Presented

RESULT:	**CARRIED 4-0**
MOVER:	Michael Sims
SECONDER:	Andria Archer

YES:	Michael Sims, Andria Archer, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Porter Casey

4. ADMINISTRATIVE ITEMS

a. Clayton 4U
- Stormwater

Presenter: Nathanael Shelton, Communication Director

Tonight's episode features stormwater to provide the public with a basic understanding of what that concept is.

b. Energy Audits
Presenter: Ann Game, Utility Billing Director

Ms. Game provided an update on the Energy Audit Program held the week of July 23–27, 2025. A total of 25 audit slots were available, with 24 successfully completed. The average age of the homes inspected was 9 years, and the average size was approximately 1,600 square feet. Each home was rated based on energy efficiency as average, great, and below average. 18 homes were scored above average, 3 great, and 3 below average. All participants received a comprehensive written report. One of the 3 participants that received below average has taken advantage of the Town's energy loan program to move forward with improvements.

Recommendations from the auditors included routine maintenance/changing filters, setting thermostats at 68 for heating and 75-78 for cooling, insulating the hot water heater, adding insulation in attics/crawlspaces, replacing worn weatherstripping, and ensuring connection of return to floor.

An online survey was sent to all participants, the feedback received was positive. Another week of Energy Audits would be available in the fall. Participation is open to both homeowners and renters; however, if the participant is a renter, the homeowner must be informed of the audit and will receive a copy of the final report.

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. NC811 Day Proclamation
Presenter: Mayor Pro Tem Sims to Present to Locators

Mayor Pro Tem Sims read the proclamation into the record.

b. Commemorating NCEMPA's Final Debt Service Payment to Duke Energy
Presenter: Ann Game, Utility Billing Director

Ms. Game stated last week she attended the North Carolina Eastern Municipal Power Agency's board meeting. Part of that meeting was to celebrate the retiring of some debt. In 1982, NCEMPA issued $3.2 billion in debt to purchase power plant ownership shares to meet its members' power supply needs. In July 2015, NCEMPA completed a $1.2 billion sale of their generating assets back to Duke Energy. As of July 31st of this year, the final debt payment was made and we are debt free. The Town received a copy of a resolution from the ElectriCities Board of Directors commemorating the power agency's final payment. She presented this to Mayor McLeod.

c. Entry-Level Driver Training CDL Certification Recognition
Presenter: Jerome Parker, Safety Officer

Mr. Parker provided background on the process for obtaining a Commercial Driver's License (CDL) and the Town's efforts to train employees in-house. In February 2022, new federal regulations were implemented requiring individuals seeking a Class A or Class B CDL to complete Entry-Level Driver Training (ELDT) through a certified training school.

In June 2024, the Town received official approval from the Federal Motor Carrier Safety Administration (FMCSA) to operate as a private training facility. This designation allows the Town to provide in-house training and certify its employees for CDL licensure.

The program consists of two components, Theory Training which includes both classroom instruction and online coursework covering 30 required topics, followed by a final exam. The cost for this portion is $69. The second component is Behind-the-Wheel Training. After passing the theory test and receiving a permit from the DMV, trainees complete ride-alongs with one of the Town's CDL-certified drivers. Once the trainer deems the employee ready, the employee schedules a skills test at the DMV to complete the licensing process.

Mr. Parker noted that this in-house program offers several benefits, including a cost savings of approximately $4,500 per employee, more than $22,000 saved this year alone in registration fees, reduced workforce disruption, as training occurs on-site and on schedule, and an estimated total savings of over $67,500 in the first year of the program

Mr. Parker recognized and congratulated the following employees who have successfully completed the program: Joshua Heller, Landon Gilbert, Johnathon Whaley, Craven Bailey, and Cullen Little. He also noted that Conner Norris and Jayime Blair are currently enrolled, with an additional 6–8 employees expected to begin training in the coming weeks.

Mr. Parker expressed his appreciation to Kenny Saunders, Michael Bleau, and Dylan Carroll for their contributions and support in conducting the driving training.

6. PUBLIC HEARINGS

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

9. NEW BUSINESS

10. STAFF REPORTS

a. Town Manager

Mr. Cappola thanked Mr. Parker for this big accomplishment. A lot of positions in the Town, a CDL is a necessity. He stated this is an opportunity from a recruiting perspective. He mentioned the past 10 days have been very hot and the potential bills may be higher on the next billing cycle.

He stated Council Member Casey had a death in the family and would be out for some time. Mayor McLeod stated our thoughts and prayers are with his family.

b. Town Attorney

c. Town Clerk

d. Other Staff

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

John Scarpa, Clayton resident, asked about a development. When tax rate was set, does a new development add to the tax base and if it does, does it pay for itself or does it cost us additional monies in terms of fire, police, water. Is one of the considerations that Council takes effect on the tax base? Mr. Cappola we are working with a consultant to get a cost service study to get the information Mr. Scarpa asked for. As rooftops come on, they do add to the tax base but the demand for services that they put, that's the question we want to answer. From a municipality standpoint, we provide pretty much every service you can imagine outside of gas utility. That consultant would take all our data to get an understanding of what a typical residential property puts in terms of demand on services. From other studies observed, the rooftops typically put a higher demand than the dollars they bring in from additional revenues; non-residential is typically where the difference is made up. We have tried hard over the past few years to attract more non-residential, commercial, and industrial to help balance that tax scroll.

b. Council Comments

12. CLOSED SESSION

a. Discuss Purchase of Real Property in Accordance with NC GS 143-318.11(a)(5)

Motion To Go Into Closed Session

RESULT:	**CARRIED 4-0**
MOVER:	Michael Sims
SECONDER:	Andria Archer
YES:	Michael Sims, Andria Archer, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Porter Casey

Motion To Return To Open Session

RESULT:	**CARRIED 4-0**
MOVER:	Andria Archer
SECONDER:	Michael Sims
YES:	Michael Sims, Andria Archer, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Porter Casey

Motion was amended when returned to Open Session to include a Closed Session to discuss Economic Development in Accordance with NC GS 143-318.11(a)(4)

RESULT:	**CARRIED 4-0**
MOVER:	Andria Archer
SECONDER:	Michael Sims
YES:	Michael Sims, Andria Archer, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Porter Casey

13. ADJOURNMENT

a. Adjourn

With nothing further, the meeting was adjourned at 7:33 p.m.

Motion To Adjourn

RESULT:	**CARRIED 4-0**
MOVER:	Michael Sims
SECONDER:	Gretchen Williams
YES:	Michael Sims, Andria Archer, Ruth Anderson, and Gretchen

	Williams
NO:	None
ABSENT:	Porter Casey

Duly adopted by the Town Council this 2nd day of September 2025 while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, MMC, NCCMC
Town Clerk

Town of Clayton
Town Council Regular Meeting Minutes
Monday, August 18, 2025 at 6:00 PM
Council Chambers, Town Hall
111 E. Second Street

Council Present:
Mayor Jody McLeod
Mayor Pro Tem Michael Sims
Council Member Porter Casey
Council Member Ruth Anderson
Council Member Gretchen Williams

Council Absent:
Council Member Andria Archer

Staff Present:
Rich Cappola, Town Manager
Jim Cauley, Town Attorney
Michelle Snyder, Acting Town Clerk
Dolores Gill, Deputy Town Manager
Lee Barbee, Deputy Town Manager
Courtney Tanner, Deputy Town Manager
Greg Tart, Police Chief
David Ranes, Fire Chief
Robert McKie, Jr., Finance Director
Nathanael Shelton, Communication Director
Conrad Olmedo, Planning Director
Haley Downey, Assistant Planning Director
Joe Stallings, Economic Development & Government Affairs Director
Michael Tatum, Fire Marshal
Jose Perez, Building Codes Inspector II

1. CALL TO ORDER

a. Call to Order

Mayor McLeod called the meeting to order at 6:00 p.m.

b. Pledge of Allegiance

Mayor McLeod provided the Pledge of Allegiance.

c. Invocation

Mayor McLeod led the Invocation.

2. ADJUSTMENT OF THE AGENDA

a.

Adopt or Adjust the Agenda

RESULT:	**CARRIED 4-0**
MOVER:	Michael Sims

SECONDER:	Gretchen Williams
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

3. CONSENT AGENDA

a. Minutes
- July 21, 2025 - Work Session
- July 21, 2025 - Regular Session
- August 4, 2025 - Work Session
- August 4, 2025 - Closed Session

Presenter: Michelle Snyder, Acting Town Clerk

b. Certification of Sufficiency by the Clerk: 2025-40-ANX Clayton Village Center
Presenter: Heidi Holland, Town Clerk

c. Resolution to Set Public Hearing 2025-40-ANX Clayton Village Center Annexation
Presenter: Haley Downey, AICP, CZO, Assistant Planning Director

d. Resolution To Accept Streets into The Town of Clayton Street System for Maintenance – One Year Warranty - Carolina Overlook Phase 1 F, G, K
REMOVED FROM CONSENT AND MOVED TO A SEPARATE ITEM ON THE AGENDA FOR DISCUSSION.
Presenter: Daniel Buckman, Engineering Technician

e. Resolution To Accept Streets into The Town of Clayton Street System for Maintenance – One-Year Warranty - Carolina Overlook Phases 1A, 1B, 1C, 1D, 1E, 1J & 1I
Presenter: Daniel Buckman, Engineering Technician

f. Recommendation for Advisory Board Member Removal
Presenter: Heidi Holland, Town Clerk

g. Amendment to the Code of Ordinances, Chapter 95 Fire Prevention Update
Presenter: Michael Tatum, Fire Marshal

Council Member Casey motioned to remove item 3d. off the consent agenda and move on the agenda as a separate item for conversation.

RESULT:	**CARRIED 4-0**
MOVER:	Porter Casey
SECONDER:	Ruth Anderson
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

4. ADMINISTRATIVE ITEMS

a. Clayton4U

- Back to School Safety

Presenter: Nathanael Shelton, Communication Director

Tonight's video focused on back to school safety.

5. INTRODUCTIONS AND SPECIAL PRESENTATIONS

a. NC Eastern District Inspector of the Year
Presenter: Rich Cappola, Town Manager

Mr. Cappola recognized inspector Jose Perez, for being honored by the NC Mechanical Association as the NC Eastern District Inspector of the Year. Mr. Perez has been with the Town for about a decade; in the Inspections Department for the past 8 years. Provided was history of Mr. Perez's experience with the town. He is a level 3 across the board in all trades including fire, which is a big accomplishment. Mr. Cappola thanked Mr. Perez for his commitment over the years to the Town. Mr. Perez stated the Town's group of inspectors take pride in what they do. He thanked all for this opportunity. Council thanked Mr. Perez for his dedication and commitment to the Town and the citizens.

b. Building and Code Staff Appreciation Day Proclamation
Presenter: Mayor McLeod to Present to Inspections Department

Mayor McLeod read the proclamation into the record and presented it to the Inspections Department.

6. PUBLIC HEARINGS

a. 2025-10-CZM Dominium Clayton Mixed Use Conditional Rezoning
Presenter: Conrad Olmedo, Planning Director

Mr. Olmedo requested to open the public hearing and have it continued to the September 2, 2025 meeting. This would give the applicants an opportunity to hold a virtual neighborhood meeting on Wednesday, August 27, 2025 at 6:00 p.m. The applicant is present and had flyers to distribute to the members of the community that are present tonight.

Mayor McLeod opened the public hearing.

Motion to Open the Public Hearing and Continue it to the September 2, 2025 meeting.

RESULT:	**CARRIED 4-0**
MOVER:	Michael Sims

SECONDER:	Ruth Anderson
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

b. 2025-23-CZM Heavner Property Conditional Rezoning
Presenter: Haley Downey, AICP, CZO, Assistant Planning Director

Ms. Downey stated this is a request to rezone two parcels from Corridor Commercial District (CRM) and Residential Large Lot (RLL) to Conditional Zoning Commercial (CZC). The properties in total are 74.08 acres, located off Clayton Blvd, east of Financial Drive/Town Center Blvd; there is a connection to Lightfoot Drive to the southeast and are currently vacant undeveloped. Shared was an aerial map showing the location of the three public notice signs that were placed.

The applicant did submit a concept plan, if approved tonight, this plan along with any conditions would run with the approval and would be recorded at the Register of Deeds. The lighter shade of pink on the concept plan shows the commercial components, about 51 acres, and the darker shade of pink is the multi-family component, approximately 16 acres. This is limited to 12 units per acre for development for multi-family components. The red dash line shows a general circulation pattern to be finalized at site plan and construction drawing review. Perimeter buffers are shown along the project boundaries; along the neighborhood to the south and east is a proposal for a 40’ perimeter buffer. To the eastern undeveloped property is a proposal of a 20’ buffer; to the west is a proposal for 10’ buffers. Also being proposed are two storm water ponds on the site which would be designed at construction drawing review and approved through the storm water ordinance. Various cross access connections are also being proposed; to the west it is being proposed to connect into Scholar Drive at Johnston Charter Academy; into Financial Drive through Town Centre Boulevard; into the undeveloped corner parcel at Clayton Boulevard and Financial Drive, which is currently under review for the future ABC Store. Additionally, they are proposing a substrate to the east of the undeveloped property and to the south into the Dogwood Forest neighborhood on Lightfoot Drive, they are proposing limited access for emergency services. Three access points on Clayton Boulevard are being proposed.

A traffic study was required with this application. There is an anticipated buildout date of 2030 with a 2% growth rate, both reviewed by NCDOT and the Town’s consultant; NCDOTs required improvements were included in the agenda packet and outlined in the conditions. Any changes in the intensities or densities in this plan would be subject to amendments to the TIA as needed to be determined at site plan.

These parcels are designated as high density residential in the Town's growth plan with an overlay of community center which does envision a mixture of non-residential and multi-family development, which is what is being proposed tonight. This is consistent with the Comp Plan and the Comp Plan's density of 12 units per acre.

There are 37 conditions of approval proposed. Ms. Downey shared staff highlights of these conditions, which are included in the agenda packet. Today, the applicant proposed a new condition not included in the agenda packet but is included in the presentation, condition #37, which would clarify the cross-access from this parcel to sub street of Lightfoot Drive which would be for emergency services only with the final design at site plan construction drawing to eliminate any through traffic.

Should this be approved tonight, the concept plan and associated conditions would run with the land. The Planning department is recommending approval with conditions consistent with the 2045 Comprehensive Growth Plan and at the July 28, 2025 Planning Board meeting, the board recommended approval with conditions consistent with the 2045 Comprehensive Growth Plan.

Council Member Casey asked if the stormwater pond is a dry or wet pond, Ms. Downey stated it is a wet pond. He asked for more details on the emergency access. Michael Tatum, Fire Marshal, stated the cross connection would need to comply with the minimum fire code requirements for access regarding the weight the access could hold for fire trucks to access and then security for the knoxbox for access emergency use only. This would not limit foot traffic, only vehicular traffic. Council Member Casey asked what type of gate would be used; Mr. Tatum swinging or sliding would be acceptable. The type would be at the discretion of the applicant. Council Member Casey asked if these would be paved or unpaved roads; Mr. Tatum stated they were typically paved asphalt or concrete but there are exceptions as long as they meet the weight rating.

Mayor Pro Tem Sims asked to see the map showing the emergency road, this was shared on the concept plan map. He also asked to see the traffic report. Council Member Casey asked if a No Trespassing sign would be allowed at the fire access; would that be the discretion of the applicant or the community; Ms. Downey stated she believed it would be fine to put that sign up. It was stated this is a private road for the development. She stated the connection is a UDO requirement to connect to existing sub street; hearing neighborhood concerns of not wanting through traffic, that is how staff came up with the fire emergency services access only.

The applicant, Tom Lowell with CASTO, was present and spoke highly of Town staff. Shared was the history of CASTO, a full-service real estate company. He shared details of other CASTO projects.
The property discussed tonight has about 50' of topography from front to back.

Wetland and stream buffers were discovered on the property, which have been confirmed by the State. These situations have been worked around to try to minimize any impact to them. Stormwater ponds are located strategically to try to help buffer from this development from the adjacent property as much as possible; 40’ buffers have been provided along the perimeter. He did state the existing ABC property is not part of this project.

Two community meetings were held, the last one being August 6, 2025 where the project was discussed and where it has evolved from and to. Out of these meetings, there are about three concerns. The first concern is the connection of Lightfoot and how that functions and restricts access to the development running through the neighborhood. The developers have committed to the concept plan and now even further with a written condition about the emergency access only. They would work with staff to create a design of that, which would be gated with a knoxbox, which means the Fire Department has the keys. Materials used to make this less visible could be grass pavers, which is a type of concrete paver with grass growing through to hide it; this would be subject to review and approval by staff.

Second concern is traffic on Hwy 70. The traffic study has been approved by DOT and Town staff. The third concern is the buffers along Lightwood Drive. The developers have tried to work through a 40’ buffer, which is a Type B opaque buffer based on the plantings that would occur there. Concerns were heard about the visual and safety concerns about the commercial component possibly wandering into the neighborhood. Mr. Lowell stated the 40’ buffer includes four upper story trees, eight understory trees, and 35 shrubs across for every 100’ of length of that buffer.

The code requires a mix of types of plants; they are committed to all evergreens to help prevent anybody who might cross through. Surveys are being done to look at places along the perimeter where the vegetation may be thick enough that it meets either component of the required buffer zone. He stated if retaining walls need to be built, they would be willing to do that.

Mr. Lowell stated primarily all road improvements are along US70, with some on Financial Drive, the extension of Town Centre Drive and Scholar Drive. The US70 improvements include a continuous right turn lane across the frontage and goes across the proposed ABC Store; Access A (West Entrance) is a right-in/right-out; Access B (Main Entrance) would be at the existing ABC Store and would be a full signalized intersection (through cut intersection) which means it restricts the movements from Gateway Drive to the this development; and Access C (East Entrance) would be a signalized left-in/right-in/right-out.

A left turn lane would be added on Financial Drive into Town Centre Boulevard, extending Town Centre Boulevard and Scholar Drive into the property. He stated he believes adding the proposed signals in between the signal at Walmart

and Shotwell would create some additional gaps in the traffic flow which should help Fernwood Drive, in and out.

Shared were architectural concepts and illustrative concept plan, which are included in the agenda packet. He highlighted the two ponds, the buffering of the adjacent neighborhood, and discussed parking on the perimeter. He stated along the front there are a lot of sit down, quick service type uses, anchor retail, shops, and multi-family to the back.

There are hard deadlines on this project. He expects to begin next spring and on a two and a half to three-year completion cycle. Off-site improvements would be completed with the first opening, on-site infrastructure completed at the same time.

He spoke about the economic impact to the community. Things that could be easily quantified are property and sales taxes. The property tax is looked at from the perspective of what the construction costs and land costs and then evaluate what the typical appraisal is based on that. Based on current tax rates, he stated there would be about $1.9M of tax benefits to Clayton and Johnston County, with approximately $800,000 coming directly to Clayton. The property is in Johnston County and would have to be annexed.

Based on averages, sales tax impact is expected to be around $200M annually. Based on the sales tax rate of 6.75% that equals about $13.5M on an annual basis.

Council Member Casey asked if the applicant would be willing to do a double silt fence to help with any erosion concerns; Mr. Lowell stated that has been included as a condition. Council Member Casey stated on the site plan there are a lot of trees in the parking lot; Mr. Lowell stated this is a conceptual plan, as it is worked through that would be looked at on how to comply with the UDO and other tenant specific requirements. Council Member Casey asked regarding the apartments, would they be interior or exterior corridor; Mr. Lowell stated that has not been determined yet but are not sure they would be interior corridor. Either way it would still be an upper range of quality.

Council Member Casey asked how the current centers are policed? Mr. Lowell stated that depends, as we get through the property management valuation. They have centers that don't have private security and some do. That would be looked at down the road and would be decided how to accommodate if there is a need.

Council Member Anderson asked to see the map showing the apartments. She asked if there was a trash removal plan. Mr. Lowell stated for the multi-family they would probably have a centralized location. The large anchor retailers usually have it around their loading docks, same with some of the junior anchors.

For the smaller buildings, they would have their own and may be close to the building or maybe in their parking lots. Each entity would be responsible for their own hauling. She stated she is excited about the plantings for the buffers, but she wanted to clarify that Mr. Lowell mentioned there are some areas that had natural vegetation already, and that would be left alone. Mr. Lowell stated yes, they are doing some tree surveys to evaluate whether some of the upper story trees meet the requirements. He said they may have to plant some shrubs and may have to supplement with some understory trees and maybe upper story trees. The southern boundary would be left natural at the property owner's request.

Council Member Casey asked if this was under the new UDO, Ms. Downey stated yes. He stated in the new UDO provisions were made regarding light pollution and low light amenities.

Traffic engineer Travis Fluitt with Kimley-Horn was present. Council Member Casey stated, the 2% traffic count is hard for him to understand and get the logic behind the traffic count increase and being able to turn left going into Raleigh, how would that be handled with only right turns out of the development? Mr. Fluitt showed a layout of the entrances. The through-cut (Access B) would allow citizens to turn left to go west toward Raleigh. The current configuration of that intersection is left turns only from the main line onto the side streets, but they are proposing to reconfigure that to this through cut condition to allows lefts. There would be two lanes to turn left out of the development and two lanes to turn toward Clayton. Council Member Casey asked if there was the ability to turn left currently at the Walmart shopping center; how easily accessible is this site going to be to that additional stoplight. Mr. Fluitt stated traffic would be able to access to get out through the shopping center out across Financial to get through and out by the signal at Walmart. Access B intersection is projected to operate at level of service B in the morning and level service C in the afternoon.

Council Member Casey asked about the logic behind the 2% traffic count. Mr. Fluitt stated traditionally they look at historic growth rates in traffic on the roadways; population growth doesn't necessarily translate into vehicular growth in traffic. The number was arrived at in coordination with Town staff and NCDOT staff based on historic trends.

Mayor Pro Tem Sims asked for an explanation of level services grades. Mr. Fluitt stated they measure delays and try to simplify by grading it level of service A, B, C, or D. A is the lowest amount of delay per vehicle, generally about 0 to 10 seconds per vehicle at the intersection, B is more like 10 to 20 vehicles, C is 20 to 35 vehicles and so on. Level of service A through D are considered acceptable, E is in an unacceptable range, and F is unacceptable. Mayor Pro Tem Sims asked Mr. Fluitt through the Walmart light to the Shotwell light, does he know during high peak what the current volume is? Mr. Fluitt stated in front of the ABC Store, the peak hour two-way volume is almost 3,000 vehicles in the

peak hour, for both AM (between 7-9) and PM (between 4-6). Mr. Fluitt stated there would be a 2% per year increase in the traffic number is the projected background traffic. He went into detail on how to achieve that number. Mayor Pro Tem Sims asked when these lights are added, what does that add in between Access B to C. Mr. Fluitt stated at full buildout, that volume would increase from 3,000 to 3,600/3,700 vehicles.

Council Member Anderson spoke about the entrance at Dogwood being a problem getting in and out, especially at peak times. She asked Mr. Fluitt what he anticipated these signal lights and delays to do to that entrance. She stated it makes sense to her these two lights would create some delays; Mr. Fluitt stated it should create gaps in the traffic.

Mayor McLeod stated this has been noted as a public hearing and opened the hearing for anyone who wished to speak.

Bill Brewer, 744 Lightfoot Drive, stated he would like to be assured that his quality of life is protected. Based on the neighborhood meetings and the Planning Board meeting, he feels like the quality of life is not being protected. He spoke about his experiences at the neighborhood meetings with Mr. Lowell. He is asking the buffer to remain in some form to protect the community more than 40'. He stated he is not against the plan but wants to be sure Dogwood Forest is protected. He spoke about his concern of retention ponds being sufficient to handle water from new subdivisions. He also spoke of his concerns about traffic. He stated he was told 25 years ago Lightfoot Drive would never be open. He stated he would like Dogwood Forest to remain a one access in and one access out. He is asking Council to take into consideration everything past boards have done to protect that.

Art Mercer, 741 Lightfoot Drive, spoke on past rezonings where there was an agreement to a regional separation between Dogwood Forest and the planned Heavner development, with some discussions the separation being from 300' to 500', then 100' and was adopted at 125'. He stated the current zoning map for the involved parcels shows an area boarding Dogwood Forest zoned Residential Large Lot. He stated this protective zoning strategy has been in place since October 17, 2006 and the residents of Dogwood Forest see this as a promise kept by the Town. He questioned why staff was not able to provide the developer and the Planning Board this background of the 125' shown on the zoning map. Shared were excerpts of past minute sharing this history.

Matthew Wood, 736 Lightfoot Drive, shared his concerns about how close the retail stores would be to his fence and the noise and air pollution that would come with the building of this project. He suggested putting a berm up as a buffer. The idea that this would mitigate traffic is ridiculous. He asked to save some of the trees and get more police out there on Hwy 70.

Bill Williams, 1015 Mulberry Road in Dogwood Forest, spoke about his concern of noise pollution from the heavy equipment.

Kimberly Perez, 780 Lightfoot Drive, stated her house is located between the development and Little Creek. She shared her concerns of the storm water management and the runoff from the 75-acre development that would be emptying into two large retention ponds that are directly adjacent and uphill from her property. After multiple meetings with the developers' agents, she had yet to be told how any excess storm water would be channeled from the property to lower lying areas. She has requested as a condition of zoning variance that all data and design regarding storm water runoff be made public so they could be reviewed. She asked the developers to provide clear definitive plans as to how this project would distribute and safely disperse any excess unexpected storm water.

Joanna Larry, 733 Lightfoot Drive, asked if Council had the letter that was emailed last Thursday, Council stated yes. This letter represents the community of about 50 homes; 30 homes signed the letter. The letter stated they are not against the development, but they are requesting it be conditioned in compliance with the conditions adopted by Council on October 17, 2006 and would like the 125' natural buffer to be maintained.

David Outlaw, 724 Lightfoot Drive, stated on the site map he has the property in the corner that has the 200' on the west side and then cuts over to the fire emergency access gate. He would be getting hit by the buffer twice. Dogwood Forest is not against the development; he would like the buffer to be more than 40'.

Nick Perez, 780 Lightfoot Drive, stated when they met with CASTO, he emphasized the fact in order to feel safe and secure, they would like to have a physical barrier between the development and the subdivision. There was discussion on a fence, wall, or berm and agreed by CASTO that that could be a consideration. He stated he had emailed Council today regarding the benefits of fences between commercial and residential subdivisions. There was discussion between CASTO of adding more evergreen plantings to create more of a year-round barrier to the border. He is requesting this be a requirement of conditional variance to the zoning. He spoke about fencing for the retention ponds for liability reasons and requested the remaining linear border footage be filled in with either an 8' chain link fence, heavy commercial grade, or 10' vegetated berm.

Dan Shaw, 728 Lightfoot Drive, spoke about the 125' buffer that was adopted by Council in October 2006. He requested the Town maintains the 125' buffer. He would like to add a few conditions to ensure any required connection to Lightfoot Drive is closed to both construction and public access; enforce defined construction hours; and required traffic improvements are paced with

construction milestones in order to mitigate any further traffic issues.

Mayor McLeod asked if anyone else wished to speak to add something to the record that has not already been stated? He asked those here representing the Dogwood Forest community to please stand. He asked if anyone else wished to speak. With no one else wishing to speak, the public hearing was closed and turned over to Council for deliberation. Mayor McLeod thanked the citizens for the level of professionalism and the sense of community that has been expressed tonight; the method by which the citizens came to conduct business tonight has not gone unnoticed.

Council Member Casey asked regarding the storm water design plans, those are public but just have not got to that stage? Ms. Downey stated yes, once they submit site plan and construction drawings, they would be public record and available through a public record request. He asked how the storm water plans and designs are vetted? Ms. Downey stated they are reviewed by the technical review committee in accordance with the Town's storm water ordinance and the state requirements to ensure compliance.
Council Member Casey asked the applicant if he could speak to the construction entrance. Mr. Lowell stated they do not have all the design plans yet but in the process. The first choice of entrance would be off 70 or Clayton Boulevard, possibly at Access A or potentially through Town Centre and that may change as the process is evaluated. He stated it would not go through Dogwood Forest.

Council Member Casey stated he is perplexed by the 125' buffer. Attorney Cauley stated he reviewed the October 17, 2006 minutes and what he got from that was it was not a buffer in the sense of the property was obligated to remain as a buffer; it was a separation. He stated he had heard it referred to as both tonight. No obligations were put on that property. He stated you may remember something called a protest petition. There used to be a statutory right among adjoining owners to create a supermajority vote requirement by a local government. If you were within a 100' of the property you could petition and that would obligate the governing board to have a four-fifths vote in order to pass the rezoning. What it looks like in the minutes is the applicant at the time amended their rezoning application. It began at 100' and then went to 125' with the purpose being to eliminate the protest petition rights of the adjoining property owner. He stated it is curious to him that the vote to pass the rezoning was 3 to 1. It looks like there wasn't a super majority in favor of the rezoning at that time. There were references in the minutes that were revealing. The Town Manager at the time specifically said he would caution using the word buffer in this context and what is being discussed is separation; what is being defined is a boundary for a new district. The applicant backed off the property line far enough to eliminate the protest rights and only have to get a majority vote to approve his application. He stated in these minutes the manager stated at this point if approved for rezoning, that does not preclude the possibility of development or cutting within the 125'. He further stated it is an important distinction when

discussing a rezoning district boundary and a buffer. Attorney Cauley stated in his read of this, because of this statutory right to protest and to create an obligation for a supermajority vote to approve a rezoning, the applicant amended the request; the amendment was approved by the Council. In the minutes, Mayor McLeod stated the Council cannot state that this will be left undisturbed as this is a zoning hearing. Attorney Cauley stated it did not again create obligations to buffer to use that property as a buffer.

Council Member Casey asked if this could be a liability on our part to expect something like this? It seems like a buffer of that size infringes on the property rights of the property owner; Attorney Cauley stated he would agree with that.

Council Member Casey stated he is not familiar with the elevations of a berm versus a vegetation buffer, from a development standpoint, he asked Mr. Lowell if this is something he felt comfortable speaking about. Mr. Lowell stated the creation of a berm requires grading which means you would have to disturb it. If you want to leave things natural, a berm in not going to help it. In the presentation he stated he was looking to keep natural vegetation even to the point where a retaining wall may be necessary.

Tucker McKenzie with WithersRavenel stated a berm sounds great on flat property; leaving the property in a more natural state is the better engineering practice.

Mayor Pro Tem Sims stated he appreciated all that came here to speak. He stated the buffer has him perplexed. He stated he doesn't see why something could not be worked out between the 40' and 125'.

Mayor McLeod stated for clarification, the UDC requires a 10' buffer, is that correct? Ms. Downey asked from the existing zoning of RLL and against the neighborhood it would require a 10' buffer right now if that portion were developed. If the applicant rezones, it would require a 40' buffer. Mayor McLeod asked the Attorney, from a legal perspective in the state of North Carolina, is one Council bound by another Council's decision? Attorney Cauley stated generally the answer is no but this was not a Council decision that even bound that Council because all it did was take property out of a rezoning application.

Mayor Pro Tem Sims asked the applicant if he had a response to his previous comment? The applicant stated no.

Council Member Casey stated one of the challenges with this situation is we are a growing community. He stated he is excited about this and the potential opportunities and he understands there is a legacy community there that is concerned, and this is a tough decision. He hoped there would be common ground if this project was to be approved tonight. He feels this would be a good project and ultimately good for the community and does think there needs to be

consideration in certain areas.

Council Member Williams thanked the residents and the applicant for letting their voice be heard. She stated sounds like from the last neighborhood meeting so many things were accomplished. She asked for more information on the legal buffer requirements. Ms. Downey stated the 10’ is referencing the existing zoning, which is RLL, technically along that perimeter given that 125’ strip; RLL against RLL, if that were developed, would require a 10’ buffer. With this rezoning the applicant is required the Type D 40’ buffer they are proposing. Council Member Williams stated that there is a big difference and its been stated the 40’ is already above and beyond.

Council Member Anderson stated this is a hard decision and in her experience with the Council and developers who have come and gone, the experience with CASTO is they have been open, honest, and willing to listen. This developer has been more than willing to hear what the community and Council have said. She feels this property is going to be developed and there may be a developer that comes in that is not as willing to listen and bring to the community some of the things this developer has brought. This project will bring a lot to this community, a lot of positive to the neighborhood. She feels like if this is approved, the CASTO group would still be open to listening to the community.

Council Member Casey stated this may need to be in the form of a condition or if the applicant would be open to doing this, but with respect to the neighboring community, would the applicant be willing to have some sort of form of communication, whether a newsletter or periodic check-in, just to provide an update to the neighborhood. Mr. Lowell stated he is willing to continue the dialogue and have discussions further into the process and design. He stated before any construction happens, he could give the residents notice of anticipated start time, and provide information as the project moves forward. He stated he does not know if he wants to condition a timeframe on that. Council Member Casey asked how would neighbors be able to reach out, Mr. Lowell stated they have his cell phone number and email address.

Mayor McLeod stated it is obvious this neighborhood is special and he feels confident CASTO is going to do an amazing job with this project and be a good neighbor. Bill Brewer asked to speak and he assured the Council the subdivision is not against the project, they want the project, but want Dogwood protected. That is all they are asking. Mayor McLeod stated this has been communicated and stated on the record.

Council Member Casey made a motion to approve this project adding a condition of a double silt fence.

Mr. Lowell stated the condition to be added is there is be no construction access through Dogwood Forest and Lightfoot Drive, through the entire neighborhood is

fine. Council Member Casey clarified the double silt fence is already listed as a condition.

Council Member Casey stated that is his motion, seconded by Council Member Anderson. Mayor McLeod clarified with the Attorney the motion is second is correct and as it needs to be stated on the record? Attorney Cauley asked the Planning staff if they have the additional condition text, Ms. Downey stated yes, they have condition #37 from the applicant that was shared in the presentation and have it in the condition sheet.

Mr. Cappola clarified with Ms. Downey that the condition limits it to emergency access only, so by default, construction access is not allowed; Ms. Downey stated yes by default. She stated she could read the language again if necessary.

Adoption of Ordinance #2025-08-02 and Consistency Statement. Council Member Casey made a motion to add a condition stating there would be no construction access through Dogwood Forest and Lightfoot Drive.

RESULT:	**CARRIED 4-0**
MOVER:	Porter Casey
SECONDER:	Ruth Anderson
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

c. 2025-56-Street Closure, Shotwell Apartments (Mechanical Drive)
Presenter: Audrey Duchesne, Senior Planner

Ms. Duchesne stated this is a request to permanently close .10 acres of Mechanical Drive. The location is next to the intersection of Cameron Way and Shotwell Road. The two impacted properties are 1311 and 1301 Mechanical Drive. Shared was a recombination plat currently under review by staff. Once the plat has been recorded, it would officialize the right-of-way abandonment. A site plan of the project was approved last month with conditions, one of the conditions being the approval of the removal of the cul-de-sac.

Since the street closure is associated with a project, background history was provided. This project was approved under conditional rezoning CZR last year for a multi-family project of 90 units. In the project's conditions, condition #37 stated the developer shall cover the costs associated with road improvements on Mechanical Drive to remove the cul-de-sac.

The Planning Board recommended approval unanimously and to consider the addition of a No Outlet sign as shown as attachment #8 in the agenda packet. Staff also recommended approval.

Council Member Casey asked if we are asking to close the road but not to give up any road? Ms. Duchesne stated closing the road would give .10 acres to the property with the reason being the consideration of the project would help to add the driveway length also parking spaces for the project. He asked if there is any compensation for the part of the road being closed? She stated since this is a right-of-way abandonment, there is no transaction or fee associated with this.

Mayor McLeod stated this has been noted as a public hearing and opened the hearing for anyone who wished to speak. With no one wishing to speak, the public hearing was closed and turned over to Council for deliberation.

Adoption of Ordinance #2025-08-08

RESULT:	**CARRIED 4-0**
MOVER:	Michael Sims
SECONDER:	Ruth Anderson
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

d. Sale of Multifamily Housing Revenue Bonds Series 2025 for Shotwell Apartments
Presenter: Robert McKie Jr., Finance Director

Mr. McKie stated tonight's ask is to adopt two resolutions. The first is a resolution to issue and sell a multi-family housing revenue bond for the Shotwell Apartments project, with an amount not to exceed $14.5M. The second resolution is to approve the financing team, which is listed at the bottom on page one of the resolution #2025-80 in conjunction with making certain findings related to the issuance of this sale that is required by the NC Local Government Commission.

On May 6, 2024 Council approved an inducement resolution which gave conditional approval. With the approval of the closure of the street and the right-of-way abandonment, this is the last hurdle the developer needed to move forward with issuing the revenue bonds. The Town is only acting as a conduit debt issuer; we have no obligation to repay these bonds; repayment is solely coming from revenue or other funds provided by the developer, Shotwell Apartments Limited Partnership.

Kristen Kirby from McGuireWoods, who is the bond counsel, is present tonight for any questions.

Mayor McLeod stated this has been noted as a public hearing and opened the hearing for anyone who wished to speak. With no one wishing to speak, the

public hearing was closed and turned over to Council for deliberation.

Adoption of Resolutions #2025-79 and #2025-80

RESULT:	**CARRIED 4-0**
MOVER:	Michael Sims
SECONDER:	Ruth Anderson
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

e. 2024-77-ANX: Coulan Company Annexation Public Hearing
Presenter: Robert Tate, AICP, Senior Planner

Mr. Tate presented a non-contiguous annexation petition for approximately 5.23 acres located within the Town's ETJ to receive Town services. An aerial image was displayed, showing the site situated between the NCRR Railroad and Powhatan Road. A current Town Limits Map was also presented, with reference made to adjacent properties already within the Town's boundaries. The property is currently zoned HID (Heavy Industrial), and the Future Land Use Map designates it as part of the Employment Center.

Mayor McLeod stated this has been noted as a public hearing and opened the hearing for anyone who wished to speak. With no one wishing to speak, the public hearing was closed and turned over to Council for deliberation.

Adoption of Ordinance #2025-08-01

RESULT:	**CARRIED 4-0**
MOVER:	Ruth Anderson
SECONDER:	Michael Sims
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

f. 2024-140-CZM FluoroFusion Conditional Rezoning
Presenter: Audrey Duchesne, Senior Planner

Ms. Duchesne stated the request would be to rezone the parcel from HID (Heavy Industrial) to CZI (Conditional Zoning Industrial). The vacant lot is approximately 4 acres, located on Powhatan Road between Clayton Blvd and the NCRR Railroad.

Ms. Duchesne shared the background of the property which was approved as a conventional rezoning in March 2024. The approval applied only to the zoning district change from Residential Large Lot (RLL) to Heavy Industrial (HID). No

site plans or project approvals were granted at this time and no vested-rights plans under the UDC were submitted or approved. Staff identified the tower height exceeded HID's 60' limit under the UDO which is why this project is being heard tonight.

The concept plan identified two phases which would be a unified development project in the future. There would be right-of-way dedication in accordance with Town policies. The requested deviation is the distillation tower 100' in height. The proposed use is heavy manufacturing. Enhancements were proposed because of a deviation of the height; the buffer requirement is a Type C and the enhancement proposed by the applicant is Type D.

On the Future Land Use Map, the area is designated as Employment Center. Staff observed it is consistent with the current Future Land Use designation.

Highlights of the Conditions of Approval included:

- Height Deviation: Condition #8 permits the distillation tower height to be increased up to 100'.
- Landscaping Enhancements: Condition #9 upgrades the perimeter landscaping buffer from Type C to Type D.

Should this request be approved tonight, the concept plan and associated conditions of approval would be tied to the land in accordance with NC Statute Chapter 160D. Planning Board recommended this project 5-1 with approval with conditions consistent with the 2045 Comprehensive Growth Plan. The board encouraged the applicant to maintain dialogue with adjacent property owners regarding the AM Tower (attachment #8 in the agenda packet), which is a certificate to attest the future distillation tower would not interfere with the AM tower signals. Staff also recommended approval, consistent with the 2045 Comprehensive Growth Plan.

She stated the applicant and engineer are present tonight for any questions.

Mayor McLeod stated this has been noted as a public hearing and opened the hearing for anyone who wished to speak. With no one wishing to speak, the public hearing was closed and turned over to Council for discussion.

Council Member Casey asked the applicant what was decided, or additional conversations were had after the last Planning Board meeting. The applicant stated there was a concern by the AM radio station, Truth Broadcasting, that the tower to be built would interfere with their AM signal. The applicant stated they contracted an engineer, and a study was done on their tower and the project's tower; the study showed there should not be any interference with the radio station's tower. A certificate was provided stating there should not be any interference with the AM tower. He stated he believed Truth Broadcasting did write a letter stating they had removed their objection for the project's tower.

Adoption of Ordinance #2025-08-04 and Consistency Statement

RESULT:	**CARRIED 4-0**
MOVER:	Porter Casey
SECONDER:	Gretchen Williams
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

7. QUASI-JUDICIAL HEARING

8. OLD BUSINESS

a. Capital Project Budget Ordinances
Presenter: Robert McKie, Jr., Finance Director

Mr. McKie stated tonight's request is for adoption of two capital project budget ordinances. First is the Main Street Pedestrian Improvements, which is in the CIP, would cover pedestrian improvements between Robertson and Smith Streets. The project cost is $4.1M with a $2.2M grant from the LAPP project, with the difference of $1.9M being funded by the General Fund.

The second ordinance is the NCDEQ Wastewater System Improvements, which is also in the CIP, would cover major wastewater system improvements and would be partially funded by NCDEQ. The Town received a grant of approximately $14M from NCDEQ to undertake improvements to include the Walmart Pump Station, Forest Hills Pump Station, Walnut Creek Pump Station, as well as the West Clayton Regional Sewer and Cornwallis Sewer. The total cost of these projects is projected to be $41.6M. The difference of $27.5M would be in the form of revenue bonds issued by the water sewer system.

Council Member Casey asked where the Town stands with LAPP project's percentage of design concept? Mr. Cappola stated a couple of months ago at a work session, Kimley-Horn presented some concepts for different treatments at the intersections along Main Street. Currently, the survey and field work has been completed in order for Kimley-Horn to advance the design to approximately 65% design. Public stakeholder meetings have been scheduled for September, and they plan to have a booth at the Harvest Festival in October.

Adoption of Ordinances #2025-08-07 and #2025-08-08

RESULT:	**CARRIED 4-0**
MOVER:	Michael Sims
SECONDER:	Gretchen Williams
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen

	Williams
NO:	None
ABSENT:	Andria Archer

9. NEW BUSINESS

a. Amendment to the Code of Ordinances, Chapter 96 Solid Waste Management, Sections 96.02 and 96.04
Presenter: Jon Weckesser, Senior Zoning & Code Enforcement Officer

Mr. Weckesser stated after holding meetings with representatives from the Town's waste management contractor Allstar Waste Services, staff concluded the code of ordinance text amendments were essential to correctly reflect the updated needed to adhere to Allstar's standards.

In Chapter 96.02, current code states recycling and collection is every other week; current practice is a weekly collection. In Chapter 96.04, the request is to remove bags as loose-leaf containers, the landfill Allstar uses does not accept those bags. In lieu of bags, reusable plastic containers no larger than 32 gallons are acceptable to use as loose-leaf containers, however, they must be labeled yard waste. The 32 gallon is a reduction from the current 50 gallon capacity. Citizens do have the option to purchase a 92 gallon rollout container from Allstar for $85.00 but could be subject to change.

Council Member Casey confirmed reusable bags and plastic bins are acceptable; Mr. Weckesser stated it is his understanding that as long as the containers are clearly delineated as yard waste, they would not be taken or removed. He stated he did not speak with Allstar about bags versus plastic totes and they did not speak about reusable bags. Council Member Casey stated this is information that should be included in the newsletter included in the utility bill. Mr. Weckesser stated staff have been communicating with the Communications Department on different ways to get this information out to the public. Allstar would collect plastic bags up until the beginning of loose-leaf season which is in October. After loose-leaf season is over in January, Allstar wants to have the plastic bags completely phased out.

Council Member Anderson asked if Allstar is reducing the container size of the yard waste containers? Mr. Weckesser stated yes, if the citizen provided their own. Council Member had a couple more questions about containers, Mr. Weckesser stated the yard waste containers are mostly directed towards loose leaf twigs, grass clippings, etc. Allstar would still take limb piles as long as they are cut into 6x6x3 piles; this is geared more towards loose-leaf in the plastic bags.

Adoption of Ordinances #2025-08-09 and #2025-08-10

RESULT:	**CARRIED 4-0**

MOVER:	Michael Sims
SECONDER:	Gretchen Williams
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

b. Resolution #2025-71 To Amend Resolution #2022-10 Granting Wastewater Treatment Capacity 2021-90-CZM: Ramblewood Village
Presenter: Courtney Tanner, Deputy Town Manager

Ms. Tanner stated the request for this allocation is related to a rezoning request where a total of 154 units were approved which included 96 single-family detached and 58 attached. Typically, we would receive an allocation request when the project is further along in the process; there is nothing to prohibit anyone from submitting this early in the process. Since these expire after a year, staff's recommendation does not approve the request. Lee Lambert, applicant, was present. He stated this project began in 2021 with approval and sewer allocation granted in 2022. They wanted to make improvements then at the Walmart Pump Station but there were plans already to bypass the pump station with a new line and they were encouraged not to do that. The sewer allocation expired along the way. The first contract was lost, and a second contract was going to build on it and they then asked for the sewer allocation. Staff encouraged the applicant to apply for a new sewer allocation and after discussion, he did not see an issue with Council reapproving the allocation, however, did not anticipate a new approval being subject to the completion of the Town's new gravity line abandoning the Walmart pump station. He stated it is easier to sell a project and get a builder if there is a sewer allocation, even though it can't be used until the sewer line is built which is now fully funded, the route is 100% picked up, the design is 100% complete and things are moving along.

Council Member Anderson stated based on the length of time until the wastewater is actually needed, she does not think it is a good precedent to allocate this at this point. She made a motion to deny this request. Seconded by Mayor Pro Tem Sims.

Motion to Deny Adoption of Resolution #2025-71

RESULT:	**CARRIED 4-0**
MOVER:	Ruth Anderson
SECONDER:	Michael Sims
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

c. Resolution To Accept Streets into The Town of Clayton Street System for Maintenance – One Year Warranty - Carolina Overlook Phase 1 F, G, K
Presenter: Daniel Buckman, Engineering Technician

Council Member Casey stated considering questions he had regarding this resolution and due to the interest of time, he requested this item be tabled to the next meeting, September 2, 2025 so additional he could get additional clarity.

Motion to Continue to the September 2, 2025 Regular Session Meeting

RESULT:	**CARRIED 4-0**
MOVER:	Porter Casey
SECONDER:	Ruth Anderson
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

10. STAFF REPORTS

a. Town Manager

Mr. Cappola discussed a project the Town is fortunate enough to be able to afford through the Parks and Rec. Bonds from 2018 that would be moving forward. With the funding and interest rates the Town was able to get, we are happy to report we would be able to move forward with replacing the playground at the Donald Clyde Sinclair Park. Several years ago improvements were made, the playground was not one of those replacements at that time. The funding is now available for those improvements. A concept of the new playground was shared. The delivery of the components would be later this fall and between now and the end of the calendar year we anticipate this being installed.

Mayor Pro Tem Sims and Council Member Casey spoke of their excitement on the new playground at the Donald Clyde Sinclair Park. Council Member Casey asked with the completion of this project, does that mean we have had some form of improvement for every park in the Town? Mr. Cappola stated this is the only playground left in the portfolio that has not been replaced.

Council received the current financial report through the month of June; these are not the final audited results but would provide a good indication of where the final FY25 books would end up. He stated there have been several inquiries regarding the potential Hurricane Erin and as of right now the Emergency Management staff are not seeing any significant impacts but would continue to monitor it.

b. Town Attorney

No report.

c. Town Clerk

No report.

d. Other Staff

No report.

11. OTHER BUSINESS

a. Informal Discussion & Public Comment

Lindsay Allen, Clayton citizen, spoke of her experience at the July 28, 2025 Planning Board meeting.

b. Council Comments

Mayor Pro Tem Sims spoke of his interaction with Town citizens and how he tries as much as possible to meet the needs of any and everybody. He spoke of the two appointments he scheduled tonight at the request of citizens. He stated he would like citizens and everyone to know he is available.

Council Member Casey stated as school starts back, we need to make sure the crosswalks are painted near the area schools. He spoke about speed tables, he asked what is the traffic calming mechanisms the Town has that could help mitigate some of these areas near especially the high school. Mr. Cappola stated we have a Traffic and Safety Committee that meet quarterly but as these things come in, they weigh in on them. There is a policy that has different tools in the toolbox, speed tables being one of them. An analysis would need to be completed to be able to understand what is the appropriate measures for the speeds, locations, etc. He would work with staff to review all the areas around the existing schools as well as the conditions of the crosswalks and signage. Council Member Casey spoke of the crosswalk at Fayetteville Street, there is no stoplight or stop sign at that intersection; he would like to see a designation at this location for safety. Mr Cappola stated Fayetteville Street is part of the Clayton High School project, they have been reviewing the roadways around the high school. Ms. Tanner stated as part of the TIA study, pedestrian traffic was included. She stated she would pull that information. He stated regarding the Front Street corridor with respect to the cross streets, the Church and Fayetteville Street intersections, citizens that drive down Front Street, there are a lot of stop signs and he would love to see markings on the street designating or providing notice that they need to stop. Mr. Cappola stated he would get the Streets Department to see if there's any refreshing or additional markings or reflectors that could be installed to bring awareness.

Council Member Casey spoke about sitting in the audience of past meetings

with an amplified audience. He stated there was probably some concern since meetings can go from mellow to off the charts pretty quickly, and sometimes it's just a gut call. He stated he appreciated the comments from Lindsay Allen.

Mayor McLeod addressed Ms. Allen's TikTok video and the misrepresentation in the video. He spoke of the love for his hometown and he is honored to know people want to come here to live. The positive of this was the hundreds of people communicating how much they appreciate the good work that is done in the Town.

12. CLOSED SESSION

13. ADJOURNMENT

a. Adjourn

With nothing further, the meeting was adjourned at 9:24 p.m.

Motion To Adjourn

RESULT:	**CARRIED 4-0**
MOVER:	Gretchen Williams
SECONDER:	Michael Sims
YES:	Michael Sims, Porter Casey, Ruth Anderson, and Gretchen Williams
NO:	None
ABSENT:	Andria Archer

Duly adopted by the Town Council this 2nd day of September 2025 while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, MMC, NCCMC
Town Clerk

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	CONSENT AGENDA

Item Title

Special Event Road Closures - Fall 2025 Events

Presenter(s)

Amy Shearin, Community Engagement Coordinator

Suggested Action

Place on Consent Agenda

Strategic Priorities Alignment

☒ Vibrant Downtown	☐ Desirable Amenities and Spaces	☐ Sustainable Infrastructure	☐ Mobility, Transportation, and Transit	☐ Diversified Economic Development	☐ Community Outreach and Engagement	☒ Public Safety

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

- ☐ Public Hearing (Required by GS)
- ☐ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Special Mailing
- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☒ None Required

Summary

Approval of Road Closures for Fall Special Events in Clayton.

Funding Source

N/A

Corresponding Documentation

ROAD CLOSURE REQUEST DOWNTOWN EVENTS 2025 Fall Events

Submitted By: Amy Shearin, Community Development

Reviewed By:

Courtney Tanner, Deputy Town Manager	Approved - Aug 29 2025
Heidi Holland, Town Clerk	Approved - Aug 29 2025

HOMECOMING PARADE, HARVEST FESTIVAL, TRICK OR TREAT MAIN STREET & CHRISTMAS VILLAGE AND TREE LIGHTING EVENT
ROAD CLOSURE REQUEST

WHEREAS, the Clayton Town Council acknowledges the importance of Special Events for Downtown Clayton and the Clayton Community as a beloved tradition for its residents; and

WHEREAS, the Clayton Town Council acknowledges that all special events will require signage and traffic control prior to the start of and until its completion.

BE IT RESOLVED by the Clayton Town Council pursuant to the authority granted by NCGS 20-169 that they do hereby declare a temporary road closure during the following dates and times for the events listed below as set below on the following portion of a North Carolina State Road and Town of Clayton Municipal Road:

Homecoming Parade

Date & Time: Wednesday, October 1, 2025, 5:30 – 7:30 p.m.

NCDOT Road Closures:

- Main Street (from O'Neil Street to Smith Street)
- Lombard Street (from Main Street to Second Street)

Town of Clayton Road Closures:

- Fayetteville Street (from Hamby Street to First Street)
- Second Street (from Hardy Street to O'Neil Street)
- Church Street (from Horne Street to First Street)
- Barbour Street (from Horne Street to Main Street)

Harvest Festival

Date & Time:

- Thursday, October 23, 2025, 5:00 – 10:30 p.m.
- Friday, October 24, 2025, 5:00 – 10:30 p.m.
- Sunday, October 26, 2025, 9:00 a.m. – 6:00 p.m.

NCDOT Road Closures:

- Main Street (from O'Neil Street to Fayetteville Street)

Town of Clayton Road Closures:

- Fayetteville Street (from Main Street to Second Street)

Date & Time: Saturday, October 25, 2025, 5:00 a.m. – 6:30 p.m.

NCDOT Road Closures:

- Main Street (from Robertson Street to Smith Street)
- Lombard Street (from Main Street to Second Street)

Town of Clayton Road Closures:

- Ellington Street (from Second Street to Main Street)
- O'Neil Street (from First Street to Second Street)
- Fayetteville Street (from First Street to Second Street)
- Church Street (from First Street to Second Street)
- Barbour Street (from Main Street to Second Street)

Trick or Treat Main Street

Date & Time: Friday, October 31, 2025, 12:00 – 3:30 p.m.

NCDOT Road Closures:

- Main Street (from O'Neil Street to Lombard Street)

Town of Clayton Road Closures:

- Fayetteville Street (from First Street to Second Street)
- Church Street (from First Street to Second Street)
- Barbour Street (from Main Street to Second Street)

Resolution #2025-84

Christmas Village & Tree Lighting

Date & Time: Thursday, December 4, 2025, 4:00 – 9:00 p.m.

NCDOT Road Closures:

- Main Street (from O'Neil Street to Smith Street)
- Lombard Street (from Main Street to Second Street)

Town of Clayton Road Closures:

- Fayetteville Street (from First Street to Second Street)
- Church Street (from First Street to Second Street)
- Barbour Street (from Main Street to Second Street)

Christmas Parade

Date & Time: Saturday, December 13, 2025, 7:00 a.m. – 1:00 p.m.

Town of Clayton Road Closures:

- Atkinson Street (from Moore Street to Main Street)
- Bartex Mill Street (from Atkinson Street to Moore Street)
- Horne Street (from Atkinson Street to Moore Street)
- Second Street (from Atkinson Street to Moore Street)

Date & Time: Saturday, December 13, 2025, 10:00 a.m. – 1:30 p.m.

NCDOT Road Closures:

- Main Street (from Stallings Street to Durham Street)
- Lombard Street (from Main Street to Second Street)
- Robertson Street (from First Street to Second Street)
- O'Neil Street (from Main Street to First Street)

Town of Clayton Road Closures:

- Moore Street (from Second Street to Main Street)

Resolution #2025-84

- Mulberry Street (from Second Street to Main Street)
- Ellington Street (from Second Street to Main Street)
- O'Neil Street (from Second Street to Main Street)
- Fayetteville Street (from First Street to Second Street)
- Church Street (from First Street to Second Street)
- Barbour Street (from Main Street to Second Street)
- Smith Street (from Main Street to Second Street)
- Second Street (from Smith Street to Main Street)
- John Street (from Second Street to Horne Street)

FURTHER, this ordinance will remain in effect for only the dates and times as stated above.

Duly adopted this the 2nd day of September, 2025 while in regular session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, MMC, NCCMC
Town Clerk

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	CONSENT AGENDA

Item Title

Water & Sewer Fund Budget Amendment - Nitrogen Capacity Purchase

Presenter(s)

Joshua Baird, PE - Water Resources Director

Suggested Action

Adoption of Ordinance - Adoption of Ordinance #2025-09-06

Strategic Priorities Alignment

☐	☐	☒	☐	☐	☐	☐
Vibrant Downtown	Desirable Amenities and Spaces	Sustainable Infrastructure	Mobility, Transportation, and Transit	Diversified Economic Development	Community Outreach and Engagement	Public Safety

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

- ☐ Public Hearing (Required by GS)
- ☐ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Special Mailing
- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☐ None Required

Summary

Staff request approval of budget amendment necessary to purchase the additional 1,485 pounds per year of nitrogen capacity to support the Town's growth and future expansion of the Sam's Branch Water Reclamation Facility with the monies received from prior year nutrient offset fees. This amendment is required for compliance with G.S. 159-15.

Funding Source

N/A

Corresponding Documentation

Water & Sewer Fund Budget Amendment_Nitrogen Capacity Purchase

---

Submitted By: Joshua Baird, Water Resources

Reviewed By:

Joshua Baird, Water Resources Director	Approved - Aug 27 2025
Rich Cappola, Town Manager	Approved - Aug 27 2025
Heidi Holland, Town Clerk	Approved - Aug 29 2025

Ordinance #2025-09-06

Town of Clayton
Amendment to the FY 25-26 Budget

BE IT HEREBY ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF CLAYTON that the following amendments shall be made to the FY 25-26 Budget:

Fund: Water and Sewer Fund

Line Item	Previous Appropriation	Adjustment	Revised Appropriation
Revenue			
300-56-00-48-99	Fund Balance Appropriated -	+742,500	$742,500
Expenditures			
300-56-95-58-35	Nitrogen Capacity -	+742,500	$742,500

Amendment necessary to purchase an additional 1,485 pounds per year of nitrogen capacity to support the Town's growth and future expansion of the Sam's Branch Water Reclamation Facility with the monies received from prior year nutrient offset fees. This amendment is required for compliance with G.S. 159-15.

Duly adopted this ____ day of _____, 2025 while in regular session.

_____
Jody L. McLeod
Mayor

Attest:

_____
Heidi L. Holland, MMC, NCCMC
Town Clerk

APPROVED AS TO FORM

_____
Jim Cauley
Town Attorney

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	CONSENT AGENDA

Item Title

Resolution to Approve Agreement for Purchase of Nitrogen Allocation

Presenter(s)

Joshua Baird, PE - Water Resources Director

Suggested Action

Adoption of Resolution - Resolution # 2025-83

Strategic Priorities Alignment

Vibrant Downtown	Desirable Amenities and Spaces	Sustainable Infrastructure	Mobility, Transportation, and Transit	Diversified Economic Development	Community Outreach and Engagement	Public Safety
☐	☐	☒	☐	☐	☐	☐

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

- ☐ Public Hearing (Required by GS)
- ☐ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Special Mailing
- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☐ None Required

Summary

Staff are seeking approval for the purchase of an additional 1,485 pounds per year of nitrogen allocation (at the estuary) to support the continued growth of the Town and the future expansion of the Sam's Branch Water Reclamation Facility. Town Council approved a purchase of 2,360 pounds previously in February 2025. The additional purchase is necessary to further ensure compliance with environmental regulations while accommodating anticipated increases in wastewater flow resulting from development and economic expansion.

The Town is required to maintain sufficient nitrogen allocation under the Neuse River Basin Nutrient Sensitive Waters Management Strategy and other regulations to support its wastewater treatment operations. To proactively address future capacity needs, this purchase will provide additional nitrogen allocation, ensuring that the Town's infrastructure can support continued development and regulatory compliance.

The purchase consists of an 1,485 pounds per year of nitrogen allocation at an industry standard rate of $500 per pound, bringing the total transaction cost to $742,500. The acquisition will be funded through development nitrogen offset fees, which are revenues collected from development projects. The additional nitrogen allocation is being purchased from Covation Biomaterials LLC in Kinston NC.

Securing this additional nitrogen allocation is essential for supporting the Town's ongoing growth and ensuring that wastewater treatment capacity aligns with future demands. As Clayton continues to expand, investing in nitrogen allocation now will prevent potential capacity constraints and regulatory compliance challenges in the future. The expansion of the Sam's Branch Reclamation Facility relies on securing sufficient nitrogen allocation, making this purchase a critical step in the Town's long-term planning efforts.

Staff request Town Council approval of the resolution to enter into purchase agreement with Covation Biomaterials LLC and authorize Town Manager to complete the purchase transaction. Staff request this item be approved in conjunction with the required budget amendment under separate cover.

Funding Source

N/A

Corresponding Documentation

COVATION-AGREEMENT OF PURCHASE AND SALE TN ALLOCATION-08_2025_cleanTC

Resolution 2025-83

Submitted By: Joshua Baird, Water Resources

Reviewed By:

Joshua Baird, Water Resources Director	Approved - Aug 27 2025
Rich Cappola, Town Manager	Approved - Aug 27 2025

Heidi Holland, Town Clerk Approved - Aug 29 2025

State of North Carolina
County of Johnston

AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT OF PURCHASE AND SALE ("Agreement") is made and entered into as of the Effective Date set forth on the signature page of this Agreement, by and between **TOWN OF CLAYTON,** a body politic and corporate organized under and virtue of the laws of the State of North Carolina ("Purchaser") and **COVATION BIOMATERIALS LLC,** a limited liability company organized under and by virtue of the State of Delaware ("Seller"). Purchaser and Seller are individually referred to as a "Party" and collectively as the "Parties."

RECITALS

A. Seller is entitled to sell a portion of its annual mass loading limit for total nitrogen ("TN Allocation") according to the Neuse River Basin Nutrient Sensitive Waters Management Strategy: Wastewater Discharge Requirements adopted by the North Carolina Environmental Management Commission in 15A NCAC 2B .0713 (formerly 15A NCAC 2B.0234) which the Seller acquired when it purchased the polyester spinning plant facilities located on NC Highway 11 in Grifton, NC.

B. In February 2025, Seller and Purchaser entered into an Agreement for the purchase of 2,360 pounds at the Estuary of said TN Allocation ("First Agreement").

C. This Agreement shall be in addition to the First Agreement and considered an additional and separate transaction.

D. Seller desires to sell an additional 1,485 pounds at the Estuary of said TN Allocation (Seller's "Offered TN Allocation").

E. Purchaser has determined that is in the best interests of its rate payers

to acquire the additional Offered TN Allocation to facilitate the future expansion of its wastewater flow. Seller has determined that it no longer has a need for the Offered TN Allocation and that it is in the best interest to sell the same.

NOW, THEREFORE, for and in consideration of the foregoing recitals, the mutual promises and covenants contained herein, and the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1: PURCHASE OF PORTION OF SELLERS'S TN ALLOCATION

1.1 Purchase of Seller's Offered TN Allocation. Seller hereby agrees to sell and Purchaser agrees to purchase Seller's Offered TN Allocation, together with all of Seller's rights to and uses for said Seller's Offered TN Allocation. Upon the payment by Purchaser of the full Purchase Price, ownership, title and any other rights and interests in the Offered TN Allocation shall transfer from Seller to Purchaser.

ARTICLE II: PURCHASE PRICE

2.1 Purchase Price. The Purchase Price ("Purchase Price") for the Seller's Offered TN Allocation shall be SEVEN HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED U.S. DOLLARS ($742,500), which shall be payable in full at Closing on the terms set forth hereinbelow.

2.2 Reduction in Seller's Allocation. The Purchase Price is based upon the Seller being able to transfer to Purchaser at Closing an allocation amount of 1,485 Lbs/Yr of TN at the Estuary in compliance with the governing regulatory framework and the requirements set out in this Agreement. In the event Seller is unable to transfer an allocation of 1,485 Lbs/Yr of TN at the Estuary, notwithstanding Seller's commitment to do all it can to preserve the full amount of the Offered TN Allocation for purposes of this transaction and not to sell any portion of it before Closing, Purchaser shall have the right, in its sole discretion, to terminate this Agreement or proceed with the purchase of such lesser number of Lbs/Yr as Seller is then able to transfer at a Purchase Price to be calculated based

on FIVE HUNDRED ($500.00) U.S. DOLLARS per pound of TN at the Estuary, which Purchase Price shall be paid in full at Closing as set forth hereinbelow.

ARTICLE III: CLOSING DATE; CLOSING DOCUMENTATION; PRORATIONS

3.1 Closing. Closing of the purchase shall occur at a location, date and time mutually agreed upon by both parties.

3.2 Closing Documentation

3.2.1 Payment of Purchase Price. At Closing, Purchaser shall pay to the Seller the Purchase Price on the terms set forth above. Payment will be in the form of wire transfer or other immediately available funds. The Seller's Offered TN Allocation will not be transferred to Purchaser, until the funds are received in Seller's financial accounts as indicated by Seller.

3.2.2 Bill of Sale and Additional Documentation. Seller shall deliver to the Purchaser at Closing a Bill of Sale. The parties shall also execute and deliver at Closing any other documents reasonably identified by Purchaser or Seller in writing prior to the date of Closing, as necessary or appropriate to complete and evidence the transaction contemplated thereby.

ARTICLE IV: CONDITIONS PRECEDENT TO PURCHASER'S OBLIGATION TO PURCHASE

The obligations and liabilities of Purchaser hereunder shall be in all respects conditioned upon satisfaction of each of the following conditions precedent, the failure of any which, unless waived by Purchaser, shall entitle Purchaser, in addition to its other rights and remedies provided in the Agreement, to terminate this Agreement by written notification given to Seller on or before the Closing Date.

4.1 No Change in Seller's TN Allocation. Seller shall hold the entire Seller's Offered TN Allocation, provided however that in the event Seller's TN Allocation should be fewer than 1,485 Lbs/Yr at the Estuary, Purchaser, in its sole discretion, may close the purchase as described in Paragraph 2.2 herein.

4.2 Change in Laws. There shall have been no change in statutes or regulations and no administrative or legal decision or opinion by any court or administrative agency materially affecting Purchaser's ability to acquire, hold, and use Seller's TN Allocation for the purposes described herein, or affecting Seller's ability to transfer Seller's TN Allocation.

4.3 Accuracy of Representations and Warranties. All representations and warranties made by Seller in this Agreement shall be true and accurate in all material respects.

4.4 NCDEQ Approval. In the event NCDEQ fails to approve the Purchaser's request to modify its National Pollutant Discharge Elimination System (or NPDES) permit for the TN Estuary Allocation, Seller, upon written demand from Purchaser, shall return to the Purchaser all monies paid pursuant to this Agreement. In the event that Seller returns to the Purchaser all monies paid pursuant to this Agreement, Purchaser shall transfer to Seller the TN Allocation conveyed pursuant to this Agreement and disclaim any ownership interest in that TN Allocation.

ARTICLE V. REPRESENTATIONS AND WARRANTIES OF SELLER

To induce Purchaser to enter into this Agreement and to purchase the Offered TN Allocation, Seller hereby makes the representations, warranties, and covenants set forth in this Section, upon each of which Seller acknowledges and agrees that Purchaser is entitled to rely and has relied.

5.1 Authority. Seller has corporate power and authority to execute, deliver and perform its obligations under this Agreement and this Agreement has been duly authorized, executed and delivered by Seller, constitutes the valid binding agreement of Seller and is enforceable in accordance with its terms.

5.2 Organization. Seller is a duly organized and validly existing limited liability company under the laws of the State of Delaware, is registered with the North Carolina Secretary of State and authorized to transact business in the State of North Carolina, and is in good standing with the States of Delaware and North Carolina.

5.3 Representations and Warranties of Seller. Seller represents and warrants to Purchaser that, with respect to the TN Allocation delivered to Buyer hereunder: (i) each pound of TN Allocation sold hereunder meets the specifications set forth in this Agreement ; (ii) Seller has good and legal ownership to the TN Allocation; and (iii) all right, title and interest in and to the TN Allocation are free and clear of any liens, taxes, claims, security interests, or other encumbrances, and upon receipt of the TN Allocation by Purchaser, Purchaser shall have all right, title, and interest in and to such TN Allocation. SELLER EXPRESSLY NEGATES ANY OTHER REPRESENTATION OR WARRANTY, WRITTEN OR ORAL, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY REPRESENTATION OR WARRANTY WITH RESPECT TO MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE AS RELATED TO THE CREDITS.

5.4 No Default-Laws or Other Agreements. The execution and delivery of and the performance by Seller of its obligations hereunder do not and will not contravene, or constitute a default under, any provisions of applicable law or regulation, or any agreement, judgment, injunction, order, decree or other instrument binding upon Seller or result in the creation of any lien or other encumbrance on any asset of Seller.

5.5 No Adverse Legal Proceedings. To Seller's knowledge, there is no action, suit or proceeding pending or known to be threatened against or affecting Seller in any court or before any arbitrator or before any governmental body which: (a) in any manner raises any questions affecting the validity or enforceability of this Agreement or any other agreement or instrument to which Seller is a party or by which it is bound and that is to be used in connection with, or is contemplated by, this Agreement; (b) could adversely affect the ability of Seller to perform its obligations hereunder, or under any document to be delivered pursuant hereto; or (c) could adversely affect the Offered TN Allocation or the use or purposes thereof. Seller has not filed a petition or an answer seeking reorganization or an arrangement with creditors or to take advantage of any insolvency or bankruptcy law.

ARTICLE VI: REPRESENTATIONS AND WARRANTIES OF PURCHASER

To induce Seller to enter into this Agreement and to sell the Offered TN Allocation as herein provided, Purchaser hereby makes the representations and

warranties set forth in this Section, upon each of which Purchaser acknowledges and agrees that Seller is entitled to rely and has relied.

6.1 Authority. This Agreement has been duly executed and delivered by Purchaser, constitutes the valid and binding agreement of Purchaser and is enforceable in accordance with its terms. Purchaser has complied or will comply with all requirements under Article 5, Chapter 162A of the North Carolina General Statutes to duly authorize this Agreement.

6.2 No Default-Laws or Other Agreements. The execution and delivery of and the performance by Purchaser on its obligations hereunder do not and will not contravene, or constitute a default under, any provisions of applicable law or regulation, or any agreement, judgment, injunction, order, decree or other instrument binding upon Purchaser or result in the creation of any lien or other encumbrance on any asset of Purchaser.

ARTICLE VII: SELLER'S COVENANTS

7.1 Cooperation With Purchaser. Seller shall cooperate with and assist, and shall take no action that might impede, Purchaser in obtaining any legal authorizations provided that Seller shall not be obligated to incur any expense in doing so.

7.2 Maintenance of TN Allocation. Seller shall not sell or transfer any portion of Offered TN Allocation to any other person besides Purchaser prior to Closing, and take no action that might harm its value prior to Closing. In the event Seller becomes aware before Closing of any action or event that potentially may cause loss of value, totally or partially, to the Offered TN Allocation, Seller shall promptly notify Purchaser of such action or event.

ARTICLE VIII: REMEDIES ON DEFAULT

8.1 Event of Default. For purposes of this Agreement , a party shall be in default (each of the following, an " Event of Default "): (i) if that party fails to make, when due, any payment required pursuant to this Agreement if such failure is not remedied within five (5) business days of written notice from the other party; (ii) if that party materially breaches any or all of its obligations under this

Agreement and such breach is not cured within ten (10) business days of written notice of such breach from the other party; (iii) if any representation or warranty made by a party pursuant to this Agreement proves to have been false in any material respect when made; or, before the conclusion of all actions required for the sale, delivery, and performance of obligations under this Agreement, (iv) if a party makes an assignment or any general arrangement for the benefit of its creditors; files a petition or otherwise commences, authorizes or acquiesces in the commencement of a proceeding or cause under any bankruptcy or similar law for the protection of creditors; has a petition filed against it; or otherwise becomes bankrupt or insolvent (however evidenced); (v) if that party repudiates any obligation under this Agreement.

8.1 Default by Purchaser. In the event of a default or other failure to perform hereunder by Purchaser on any of the terms, conditions and provisions of this Agreement prior to Closing, Seller, upon written notice to Purchaser and following notice and opportunity to cure, may terminate this Agreement.

8.2 Default by Seller. In the event of a default or other failure to perform hereunder by Seller of any of the terms, conditions and provisions of this Agreement prior to Closing, Purchaser, upon written notice to Seller, and following notice and opportunity to cure, may terminate this Agreement.

ARTICLE IX: NOTICE

Notices given pursuant to this Agreement shall be in writing, delivered in person, or by a nationally recognized overnight delivery service-next business day delivery (e.g. Federal Express or like carrier) and shall be deemed effective upon the date received via personal delivery or overnight delivery service. Each party hereto may change the address to which Notices to it should be sent by notice given to the other party as provided herein. The addresses of the parties to which notice are to be sent shall be set forth on the signature page of this Agreement.

ARTICLE X: MISCELLANEOUS

10.1 Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto and it is understood and agreed that all undertakings, negotiations, representations, promises, inducements and agreement heretofore

entered into between these parties are superseded hereby. This Agreement may not be changed orally, but only by an agreement in writing signed by both Purchaser and Seller.

10.2 Waiver. No waiver of any of the provisions to this Agreement shall be valid unless in writing and signed by the party against whom it is sought to be enforced.

10.3 Assignment and Succession. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, personal representatives, successors and assigns. Closing shall not terminate the obligations of the parties that are by their terms intended to survive closing.

10.4 Severability. If any article, section, phrase or portion of this Agreement is, for any reason, held or adjudged to be invalid, illegal or unenforceable by any court of competent jurisdiction, such article, section, phrase, or portion so adjudged will be deemed separate , severable and independent and the remainder of this Agreement will be and remain in full force and effect and will not be invalidated or rendered illegal or unenforceable or otherwise affected by such adjudication, provided the basic purpose of this Agreement and the benefits to the Parties are not substantially impaired.

10.5 Governing Law. The provisions of this Agreement shall be governed by and construed and enforced in accordance with the laws of the State of North Carolina.

10.6 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

10.7 No Third Party Beneficiaries. The provisions of this Agreement pursuant hereto shall not impart rights enforceable by any person or entity not a Party or not a permitted successor or assignee of a Party bound to this Agreement and shall not create, or be interpreted as creating, any standard of care or liability to any person not a Party hereto.

IN WITNESS WHEREOF, the parties have caused this Agreement to become effective as of the date of signing by the last party to execute this Agreement, as indicated by the dates appearing next to the signatures below, the Effective Date.

PURCHASER:

Town of Clayton Witness:

BY: _____ _____
Name

Date: _____

Address: Town of Clayton
Attention: Town Manager
111 E. Second St
Clayton, NC 27520

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____
Finance Officer, Town of Clayton

SELLER:

Covation Biomaterials LLC

BY: _____
Steve Ackerman, Chief Executive Officer
Covation Biomaterials LLC

Date: _____

Address: 4693 Highway 11 N
Grifton, NC 28530

Resolution #2025-83

A RESOLUTION APPROVING THE AGREEMENT OF PURCHASE AND SALE OF NITROGEN ALLOCATION WITH COVATOIN BIOMATERIALS LLC

WHEREAS, the Town of Clayton is committed to maintaining compliance with environmental regulations while supporting continued growth and economic development; and

WHEREAS, the Town is required to maintain sufficient nitrogen allocation under the Neuse River Basin Nutrient Sensitive Waters Management Strategy and other applicable regulations to support its wastewater treatment operations; and

WHEREAS, in order to proactively address future wastewater treatment capacity needs, the Town must secure additional nitrogen allocation to ensure its infrastructure can accommodate anticipated increases in wastewater flow and maintain regulatory compliance; and

WHEREAS, n February 2025, Seller and Purchaser entered into an Agreement for the purchase of 2,360 pounds at the Estuary of said TN Allocation ("First Agreement"); and

WHEREAS, the Town intends to purchase an additinoal1,485 pounds per year of nitrogen allocation at the estuary from Covation Biomaterials LLC in Kinston, NC, at an industry-standard rate of $500 per pound, for a total transaction cost of $742,500; and

WHEREAS, the purchase will be funded through development nitrogen offset fees; and

WHEREAS, securing this additional nitrogen allocation is essential for the future expansion of the Sam's Branch Water Reclamation Facility, ensuring that the Town's wastewater treatment capacity aligns with future demands and avoids potential capacity constraints or regulatory compliance challenges;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Clayton, North Carolina, that:

1. The purchase of 1,485 pounds per year of nitrogen allocation from Covation Biomaterials LLC at a cost of $742,500 is hereby approved.
2. The Town Manager is authorized to execute the purchase agreement with Covation Biomaterials LLC and take all necessary actions to complete the transaction.

Duly adopted this the 2nd day of September, 2025, while in regular session.

_____
Jody McLeod
Mayor ATTEST:

_____
Heidi Holland, CMC, NCCMC
Town Clerk

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	CONSENT AGENDA

Item Title

Resolution To Accept Streets into The Town of Clayton Street System for Maintenance – One Year Warranty - Carolina Overlook Phase 1 F, G, K

Presenter(s)

Daniel Buckman, Engineering Technician

Suggested Action

Place on Consent Agenda - Adoption of Resolution #2025-46

Strategic Priorities Alignment

Vibrant Downtown	Desirable Amenities and Spaces	Sustainable Infrastructure	Mobility, Transportation, and Transit	Diversified Economic Development	Community Outreach and Engagement	Public Safety
☐	☐	☒	☐	☐	☐	☐

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

- ☐ Public Hearing (Required by GS)
- ☐ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Special Mailing
- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☒ None Required

Background/History

Streets and rights-of-way are required to be designed and built according to the Town of Clayton approved Construction Drawing, and the proposed streets (sidewalks, curbs, and gutters) have been verified through inspections to have been installed accordingly. Trees located in the public right-of-way have either been bonded or installed accordingly.

A final inspection was performed by Engineering staff on May 27, 2025 and a one-year warranty period for the subject streets is set to expire on May 27, 2026. The subject streets will be eligible for funding through NCDOT's Powell Bill Program.

Funding Source

N/A

Corresponding Documentation

Carolina Overlook Ph. 1 F,G,K Street Resolution FINAL

Submitted By: Daniel Buckman, Engineering

Reviewed By:

Kinsey Holton, Assistant Engineering Director	Approved - Aug 29 2025
Jonathan Ham, Engineering Director	Approved - Aug 29 2025
Courtney Tanner, Deputy Town Manager	Approved - Aug 29 2025
Heidi Holland, Town Clerk	Approved - Aug 29 2025

Resolution # 2025-46

Resolution To Accept Streets into The Town of Clayton Street System for Maintenance – One Year Warranty- Carolina Overlook Phase 1 F, G, K

WHEREAS, North Carolina General Statute 160A-296 and related case law grants municipalities general authority and control over all public streets, sidewalks, alleys, bridges, and other ways of public passage within its corporate limits except to the extent that authority and control over certain streets and bridges is vested in the Board of Transportation; and

WHEREAS, streets and right-of-way are required to be designed and built according to the Town of Clayton Manual of Standards, Specifications and Design; and

WHEREAS, Town of Clayton Engineering staff inspected the street segments listed below on May 27th, 2025, and recommends acceptance by Town Council for maintenance; and

WHEREAS, the street segments listed below will be placed under a warranty period for one-year to monitor for construction deficiencies, such warranty period expiring on May 27, 2026; and

WHEREAS, prior to expiration of the one-year warranty period, Town of Clayton Engineering staff will perform a final inspection and notify the developer to correct all deficient items (if any); and

WHEREAS, upon correction of all deficient items (if any), the Town of Clayton Engineering staff will issue a final acceptance notice to the developer; and

WHEREAS, approval by the Town of Clayton Town Council is necessary for eligibility to receive funding from the NCDOT's Powell Bill Program;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Clayton, North Carolina accept this list of streets and right-of-way into the Town of Clayton Street System

SUBDIVISION	STREET NAME	BEGINNING DESCRIPTION	END DESCRIPTION	LENGTH
Carolina Overlook Ph. 1 F, G, K	Whirlaway St.	N. Brookhollow Way	Dead-end	.08
Carolina Overlook Ph. 1 F, G, K	Shadowbrook Trl.	Whirlaway St.	Cul-de-sac	.11
Carolina Overlook Ph. 1 F, G, K	War Admiral Dr.	Steeplechase Blvd.	Secretariat Dr.	.12
Carolina Overlook Ph. 1 F, G, K	War Admiral Dr	Steeplechase Blvd.	Cul-de-sac	.13
Carolina Overlook Ph. 1 F, G, K	Secretariat Dr.	Steeplechase Blvd.	Cul-de-sac	.16
			Total:	.60 mi

Duly adopted this on the 2nd day of September 2025.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Michelle Snyder
Acting Town Clerk

TOWN OF CLAYTON
PROCLAMATION
NATIONAL IT PROFESSIONALS DAY

WHEREAS, the field of Information Technology (IT) plays a critical role in the operation, development, and progress of our city, impacting all aspects of daily life, including business, healthcare, education, government services, and more; and

WHEREAS, IT professionals work tirelessly behind the scenes to ensure the smooth functioning of systems, networks, and technology infrastructure, empowering individuals and organizations to connect, communicate, and thrive in a digital world; and

WHEREAS, IT professionals are essential in safeguarding sensitive information, providing cybersecurity, troubleshooting technical issues, and innovating solutions to help our town grow and adapt to the ever-evolving technological landscape; and

WHEREAS, these dedicated individuals solve problems and keep our digital systems operational, ensuring that we can enjoy the benefits of technology with confidence and security; and

WHEREAS, IT Professionals Day offers an opportunity to acknowledge and celebrate the talents, skills, and dedication of these professionals, as well as to raise awareness of the importance of IT education, career development, and the need for continuous innovation in this dynamic field.

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim September 16, 2025 as National IT Professionals Day.

Proclaimed this the 2nd day of September, 2025.

_____

Jody L. McLeod
Mayor

Town of Clayton
Constitution Week
Proclamation

WHEREAS, September 17, 2025, marks the two hundred and thirty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE, on behalf of the Clayton Town Council, we hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals of the Framers of the Constitution in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Proclaimed by the Clayton Town Council this the 2nd day of September 2025.

_____

Jody L. McLeod
Mayor

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	INTRODUCTIONS AND SPECIAL PRESENTATIONS

Item Title

Pavement Condition Survey and Street Maintenance Program

Presenter(s)

Tim Robbins, Public Works Director and Steve Lander, WithersRavenel

Suggested Action

Information Only

Strategic Priorities Alignment

Vibrant Downtown	Desirable Amenities and Spaces	Sustainable Infrastructure	Mobility, Transportation, and Transit	Diversified Economic Development	Community Outreach and Engagement	Public Safety
☐	☐	☒	☒	☐	☐	☐

Public Hearing: No

If Approved, Will Document Require Recordation? No

Does This Item Require a Communication Plan?

- ☐ Public Hearing (Required by GS)
- ☐ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Special Mailing
- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey
- ☐ None Required

Summary

The Town recently completed a Pavement Condition Survey (PCS), which evaluated the condition of all Town-maintained streets, parking lots, and greenways using industry-standard methods. The survey produced Pavement Condition Index (PCI) scores that measure pavement conditions on a scale from 0 (failed) to 100 (excellent).

WithersRavenel will provide a concise overview of the survey results, highlighting the Town's improved PCI scores and describing the strategic, data-driven approach being used to guide future resurfacing and preservation work. The presentation will outline the framework for a sustainable street maintenance program, emphasize coordination with utility partners, and demonstrate how these efforts support a higher level of service for residents and businesses.

Funding Source

N/A

Corresponding Documentation

PavementConditionSurvey_Success

Submitted By: Shannon Poole, Public Works/Operations

Reviewed By:

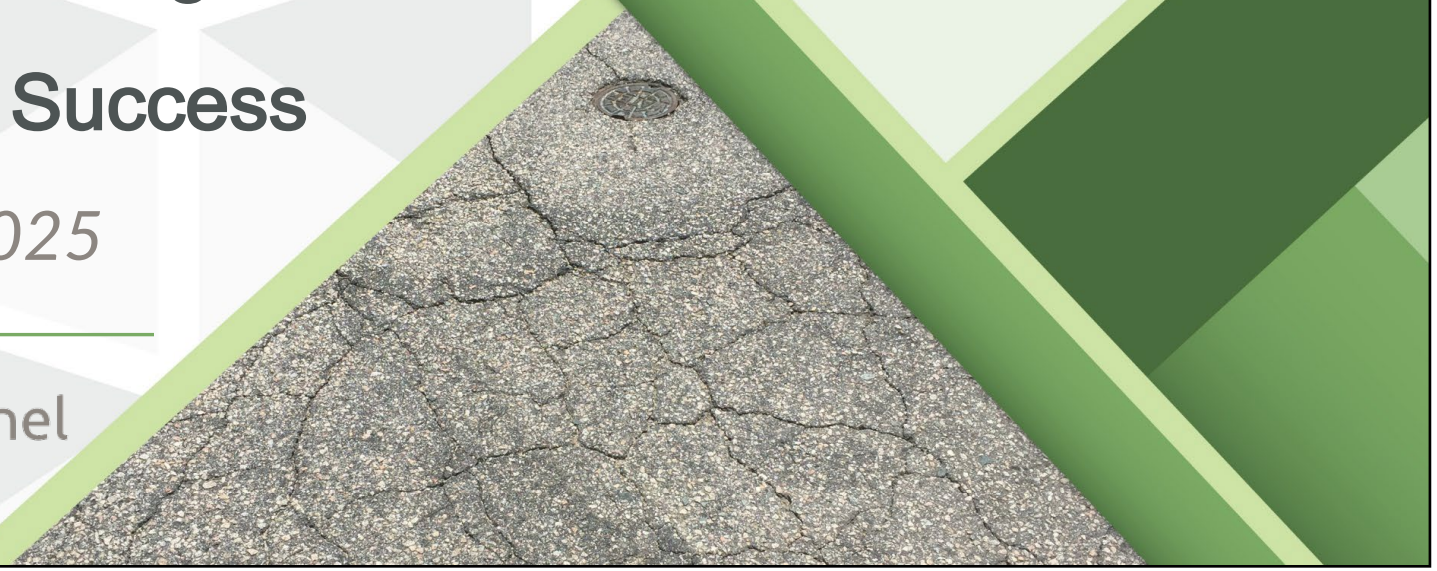
Tim Robbins, Public Works Director	Approved - Aug 27 2025
Rich Cappola, Town Manager	Approved - Aug 27 2025
Heidi Holland, Town Clerk	Approved - Aug 29 2025

Town of Clayton, NC
Town Council Meeting

Roadway Network Success

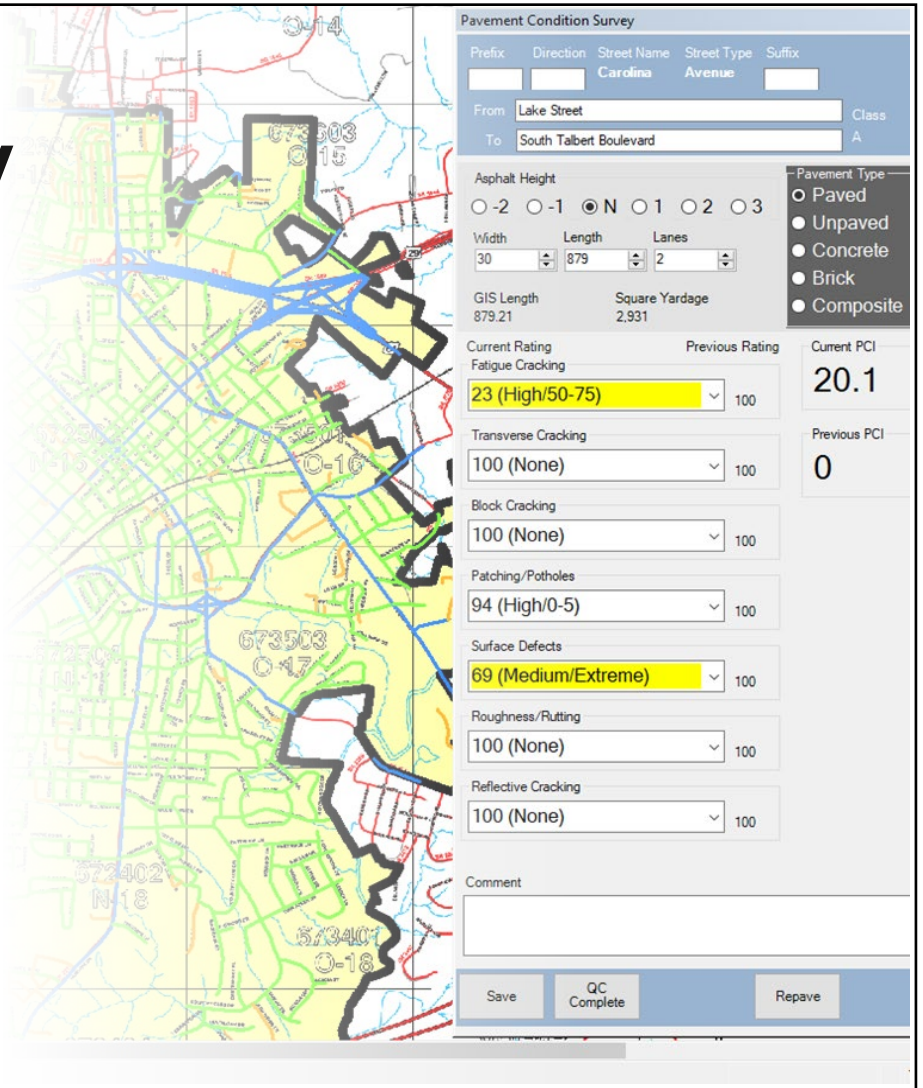
September 2, 2025

WithersRavenel
Our People. Your Success.



Pavement Condition Survey

- Federal Highway Administration (FHWA) recommends a survey every 2-3 years
- Unbiased Perspective
- Software Analysis
- Report

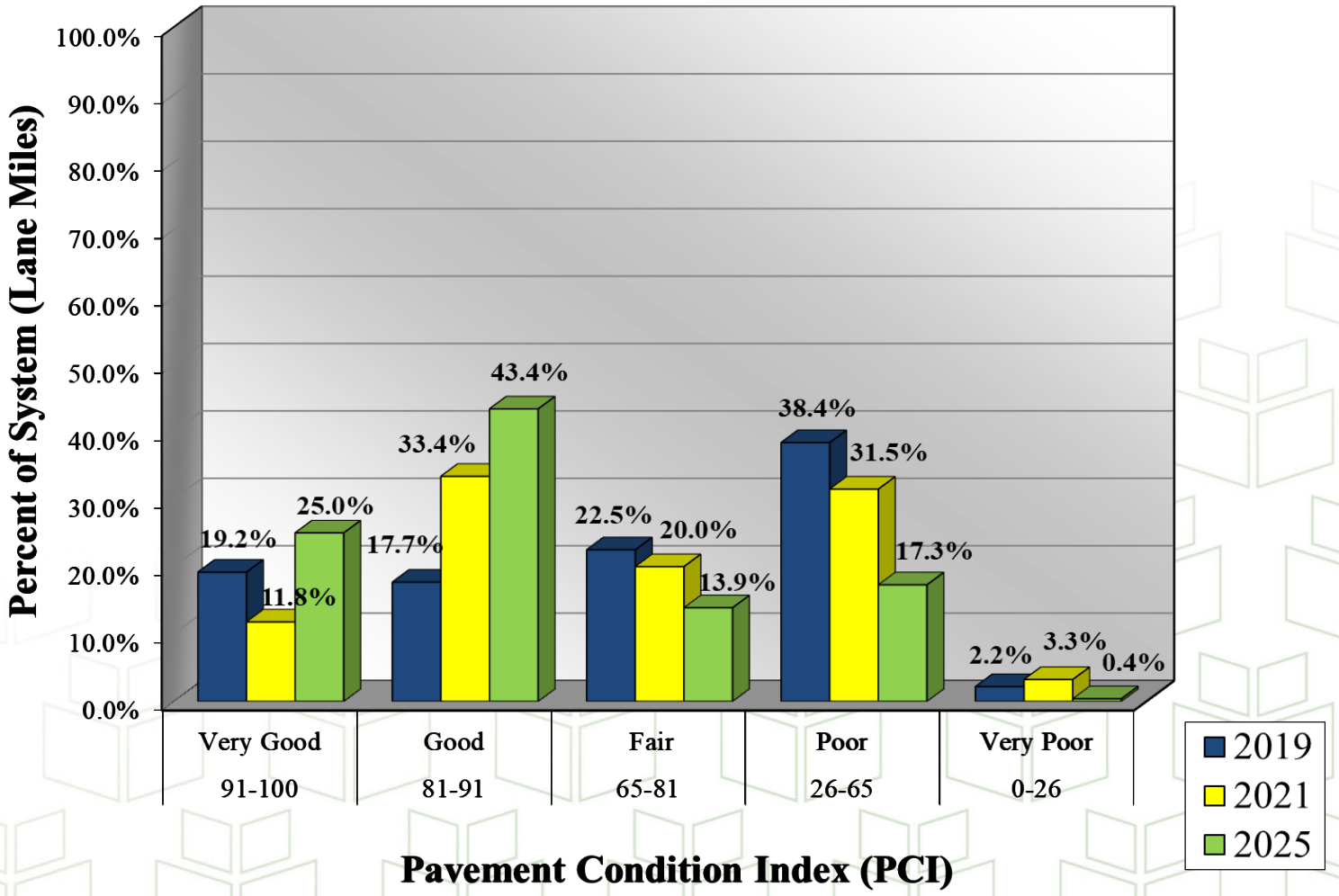


PCS Methodology

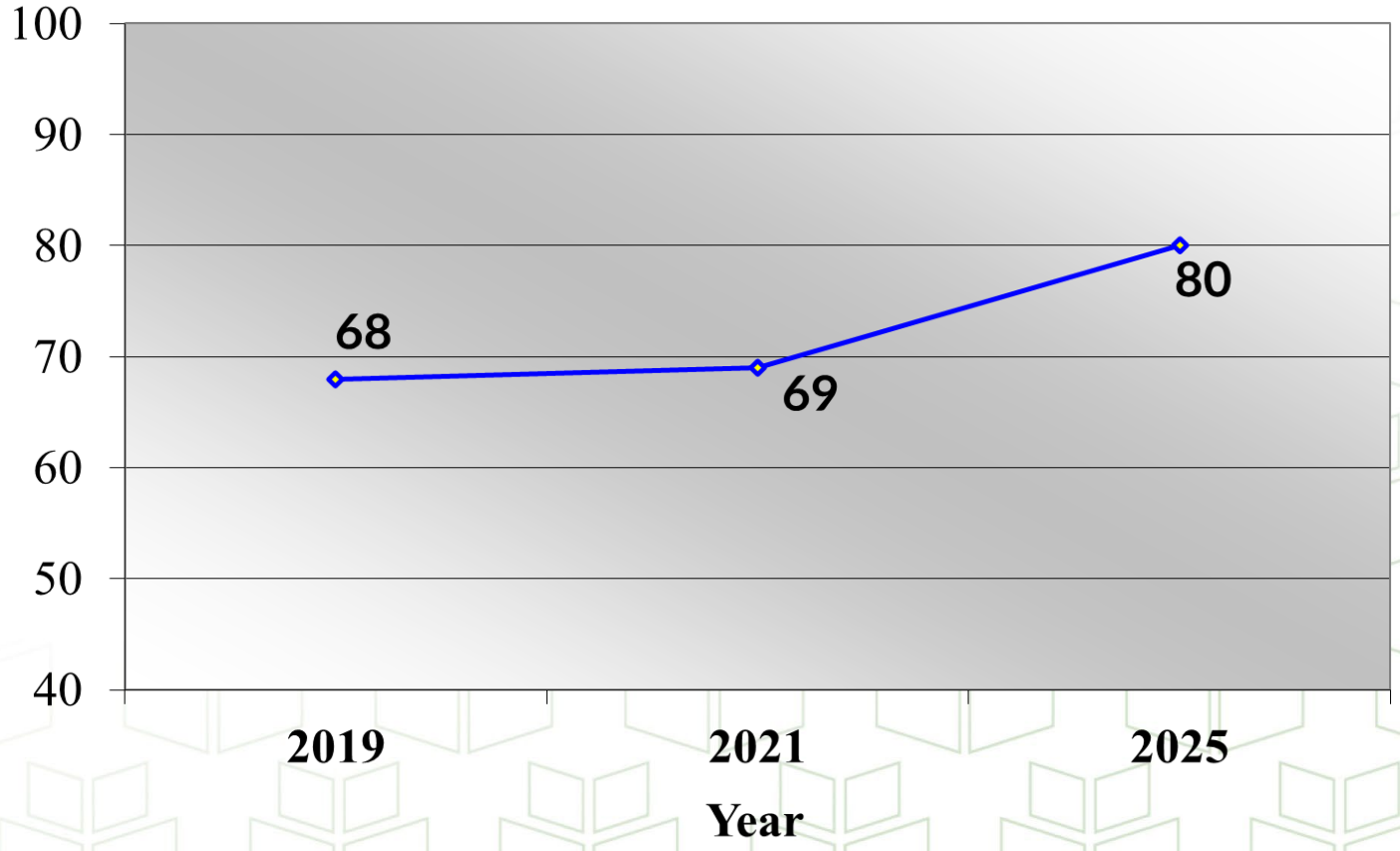
- Clayton maintains 97 miles of asphalt pavement streets
- PCS Methodology – Long Term Pavement Performance(LTPP)
- PCSs were performed in:
  - 2019
  - 2021
  - 2025
- Pavement Condition Index (PCI)

PCI Trends

- PCI Awareness 2019
- Initiated a Budget Increase
- Current Budget - $2.5M/Year



PCI Trends

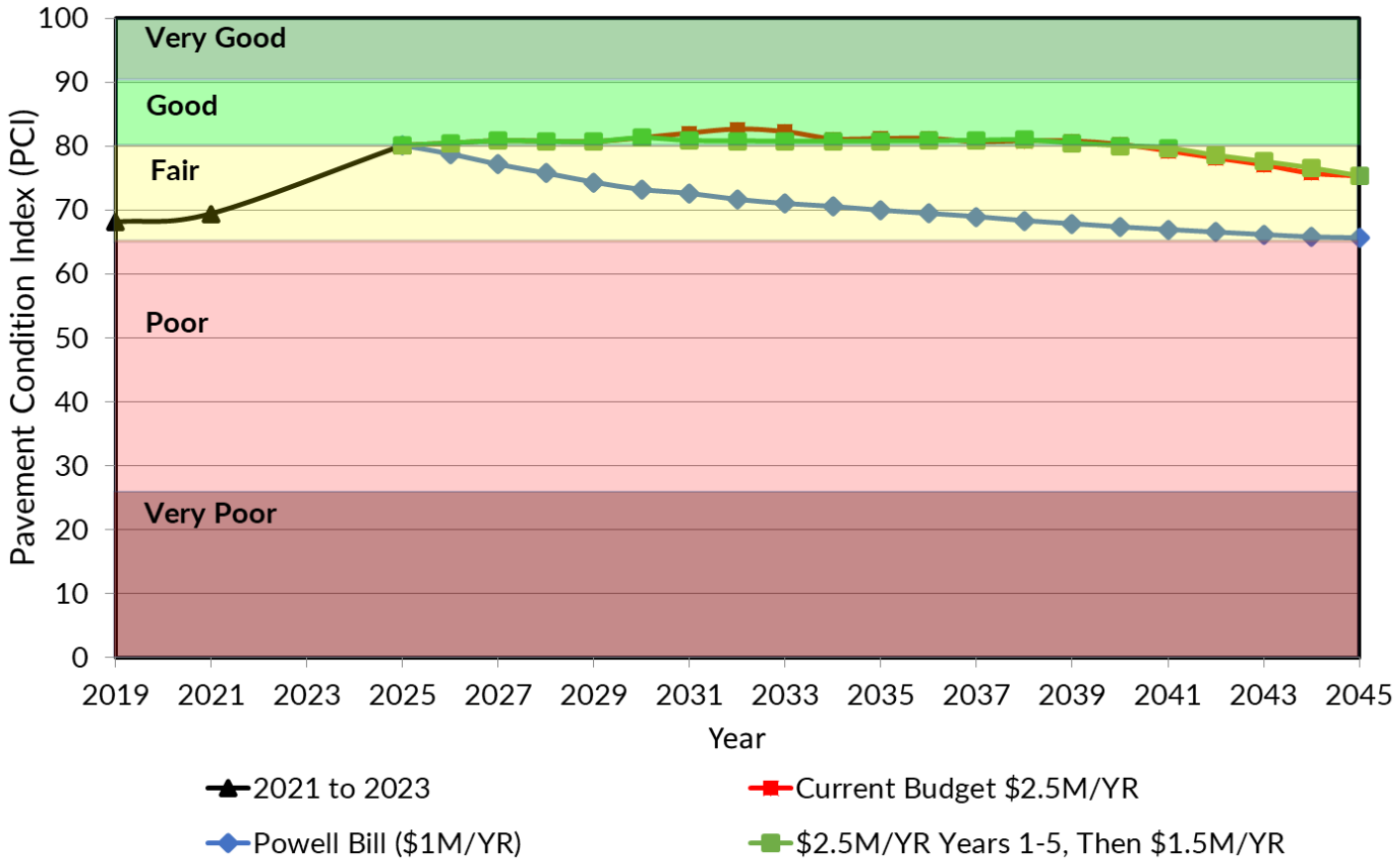


PCI Comparison

Municipality	Centerline Miles	PCI
Town of Fuquay-Varina	154	85
Town of Morrisville	60	82
Town of Clayton	97	80
Town of Holly Springs	156	80
Town of Apex	133	79
Cary	530	79
Village of Clemmons	76	78
City of Sanford	134	73
City of Mount Airy, NC	73	71
Town of Kernersville	98	69
City of Hickory	240	66
City of High Point	450	66
City of Lexington	126	65
City of Asheville	411	61
City of Greensboro	1,091	61

Sum of Miles by PCI Rating Category
Very Good
Good
Fair
Poor
Very Poor
No Rating
PCI Rating Category
Sum of Miles
N
Town of Clayton
PCI Map 2025
WithersRavenel
Engineers | Planners | Surveyors
Our People. Your Success.
Legend
PCI Rating Category

PCI Forecasting



PCI Range
81-100
Very Good & Good
PRESERVATION – PREVENT
Rejuvenators
cost per sq yard ($/SY)
$1.20
PCI Range
65-81
Fair
PRESERVATION – CORRECT
Double Micro-Surfacing
cost per sq yard ($/SY)
$7.50
PCI Range
26-65
Poor
REHABILITATION
Mill & Overlay
cost per sq yard ($/SY)
$30.00
PCI Range
0-26
Very Poor
RECONSTRUCTION
Full-Depth Reclamation
cost per sq yard ($/SY)
$60.00
WithersRavenel
Our People. Your Success.
9

Repair Activities

Rejuvenator

Micro Surfacing

Rehabilitation

Reconstruction (FDR)

Conclusion

- PCI Improvement
- Strategic Approach
- Sustainable Street Maintenance Program
- Coordination With Other Utilities
- Higher Level of Service

NORTH • CAROLINA
CLAYTON
1869
WithersRavenel
Steve Lander, PE– 336.215.5521
slander@withersravenel.com
WithersRavenel
Our People. Your Success.

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	PUBLIC HEARINGS

Item Title

2025-40-ANX Clayton Village Center Annexation

Presenter(s)

Audrey Duchesne, Senior Planner

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment

☐ Vibrant Downtown	☒ Desirable Amenities and Spaces	☐ Sustainable Infrastructure	☐ Mobility, Transportation, and Transit	☒ Diversified Economic Development	☐ Community Outreach and Engagement	☐ Public Safety

Public Hearing: Yes - Legislative

Applicable General Statute Number: §160A-31

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

- ☒ Public Hearing (Required by GS)
- ☒ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey

☐ Special Mailing ☐ None Required

Summary

The applicant is requesting a contiguous annexation of 2.89 acres of land currently located in the Town's ETJ. This request is made to receive Town services for future development of the parcels. There are six parcels included in this request, consisting of a cumulative 12.39 acres. Of that, 9.50 acres are already located in the corporate limits. Annexation of the remaining 2.89 acres is requested prior to Construction Drawing approval of the associated development proposal.

Background/History

This annexation request is made following Conditional Rezoning of the subject properties in 2022 to allow for the development of multi-family and retail on the properties. This was approved via 2022-158-CZM and is under modification via 2025-34-CZM (scheduled for Council Public Hearing on September 2, 2025).

Following approval of the associated Conditional Rezoning in 2022, the applicant received Site Plan approval for development of the property in accordance with the associated Master Plan. The development is now under Construction Drawing review. Prior to approval of construction drawings, annexation is required to receive Town services.

Recommendation

Approval

Funding Source

N/A

Cost

N/A

Corresponding Documentation

0_Staff Report_Clayton Village ANX_09022025

01_Staff Report Maps_Clayton Village CZM_07282025

02_Application_ClaytonVillageANX_07222025

03_Legal Description_Clayton Village ANX_07212025

04_Plat_Clayton Village ANX_07212025

05_Newspaper Ad_Affidavit_September2nd TC

06_Ordinance_Clayton Village ANX_09022025

Meeting Timeline

August 4, 2025: Resolution to Authorize Clerk to Investigate Sufficiency
August 18, 2025: Resolution to Set a Public Hearing
September 2, 2025: Public Hearing

Submitted By: Haley Downey, Planning

Reviewed By:

Haley Downey, Assistant Planning Director	Approved - Aug 22 2025
Conrad Olmedo, Planning Director	Approved - Aug 25 2025
Courtney Tanner, Deputy Town Manager	Approved - Aug 26 2025
Rich Cappola, Town Manager	Approved - Aug 27 2025
Heidi Holland, Town Clerk	Approved - Aug 29 2025

Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
Phone: 919-553-5002
Fax: 919-553-1720
planning@townofclaytonnc.org

Town Council Sufficiency Check: August 4, 2025
Town Council Scheduling of the Public Hearing: August 18, 2025
Town Council Public Hearing: September 2, 2025

STAFF REPORT	
Project Number:	2025-40-ANX
Project Name:	Clayton Village Center Annexation
Property Pin #:	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Location:	Portions outside of Town Limits, located in the ETJ, located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive with unassigned addresses and identified as Johnston County Tax IDs 05A01013, 05A01009, 05A01009A, 05A01016, 05A01018, and 05A01006.
Applicant:	Riverwild, LLC
Property Owner:	Clayton Village Center, LLC & Clayton Corner, LLC
Public Noticing Dates:	Newspaper Ad Published on August 20, 2025 and August 27, 2025
Request:	The applicant is requesting a contiguous annexation of 2.89 acres of land currently located in the Town's ETJ. This request is made to receive Town services to serve future development of the subject parcels.
PROJECT OVERVIEW	
Acreage	2.89
Existing Zoning	Residential Large Lot (RLL), Corridor Commercial (CRM), and Conditional Mixed Use (CZM) – Applicant is currently under review for 2025-34-CZM to rezone all parcels to CZM.
Existing Use	Undeveloped/Vacant (Approved for Multi-Family and Retail)
Future Land Use Designation	Employment Center

STAFF ANALYSIS

This annexation petition is for 2.89 acres of land currently located in the Town's ETJ. This is a contiguous annexation request. There are six parcels included in this request, consisting of a cumulative 12.39 acres total acreage. Of that, 9.50 acres are already located in the corporate limits. The applicant is requesting annexation of the remaining 2.89 acres.

This request follows approval in 2022 of an associated Conditional Rezoning and Master Plan (2022-

158-CZM) to develop Multi-Family (234 units) and Retail (15,000 SF) on the subject parcels. A Site Plan was approved in relation to this Master Plan in 2024. The applicant is now under review for Major Modification of the original Conditional Rezoning (2025-34-CZM), and is also under review for Construction Drawings following Site Plan approval in 2024. Prior to approval of the associated Construction Drawings, annexation is required to receive Town Services for the future development.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USES

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	HID and RLL	Vacant, Single-Family Residential (detached)	Employment Center and Medium Density Residential
South	RLL and LID	Single-Family Residential (detached), Industrial	Medium Density Residential and Employment Center
East	LID and HID	Industrial, Vacant	Employment Center
West	PD-R	Single-Family Residential (attached and detached)	Medium Density Residential

TOWN COUNCIL CONSIDERATIONS

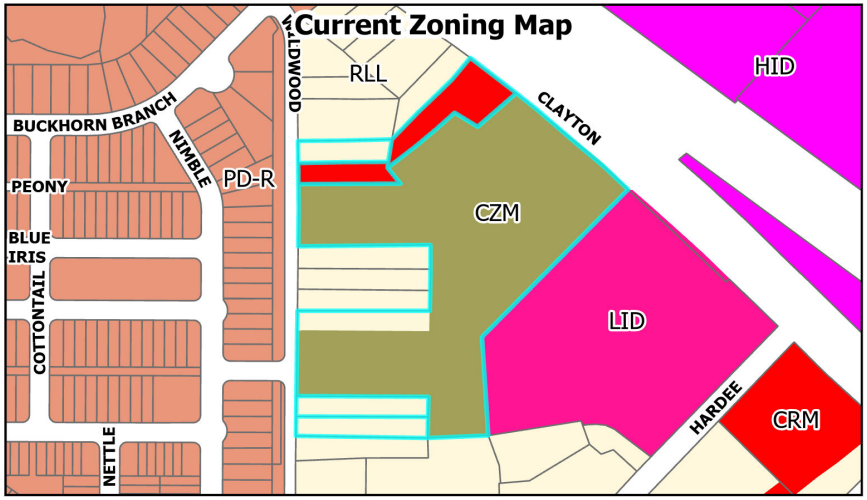
The Town Council shall make the final decision regarding Annexation requests.

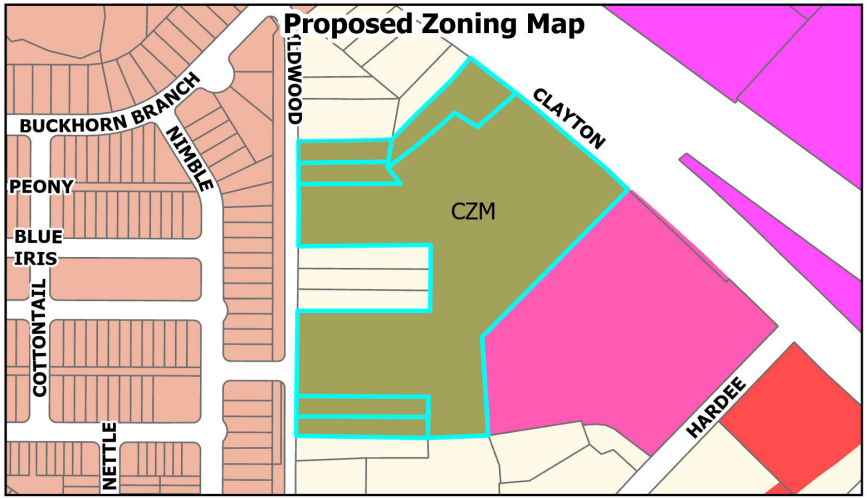
STAFF RECOMMENDATION

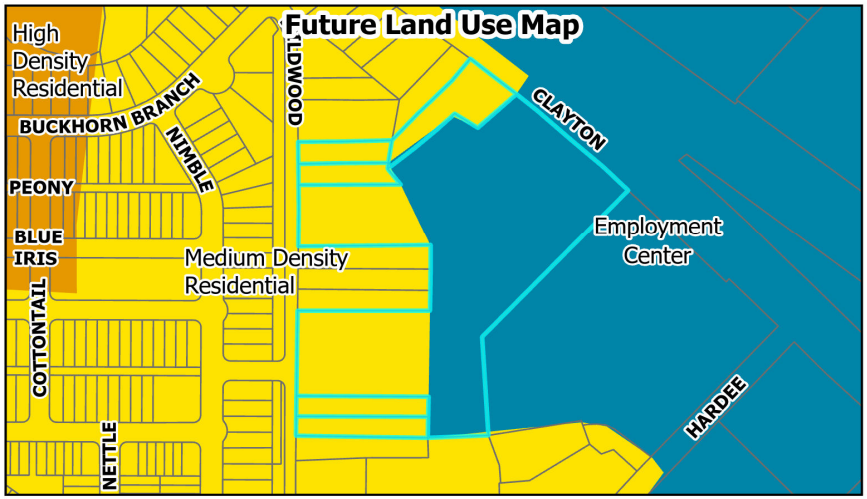
The Town of Clayton Technical Review Committee has reviewed the application and associated materials. The Planning Department is recommending ***approval*** of the annexation request.

ATTACHMENTS

1. Staff Report Maps
2. Application
3. Legal Description
4. Annexation Plat
5. Newspaper Ad Affidavit
6. Annexation Ordinance







Request: Conditional Rezoning - Type III
Project Name: Clayton Village Center
Project Number: 2025-34-CZM

Applicant: Riverwild, LLC
Property Owner: Clayton Village Center, LLC & Clayton Corners, LLC
Tag#: 05A01013, 05A01006, 05A01009A, 05A01009, 05A01018, and 05A01016

Site Location

Staff Report Map
July 24, 2025

N

0 300 600 1,200 Feet

Disclaimer: Parcel Boundaries are shown for reference only. The Town of Clayton assumes no legal responsibility for this information.

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

PETITION FOR VOLUNTARY ANNEXATION

VOLUNTARY ANNEXATION: Upon receipt of a valid petition signed by all the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1.

Applications are accepted on a rolling basis and can be submitted to the Town of Clayton Planning Department.

www.ClaytonNC.org/Fees

Applicable Fees: Development Submittal Fees Annexation

PROCESS:

Review by Staff: The Planning, Engineering and Public Works Departments review the annexation submission. Comments will be sent to the applicant. There is an initial 15 business day review cycle with 3 Council hearing meetings. Expect an estimated minimum of 2-3 months for review/approval.

Annexation Plat and Legal Description (Metes & Bounds) Submission: The plat and a legal description (metes and bounds) must be submitted with the application and review fee.

Is the proposed land for annexation located outside the Claytex Fire District? ____ Yes X ____ No

**If the proposed land for annexation is located outside of the Claytex Fire District, the Fire District in which the land is located must be notified by the Town, and a payment from the applicant to the Town covering the proportional share of Fire District Debt of the land (as determined by the Fire District) will be required to be made. This process will increase the timeline for approval of these annexations.*

Legal Advertisement: A legal advertisement will be published no more than 25 days and no less than 10 days prior to the date of the public hearing.

Town Council Meeting: The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved. These first two actions generally occur during the Consent Agenda item on 2 consecutive Town Council meetings.

Public Hearing/Town Council Meeting: The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Clayton. The Public Hearing is generally held during the 3rd Council meeting, following approval of the Certificated Sufficiency and Resolution setting the Public Hearing date.

Recordation: If the annexation is approved by the Town Council, the applicant is required to submit one (1) Mylar annexation plat to the Planning Department for signature. The Annexation Plat shall be recorded at the appropriate county Register of Deeds.

Name of Project: Clayton Village **Date:** 04/01/2025

Applicant Name: RiverWILD **Phone:** (919) 901-3178 **Email:** Dave@StayWILD.com

Petition for Voluntary Annexation Application

1. **Application Type:** ☐ Individual ☐ Corporation ☒ LLC ☐ Partnership

2. **The proposed annexation will be:** ☒ Contiguous Annexation ☐ Non-Contiguous Annexation

Property Information

To the Town Council of the Town of Clayton, North Carolina:

1. I/We the undersigned owner(s)* of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Clayton, North Carolina.

   *If the owner of real property is a corporation or religious entity, attach a copy of the articles of incorporation describing who is/are authorized to sign the petition.

2. The area to be annexed is [X] contiguous, [ ] non-contiguous to the Town of Clayton, North Carolina and the boundaries of such territory are as provided in the boundary plat attached hereto.

3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads, and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.

4. Attached is a statement of the schedule for full development of the property to be annexed, which includes the type, number, and estimated value of planned improvements, if applicable.

   Total Acreage to be annexed: 2.89 Existing Housing Units: 3

   Population of acreage to be annexed: 0 Fire District: Claytex

   Existing Zoning District*: CZ-MU, RLL, CRM Proposed Town Zoning District*: CZM

   County Recorded Plat Book and Page #: PB 94 PG 255

   Reason for petitioner to annex: ____ Receive Town Services X Other (please specify): Voluntary

5. **I/We** acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in the termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate on the following page, and attach proof.)

FOR OFFICE USE ONLY

Date Received:_____ Amount Paid:_____ Petition Number: _____

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

_____ Please Print

_____ Signature

_____ Please Print

_____ Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20____.

SEAL

Corporate Name: _____

By: _____ (Signature)

Attest: _____ Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, Clayton Village Center a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 26th day of March, 2025.

Name of Limited Liability Company: Clayton Village Center, LLC

By: _____ Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Partnership: _____

By: _____ Signature of General Partner

By: _____

By: _____ Signature of General Partner

By: _____

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Alyson M. Burr, a Notary Public for the above State and County, this 26th day of, March, 2025.

SEAL — ALYSON M BURR NOTARY PUBLIC JOHNSTON COUNTY, N.C. MY COMMISSION EXPIRES 01/22/2030

_____ Notary Public

My Commission Expires: January 22 2030

This page must be notarized prior to submitting to the Town for review

Complete ONLY if applying for an individual annexation and if property is owned by individual (s):

_____ Please Print

_____ Signature

_____ Please Print

_____ Signature

Complete ONLY if applying for a Corporation Annexation:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its secretary by order of its Board of Directors, this ____ day of _____, 20____.

SEAL

Corporate Name: _____

By: _____ (Signature)

Attest: _____ Secretary (Signature)

Complete ONLY if applying for a Limited Liability Company Annexation:

In witness whereof, Clayton Corner a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this 26th day of March 2025.

Name of Limited Liability Company: Clayton Corner, LLC

By: _____ Signature of Member/Manager

Complete ONLY if applying for a Partnership Annexation:

In witness whereof, _____ a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this ____ day of _____, 20____.

Name of Partnership: _____

By: _____ Signature of General Partner

By: _____

By: _____ Signature of General Partner

By: _____

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Sworn and subscribed before me, Alyson M. Burr, a Notary Public for the above State and County, this 26th day of, March, 2025.

ALYSON M BURR NOTARY PUBLIC JOHNSTON COUNTY, N.C. SEAL MY COMMISSION EXPIRES 01/22/2030

_____ Notary Public

My Commission Expires: January 22 2030

June 2024

Voluntary Annexation Plat Checklist

#	Required Plat Items
1.	Fully dimensioned by metes and bounds, and the location of intersecting boundary lines of the existing town limits, labeled and distinctly marked. Include full right-of-way if the area on both sides is or will be in the corporate limits.
2.	Any utility easements with metes and bounds.
3.	Accurate locations and descriptions of all monuments, markers and control points.
4.	Ultimate right-of-way widths on all streets.
5.	Entitle "ANNEXATION MAP FOR THE TOWN OF CLAYTON" OR "SATELLITE ANNEXATION MAP FOR THE TOWN OF CLAYTON," as appropriate.
6.	Name of property owner(s).
7.	Name, seal, and registration of Professionally Licensed Surveyor (PLS).
8.	Date of the survey and map preparation; a north arrow indicating whether the index is true magnetic North Carolina grid (NAD 83 of NAD 27) or deed; graphic scale; and declination.
9.	Names of the township, county, and state.
10.	A detailed vicinity map.
11.	Include address of property if assigned.
12.	Show all contiguous or non-contiguous town limits.
13.	Leave a 2-inch by 2-inch space for the county Register of Deeds stamp on the plat. All final plats must be stamped and signed before they can be accepted by the Town.

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

OWNER'S CONSENT FORM

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

Project Name: Clayton Village Center **Address or PIN #:** 166811-75-4247

AGENT/APPLICANT INFORMATION:

RiverWILD, LLC
(Name - type, print clearly)

114 W. Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

ALL Annexation & Rezoning Processes
ALL Entitlement Applications & Processes
ALL Construction Drawing Applications & Processing

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

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

OWNER AUTHORIZATION:

Abdul Kamalpasha, Managing Member of Clayton Corner, LLC
(Name - type, print clearly)

(Owner's Signature)

109 Elway Drive
(Address)

Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Alyson M Burr, a Notary Public for the above State and County, this the 26th day of March, 2025.

SEAL

ALYSON M BURR NOTARY PUBLIC JOHNSTON COUNTY, N.C. MY COMMISSION EXPIRES 01/22/2030

Notary Public

My Commission Expires: January 22 2030

July 2018

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

OWNER'S CONSENT FORM

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

Project Name: Clayton Village Center **Address or PIN #:** 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470

AGENT/APPLICANT INFORMATION:

RiverWILD, LLC
(Name - type, print clearly)

114 W. Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

ALL Annexation & Rezoning Processes
ALL Entitlement Applications & Processes
ALL Construction Drawing Applications & Processing

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

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

OWNER AUTHORIZATION:

Abdul Kamalpasha, Managing Member of Clayton Village Center, LLC
(Name - type, print clearly)

(Owner's Signature)

109 Elway Drive
(Address)
Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Alyson M Burr, a Notary Public for the above State and County, this the 26th day of January, 2025.

SEAL

ALYSON M BURR NOTARY PUBLIC JOHNSTON COUNTY, N.C. MY COMMISSION EXPIRES 01/22/2030

Notary Public

My Commission Expires: January 22 2030

July 2018

CLAYTON VILLAGE
ANNEXATION REQUEST

TRACT 1
PIN: 166811-75-4247 (portion of)

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a iron pipe, said pipe being the northwest corner of Clayton Corner LLC, Deed Book 5711 Page 510, thence N50°41'03"E, 110.28' to a point, thence S71°29'20"E, 87.17' to an iron rebar, thence S50°36'15"W, 56.44' to an iron pipe, thence S50°50'48"W, 173.74' to an iron pipe, thence N05°43'45"E, 12.47' to a point, thence N05°43'45"E, 60.00' to an iron pipe, thence N05°43'45"E, 31.37' to the point of beginning, being 0.29 acres (12,548 square feet), and being a portion of Clayton Corner, LLC as shown in Deed Book 5711 Page 510, and being a portion of PIN: 166811-75-4247.

TRACT 2
PIN: 166811-75-2127

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at an iron pipe on the eastern right-of-way of Wildwood Drive, said pipe being the northwest corner of Clayton Village Center, LLC, Deed Book 5716 Page 48, and being the northwest corner of Lot 17 as shown on Plat Book 7 Page 213, thence S89°53'05"E, 242.58' to an iron pipe, thence S05°43'45"W, 60.00' to a point, thence N89°57'16"W, 236.71' to a point on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N00°06'46"E, 60.00' to the point of beginning, being 0.33 acres (14,344 square feet), and being all of Lot 17 as shown on Plat Book 7 Page 213, and being all of PIN: 166811-75-2127.

TRACT 3
PIN: 166811-75-2111

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a point on the eastern right-of-way of Wildwood Drive, said point being the northwest corner of Clayton Village Center, LLC, Deed Book 5716 Page 48, and being the northwest corner of Lot 18 as shown on Plat Book 7 Page 213, thence leaving said right-of-way, S89°57'16"E, 236.71' to a point, thence S05°43'45"W, 12.47' to an iron pipe, thence S42°37'59"E, 64.73' to a point, thence N89°57'22"W, 279.42' to a point on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N00°06'46"E, 60.00' to the point of beginning, being 0.35 acres (15,182 square feet), and being all of Lot 18 as shown on Plat Book 7 Page 213, and being all of PIN: 166811-75-2111.

TRACT 4

PIN: 166800-74-6900 (portion of)

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a point on the eastern right-of-way of Wildwood Drive, said point being the northwest corner of Clayton Village Center, LLC, Deed Book 5334 Page 267, and being the northwest corner of Tract 2 as shown on Plat Book 72 Page 481, thence S89°57'22"E, 279.42' to a point, thence S42°37'59"E, 81.61' to a point, thence N89°57'22"W, 327.82' to a point, thence S00°06'46"W, 121.30' to a point, thence S89°56'46"W, 7.00' to an iron rebar on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N00°06'46"E, 181.31' to the point of beginning, being 0.44 acres (19,276 square feet), and being a portion of Tract 2 as shown on Plat Book 72 Page 481 and being a portion of PIN: 166800-74-6900.

TRACT 5

PIN: 166800-74-6900 (portion of)

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a point on the eastern right-of-way of Wildwood Drive, said point being the southwest corner of Clayton Village Center, LLC, Deed Book 5334 Page 267, and being the southwest corner of Tract 2 as shown on Plat Book 72 Page 481, thence along said right-of-way, N00°14'57"W, 180.27' to an iron rebar, thence N00°48'49"W, 60.13' to an iron pipe, thence leaving said right-of-way, S89°58'42"E, 350.13' to an iron pipe, thence S01°54'29"W, 60.16' to a point, thence N89°58'42"W, 333.28' to a point, thence S00°14'57"E, 180.26' to a point, thence S89°58'50"W, 14.00' to the point of beginning, being 0.54 acres (23,490 square feet), and being a portion of Tract 2 as shown on Plat Book 72 Page 481 and being a portion of PIN: 166800-74-6900.

TRACT 6

PIN: 166800-74-2476

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at an iron pipe on the eastern right-of-way of Wildwood Drive, said pipe being the northwest corner of Lot 29 as shown on Plat Book 7 Page 213, and being the property of Clayton Village Center, LLC, Deed Book 5716 Page 50, thence leaving said right-of-way, N89°58'50"E, 342.58' to an iron pipe, thence S01°28'56"W, 60.00' to a point, thence, S89°58'44"W, 342.17' to a point on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N01°04'55"E, 60.00' to the point of beginning, being 0.47 acres (20,537 square feet), and being Lot 29 as shown on Plat Book 7 Page 213 and being all of PIN: 166800-74-2476.

TRACT 7

PIN: 166800-74-2470

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a point on the eastern right-of-way of Wildwood Drive, said point being the northwest corner of Lot 30 as shown on Plat Book 7 Page 213, and being the property of Clayton Village Center, LLC, Deed Book 5716 Page 50, thence leaving said right-of-way, N89°58'44"E, 342.17' to a point, thence S01°28'56"W, 60.00' to an iron pipe, thence S89°58'38"W, 341.74' to an iron pipe on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N01°04'55"E, 60.00' to the point of beginning, being 0.47 acres (20,512 square feet), and being Lot 30 as shown on Plat Book 7 Page 213 and being all of PIN: 166800-74-2470.

NOTES

- AREAS COMPUTED BY COORDINATE CALCULATIONS
- ALL DISTANCES SHOWN ARE HORIZONTAL, UNLESS NOTED OTHERWISE.
- ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA FEMA FLOOD PANEL#3720166800K, DATED 6/20/2018.
- THERE ARE NO CEMETERIES VISIBLE.
- THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS AND ORDINANCES.
- A TITLE REPORT HAS ___ HAS NOT _X_ BEEN SUPPLIED FOR THIS PROPERTY.

NOTE:

EXISTING CORPORATE LIMITS SHOWN ON THIS PLAT ARE TAKEN FROM JOHNSTON COUNTY GIS. BOUNDARY LINES ARE FROM AN EXISTING SURVEY.

STREET ADDRESS	CLAYTON BOULEVARD & WILDWOOD DRIVE	
NC PIN:	166800-74-6900	166811-75-2111
	166811-75-4247	166800-74-2476
	166811-75-2127	166800-74-2470

OWNER/DEVELOPER: CLAYTON CORNER, LLC (166811-75-4247)
109 ELWAY DRIVE
CLAYTON, NC. 27527

CLAYTON VILLAGE CENTER, LLC 166800-74-6900
109 ELWAY DRIVE 166811-75-2127
CLAYTON, NC. 27527 166811-75-2111
166800-74-2476
166800-74-2470

SITE DATA
(SITE IS WITHIN THE ETJ LIMITS OF THE TOWN OF CLAYTON)
TOTAL AREA 12.39 ACRES

EXISTING CORPORATE LIMITS 9.50 ACRES

PROPOSED CORPORATE LIMITS 2.89 ACRES

TRACT 1 0.29 ACRES
TRACT 2 0.33 ACRES
TRACT 3 0.35 ACRES
TRACT 4 0.44 ACRES
TRACT 5 0.54 ACRES
TRACT 6 0.47 ACRES
TRACT 7 0.47 ACRES

ANNEXATION TABLE	
NC PIN	ANNEXATION AREA
166800-74-6900	0.98 ACRES
166811-75-4247	0.29 ACRES
166811-75-2127	0.33 ACRES
166811-75-2111	0.35 ACRES
166800-74-2476	0.47 ACRES
166800-74-2470	0.47 ACRES

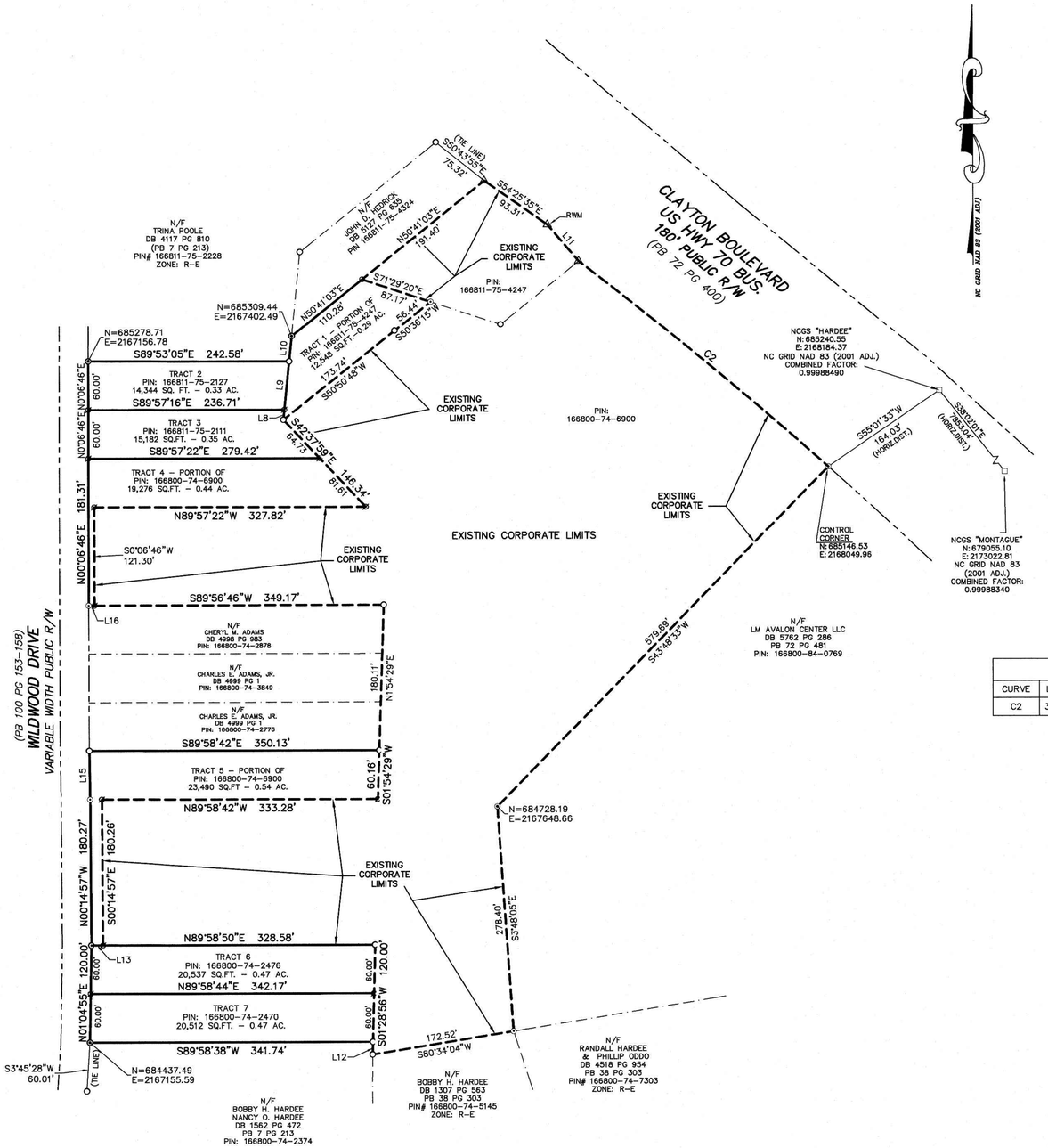
REFERENCES:
DEED BOOK 5334 PAGE 267 PLAT BOOK 62 PAGE 421
DEED BOOK 5711 PAGE 510 PLAT BOOK 7 PAGE 213
DEED BOOK 5716 PAGE 48 PLAT BOOK 38 PAGE 303
DEED BOOK 5716 PAGE 50 PLAT BOOK 72 PAGE 400
DEED BOOK 5127 PAGE 635
PLAT BOOK 72 PAGE 481
UNRECORDED PLAT BY JIMMY C. BARBOUR, PLS ENTITLED "SURVEY FOR LESLIE JOHNSON", SIGNED ON SEPTEMBER 25, 2017.

NORTH CAROLINA PROFESSIONAL SEAL L-3788 LAND SURVEYOR WILLIAM A. BARTLETT
7/14/2025

I, William A. Bartlett, certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I, William A. Bartlett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 5334, Page 267, Book 5711, Page 510, Book 5716, Page 48, & Book 5716, Page 50); that the boundaries not surveyed are clearly indicated as dashed lines, & drawn from information found in Book As Shown, Page On Plat; that the ratio of precision or positional accuracy as calculated is 1/ 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 14 day of July, A.D., 2025.

Professional Land Surveyor L-3788


CLAYTON BOULEVARD
US HWY 70 BUS.
180' PUBLIC R/W
(PB 72 PG 400)
(PB 100 PG 153-156)
WILDWOOD DRIVE
VARIABLE WIDTH PUBLIC R/W
NC GRID (NAD 83 (2001 ADJ.))
N=685309.44
E=2167402.49
N=685278.71
E=2167156.78
S89°53'05"E 242.58'
S89°57'16"E 236.71'
S89°57'22"E 279.42'
N89°57'22"W 327.82'
S0°06'46"W 121.30'
S89°56'46"W 349.17'
S89°58'42"E 350.13'
N89°58'42"W 333.28'
N89°58'50"E 328.58'
N89°58'44"E 342.17'
S89°58'38"W 341.74'
N=684437.49
E=2167155.59
N=684728.19
E=2167648.66
TRACT 1 - PORTION OF PIN: 166811-75-4247 12,548 SQ.FT. - 0.29 AC.
TRACT 2 PIN: 166811-75-2127 14,344 SQ. FT. - 0.33 AC.
TRACT 3 PIN: 166811-75-2111 15,182 SQ.FT. - 0.35 AC.
TRACT 4 - PORTION OF PIN: 166800-74-6900 19,276 SQ.FT. - 0.44 AC.
TRACT 5 - PORTION OF PIN: 166800-74-6900 23,490 SQ.FT - 0.54 AC.
TRACT 6 PIN: 166800-74-2476 20,537 SQ.FT. - 0.47 AC.
TRACT 7 PIN: 166800-74-2470 20,512 SQ.FT. - 0.47 AC.
EXISTING CORPORATE LIMITS
PIN: 166811-75-4247
PIN: 166800-74-6900
N/F TRINA POOLE DB 4117 PG 810 (PB 7 PG 213) PIN# 166811-75-2228 ZONE: R-E
N/F HEDRICK JOHN D. DB 5127 PG 635 PIN 166811-75-4324
N/F CHERYL M. ADAMS DB 4998 PG 883 PIN: 166800-74-2878
N/F CHARLES E. ADAMS, JR. DB 4999 PG 1 PIN: 166800-74-3849
N/F CHARLES E. ADAMS, JR. DB 4999 PG 1 PIN: 166800-74-2776
N/F BOBBY H. HARDEE NANCY O. HARDEE DB 1562 PG 472 PB 7 PG 213 PIN: 166800-74-2374
N/F BOBBY H. HARDEE DB 1307 PG 563 PB 38 PG 303 PIN# 166800-74-5145 ZONE: R-E
N/F RANDALL HARDEE & PHILLIP ODDO DB 4518 PG 954 PB 38 PG 303 PIN# 166800-74-7303 ZONE: R-E
N/F LM AVALON CENTER LLC DB 5762 PG 286 PB 72 PG 481 PIN: 166800-84-0769
NCGS "HARDEE" N: 685240.55 E: 2168184.37 NC GRID NAD 83 (2001 ADJ.) COMBINED FACTOR: 0.99988490
NCGS "MONTAGUE" N: 679055.10 E: 2173022.81 NC GRID NAD 83 (2001 ADJ.) COMBINED FACTOR: 0.99988340
CONTROL CORNER N: 685146.53 E: 2168049.96
(TIE LINE) S50°43'35"E 75.32'
S54°25'35"E 93.31'
N50°41'03"E 191.40'
S71°29'20"E 87.17'
S50°36'15"W 56.44'
N50°41'03"E 110.26'
S50°50'46"W 173.74'
S42°37'59"E 64.73'
146.34'
811.61'
S3°45'28"W 60.01'
S40°00'05"E 278.40'
S3°48'05"E
S80°34'04"W 172.52'
S55°01'33"W 164.03' (HORIZ.DIST.)
S38°02'01"E 783.14' (HORIZ.DIST.)
S73°46'33"W 579.69'
RWM
EXISTING CORPORATE LIMITS
EXISTING CORPORATE LIMITS
EXISTING CORPORATE LIMITS

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Johnstonian News - (Johnston County)** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(919) 284-2295**. Please note: when you submit a legal document, you are responsible for ensuring payment for the associated fees or charges are paid.

Notice ID: X1gtHO0h0HABxA3oWrJb | **Proof Updated: Aug. 12, 2025 at 09:57am EDT**
Notice Name: 2025-52-RZ, 2025-53-RZ,2025-34-CZM,202540-ANX

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Sam Johnson-Phillips sphillips@townofclaytonnc.org (919) 553-5002	Johnstonian News - (Johnston County)

Columns Wide: 1 **Ad Class:** Legals

08/20/2025: Other	129.00
08/27/2025: Other	129.00

Subtotal	$258.00
Tax %	0
Processing Fee	$30.80
Total	**$288.80**

PUBLIC NOTICE

The Clayton Town Council will hold Public Hearings at 6:00 PM on Tuesday, September 2, 2025, at Town Hall, 111 E. Second Street, regarding the applications listed and described below. These public hearings have been scheduled and will be heard in accordance with the requirements of NCGS.

· 2025-52-RZ Clayton Southwest PSC Conventional Rezoning: Request to rezone one parcel (8.01 acres) from Office Institutional (OFI) to Public Facilities (PUB). The parcel is located off Veterans Parkway, north of the intersection of Short Johnson Road. PIN #165801-16-3173.
· 2025-53-RZ Clayton North PSC Conventional Rezoning: Request to rezone one parcel (8.10 acres) from Planned Development Residential (PD-R) to Public Facilities (PUB). The parcel is located at the intersection of Club Connection Blvd and Covered Bridge Rd, across from the intersection of Loop Rd. PIN #176000-93-1491.
· 2025-34-CZM Clayton Village Center Conditional Rezoning: Major Modification requested to an original Conditional Rezoning and Master Plan to request rezoning of six parcels (12.39 acres) from Corridor Commercial (CRM), Residential Large Lot (RLL), Conditional Mixed Use (CZM) to Conditional Mixed Use (CZM). The applicant is proposing up to 234 multi-family units and up to 15,000 SF of retail use. The parcels are located on the southern side of Clayton Blvd and eastern side of Wildwood Drive; southeast of the intersection of Clayton Blvd with Buckhorn Branch Park and northwest of intersection with Hardee Lane. PIN #s 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247.
· 2025-40-ANX Clayton Village Center Annexation: Voluntary contiguous annexation request to annex approximately 2.89 acres of land, comprised within six total parcels, currently located within the Town's ETJ into the Town Limits. The parcels are located on the southern side of Clayton Blvd and eastern side of Wildwood Drive; southeast of the intersection of Clayton Blvd with Buckhorn Branch Park and northwest of intersection with Hardee Lane. PIN #s 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247.

These are open meetings, and the public is invited to attend. To obtain more information regarding these applications, members of the public may contact the Planning Department at 919-553-5002 or email at planning@townofclaytonnc.org .

Heidi Holland, CMC, NCCMC
Town Clerk
Town of Clayton
919-553-5002 ext. 5004

The Johnstonian Newspaper

Please advertise on the following dates:

August 20, 2025
August 27, 2025

Affidavit of publication required.
The Johnstonian
August 20, 27, 2025

Ordinance # 2025-09-01

TOWN OF CLAYTON
ORDINANCE TO EXPAND THE CORPORATE LIMITS
2025-40-ANX CLAYTON VILLAGE CENTER ANNEXATION

WHEREAS, the Clayton Town Council has been petitioned under § NCGS 160A-31 to annex the area described below; and

WHEREAS, the Clayton Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Clayton Town Hall, 111 E Second Street at 6:00 p.m. on Tuesday, September 2, 2025, after due notice by publication in the Johnstonian on August 20, 2025 and August 27, 2025; and

WHEREAS, the Clayton Town Council finds that the petition meets the requirements of § NCGS 160A-31;

NOW THEREFORE, BE IT ORDAINED by the Clayton Town Council of the Town of Clayton, North Carolina that:

1. **SECTION 1** By virtue of the authority granted by § NCGS 160A-31, the following described territory is hereby annexed and made part of the Town of Clayton as of September 2, 2025:

TRACT 1

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a iron pipe, said pipe being the northwest corner of Clayton Corner LLC, Deed Book 5711 Page 510, thence N50°41'03"E, 110.28' to a point, thence S71°29'20"E, 87.17' to an iron rebar, thence S50°36'15"W, 56.44' to an iron pipe, thence S50°50'48"W, 173.74' to an iron pipe, thence N05°43'45"E, 12.47' to a point, thence N05°43'45"E, 60.00' to an iron pipe, thence N05°43'45"E, 31.37' to the point of beginning, being 0.29 acres (12,548 square feet), and being a portion of Clayton Corner, LLC as shown in Deed Book 5711 Page 510, and being a portion of PIN: 166811-75-4247.

TRACT 2

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at an iron pipe on the eastern right-of-way of Wildwood Drive, said pipe being the northwest corner of Clayton Village Center, LLC, Deed Book 5716 Page 48, and being the northwest corner of Lot 17 as shown on Plat Book 7 Page 213, thence S89°53'05"E, 242.58' to an iron pipe, thence S05°43'45"W, 60.00' to a point, thence N89°57'16"W, 236.71' to a point on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N00°06'46"E, 60.00' to the point of beginning, being 0.33 acres

(14,344 square feet), and being all of Lot 17 as shown on Plat Book 7 Page 213, and being all of PIN: 166811-75-2127.

TRACT 3

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a point on the eastern right-of-way of Wildwood Drive, said point being the northwest corner of Clayton Village Center, LLC, Deed Book 5716 Page 48, and being the northwest corner of Lot 18 as shown on Plat Book 7 Page 213, thence leaving said right-of-way, S89°57'16"E, 236.71' to a point, thence S05°43'45"W, 12.47' to an iron pipe, thence S42°37'59"E, 64.73' to a point, thence N89°57'22"W, 279.42' to a point on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N00°06'46"E, 60.00' to the point of beginning, being 0.35 acres (15,182 square feet), and being all of Lot 18 as shown on Plat Book 7 Page 213, and being all of PIN: 166811-75-2111.

TRACT 4

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a point on the eastern right-of-way of Wildwood Drive, said point being the northwest corner of Clayton Village Center, LLC, Deed Book 5334 Page 267, and being the northwest corner of Tract 2 as shown on Plat Book 72 Page 481, thence S89°57'22"E, 279.42' to a point, thence S42°37'59"E, 81.61' to a point, thence N89°57'22"W, 327.82' to a point, thence S00°06'46"W, 121.30' to a point, thence S89°56'46"W, 7.00' to an iron rebar on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N00°06'46"E, 181.31' to the point of beginning, being 0.44 acres (19,276 square feet), and being a portion of Tract 2 as shown on Plat Book 72 Page 481 and being a portion of PIN: 166800-74-6900.

TRACT 5

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a point on the eastern right-of-way of Wildwood Drive, said point being the southwest corner of Clayton Village Center, LLC, Deed Book 5334 Page 267, and being the southwest corner of Tract 2 as shown on Plat Book 72 Page 481, thence along said right-of-way, N00°14'57"W, 180.27' to an iron rebar, thence N00°48'49"W, 60.13' to an iron pipe, thence leaving said right-of-way, S89°58'42"E, 350.13' to an iron pipe, thence S01°54'29"W, 60.16' to a point, thence N89°58'42"W, 333.28' to a point, thence S00°14'57"E, 180.26' to a point, thence S89°58'50"W, 14.00' to the point of beginning, being 0.54 acres (23,490 square feet), and being a portion of Tract 2 as shown on Plat Book 72 Page 481 and being a portion of PIN: 166800-74-6900.

TRACT 6

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at an iron pipe on the eastern right-of-way of Wildwood Drive, said pipe being the northwest corner of Lot 29 as shown on Plat Book 7 Page 213, and being the property of Clayton Village Center, LLC, Deed Book 5716 Page 50, thence leaving said right-of-way, N89°58'50"E, 342.58' to an iron pipe, thence S01°28'56"W, 60.00' to a point, thence, S89°58'44"W, 342.17' to a point on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N01°04'55"E, 60.00' to the point of beginning, being

0.47 acres (20,537 square feet), and being Lot 29 as shown on Plat Book 7 Page 213 and being all of PIN: 166800-74-2476.

TRACT 7

Lying and being in Clayton Township of Johnston County, and being more particularly described as follows: Beginning at a point on the eastern right-of-way of Wildwood Drive, said point being the northwest corner of Lot 30 as shown on Plat Book 7 Page 213, and being the property of Clayton Village Center, LLC, Deed Book 5716 Page 50, thence leaving said right-of-way, N89°58'44"E, 342.17' to a point, thence S01°28'56"W, 60.00' to an iron pipe, thence S89°58'38"W, 341.74' to an iron pipe on the eastern right-of-way of Wildwood Drive, thence along said right-of-way, N01°04'55"E, 60.00' to the point of beginning, being 0.47 acres (20,512 square feet), and being Lot 30 as shown on Plat Book 7 Page 213 and being all of PIN: 166800-74-2470.

SECTION 2 Upon and after September 2, 2025, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Clayton and shall be entitled to the same privileges and benefits as other parts of the Town of Clayton. Said territory shall be subject to municipal taxes in according to § NCGS 160A-31.

SECTION 3 The Mayor of the Town of Clayton shall cause to be recorded in the office of the Register of Deeds of Johnston County and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in SECTION 1 above, together with a duly certified copy of the ordinance. Such a map shall also be delivered to the County Board of Elections, as required by § NCGS 163-288.1.

ADOPTED this 2nd day of September 2025.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi Holland, MMC, NCCMC
Town Clerk

APPROVED AS TO FORM:

_____
Jim Cauley
Town Attorney

NORTH CAROLINA
JOHNSTON COUNTY

This the _____ day of _____, 2025, personally appeared before me Heidi Holland, Clerk of the Town of Clayton, who, being duly sworn by me, says that she knows the common seal of the Town of Clayton and is acquainted with Jody L. McLeod, who is the Mayor and presiding member of said municipal corporation; and that she saw the said Mayor sign the foregoing instrument and saw the said common seal of said municipal corporation affixed to said instrument by said Mayor, and that she, the said Heidi Holland, signed her name in attestation of said instrument in the presence of said Mayor.

Witness my hand and notarial seal, this the day and year first above written.

_____
Notary Public - Signature

_____
Notary Public – Printed Name

Commission Expires: _____

County of Commission: _____

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	PUBLIC HEARINGS

Item Title

2025-34-CZM Clayton Village Center Conditional Rezoning, Major Modification

Presenter(s)

Audrey Duchesne, Senior Planner

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment

☐ Vibrant Downtown	☒ Desirable Amenities and Spaces	☐ Sustainable Infrastructure	☐ Mobility, Transportation, and Transit	☒ Diversified Economic Development	☐ Community Outreach and Engagement	☐ Public Safety

Public Hearing: Yes - Legislative

Applicable General Statute Number: §160D-703(b)

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

- ☒ Public Hearing (Required by GS)
- ☒ Newspaper Notice (Required by GS)
- ☐ Public Forum/Input Session
- ☐ E-News Distribution
- ☐ Social Media
- ☐ Public Hearing (Not Required by GS)
- ☐ Newspaper Notice (Not Required by GS)
- ☐ Press Release
- ☐ Website
- ☐ Survey

☒ Special Mailing ☐ None Required

Summary

Applicant is requesting Major Modification of an approved Conditional Rezoning and Master Plan for 12.39 acres. These parcels are currently zoned a combination of CZM, RLL, and CRM. The requested district is CZM for all parcels. This modification is proposed to resolve an error in the original ordinance to ensure all PIN #s are correctly indicated and zoned in accordance with the original approval. No changes to the mixture of uses or densities are proposed.

Background/History

A Conditional Rezoning was originally approved in 2023 with the same Master Plan proposed in this application. While the Master Plan reflected all properties included in this request, the final ordinance mistakenly did not. This request is to rezone in the same manner, to allow correction of the ordinance to reflect the original Master Plan approved by Town Council.

Recommendation

Approval with Conditions

Funding Source

N/A

Cost

N/A

Corresponding Documentation

00_Staff Report_Clayton Village CZM_09022025

01_Staff Report Maps_Clayton Village CZM_07282025

02_Application_Clayton Village CZM_07072025

03_Neighborhood Meeting Materials_Clayton Village CZM_07072025

04_Surrounding Property Notice_Clayton Village CZM_09022025

05_Exhibit A_Master Plan_Clayton Village CZM_07112025

06_Exhibit B_Master Plan Narrative_Clayton Village CZM_07102025

07_Signed Conditions of Approval_Clayton Village CZM

08_Consistency Statement_TC_Clayton Village CZM_07282025

09_Newspaper Ad_Affidavit_September2nd TC

10_Ordinance_Clayton Village CZM_09022025

Meeting Timeline

July 28, 2025: Planning Board
September 2, 2025: Town Council Public Hearing

Submitted By: Haley Downey, Planning

Reviewed By:

Haley Downey, Assistant Planning Director	Approved - Aug 22 2025
Conrad Olmedo, Planning Director	Approved - Aug 25 2025
Courtney Tanner, Deputy Town Manager	Approved - Aug 26 2025
Rich Cappola, Town Manager	Approved - Aug 27 2025
Heidi Holland, Town Clerk	Approved - Aug 29 2025

Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
Phone: 919-553-5002
Fax: 919-553-1720
planning@townofclaytonnc.org

Planning Board Public Meeting: July 28, 2025
Town Council Public Hearing: September 2, 2025

STAFF REPORT	
Project Number:	2025-34-CZM Clayton Village Center
Project Name:	Clayton Village Center Conditional Rezoning, Type 3 – Major Modification
Property Pin #s:	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive with unassigned addresses and identified as Johnston County Tax IDs 05A01013, 05A01009, 05A01009A, 05A01016, 05A01018, and 05A01006.
Applicant:	Riverwild, LLC
Property Owner:	Clayton Village Center, LLC & Clayton Corner, LLC
Public Noticing Dates:	Adjacent Property Letters mailed by deadline of August 22, 2025 Sign Posted by deadline of August 22, 2025 Newspaper Ad published on August 20, 2025 and August 27, 2025
Request:	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. The original approval did not include all PIN #s shown on the approved Master Plan in its recorded ordinance. No changes are proposed to the plan or development proposal.

PROJECT OVERVIEW

The applicant has submitted a Major Modification request to 2022-158-CZM to correct an error in the recorded ordinance. The original Master Plan showed six parcels, but the application and ordinance mistakenly only included one parcel. Following approval of the Site Plan in 2024 and review of the Construction Drawings, it was identified by Town staff that not all parcels included in the application were officially rezoned as a result.

To correct this error, staff directed the applicant to resubmit as a Major Modification to include all parcels originally shown in the Master Plan. This major modification requests that all parcels be rezoned to the Conditional Mixed-Use (CZM) zoning district. Town staff held a neighborhood

meeting to ensure that all relevant parcels were notified and revisions were made to the application to include all PIN #s. The applicant is not proposing any changes to the development's Master Plan. This rezoning request was initiated solely to correct the record.

The Master Plan itself was originally approved for Multi-Family Residential (234 units) and up to 15,000 SF of Retail. These calculations are not proposed to change with this Major Modification.

Conditions of Approval

The Conditions of Approval included in the application that has been signed by the applicant are overall the same as the original conditions included in 2022-158-CZM. The only changes included pertaining to references of this being a Major Modification and fixing of typos that created discrepancies with the approved Master Plan and Narrative.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USE

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	HID and RLL	Vacant, Single-Family Residential (detached)	Employment Center and Medium Density Residential
South	RLL and LID	Single-Family Residential (detached), Industrial	Medium Density Residential and Employment Center
East	LID and HID	Industrial, Vacant	Employment Center
West	PD-R	Single-Family Residential (attached and detached)	Medium Density Residential

REVIEW CRITERIA

This project is reviewed under the Unified Development Code (UDC). Per 155.705 of the UDC, prior to approval of a Conditional Rezoning with Master Plan and Narrative the applicant shall include and address the following:

1. Compliance with 155.203(L) and all other applicable requirements of this chapter, or analysis and justification if it deviates from the requirements of this chapter;
2. Consistency with the Clayton General Design Guidelines;
3. Conformance of the proposal with the stated purpose of the requested Conditional Zoning District;
4. Compatibility of the proposed development with the adjacent community;
5. The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out;
6. Compatible relationships between each component of the overall project;
7. Self-sufficiency of each phase of the overall project;
8. The fiscal impact of the proposal and the proposed financing of required improvements;
9. The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community; and
10. The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The Town's Future Land Use Map designates these parcels as Employment Center and Medium Density Residential. The portion of the project located along Clayton Blvd is designated as Employment Center, while the portion located along Wildwood Drive is designated as Medium Density Residential. Employment Center typically includes uses like, but not limited to, industrial, warehouse, office, research and development, and technology. This designation may also include a limited amount of supporting commercial uses. Medium Density Residential is predominately comprised of neighborhoods with housing units that are more urban in character and in close proximity to commercial centers. This typically includes a density of 3-5 units/acre.

The proposal is not consistent with the Future Land Use designations. However, it is worth noting that these designations were also not updated in error when the rezoning request 2022-158-CZM was approved in 2023. While inconsistent with the Future Land Use Map designations, the proposed development is consistent with the following Goals and Policies of the 2045 Growth Plan:

- Goal LU1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
    - Strategy LU 3.1.3: Within larger developments, encourages higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.

It is inconsistent in that:

- The properties are designated as Employment Center (EC) and Medium Density Residential (MDR) in the Future Land Use Map. The Employment Center component does not envision residential uses and the density proposed exceeds the recommended density in Medium Density Residential.

This action is reasonable and in the public interest, in that:

- The request is consistent with the surrounding land uses and development pattern of the area.

PLANNING BOARD CONSIDERATIONS

The Planning Board heard this item in a public meeting on July 28, 2025 at their regular meeting. The Planning Board made a recommendation of approval with conditions to the Town Council.

TOWN COUNCIL CONSIDERATIONS

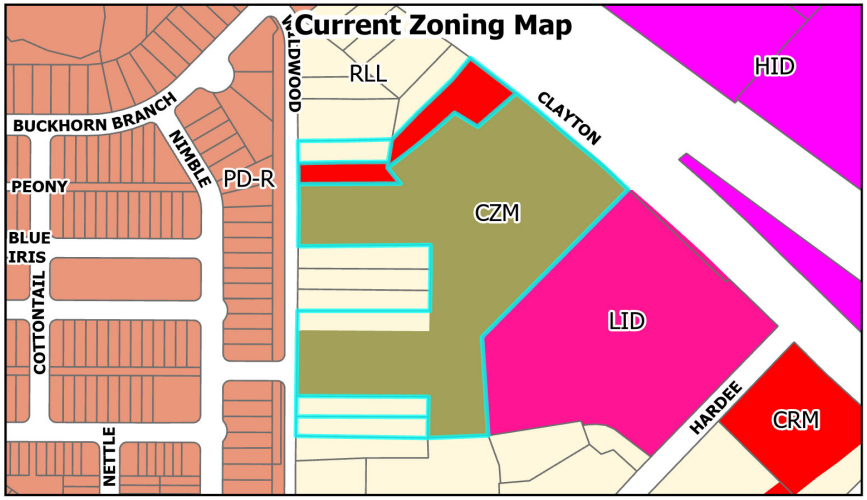
Following the July 28, 2025 Planning Board Meeting, this application was scheduled for a public hearing on September 2, 2025 The Town Council will make a decision to approve or deny the application, and will adopt a statement of consistency in their motion.

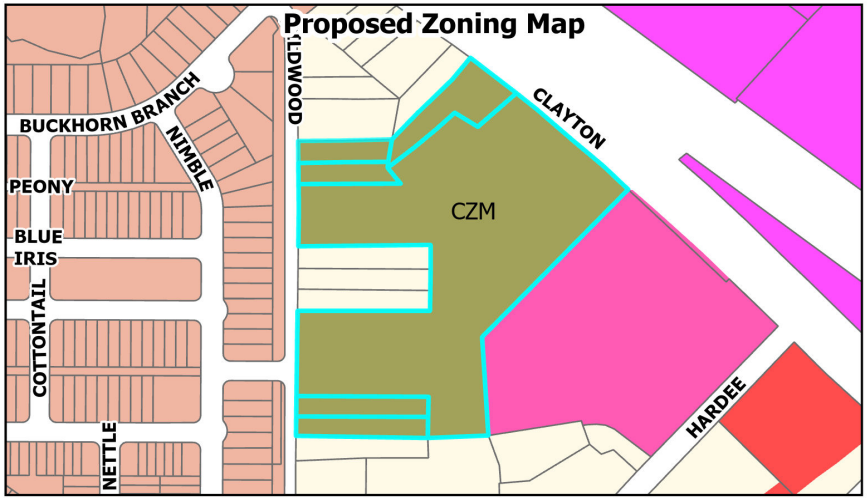
STAFF RECOMMENDATION

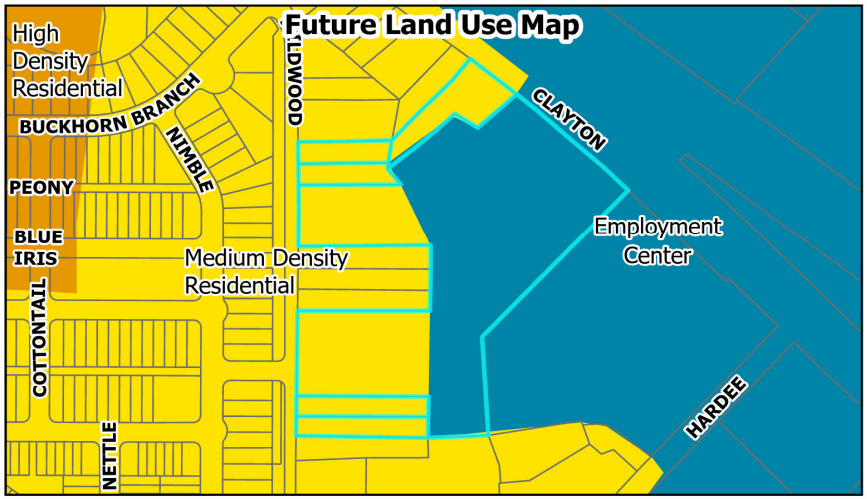
The Technical Review committee has thoroughly reviewed the proposed rezoning and associated concept plan. ***Planning staff is recommending approval, with conditions.***

ATTACHMENTS:

1. Staff Report Maps
2. Application
3. Neighborhood Meeting Materials
4. Adjacent Property Owner Notice
5. Exhibit A- Master Plan
6. Exhibit B - Master Plan Narrative
7. Proposed Conditions of Approval
8. Consistency Statements Sheet
9. Newspaper Ad Affidavit
10. Ordinance







Request: Conditional Rezoning - Type III
Project Name: Clayton Village Center
Project Number: 2025-34-CZM

Applicant: Riverwild, LLC
Property Owner: Clayton Village Center, LLC & Clayton Corners, LLC
Tag#: 05A01013, 05A01006, 05A01009A, 05A01009, 05A01018, and 05A01016

Site Location

Staff Report Map
July 24, 2025

N

0 300 600 1,200 Feet

Disclaimer: Parcel Boundaries are shown for reference only. The Town of Clayton assumes no legal responsibility for this information.

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002
Fax: 919-553-1720

CONDITIONAL REZONING, TYPE 3 UNLIMITED W/ CONCEPT PLAN COVER SHEET

Name of Project: Clayton Village Center **Date:** 04/16/2025

Applicant Name: RiverWILD, LLC

The following checklist to be completed by applicant. All materials must be submitted in PDF format.

☑ Pre-Application Meeting on: 02/03/2021

Note: Pre-application meeting must be held no more than 6-months prior to submittal.

☑ Neighborhood Meeting on: 04/15/2025

Note: Neighborhood meeting required to be held no more than 60-days prior to submittal.

- ☑ Review Fee
- ☑ Completed Application
- ☑ Owner's Consent Form
- ☑ List of property owners within 300 feet of subject parcel(s) Provided by Staff
- ☑ Neighborhood Meeting Materials Provided by Staff
- ☑ Signed & sealed boundary survey Included in approved plan set
- ☑ Applicant-proposed Conditions of Approval Included in approved plan set
- ☑ Concept Plan, meeting requirements of UDO Approved plan set attached
- ☑ Traffic Impact Analysis, as applicable Not applicable
- ☑ Wastewater Allocation Request, as applicable Provided with original application

Reviewed by: _____

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002
Fax: 919-553-1720

Conditional Rezoning, Type 3 Unlimited w/ Concept Plan Application

www.ClaytonNC.org/Fees

Applicable Fees: Conditional Rezoning, Unlimited with Associated Concept Plan Fee

APPLICATION TYPE

☐ **New Type 3, Conditional Rezoning** ☑ **Major Modification, modifying:** 2022-158-CZM

PROJECT & SITE INFORMATION

Name of Project: Clayton Village Center

Acreage of Property: 12.39 acres **Existing Use:** Vacant

County Tag #: 05A01013, 05A01009, 05A01009A, 05A01016, 05A01018, 05A01006 **NC Pin #:** 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, 166811-75-4247

Address/Location: Off Wildwood Drive, Clayton, NC 27520

Existing Zoning District: CZM, RLL, CRM **Proposed Zoning District:** CZM

Are you submitting the application under the ordinances and policies in effect at the time of the application for review by the Town of Clayton? ☐ **Yes** ☑ **No**

If you answered "No" to the question above, please specify the ordinance(s) and/or policy(ies), including version(s), under which the application is being submitted: 2023-01-01

Note: Supporting documentation must be submitted with the application.

APPLICANT INFORMATION

Applicant: RIVERWILD, LLC

Mailing Address: 114 W. Main Street, Clayton, NC 27520

Phone Number: (919) 901-3178 **Fax:** N/A

Contact Person: David DeYoung

Email Address: David@StayWILD.com

OFFICE USE ONLY

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

PROPERTY OWNER INFORAMTION

Name: Clayton Village Center, LLC & Clayton Corner, LLC

Mailing Address: 109 Elway Drive, Clayton, NC 27527

Phone Number: (919) 901-3178 **Fax:** N/A

Email Address: Dave@StayWILD.com

EXPLANATION OF PROJECT

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

The subject application is being submitted to correct an error made during the processing of the original application.

The original application received approval from Town of Clayton Town Council on January 17th, 2023 (Ordinance No. 2023-01-01).

Unfortunately, at the time of approval, the application and ordinance only listed one (1) of the six (6) parcel numbers that made up the full development.

This application is to correct the record.

REVIEW CRITERIA

Please provide a response to each Review Criteria listed below. Attach additional sheets if necessary.

1. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts, of the Unified Development Ordinance.

   The application is consistent and was deemed consistent with the applicable standards in Section 3.3, Conditional Zoning Districts, of the UDO through the original approval (Ordinance No. 2023-01-01) by Town Council. This application merely corrects the record which did not list several property control numbers.

2. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare.

   The application advances the public health, safety, and/or welfare of the Town of Clayton. This criterion was met through the original approval (Ordinance No. 2023-01-01). This application merely corrects the record which did not list several property control numbers.

3. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

   This application/project is appropriate for its proposed location and is consistent with the Town of Clayton's adopted goals, objectives, and policies. This criterion was met through the original approval (Ordinance No. 2023-01-01). This application merely corrects the record which did not list several property control numbers.

4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest.

Yes. The approval of this Conditional Rezoning is reasonable and in the public interest.
This criterion was met through the original approval (Ordinance No. 2023-01-01).
This application merely corrects the record which did not list several property control numbers.

5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this ordinance.

Yes. The Concept Plan associated with the Conditional Rezoning is consistent with this ordinance. In fact, it is no longer a concept plan. Site Plan approval for the Project by the Town of Clayton was granted on June 20, 2024. These plans are submitted as a part of this application hereto.

CONCEPT PLAN REQUIREMENTS:

At minimum, the Concept Plan associated with a Type 3 Conditional Rezoning application shall include the following elements as required by the UDO. Please confirm inclusion of these items in your submittal.

Provided		
Yes	No	
☑	☐	General location of development areas, identified by land use(s) and/or development density or intensity.
☑	☐	General configuration and relationship of the principal elements of the proposed development, including general building types.
☑	☐	Identification of, for the entire district and each development area, the acreage, types, and mix of land uses, number of residential units (by use type), non-residential floor area (by use type), residential density, and non-residential intensity (floor area square footage).
☑	☐	General location, amount, and type (whether designated for active, passive, or gathering area) of open space set-aside.
☑	☐	The location of environmentally sensitive lands, wildlife habitat, and resource protection lands;
☑	☐	The on-site transportation circulation system, including the general location of all streets, existing or projected transit service, pedestrian, and vehicular circulation features, and how they will connect with existing and planned systems.
☑	☐	The general location of on-site potable water and wastewater facilities, and how they will connect to existing systems.
☑	☐	The general location of all other on-site public facilities serving the development, including but no limited to parks, schools, bus shelters, and facilities for fire protection, police protection, EMS, and solid waste management.
☑	☐	The applicable dimensional standards, including consistency with the conditional zoning district dimensional requirements or any requested deviations.

APPLICANT AFFIDAVIT

I understand that by signing this application I am legally bound to the representation, terms, and conditions herein. By signing below, I certify that I was technically able to read and had a reasonable opportunity to read this disclosure. I further acknowledge that I am authorized to submit this application, and any subsequent revisions thereto, and confirm having obtained permission from the property owner/occupant for the application and the Town's entry onto the property, if applicable. I further authorize Town of Clayton representatives to enter the site for purpose of conducting inspections or evaluations to determine compliance with applicable laws, policies, and manuals. I hereby certify that all of the information provided in this application and any attached documents is true, accurate, and complete to the best of my knowledge. I understand that any false information may result in rejection of the application or revocation of the permit or plan. I understand this submittal with its related materials and all attachments become official records of the Town of Clayton, North Carolina, and will not be returned. I understand this application and any communication, approval, or resulting permits issued as a result of this application are subject to disclosure pursuant to the North Carolina Public Records Act. I also acknowledge that, pursuant to NCGS § 143-755(b1), failure to respond to Town comments or holding the permit application on hold for six consecutive months or more will result in the cessation of review and forfeiture of all application fees, requiring a new application under current regulations. I shall not hold the Town of Clayton, its officers, employees and agents liable for any claims, losses, liabilities, expenses, charges or damages arising from or relating to incomplete, inaccurate, or false applications, or any additional supplemental applications, with respect of any cause arising out of, resulting from, or in connection with the application or permit.

David DeYoung		04/16/2025
Print Name	***Signature of Applicant***	***Date***

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

OWNER'S CONSENT FORM

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

Project Name: Clayton Village Center **Address or PIN #:** 166811-75-4247

AGENT/APPLICANT INFORMATION:

RiverWILD, LLC
(Name - type, print clearly)

114 W. Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

ALL Annexation & Rezoning Processes
ALL Entitlement Applications & Processes
ALL Construction Drawing Applications & Processing

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

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

OWNER AUTHORIZATION:

Abdul Kamalpasha, Managing Member of Clayton Corner, LLC
(Name - type, print clearly)

(Owner's Signature)

109 Elway Drive
(Address)

Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Alyson M Burr, a Notary Public for the above State and County, this the 26th day of March, 2025.

SEAL

ALYSON M BURR NOTARY PUBLIC JOHNSTON COUNTY, N.C. MY COMMISSION EXPIRES 01/22/2030

Notary Public

My Commission Expires: January 22 2030

July 2018

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

OWNER'S CONSENT FORM

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

Project Name: Clayton Village Center **Address or PIN #:** 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470

AGENT/APPLICANT INFORMATION:

RiverWILD, LLC
(Name - type, print clearly)

114 W. Main Street
(Address)
Clayton, NC 27520
(City, State, Zip)

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

ALL Annexation & Rezoning Processes
ALL Entitlement Applications & Processes
ALL Construction Drawing Applications & Processing

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

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

OWNER AUTHORIZATION:

Abdul Kamalpasha, Managing Member of Clayton Village Center, LLC
(Name - type, print clearly)

(Owner's Signature)

109 Elway Drive
(Address)
Clayton, NC 27527
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Sworn and subscribed before me Alyson M Burr, a Notary Public for the above State and County, this the 20th day of January, 2025.

SEAL

ALYSON M BURR NOTARY PUBLIC JOHNSTON COUNTY, N.C. MY COMMISSION EXPIRES 01/22/2030

Notary Public

My Commission Expires: January 22 2030

July 2018

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:	CZM & Annexation
Date of Mailing:	4.4.25
Date of Meeting:	4.15.25 Time of Meeting: 6:00 pm
Location of Meeting:	York Room @ Town Hall
Printed Name:	CONRAD OLMEDO Signature: Conrad Olmedo

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

Construction Company to mark areas to not cut power lines and internet. Questions on Aldi construction. Riverwild to be construction company.

Please write clearly (or submit a typed summary). Use additional sheets if necessary.

Additional Neighborhood Meetings Notes from April 15, 2025

- A few minutes after 6 PM Planning Director Olmedo called the meeting to order and advised the attendees the meeting was being held to correct the record with respect to the parcels mistakenly omitted from the ordinance.

- Applicant representative DeYoung explained to the attendees that he, Ms. Burr and Mr. Perricone represented the applicant and reaffirmed Planning Director Olmedo's meeting purpose noting on project handouts the parcels not included in the Ordinance.

  Adjacent Neighbor Question: What is happening to the houses on the property?
  Answer: They will be torn down

- Planning Director Olmedo attached his laptop to the large monitor and there was additional elaboration on the missing parcels.

- An attendee that is a new resident of Buckhorn Branch asked about the nature of the project and for clarity on its location/layout. Mr. DeYoung responded addressing all of the attendees questions.

- The attendee that owns the home on Clayton Blvd adjacent to the Project on the west side asked about the project status and projected timing. Mr. DeYoung responded addressing all of the attendees questions.

  Answer: The developers are in CD approval, which will take a few more months. They are hoping that they are breaking ground by late 2025, construction running through 2026.

- There was discussion on whether the site layout has changed at all from the approval and the development team reiterated that there are NO Changes from the approval documents.

- A neighbor indicated that someone was supposed to contact them about the electrical issue/how is it going to impact them? - they don't want the power to be cut. The development team indicated that this is an item that can be discussed with the general contractor when construction begins to make sure utility service remains uninterrupted.

- The attendee from Buckhorn Branch asked about the status of the Aldi project. Planning Director Olmedo responded providing an update from the Town's perspective relative to permitting.

- The development representatives reiterated that the attendees will receive additional notice for the upcoming public hearings and encouraged them to attend.

- The attendees engaged in a discussion among themselves, at which point it was evident there were no further questions regarding the Project.

- In the absence of Planning Director Olmedo, Mr. DeYoung and Mr. Perricone concluded the meeting thank the participants for coming and all left.

MAYOR
Jody L. McLeod

TOWN MANAGER
Richard D. Cappola, Jr.

TOWN ATTORNEY
Cauley Pridgen, P.A.

MAYOR PRO TEM
Michael Sims

COUNCIL MEMBERS
Ruth Anderson
Andria Archer
Porter Casey
Gretchen Williams

NEIGHBORHOOD MEETING NOTICE

April 4, 2025

Dear Clayton Area Property Owner,

Notice is hereby given that the Town of Clayton will be holding a Neighborhood Meeting on Tuesday, April 15, 2025, 6:00 PM at Clayton Town Hall in the York Room, to solicit community input regarding the following request:

A request for technical correction to the approved Conditional Zoning with Master Plan project **2022-158-CZM Clayton Village Center** to include all subject parcels within the approved Master Plan and associated Conditions of Approval, per Ordinance 2023-01-1. The properties consisting of this request are located on the south side of Clayton Blvd., easterly from the intersection of Buckhorn Branch Park and Clayton Blvd. and westerly from the intersection of Hardee Lane and Clayton Blvd., identified as the following Parcel Identification Numbers: County Tag: 05A01006 (NC PIN: 166811-75-4247), County Tag: 05A01013 (NC PIN: 166800-74-6900), County Tag: 05A01016 (NC PIN: 166800-74-2476), County Tag: 05A01018 (NC PIN: 166800-74-2470), County Tag: 05A01009A (NC PIN: 166811-75-2111), County Tag: 05A01009 (NC PIN: 166811-75-2127).

Neighborhood Meeting Information

Date: Wednesday, April 15, 2025
Time: 6:00 PM to 7:00 PM
Location: Clayton Town Hall, York Room
Town of Clayton
111 East Second Street
Clayton NC, 27520

Based upon records from the Johnston County Tax Office, you are the owner of property that is within 300 feet of this request. You are invited to attend this Neighborhood Meeting to better understand the application and project scope. No action will be taken at this meeting, it is solely informational. If you have any immediate questions prior to or following the meeting, please contact Conrad Olmedo at colmedo@townofclaytonnc.org or (919)553-5002 Ext. 5402.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

ALCADE
Jody L. McLeod

ADMINISTRADOR DEL PUEBLO
Richard D. Cappola, Jr.

ABOGADO DEL PUEBLO
Cauley Pridgen, P.A.

ALCALDE INTERINO
Michael Sims

MIEMBROS DEL CONSEJO
Ruth Anderson
Andria Archer
Porter Casey
Gretchen Williams

AVISO DE REUNIÓN DE VECINDARIO

4 de abril de 2025

Estimado propietario de una propiedad en el área de Clayton:

Por la presente, se informa que el Ayuntamiento de Clayton celebrará una reunión vecinal el martes 15 de abril de 2025 a las 6:00 PM en el Salón York del Ayuntamiento de Clayton para solicitar la opinión de la comunidad sobre la siguiente solicitud:

> Solicitud de corrección técnica al proyecto de Zonificación Condicional con Plan Maestro **2022-158-CZM Clayton Village Center**, aprobado, para incluir todas las parcelas incluidas en el Plan Maestro aprobado y las Condiciones de Aprobación correspondientes, según la Ordenanza 2023-01-1. Las propiedades que componen esta solicitud se ubican en el lado sur de Clayton Blvd., al este de la intersección de Buckhorn Branch Park y Clayton Blvd. y al oeste desde la intersección de Hardee Lane y Clayton Blvd., identificada como los siguientes números de identificación de parcela: Etiqueta del condado: 05A01006 (PIN de NC: 166811-75-4247), Etiqueta del condado: 05A01013 (PIN de NC: 166800-74-6900), Etiqueta del condado: 05A01016 (PIN de NC: 166800-74-2476), Etiqueta del condado: 05A01018 (PIN de NC: 166800-74-2470), Etiqueta del condado: 05A01009A (PIN de NC: 166811-75-2111), Etiqueta del condado: 05A01009 (PIN de NC: 166811-75-2127).

Información de la Reunión Vecinal

Date: Miércoles 15 de abril de 2025
Time: De 6:00 PM a 7:00 PM
Location: Ayuntamiento de Clayton, Salón York
Town of Clayton
111 East Second Street
Clayton NC, 27520

Según los registros de la Oficina de Impuestos del Condado de Johnston, usted es el propietario de la propiedad ubicada a menos de 300 pies de esta solicitud. Le invitamos a asistir a esta Reunión Vecinal para comprender mejor la solicitud y el alcance del proyecto. No se tomará ninguna medida en esta reunión; es meramente informativa. Si tiene alguna pregunta inmediata antes o después de la reunión, comuníquese con Conrad Olmedo a colmedo@townofclaytonnc.org o al (919)553-5002, ext. 5402.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Director de Planificación

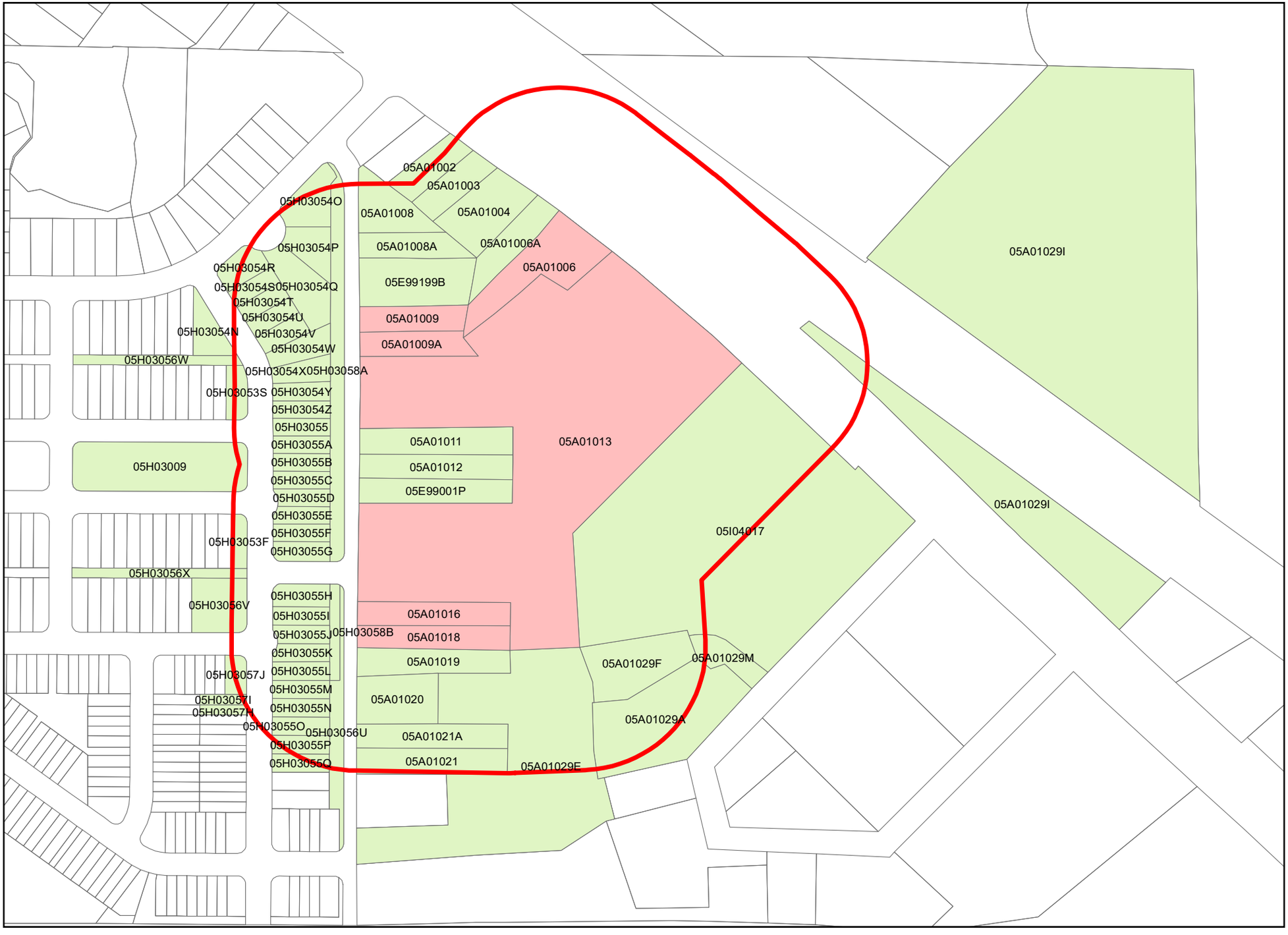
NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Village Center

Application: Conditional Rezoning / Annexation

Location/Date: 4/15/25 - York Room Town Hall

	NAME	ADDRESS
1	Rafael F. Chavez	807 Wildwood Dr
2	Maria G. Francisco	807 Wildwood Dr.
3	John + Jessica Hedrick	9439 Clayton Blvd.
4	Viktoria + Mike Neill	129 Nimble Way
5	Aly Bauer	114 W. Main St. Clayton NC 27520
6	David DeYoung	114 W. Main St. Clayton NC 27520
7	Tim Pierce	258 Venture Dr, Ste A Smithfield NC
8	CONRAD OMEGA	111 E. SECOND St.
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		


05A01002
05A01003
05H03054O
05A01008
05A01004
05H03054P
05A01008A
05A01006A
05H03054R
05A01006
05H03054S05H03054Q
05E99199B
05H03054T
05H03054U
05A01009
05H03054N
05H03054V
05A01009A
05H03054W
05H03056W
05H03054X05H03058A
05H03053S
05H03054Y
05H03054Z
05H03055
05A01011
05A01013
05H03055A
05H03009
05H03055B
05A01012
05H03055C
05E99001P
05H03055D
05H03055E
05H03053F
05H03055F
05H03055G
05H03056X
05H03055H
05H03056V
05H03055I
05A01016
05H03055J
05H03058B
05A01018
05H03055K
05A01019
05H03057J
05H03055L
05H03055M
05A01020
05H03057I
05H03055N
05H03057H
05H03055O
05H03056U
05A01021A
05H03055P
05H03055Q
05A01021
05A01029E
05A01029I
05I04017
05A01029I
05A01029F
05A01029M
05A01029A

TAG	PIN	Name1	Name2	Address1	Address2	City	State	ZipCode
05A01009	166811-75-2127	CLAYTON VILLAGE CENTER, LLC		109 ELWAY DR		CLAYTON	NC	27527-5583
05A01009A	166811-75-2111	CLAYTON VILLAGE CENTER, LLC		109 ELWAY DR		CLAYTON	NC	27527-5583
05A01006	166811-75-4247	CLAYTON CORNER, LLC		109 ELWAY DR		CLAYTON	NC	27527-5583
05A01013	166800-74-6900	CLAYTON VILLAGE CENTER, LLC		109 ELWAY DR		CLAYTON	NC	27527-5583
05A01018	166800-74-2470	CLAYTON VILLAGE CENTER, LLC		109 ELWAY DR		CLAYTON	NC	27527-5583
05A01016	166800-74-2476	CLAYTON VILLAGE CENTER, LLC		109 ELWAY DR		CLAYTON	NC	27527-5583
05H03009	166800-64-8874	DEVELOPER'S CAPITAL FUND, LLC		441 WESTERN LN STE 300		IRMO	SC	29063-9230
05H03054Z	166811-75-0023	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055E	166800-74-0727	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055F	166800-74-0723	HARDY, JEREMY ROBERT		105 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03055G	166800-74-0628	PARTIN, ETTA	PARTIN, CARLIE JR.	111 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03055H	166800-74-0528	BENNETT, ZACHARY JAMES	BENNETT, EMILY ANN	123 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03055K	166800-74-0424	SONEJI, ANKIT	SONEJI, SHRUTI	1187 N PARK VICTORIA DR		MILPITAS	CA	95035-3422
05H03055M	166800-74-0325	HAWLEY, DENNIS WALTER	HAWLEY, ANNA	153 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03055Q	166800-74-0127	SMITH, JELENA	SMITH, AUSTIN	177 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03056X	166800-64-6673	DEVELOPER'S CAPITAL FUND, LLC		441 WESTERN LN STE 300		IRMO	SC	29063-9230
05H03054P	166811-75-0452	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03054Y	166811-75-0027	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055	166800-74-0929	NEUPANE, SURITA JOINT TENANTS (WROS)	NEUPANE, SAURAV JOINT TENANTS (WROS)	1132 COZY OAK AVE		CARY	NC	27519-8865
05H03055A	166800-74-0924	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055N	166800-74-0320	SOPRANO, ALEX		159 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03056U	166800-74-0127	DEVELOPER'S CAPITAL FUND, LLC		441 WESTERN LN STE 300		IRMO	SC	29063-9230
05A01029F	166800-74-7303	HARDEE, RANDALL	ODDO, PHILLIP	2021 HARDEE LN		CLAYTON	NC	27520-9822
05A01002	166811-75-2545	COLAVITO, JOSEPH DANIEL	COLAVITO, JASON DEAN	86 REGULATOR DR		CLAYTON	NC	27520-8717
05A01012	166800-74-3849	ADAMS, CHARLES EVANS JR.		723 WILDWOOD DR		CLAYTON	NC	27520-2037
05A01004	166811-75-3474	CONNEMARA INC			PO BOX 133	CLAYTON	NC	27528-0133
05A01011	166800-74-2878	ADAMS, CHERYL M.		2507 MEADOW LARK DR		KILLEEN	TX	76542-6947
05A01021A	166800-74-2176	MACIAS, ARMANDO P		805 WILDWOOD DRIVE		CLAYTON	NC	27520-0000
05A01003	166811-75-2590	DEAN, ILA CATHERINE		9451 CLAYTON BLVD		CLAYTON	NC	27520-9295
05A01008	166811-75-1437	WHEELER, JEAN JONES			P O BOX 291	CLAYTON	NC	27528-0291
05A01021	166800-74-2170	CHAVEZ, RAFAEL	FRANCISCO, IRMA	807 WILDWOOD DRIVE		CLAYTON	NC	27520-0000
05A01029A	166800-74-8298	BRAXTON, WILLIAM	BRAXTON, NATALIE	2000 HARDEE LN		CLAYTON	NC	27520-9618
05A01029E	166800-74-6210	HARDEE, RANDALL SWADE		2021 HARDEE LN		CLAYTON	NC	27520-9822
05E99001P	166800-74-2776	ADAMS, CHARLES EVANS JR.		723 WILDWOOD DR		CLAYTON	NC	27520-2037
05A01019	166800-74-2374	HARDEE, BOBBY H	HARDEE, NANCY O	2019 HARDEE LANE		CLAYTON	NC	27520-9822
05A01020	166800-74-1285	PATINO, JOSE CARMEN		1985 GOVERNMENT RD		CLAYTON	NC	27520-7479
05A01029I	166800-85-6385	HARDEE, RANDAL	HARDEE, TERRY H		PO BOX 634	CLAYTON	NC	27528-0634
05E99199B	166811-75-2228	WOOD, TRINA B.		405 ALEXANDER LN		SMITHFIELD	NC	27577-6911
05A01006A	166811-75-4324	HEDRICK, JOHN D		9439 CLAYTON BLVD		CLAYTON	NC	27520-9295
05A01008A	166811-75-2316	WHEELER, JEAN JONES			P O BOX 291	CLAYTON	NC	27528-0291
05A01029M	166800-74-9326	HARDEE, RANDALL	ODDO, PHILLIP	2021 HARDEE LN		CLAYTON	NC	27520-9822
05H03054Q	166811-75-0323	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03054R	166811-65-8378	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03054S	166811-65-9303	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055O	166800-74-0226	MALKAN, PARTH		165 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03056V	166800-64-8515	DEVELOPER'S CAPITAL FUND, LLC		441 WESTERN LN STE 300		IRMO	SC	29063-9230
05H03053F	166800-64-8761	JONES, NANCY D.		15 PEAR BLOSSOM PKWY		CLAYTON	NC	27520-2081
05H03053S	166811-65-8057	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03054V	166811-65-9272	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055I	166800-74-0523	NEILL, VIKTORIA MONIKA	NEILL, MICHAEL JAMES	129 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03056W	166811-65-6165	DEVELOPER'S CAPITAL FUND, LLC		441 WESTERN LN STE 300		IRMO	SC	29063-9230
05H03057I	166800-64-8322	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03058A	166811-75-1114	DEVELOPER'S CAPITAL FUND, LLC		441 WESTERN LN STE 300		IRMO	SC	29063-9230
05H03054N	166811-65-7292	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03054T	166811-65-9229	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03054W	166811-75-0138	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055P	166800-74-0221	WHITE, KIMBERLY FRIEBERG	WHITE, ROBERT AARON	171 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03057J	166800-64-8358	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071

05H03058B	166800-74-0499	CLAYTON PROPERTIES GROUP, INC.		441 WESTERN LN		IRMO	SC	29063-9230
05H03054O	166811-75-0544	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03054U	166811-65-9245	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03054X	166811-75-0133	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055B	166800-74-0920	MARTINEZ, KEELSSYN NAHUN JR. JOINT TENANTS (WROS)	BUSTAMANTE, ALEXUS GISELLE JOINT TENANTS (WROS)	81 NIMBLE WAY		CLAYTON	NC	27520-2084
05H03055C	166800-74-0826	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055D	166800-74-0832	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05H03055J	166800-74-0428	MOORE, AARON L	MOORE, BRENDA	135 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03055L	166800-74-0329	LEBLANC, CAMERON ONIL	RIVERA, ELAYNA NICOLE	147 NIMBLE WAY		CLAYTON	NC	27520-2085
05H03057H	166800-64-8320	CLAYTON PROPERTIES GROUP, INC.		447 WESTERN LN		IRMO	SC	29063-9071
05I04017	166800-84-0769	LM AVALON CENTER, LLC		37 W 39TH ST RM 402		NEW YORK	NY	10018-3888

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03009. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03009. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

FAHERTY, CYNTHIA
77 BUCKHORN BRANCH PARK
CLAYTON, NC 27520-2067

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054Q. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

FAHERTY, CYNTHIA
77 BUCKHORN BRANCH PARK
CLAYTON, NC 27520-2067

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054Q. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

WILSON, ANDRE M.
MOHABIR, ANNGELICA
15 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054R. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

WILSON, ANDRE M.
MOHABIR, ANNGELICA
15 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054R. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

LISOWSKI, DANIEL EDWARD
LISOWSKI, DANA LYNN
489 ORCHARD ST
DELMAR, NY 12054-9712

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054S. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

LISOWSKI, DANIEL EDWARD
LISOWSKI, DANA LYNN
489 ORCHARD ST
DELMAR, NY 12054-9712

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054S. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

MALKAN, PARTH
165 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055O. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

MALKAN, PARTH
165 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055O. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03056V. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03056V. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

JONES, NANCY D.
15 PEAR BLOSSOM PKWY
CLAYTON, NC 27520-2081

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03053F. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

JONES, NANCY D.
15 PEAR BLOSSOM PKWY
CLAYTON, NC 27520-2081

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03053F. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

MEHENDALE, KIRAN
JOSHI, AISHWARYA
7509 HARVESTHOME DR
FLORENCE, KY 41042-7789

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03053S. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

MEHENDALE, KIRAN
JOSHI, AISHWARYA
7509 HARVESTHOME DR
FLORENCE, KY 41042-7789

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03053S. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

PATEL, PRASHANT PURUSHOTTAMDAS
PATEL, RUPA PRASHANT
38 ALLESANDRA DR
CLAYTON, NC 27527-9351

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054N. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

PATEL, PRASHANT PURUSHOTTAMDAS
PATEL, RUPA PRASHANT
38 ALLESANDRA DR
CLAYTON, NC 27527-9351

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054N. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

GHADIA, VISHAL
GHADIA, LIZA
505 NORMANCREST CT
CARY, NC 27519-8737

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054T. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

GHADIA, VISHAL
GHADIA, LIZA
505 NORMANCREST CT
CARY, NC 27519-8737

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054T. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

WILEY, MONIQUE ASHLEY
WILEY, WILLIAM TRAVIS
45 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054W. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

WILEY, MONIQUE ASHLEY
WILEY, WILLIAM TRAVIS
45 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054W. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

WHITE, KIMBERLY FRIEBERG
WHITE, ROBERT AARON
171 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055P. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

WHITE, KIMBERLY FRIEBERG
WHITE, ROBERT AARON
171 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055P. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

MEKA, NAVATHA
NEKKANTI, RAVI
3905 VALLEY SIDE CT
CARY, NC 27519-6995

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03057J. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

MEKA, NAVATHA
NEKKANTI, RAVI
3905 VALLEY SIDE CT
CARY, NC 27519-6995

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03057J. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

CLAYTON PROPERTIES GROUP, INC.
441 WESTERN LN
IRMO, SC 29063-9230

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03058B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

CLAYTON PROPERTIES GROUP, INC.
441 WESTERN LN
IRMO, SC 29063-9230

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03058B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

MURILLO, ANA MARIA CARMEN
37 BUCKHORN BRANCH PARK
CLAYTON, NC 27520-2067

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054O. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

MURILLO, ANA MARIA CARMEN
37 BUCKHORN BRANCH PARK
CLAYTON, NC 27520-2067

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054O. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

PERKINSON, KATE WEISNER
PERKINSON, KENNETH WILLIAM
33 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054U. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

PERKINSON, KATE WEISNER
PERKINSON, KENNETH WILLIAM
33 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054U. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

NICKEL, CHRISTINA ROSE
NICKEL, CHRISTOPHER RICHARD
51 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054X. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

NICKEL, CHRISTINA ROSE
NICKEL, CHRISTOPHER RICHARD
51 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054X. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

MARTINEZ, KEELSSYN NAHUN JR. JOINT TENANTS (WROS)
BUSTAMANTE, ALEXUS GISELLE JOINT TENANTS (WROS)
81 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

MARTINEZ, KEELSSYN NAHUN JR. JOINT TENANTS (WROS)
BUSTAMANTE, ALEXUS GISELLE JOINT TENANTS (WROS)
81 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

PIPER, MATTHEW
87 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055C. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

PIPER, MATTHEW
87 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055C. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HARDEE, RANDALL
ODDO, PHILLIP
2021 HARDEE LN
CLAYTON, NC 27520-9822

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01029F. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HARDEE, RANDALL
ODDO, PHILLIP
2021 HARDEE LN
CLAYTON, NC 27520-9822

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01029F. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HEDRICK, JOHN D
9439 CLAYTON BLVD
CLAYTON, NC 27520-9295

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01006A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HEDRICK, JOHN D
9439 CLAYTON BLVD
CLAYTON, NC 27520-9295

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01006A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

WHEELER, JEAN JONES
P O BOX 291
CLAYTON, NC 27528-0291

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01008A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

WHEELER, JEAN JONES
P O BOX 291
CLAYTON, NC 27528-0291

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01008A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HARDEE, RANDALL
ODDO, PHILLIP
2021 HARDEE LN
CLAYTON, NC 27520-9822

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01029M. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HARDEE, RANDALL
ODDO, PHILLIP
2021 HARDEE LN
CLAYTON, NC 27520-9822

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01029M. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

M CLAYTON RENTALS, LLC
2564 VALLEY DR
CLAYTON, NC 27520-9108

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01003. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

M CLAYTON RENTALS, LLC
2564 VALLEY DR
CLAYTON, NC 27520-9108

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01003. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

WHEELER, JEAN JONES
P O BOX 291
CLAYTON, NC 27528-0291

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01008. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

WHEELER, JEAN JONES
P O BOX 291
CLAYTON, NC 27528-0291

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01008. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

CHAVEZ, RAFAEL
FRANCISCO, IRMA
807 WILDWOOD DRIVE
CLAYTON, NC 27520-0000

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01021. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

CHAVEZ, RAFAEL
FRANCISCO, IRMA
807 WILDWOOD DRIVE
CLAYTON, NC 27520-0000

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01021. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

BRAXTON, WILLIAM
BRAXTON, NATALIE
2000 HARDEE LN
CLAYTON, NC 27520-9618

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01029A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

BRAXTON, WILLIAM
BRAXTON, NATALIE
2000 HARDEE LN
CLAYTON, NC 27520-9618

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01029A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HARDEE, RANDALL SWADE
2021 HARDEE LN
CLAYTON, NC 27520-9822

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01029E. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HARDEE, RANDALL SWADE
2021 HARDEE LN
CLAYTON, NC 27520-9822

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01029E. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

M CLAYTON RENTALS, LLC
2564 VALLEY DR
CLAYTON, NC 27520-9108

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01002. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

M CLAYTON RENTALS, LLC
2564 VALLEY DR
CLAYTON, NC 27520-9108

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01002. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

ADAMS, CHARLES EVANS JR.
723 WILDWOOD DR
CLAYTON, NC 27520-2037

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01012. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

ADAMS, CHARLES EVANS JR.
723 WILDWOOD DR
CLAYTON, NC 27520-2037

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01012. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

ADAMS, CHARLES EVANS JR.
723 WILDWOOD DR
CLAYTON, NC 27520-2037

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05E99001P. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

ADAMS, CHARLES EVANS JR.
723 WILDWOOD DR
CLAYTON, NC 27520-2037

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05E99001P. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

TR WOOD PROPERTIES, LLC
203 DOLPHIN ST
CAPE CARTERET, NC 28584-9245

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05E99199B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

TR WOOD PROPERTIES, LLC
203 DOLPHIN ST
CAPE CARTERET, NC 28584-9245

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05E99199B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HARDEE, BOBBY H
HARDEE, NANCY O
2019 HARDEE LANE
CLAYTON, NC 27520-9822

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01019. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HARDEE, BOBBY H
HARDEE, NANCY O
2019 HARDEE LANE
CLAYTON, NC 27520-9822

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01019. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

PATINO, JOSE CARMEN
1985 GOVERNMENT RD
CLAYTON, NC 27520-7479

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01020. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

PATINO, JOSE CARMEN
1985 GOVERNMENT RD
CLAYTON, NC 27520-7479

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01020. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HARDEE, RANDAL
HARDEE, TERRY H
PO BOX 634
CLAYTON, NC 27528-0634

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01029I. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HARDEE, RANDAL
HARDEE, TERRY H
PO BOX 634
CLAYTON, NC 27528-0634

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01029I. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

PAGSUYUIN, MARLON ACE MARANAN
PAGSUYUIN, KHRISTINA CLAIRE TESALONA
67 BUCKHORN BRANCH PARK
CLAYTON, NC 27520-2067

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054P. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

PAGSUYUIN, MARLON ACE MARANAN
PAGSUYUIN, KHRISTINA CLAIRE TESALONA
67 BUCKHORN BRANCH PARK
CLAYTON, NC 27520-2067

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054P. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

KANDZA, CLERC D.
KANDZA, MICHELE NEE DIANDZINGA
57 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054Y. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

KANDZA, CLERC D.
KANDZA, MICHELE NEE DIANDZINGA
57 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054Y. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

NEUPANE, SURITA JOINT TENANTS (WROS)
NEUPANE, SAURAV JOINT TENANTS (WROS)
1132 COZY OAK AVE
CARY, NC 27519-8865

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

NEUPANE, SURITA JOINT TENANTS (WROS)
NEUPANE, SAURAV JOINT TENANTS (WROS)
1132 COZY OAK AVE
CARY, NC 27519-8865

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DO, KEVIN
75 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DO, KEVIN
75 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

SOPRANO, ALEX
159 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055N. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

SOPRANO, ALEX
159 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055N. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03056U. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03056U. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

SHADIC, AUSTIN CHRISTOPHER JOINT TENANTS (WROS)
WELLS, ALEXIS NICOLE JOINT TENANTS (WROS)
39 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054V. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

SHADIC, AUSTIN CHRISTOPHER JOINT TENANTS (WROS)
WELLS, ALEXIS NICOLE JOINT TENANTS (WROS)
39 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054V. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

NEILL FAMILY LIVING TRUST
NEILL, VIKTORIA M. TRUSTEE
129 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055I. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

NEILL FAMILY LIVING TRUST
NEILL, VIKTORIA M. TRUSTEE
129 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055I. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03056W. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03056W. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

GANTA, SATYANARAYANA
GANTA, TULASI R
42239 FAWN RIDGE CT
BRAMBLETON, VA 20148-6433

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03057I. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

GANTA, SATYANARAYANA
GANTA, TULASI R
42239 FAWN RIDGE CT
BRAMBLETON, VA 20148-6433

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03057I. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03058A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03058A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

GAUTAM, RAJESH
GAUTAM, ASMINA
93 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055D. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

GAUTAM, RAJESH
GAUTAM, ASMINA
93 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055D. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

MOORE, AARON L
MOORE, BRENDA
135 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055J. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

MOORE, AARON L
MOORE, BRENDA
135 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055J. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

LEBLANC, CAMERON ONIL
RIVERA, ELAYNA NICOLE
147 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055L. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

LEBLANC, CAMERON ONIL
RIVERA, ELAYNA NICOLE
147 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055L. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

RICHARDSON, JONATHAN O. JOINT TENANTS (WROS)
WALLACE, STEPHANIE M. JOINT TENANTS (WROS)
158 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03057H. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

RICHARDSON, JONATHAN O. JOINT TENANTS (WROS)
WALLACE, STEPHANIE M. JOINT TENANTS (WROS)
158 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03057H. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

SAWHOOK, KAYLA
SAWHOOK, CODY
63 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03054Z. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

SAWHOOK, KAYLA
SAWHOOK, CODY
63 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03054Z. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

CENTRONE, EDLAYNE CARDOSO VIEIRA
CENTRONE, FELIPE BUZZOLA
99 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055E. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

CENTRONE, EDLAYNE CARDOSO VIEIRA
CENTRONE, FELIPE BUZZOLA
99 NIMBLE WAY
CLAYTON, NC 27520-2084

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055E. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HARDY, JEREMY ROBERT
105 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055F. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HARDY, JEREMY ROBERT
105 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055F. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

PARTIN, ETTA
PARTIN, CARLIE JR.
111 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055G. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

PARTIN, ETTA
PARTIN, CARLIE JR.
111 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055G. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

BENNETT, ZACHARY JAMES
BENNETT, EMILY ANN
123 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055H. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

BENNETT, ZACHARY JAMES
BENNETT, EMILY ANN
123 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055H. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

SONEJI, ANKIT
SONEJI, SHRUTI
1187 N PARK VICTORIA DR
MILPITAS, CA 95035-3422

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055K. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

SONEJI, ANKIT
SONEJI, SHRUTI
1187 N PARK VICTORIA DR
MILPITAS, CA 95035-3422

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055K. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HAWLEY, DENNIS WALTER
HAWLEY, ANNA
153 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055M. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HAWLEY, DENNIS WALTER
HAWLEY, ANNA
153 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055M. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

SMITH, JELENA
SMITH, AUSTIN
177 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03055Q. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

SMITH, JELENA
SMITH, AUSTIN
177 NIMBLE WAY
CLAYTON, NC 27520-2085

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03055Q. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05H03056X. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DEVELOPER'S CAPITAL FUND, LLC
441 WESTERN LN STE 300
IRMO, SC 29063-9230

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05H03056X. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

CONNEMARA INC
PO BOX 133
CLAYTON, NC 27528-0133

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01004. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

CONNEMARA INC
PO BOX 133
CLAYTON, NC 27528-0133

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01004. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

ADAMS, CHERYL M.
2507 MEADOW LARK DR
KILLEEN, TX 76542-6947

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01011. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

ADAMS, CHERYL M.
2507 MEADOW LARK DR
KILLEEN, TX 76542-6947

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01011. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

MACIAS, ARMANDO P
805 WILDWOOD DRIVE
CLAYTON, NC 27520-0000

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05A01021A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO
Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

MACIAS, ARMANDO P
805 WILDWOOD DRIVE
CLAYTON, NC 27520-0000

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05A01021A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

WEST CLAYTON ASSOCIATES LLC
1985 CEDARBRIDGE AVE STE 1
LIGHTHOUSE GROUP
LAKEWOOD, NJ 08701-7031

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05I04017. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-34-CZM Clayton Village Center
Location:	Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247
Applicant:	Riverwild, LLC
Description	Request for Major Modification of previously approved 2022-158-CZM. This is submitted to fix a clerical error in the original recorded ordinance. No changes are proposed to the plan or development proposal.

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. x5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

WEST CLAYTON ASSOCIATES LLC
1985 CEDARBRIDGE AVE STE 1
LIGHTHOUSE GROUP
LAKEWOOD, NJ 08701-7031

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05I04017. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-34-CZM Clayton Village Center
Ubicación:	Tanto dentro como fuera de Town Limit, ubicado en el lado sur de Clayton Blvd, al este de la intersección de Buckhorn Branch Park, al oeste de la intersección Hardee Lane y al este de Wildwood Drive.
PIN #(s):	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470 y 166811-75-4247
Solicitante:	Riverwild, LLC
Descripción	Solicitud de Modificación Mayor del 2022-158-CZM previamente aprobado. Esto se presenta para corregir un error administrativo en la ordenanza registrada original. No se proponen cambios al plan o propuesta de desarrollo.

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Conrad Olmedo, AICP, CZO
Director de Planificación

EXHIBIT A

MASTER PLAN

FOR

CLAYTON VILLAGE CENTER

2025-43-CZM

US Highway 70

Town of Clayton

Johnston County, North Carolina

April 2025

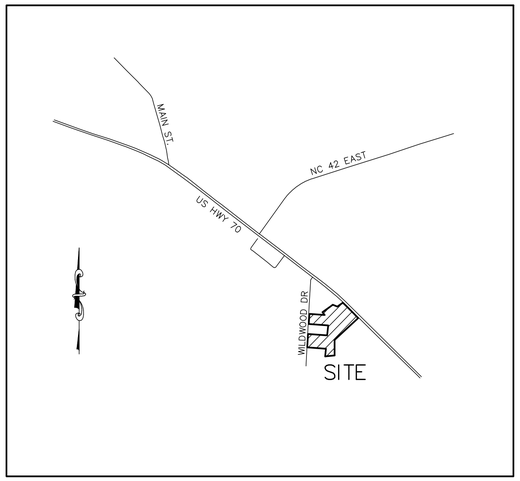
DEVELOPER:
CLAYTON VILLAGE CENTER, LLC
109 ELWAY DRIVE
CLAYTON, NC 27527

PREPARED BY:

BARTLETT ENGINEERING & SURVEYING, PC
1906 NASH STREET NORTH
WILSON, NORTH CAROLINA 27893-1726
www.bartletteng.com

INDEX OF SHEETS

1 COVER SHEET
2 BOUNDARY SURVEY
3 BUBBLE PLAN



LOCATION MAP
NOT TO SCALE

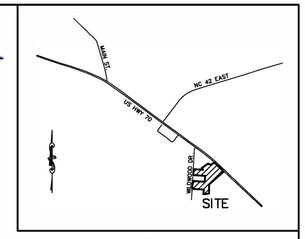
REVISIONS: 7/11/25 UPDATED SITE DATA

P:_CAD_LANDPROJECTS\CLAYL\184211dwg\18-421 MP 6-26-25.dwg, Jul 11, 2025 8:59AM EST

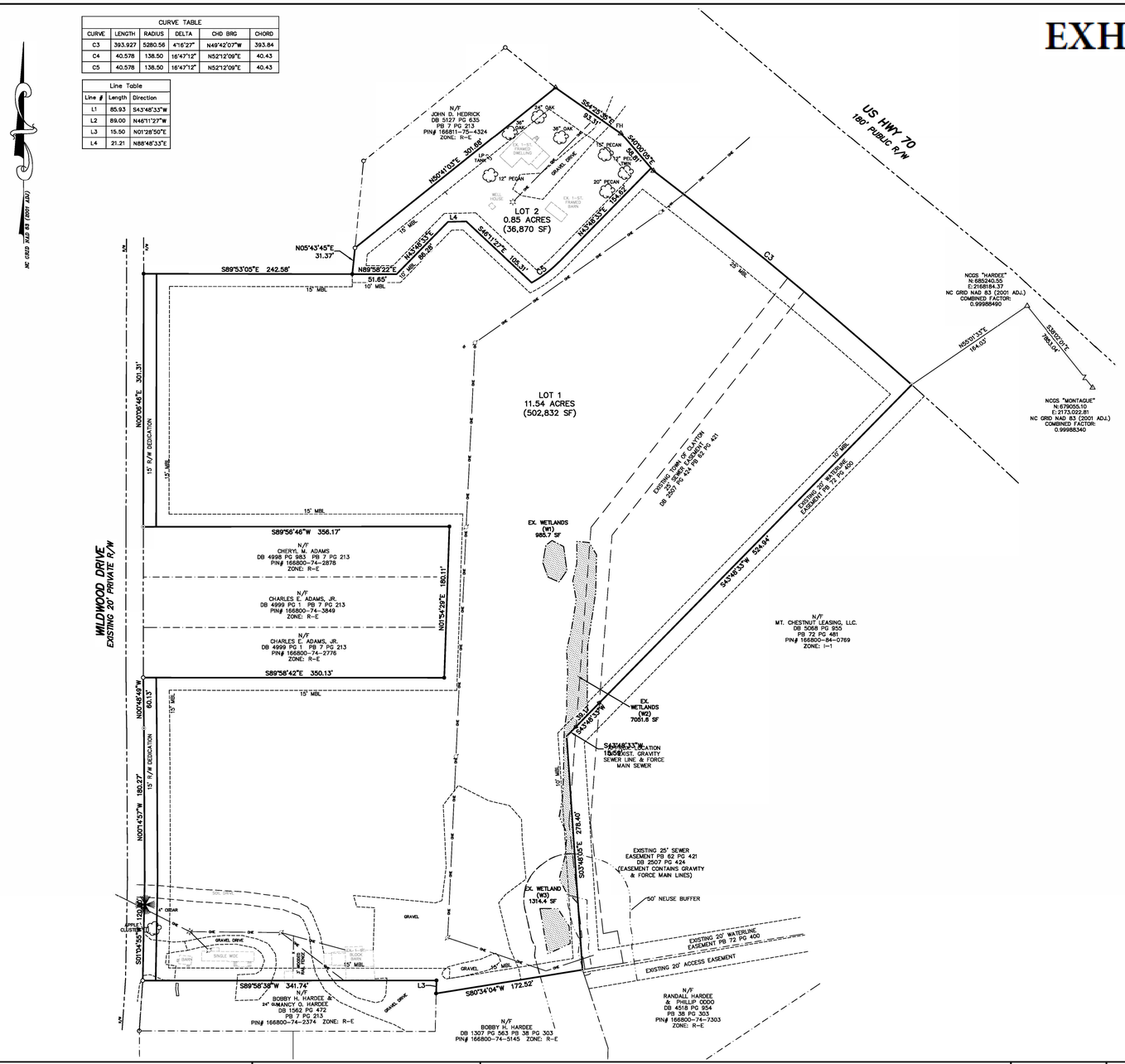
EXHIBIT A

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C3	393.927	5280.56	4°16'27"	N49°42'07"W	393.84
C4	40.578	138.50	16°47'12"	N52°12'09"E	40.43
C5	40.578	138.50	16°47'12"	N52°12'09"E	40.43

Line Table		
Line #	Length	Direction
L1	85.93	S43°48'33"W
L2	89.00	N46°11'27"W
L3	15.50	N01°28'50"E
L4	21.21	N88°48'33"E



LOCATION MAP
NO SCALE



LEGEND

- △ EXISTING NCGS MONUMENT
- ○ EXISTING IRON PIPE
- ⊙ EXISTING IRON REBAR
- △ EXISTING CONC. RIGHT-OF-WAY MONUMENT
- ● NEW IRON PIPE

NOTES

- AREAS COMPUTED BY COORDINATE CALCULATIONS
- COORDINATES SHOWN ON PLAT ARE HORIZONTAL COORDINATES UNLESS STATED OTHERWISE.
- ALL DISTANCES SHOWN ARE HORIZONTAL.
- ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS NOTED OTHERWISE
- IRONS ARE TO BE SET AT ALL CORNERS
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA FEMA FLOOD PANEL #3720166BOOK, DATED 6/20/2018.
- THIS PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED AREA
- THERE ARE NO CEMETERIES MSIBLE.
- THIS PROPERTY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS AND ORDINANCES.
- A TITLE REPORT HAS ___ HAS NOT _X_ BEEN SUPPLIED FOR THIS PROPERTY.

SITE DATA

TOTAL AREA	12.39 ACRES (539,702 SF)	
LOT 1:	11.54 ACRES (502,832 SF)	
LOT 2:	0.85 ACRES (36,870 SF)	
TOTAL # LOTS	2	
EXISTING ZONING	CZM, RLL, CRM	
PROPOSED ZONE	CZM	
MIN. BLDG. LINES	FRONT	25'
	SIDE INTERIOR	10' (ABUTTING RESIDENTIAL 15')
	SIDE STREET	15'
	REAR	15'
MAX. BUILDING HEIGHT	BUILDINGS 1 & 3: 65' (4-STORIES) ALL OTHER BUILDINGS: 50' (3-STORIES)	
STREET ADDRESS	HWY 70 CLAYTON, NC	
PIN NO.	166800-74-6900, 166811-75-2111	
	166811-75-4247, 166800-74-2476	
	166811-75-2127, 166800-74-2470	
EXISTING LAND USE	VACANT	
WETLAND DELINEATION TOTALS:	9351.7 S.F. 0.21 AC.	
REFERENCES:	DEED BOOK 5334 PAGE 267	
	PLAT BOOK 72 PAGE 481	
	PLAT BOOK 62 PAGE 421	
	PLAT BOOK 94 PAGE 255	

OWNER/DEVELOPER
CLAYTON VILLAGE CENTER, LLC
109 ELWAY DRIVE
CLAYTON, NC 27527

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH CAROLINA PROFESSIONAL SEAL 38604 ENGINEER RONALD G. FUENTES

BARTLETT
ENGINEERING & SURVEYING, PC
1906 NASH STREET NORTH
WILSON, N.C. 27893-1726
License No. C-1551
TELE: (252) 399-0704
FAX: (252) 399-0804
www.bartletteng.com

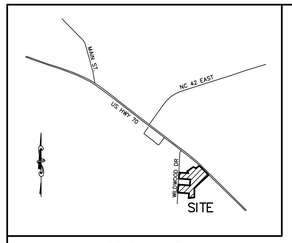
BOUNDARY SURVEY

CLAYTON VILLAGE CENTER

DATE: MAY 2022	PROJECT: 18-421 CLIENT CODE: CLAVIL CADFILE: 18-421 MP 6-26-25 FIELD BOOK: 355 DRAWN BY: TRB/LR SURVEY BY: DAB/JEB	TOWN OF CLAYTON	JOHNSTON CO.
SCALE(HORZ): 1" = 60'		NORTH CAROLINA	ZONE:
SCALE(VERT): NA		PIN #	SHEET 2 OF 3
REVISIONS: 7/11/25 UPDATED SITE DATA			

P:\CAD\LANDPROJECTS\CLAYTON\18421\dwg\18-421 MP 6-26-25.dwg, Jul 11, 2025 8:59AM EST

EXHIBIT A



LOCATION MAP
NO SCALE

NOTES:

PERIMETER OF PROPERTY SHALL BE A TYPE "C" LANDSCAPE BUFFER.

NCDOT DRIVEWAY AND ENCROACHMENT PERMITS WILL BE REQUIRED FOR US HWY 70 & WILDWOOD DRIVE.

MAIL KIOSK TO BE LOCATED INSIDE CLUBHOUSE.

SITE DATA

DEVELOPMENT NAME:	CLAYTON VILLAGE CENTER
TOTAL AREA IN TRACT:	12.39 ACRES (539,702 SF)
LOT 1:	11.54 ACRES (502,832 SF)
LOT 2:	0.85 ACRES (36,870 SF)
PROPERTY LOCATED IN TOWN LIMITS:	YES
TOTAL # LOTS:	2
EXISTING ZONING:	CZM, RLL, CRM
PROPOSED ZONING:	CZM
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	COMMERCIAL/RESIDENTIAL
MAXIMUM LOT IMPERVIOUS:	75%
RESOURCE CONSERVATION AREA:	N/A
WATER SYSTEM OWNER:	TOWN OF CLAYTON
SEWER SYSTEM OWNER:	TOWN OF CLAYTON
ELECTRICAL PROVIDER:	TOWN OF CLAYTON
STREET ADDRESS:	HWY 70 CLAYTON, NC
PIN NO.:	166800-74-6900, 166811-75-2111 166811-75-4247, 166800-74-2476 166811-75-2127, 166800-74-2470
WETLAND DELINEATION TOTALS:	9,352 S.F.
RESOURCE CONSERVATION AREA:	24,878 (±) S.F. (0.57 AC) (PB 5334, PG 267)

	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
RESIDENTIAL UNITS/ACRE:	0	20.65	0
COMMERCIAL INTENSITY (GFA)"	0	0	5,100 SF
BUILDING COVERAGE:	0	22% (110,273 SF)	14% (5,100 SF)
PERVIOUS AREA:	100%	40%	40%
IMPERVIOUS AREA:	0	63% (317,121)	56% (20,467)
MIN. BLDG. LINES:	FRONT SIDE INTERIOR SIDE STREET REAR	25' 10' (ABUTTING RESIDENTIAL 15') 15' 15'	
MAX. BUILDING HEIGHT:	BUILDINGS 1 & 3: 65' (4-STORIES) ALL OTHER BUILDINGS: 50' (3-STORIES)		

RESIDENTIAL PARKING REQUIRED:

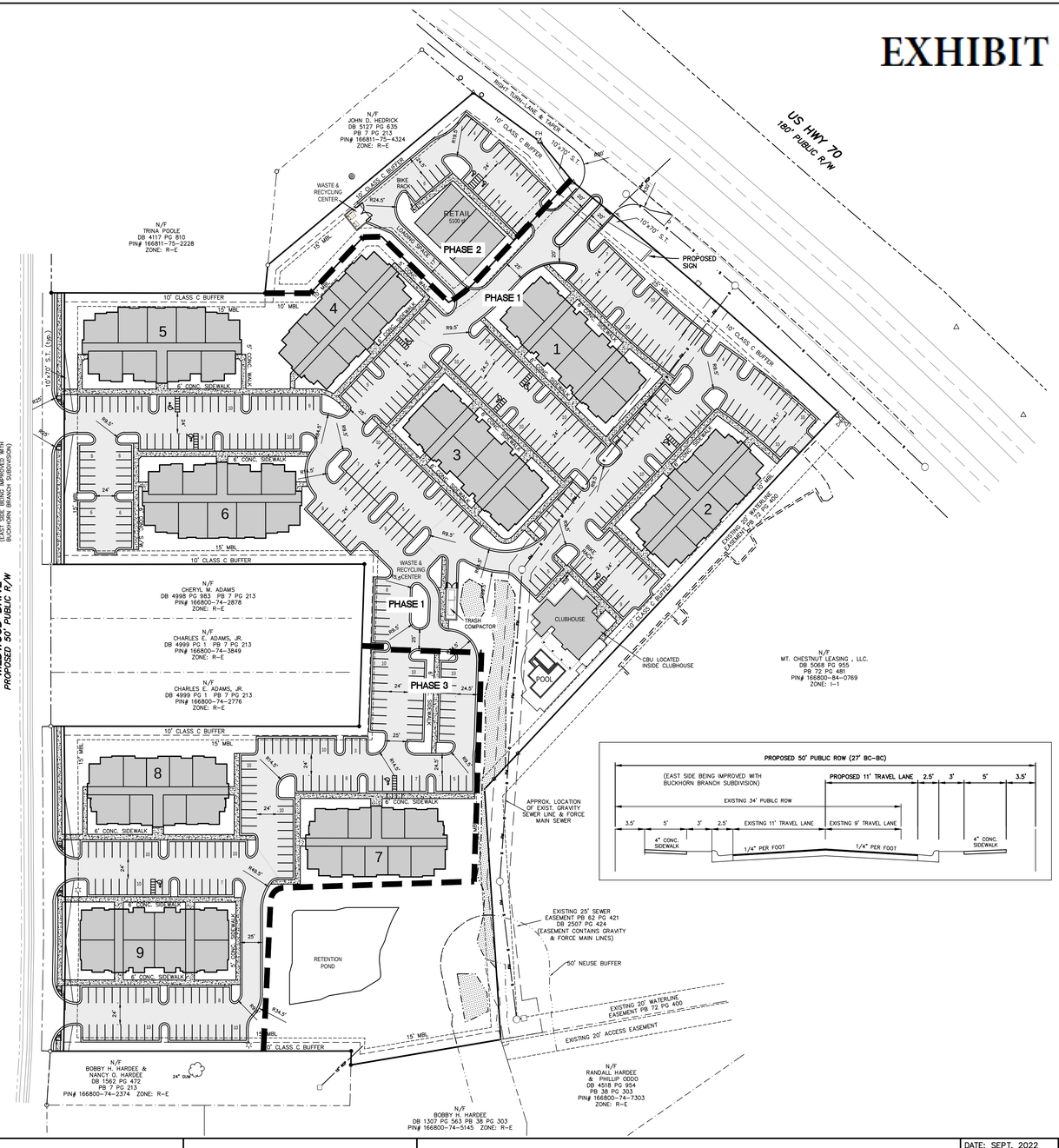
SITE DATA TABLE 11.2.2020

Bldg. #	Bldg. Type /Qty.	1 BR Units	Required Parking	2 BR Units	Required Parking	3 BR Units	Required Parking	Total Units Units	Visitor Parking	Total Parking
1	3	0	0	24	48	0	0	24		48
2	1	15	15	6	12	6	12	27		39
3	3	0	0	24	48	0	0	24		48
4	1	15	15	6	12	6	12	27		39
5	2	0	0	27	54	0	0	27		54
6	2	0	0	27	54	0	0	27		54
7	1	15	15	6	12	6	12	27		39
8	1	15	15	6	12	6	12	27		39
9	3	0	0	24	48	0	0	24		48
								TOTAL VISITOR PARKING=		59
Unit Count		60		150		24		234		
% Unit Types		25.6%		64.1%		10.3%				
Total Parking Required										467.000
Total Parking Provided										467*
Site Area (Acres)										11.33
Density (Units per Acre)										20.65

*(467 RESIDENTIAL SPACES INCLUDES 9 H/C SPACES)

COMMERCIAL PARKING REQUIRED: 1 SPACE PER 200 SQ FT
5100 SQ = 26 SPACES

COMMERCIAL PARKING PROVIDED: 26 9x19 SPACES
2 H/C SPACES
28 TOTAL SPACES



LEGEND

- EXISTING NCGS MONUMENT
- EXISTING IRON PIPE
- EXISTING IRON REBAR
- EXISTING CONC. RIGHT-OF-WAY MONUMENT
- EXISTING HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGNAL POLE/UTILITY POLE
- EXISTING GUY WIRE
- EXISTING BORE HOLES
- EXISTING DROP INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING TREE
- PROPOSED CANOPY TREE
- PROPOSED BUSH

LINE LEGEND

- OHE — EXISTING OVERHEAD ELECTRIC (APPROX. LOCATION)
- W — EXISTING WATER LINE (APPROX. LOCATION)
- SD — EXISTING STORM DRAIN LINE (APPROX. LOCATION)
- S — EXISTING SANITARY SEWER LINE (APPROX. LOCATION)
- EXISTING RIGHT-OF-WAY LINE (APPROX. LOCATION)
- EXISTING PROPERTY LINE (APPROX. LOCATION – NOT SURVEYED)

DEVELOPMENT TEAM:

OWNER:	CLAYTON VILLAGE CENTER, LLC 109 ELWAY DRIVE CLAYTON, NC 27527
DEVELOPER:	CLAYTON VILLAGE CENTER, LLC 109 ELWAY DRIVE CLAYTON, NC 27527
ENGINEER:	BARTLETT ENGINEERING & SURVEYING, PC 1906 NASH STREET N WILSON, NC 27893
ARCHITECT:	PLANWORX ARCHITECTURE, P.A. 5711 SIX FORKS RD #100 RALEIGH, NC 27609

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH CAROLINA PROFESSIONAL SEAL 38604 ENGINEER RONALD C. FUENTES

BARTLETT
ENGINEERING & SURVEYING, PC
1906 NASH STREET NORTH
WILSON, N.C. 27893-1726
License No. C-1551
TELE: (252) 399-0704
FAX: (252) 399-0804
www.bartletteng.com

BUBBLE PLAN

CLAYTON VILLAGE CENTER

DATE: SEPT. 2022
SCALE(HORZ): 1" = 60'
SCALE(VERT): NA
REVISIONS: 7/11/25 UPDATED SITE DATA

PROJECT: 18-421
CLIENT CODE: CLAVIL
CADFILE: 18-421 MP 6-26-25
FIELD BOOK: 355
DRAWN BY: TRB/LR
SURVEY BY: DAB/JEB

TOWN OF CLAYTON JOHNSTON CO.
NORTH CAROLINA ZONE:
PIN # SHEET 3 OF 3

K:\CAD_LANDPROJECTS\2021\18421\dwg\18-421 MP 6-26-25.dwg, Jul 11, 2025 - 8:30AM EST

EXHIBIT B

Clayton Village Center Conditional Zoning Master Plan Narrative

Town of Clayton, North Carolina

July 10, 2025

1906 Nash Street N., Wilson, NC 27893

t: 252-399-0704 | f: 252-399-0804 | www.bartletteng.com

Table of Contents

I. Purpose and Intent 1
II. Conditional Zoning District Approval Criteria 1
III. Master Plan Approval Criteria 3
IV. General Information 5
V. Master Plan Summary 6
VI. Fiscal Impacts 6
VII. Consistency with Plans and Codes 6
VIII. Land Intensity and Design Controls 8
IX. Dimensional Standards 8
X. Landscaping and Lighting 9
XI. Parking and Loading Requirements 9
XII. Design Commitments 9
XIII. Open Space and Amenities 9
XIV. Architectural Standards 9
XV. Natural Resources and Environmental Preservation 10
XVI. Stormwater Management 10
XVII. Public Facilities 10
XVIII. Transportation Impact Analysis 11
XIX. Recommended Zoning Conditions 11

Appendix A – Representative Elevations

Appendix B – TIA Excerpts

I. Purpose and Intent

The proposed rezoning is being submitted as a conditional zoning request. The addition of conditions to the request is intended to provide a maximum density and number of dwelling units along with defining setbacks and buffers. A rezoning is needed to amend the current zoning map and district.

A. Compatibility

The proposal is compatible with the adjacent community. It is designed to create a harmonious relationship with all surrounding uses. There are no foreseeable adverse impacts to property owners. The project is a good housing choice for the transition from the designated "Employment Center" (noted in the 2045 Comprehensive Use Plan) to the single-family residential Buckhorn Branch Project. It will provide an affordable housing choice for those working in the "Employment Center" industries.

B. Phasing

As shown on the master plan, the project is to be completed in phases.

II. Conditional Zoning District Approval Criteria

The Town Council may consider the following factors in its legislative decision.

A. Consistency

Consistency with adopted plans and policies of the Town.

This site is adjacent to a large commercial use building to the east and future residential to the west. Additional commercial uses continue along the US 70 Bus. corridor to the east and west. This application will be consistent with the plans of the Town of Clayton.

B. Suitability

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

The existing zoning does not allow multi-family residential development. Transitioning the entire property to CZM will allow multi-family development with a mixed-use commercial component.

C. Balance of Uses and Specific Demand

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

The proposed use will complement the surrounding area and US 70 Bus. corridor and provide an acceptable transition to the west. The project is a good housing choice for the transition from the designated "Employment Center" (noted in the 2045 Comprehensive Use Plan) to the single-family residential Buckhorn Branch Project. It will provide an affordable housing choice for those working in the "Employment Center" industries.

D. Public Facilities

The capacity of adequate public facilities and services including schools, roads, recreation facilities, wastewater treatment and water supply facilities, and stormwater drainage facilities for the proposed conditional district.

The site is located on a major thoroughfare with access to public utilities necessary for the development. Stormwater drainage to be provided per local, state, and federal guidelines and standards.

1. Schools

   The subdivision is expected to be served by the Johnston County Public School System. Based on the JCPS School Finder, for the 2022-23 calendar year the non-capped assigned schools are East Clayton Elementary, Clayton Middle School, and Clayton High School (capped).

2. Roads

   The interior roads and parking will be private, with access points on US Hwy 70 and Wildwood Drive.

3. Recreation

   The site will have its own clubhouse and pool recreation area.

4. Stormwater

   In accordance with the Town's requirements, the SCMs will be designed to treat and control one inch of rainfall. Peak discharge will be controlled at or below pre-development levels for the 1-year, 2-year, 10-year, and 25-year storm events.

E. Legal Purposes

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

The site location is along US 70 Bus. is consistent with the proposed CZM zoning and conditional zoning setbacks. There are no zoning conditions known to conflict with this zoning request.

F. Adverse Effects

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

The proposed zoning has no negative effect on adjoining properties.

G. Material Benefit

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

The proposed rezoning and development is not anticipated to negatively impact the general public. The Town of Clayton design standards and regulations will be met during the design and development process.

III. Master Plan Approval Criteria

A. Compliance with § 155.203(L)

Compliance with § 155.203(L) and all other applicable requirements of Chapter 155, or analysis and justification if it deviates from the requirement of Chapter 155.

Master Plan complies with all sections of 155.203(L) Buffers shown on Bubble Plan.

B. Clayton General Design Guidelines

Consistency with the Clayton General Design Guidelines.

The development will follow the Clayton General Design guidelines as appropriate.

C. Conformance with Purpose

Conformance of the proposal with the stated purpose of the requested conditional zoning district.

The plans submitted offers a sensible transition and appears to be in line with the 2045 Comprehensive Use Plan.

D. Compatibility with Community

Compatibility of the proposed development with the adjacent community.

The project is a good housing choice for the transition from the designated "Employment Center" (noted in the 2045 Comprehensive Use Plan) to the single-family residential Buckhorn Branch Project. It will provide an affordable housing choice for those working in the "Employment Center" industries.

E. Quality

The quality of design intended for each component of the project and the ability of the overall development plan to ensure a unified, cohesive environment at full build-out.

The architectural design features for the majority of the project will be developed at the onset by a single architectural firm. This will ensure a cohesive environment at full build-out.

F. Compatible Relationships

Compatible relationships between each component of the overall project.

The planned commercial space will serve both the residents of the development and the community at-large. Within the residential area, the pool and visitor center will help serve the residents of the development. Additionally, the stormwater control measure will serve the entire development in limiting environmental impacts.

G. Self-sufficiency

Self-sufficiency of each phase of the overall project.

Phase I must be constructed prior to the other phases as it includes the stormwater control measures. Each phase will be constructed such that sufficient parking is provided and access routes are maintained.

Water and sewer to be provided by the Town of Clayton. The downstream sewer appears to have sufficient capacity for the portion of development tributary to the existing lift stations. The required Sewer Allocation Criteria and Request has been submitted to the Town.

H. Fiscal Impact

The fiscal impact of the proposal and the proposed financing of required improvements.

The development will increase property tax revenue and provide several jobs. The project will be financed through a combination of private investor funds and bank loans.

I. Pedestrian and Bicycle Links

The success of the proposal in providing adequate pedestrian and bicycle links within the development and with the adjacent community.

Sidewalks are provided throughout the community to insure easy pedestrian access to all of the facilities.

J. Ecological Sensitivity

The effectiveness with which the proposal protects and preserves the ecologically sensitive areas within the development.

Existing wetlands run along the southeast corner of the property. The development will be planned such that no adverse wetland impacts are anticipated.

IV. General Information

A. Project Data

Project Name	Clayton Village Center
Applicant	Bartlett Engineering & Surveying, PC
Existing Zoning	CZM, RLL, & CRM
Proposed Zoning	CZM
NC PIN	166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, 166811-75-4247
County Tag	05A01013, 05A01009, 05A01009A, 05A01016, 05A01018, 05A01006
Developer	Clayton Village Center, LLC, and Clayton Corner LLC
Authorized Agent	Bartlett Engineering & Surveying, PC

B. Vicinity Map

V. Master Plan Summary

The project is located on US Hwy 70 with additional access points connecting to Wildwood Drive. The master plan for this multi-family development will not exceed 21 dwelling units per acre or 234 units and a maximum of 15,000 SF Commercial/Non-Residential.

VI. Fiscal Impacts

The proposed product will be commensurate with the existing homes on adjacent properties; therefore, it is reasonable to assert that the development will have little to no impact on the value of neighboring properties.

The development will increase property tax revenue and provide several jobs. The project will be financed through a combination of private investor funds and bank loans.

VII. Consistency with Plans and Codes

A. Zoning

The Town of Clayton's comprehensive plan designates the property as a mix of single family residential (medium density) transitioning into Employment Center zoning. The proposed use will complement the surrounding area and US 70 Bus. corridor and provide an acceptable transition to the west. The project is a good housing choice for the transition from the designated "Employment Center" (noted in the 2045 Comprehensive Use Plan) to the single-family residential Buckhorn Branch Project. It will provide housing choices for those working in the "Employment Center" industries.

B. Project Specific Standards

1. Permitted uses are delineated in subheading VII-C.
2. The gross density shall not exceed 21 du/ac, and the maximum number of residential dwelling units shall not exceed 234.
3. Minimum Commercial/Non-Residential: 10,000 SF
4. Maximum Commercial/Non-Residential: 15,000 SF
5. A minimum of 0.57 acres of the site will be comprised of resource conservation area.
6. Setbacks:

   Front – 25'

   Side Interior – 10' (abutting residential – 15')

   Side Street – 15'

   Rear – 15'
7. Maximum Building Height for Buildings 1 and 3: 65 Feet (4 Stories)
8. Maximum Building Height for all other Buildings: 50 Feet (3 Stories)

C. Permitted Uses

- Multifamily apartments
- Assembly
- Day Care Facility
- Government Service
- Indoor Entertainment
- Fitness/Recreation Center
- Creative Studio
- Financial Institution
- Laundry Services
- Publisher
- General Office
- Medical Office
- Microbrewery
- Restaurant
- Retail Sales
- Service
- Veterinary Clinic
- Clubhouse/pool
- Utility, Minor
- Food Truck
- Outdoor Dining

D. Wastewater Allocation Points

Category	Points	Description
DEVELOPMENT TYPE	25	Infill Development- Utilities already exist within 300 Feet of property
FUTURE TAX STATUS	5	Residential
COMMUNITY BENEFIT BONUS POINTS-1	20	Town Electric Customer
COMMUNITY BENEFIT BONUS POINTS-2	10	Additional amenities included- Pool (5 points) and Clubhouse (5 points)
COMMUNITY BENEFIT BONUS POINTS-3	5	Job Creation - 10 to 25 new jobs
COMMUNITY BENEFIT BONUS POINTS-4	10	Masonry Elements included in Building Construction- Brick and Stone used in the Front Facade of the Building (25% min. on all front bldg. facades)
Total Points	75	

VIII. Land Intensity and Design Controls

The proposed development is multi-family residential and commercial retail, and the maximum density is less than 21 dwelling units per acre.

IX. Dimensional Standards

Please see recommended zoning condition number 6 (section XIX)

X. Landscaping and Lighting

A 15'-foot-wide Type C Landscape Buffer to be provided along the Development boundary, along with a Thoroughfare Street Yard Buffer along the frontage of the future retail use, as shown on the Bubble Plan.

The Class C Buffer along the Phase 2 Retail property, bordering the property with PIN 166811-75- 4324 and County TAG #05A01006A, shall include a 6-foot-tall fence as the required opaque screening.

Street yard trees will be provided.

Electric Service for the development will be served by Town of Clayton. Street lighting in the subdivision will meet the Town standards.

XI. Parking and Loading Requirements

A mailbox kiosk/CBU will be provided within the proposed clubhouse. The Development may seek a reduction in the number of required parking spaces via a shared parking study.

XII. Design Commitments

The development will meet the standards outlined in the Design Guidelines dated February 20, 2006, unless otherwise noted.

XIII. Open Space and Amenities

The following amenities will be included in the development:

- Pool and Clubhouse

XIV. Architectural Standards

Quality architectural standards shall be use throughout the development with aesthetic and modern façade designs incorporated in the apartment, clubhouse and retail buildings, Appendix A depicts representative Apartment Elevations (A1), Clubhouse Elevations (A2), and Retail Elevations (A3). Some salient features include:

- Residential and Retail: 2 or more material types shall be used. An aesthetic and modern color scheme will be used.
- Residential: All front building facades to be fiber cement siding. Side and rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
- Residential and Retail: Stone/masonry accents to be provided on a minimum of 25% of all front building facades. Stone/masonry accents will be a minimum of a 2' skirt under the front elevation.
- Residential: Architectural style shingles to be used.
- Retail: Decorative awnings to be used on front façade.

XV. Natural Resources and Environmental Preservation

Areas of floodplain, riparian buffers, streams, wetlands will be protected as resource conservation areas (RCA) as part of this development.

XVI. Stormwater Management

The proposed development lies within the Neuse River Basin. The site is subject to Neuse River Basin nutrient requirements and is subject to meet local requirements in the Town of Clayton stormwater ordinance in place at the time of preliminary plat submittal. The following requirements apply to the subject site:

- Stormwater systems shall be designed in accordance with the NCDEQ Design Manual.
- Stormwater systems shall be designed to control and treat the runoff generated from 1-inch of precipitation. The measure shall discharge the storage volume at a rate equal or less than the pre-development discharge rate for the 1-year, 24-hour storm. Stormwater flows from the development shall not be erosive nor contribute to the degradation of waterways of the State.
- System will control post-development stormwater runoff rates so that there is no increase in peak flow rates from the pre-development condition for the 1-year, 2-year, 10-year, and 25-year 24-hour duration storm events at the watershed level at each point of discharge.
- Nitrogen loads from the proposed development shall not exceed 3.6 lbs/ac/year as part of the Neuse River Basin rules or "runoff volume match" (runoff volume post-development shall not be more than 10% higher than the annual runoff volume pre-development)
- All stormwater control measures (SCMs) used to meet these requirements shall be designed to have a minimum of 85% average annual removal for Total Suspended Solids (TSS).
- All proposed SCMs shall be designed per NCDEQ minimum design criteria in order to achieve at least 85% reduction of total suspended solid export. The proposed impervious area will be captured to the maximum extent practicable and shall be diverted to the proposed SCMs for treatment.

XVII. Public Facilities

Having discussed the proposal with the Town's Engineering Department, we understand that adequate public facilities and infrastructure are available or will become available as improvements for the project.

A. Water and Sewer Infrastructure

The development will be served by public water and sanitary sewer utility systems. The utilities shall be designed to conform with the Town of Clayton standards and

specifications. Potable water from Johnston County's water system exists along US Hwy 70 and Wildwood Drive and will be extended through the development. The proposed development will be responsible for the installation of a sanitary sewer that will serve up to 234 multi-family units and a maximum of 15,000 SF of commercial retail. Easements will be provided for the public utilities that are installed outside of public right of way per Town of Clayton Requirements. The required Sewer Allocation Criteria and Request along with the current pump station analysis have been submitted to the Town.

B. Multimodal Connections

1. Pedestrian Sidewalks

   A required 5' sidewalk will be installed along Wildwood Drive frontage.

XVIII. Transportation Impact Analysis

Based on the Final TIA prepared by Timmons Group, dated December 2021, the following improvements will be required of the development: The Transportation Impact Analysis will be required to be updated to match the final proposed development and submitted for review and approval by the Town and NCDOT prior to Construction Plan approval. Any additional improvements required by NCDOT based on the updated TIA will be required to be constructed prior to the first Certificate of Occupancy of the phase that triggers the improvements.

A. US-70 Business/Site Access 1

- Construction of a 100-foot eastbound right turn lane with appropriate taper.

B. US-70 Business/Hardee Lane

- Extend eastbound U-turn Lane full width storage to 300' with appropriate taper.

Appendix A
Representative Elevations

A1. Representative Apartment Elevations

Typical Apartment Elevation

A2. Representative Clubhouse Elevations

Clubhouse Elevation

A3. Representative Retail Elevations

6 CONCLUSIONS AND RECOMMENDATIONS

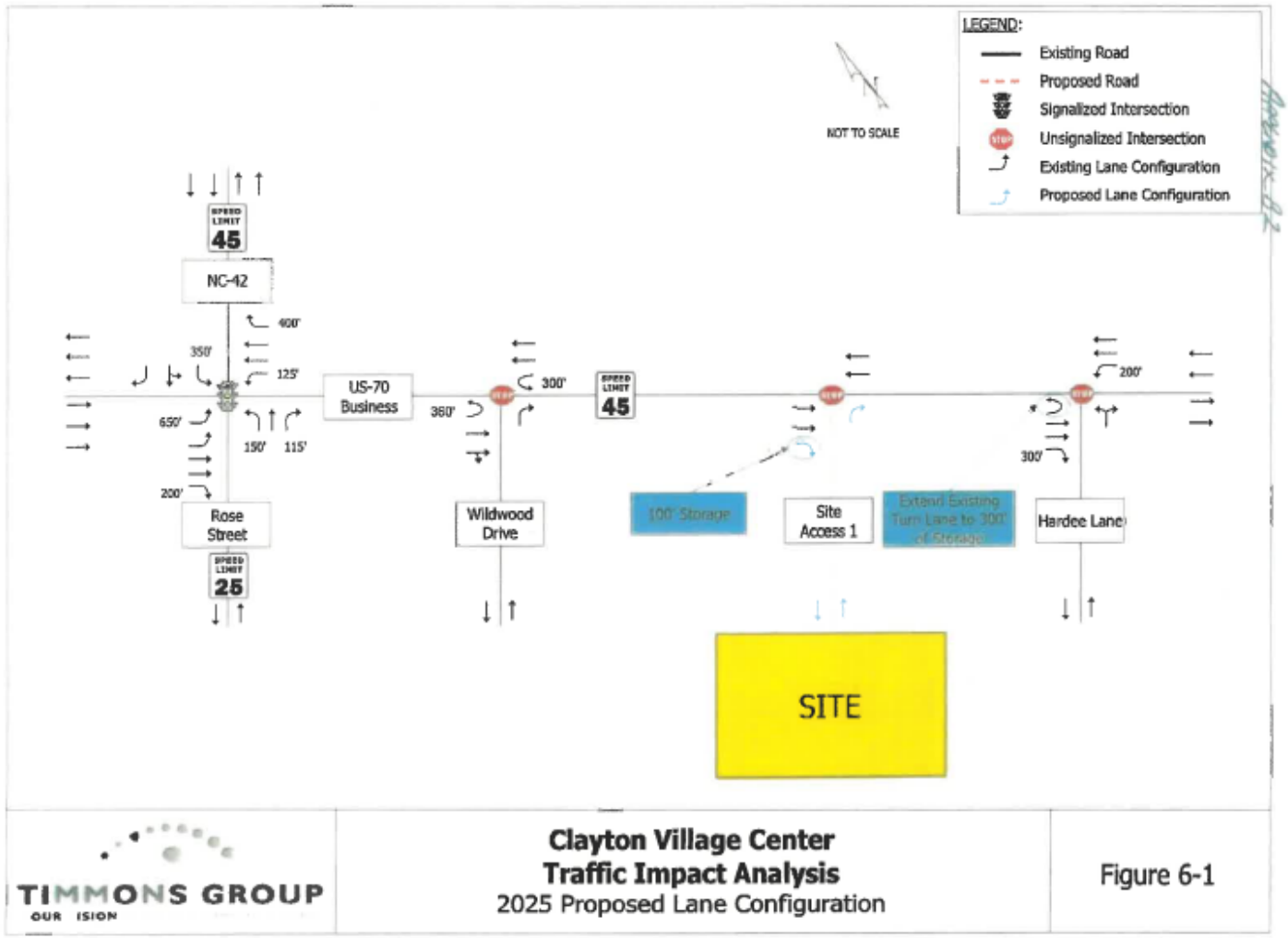
Capacity analyses were performed for the following scenarios:

- 2021 Existing traffic volumes;
- 2025 Background traffic volumes; and
- 2025 Build traffic volumes (Background + site trips).

Based on the trips generated by the subject development, the following improvements (see **Figure 6-1**) in conjunction with the construction of the proposed development:

- US-70 Business / Site Access 1
  - Construction of a 100-foot eastbound right-turn lane (with appropriate taper)

- US-70 Business / Hardee Lane
  - Extend eastbound U-turn lane full width storage to 300' (with appropriate taper)


LEGEND:
Existing Road
Proposed Road
Signalized Intersection
Unsignalized Intersection
Existing Lane Configuration
Proposed Lane Configuration
NOT TO SCALE
SPEED LIMIT 45
NC-42
400'
350'
125'
650'
150'
115'
200'
Rose Street
SPEED LIMIT 25
US-70 Business
360'
300'
SPEED LIMIT 45
Wildwood Drive
100' Storage
Site Access 1
Extend Existing Turn Lane to 300' of Storage
200'
300'
Hardee Lane
SITE
TIMMONS GROUP
OUR VISION
Clayton Village Center
Traffic Impact Analysis
2025 Proposed Lane Configuration
Figure 6-1

Version 7.9.2025

Conditions of Approval
2025-43-CZM Clayton Village Center

1. Following Town Council approval, an electronic copy of the Master Plan including the Conditions of Approval shall be submitted to the Planning Department.

2. The Project shall meet all applicable adopted Town of Clayton Unified Development Code (UDC) requirements in place at the time of original submission of 2022-158-CZM, of which this application is a Major Modification of, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Concept Plan and Conditions of Approval.

3. The Development shall be constructed in substantial conformance with the Master Plan, **Exhibit A**, and Master Plan Narrative, **Exhibit B**, as approved by the Clayton Town Council. This development consists of the following parcels:

    a. NC PIN: 166800-74-6900, County TAG: 05A01013
    b. NC PIN: 166811-75-2111, County TAG: 05A01009A
    c. NC PIN: 166811-75-4247, County TAG: 05A01006
    d. NC PIN: 166800-74-2476, County TAG: 05A01016
    e. NC PIN: 166811-75-2127, County TAG: 05A01009
    f. NC PIN: 166800-74-2470, County TAG: 05A01018

4. The development shall be constructed in three phases, in accordance with the Master Plan.

5. Permitted uses shall be limited to the following:
    - Multifamily apartments
    - Assembly
    - Day Care Facility
    - Government Service
    - Indoor Entertainment
    - Fitness/Recreation Center
    - Creative Studio
    - Financial Institution
    - Laundry Services
    - Publisher
    - General Office
    - Medical Office
    - Microbrewery

- Restaurant
- Retail Sales
- Service
- Veterinary Clinic
- Clubhouse/Pool
- Utility, Minor
- Food Truck
- Outdoor Dining

6. The following standards will apply to the development:
    - Maximum number of Units: 234 dwelling units
    - Maximum Density: 21 DUA
    - Minimum Commercial/Non-Residential: 10,000 SF
    - Maximum Commercial/Non-Residential: 15,000 SF
    - Setbacks and Structure Height:
        - Front: 25 Feet
        - Side Interior: 10 Feet (Abutting Residential: 15 Feet)
        - Side Street: 15 Feet
        - Rear: 15 Feet
        - Maximum Building Height for Buildings 1 and 3: 65 Feet (4 Stories)
        - Maximum Building Height for all other Buildings: 50 Feet (3 Stories)
    - Maximum Impervious Surface: 75%

7. A pool and clubhouse will be provided as amenities for the multifamily development.

8. All portions of the site shall obtain electricity from the Town of Clayton's electric utility, in accordance with the Wastewater Allocation Criteria sheet submitted by the applicant.

9. A minimum of 0.57 acres of the site is comprised of Resource Conservation Area and will be preserved as open space.

10. The following transportation improvements will be constructed and accepted by NCDOT (where necessary) prior to issuance of the first Certificate of Occupancy:

    - US 70 Business (Clayton BLVD)/Site Access 1: Construction of a 100-foot eastbound right-turn lane with appropriate deceleration area and taper.
    - US 70 Business (Clayton BLVD)/Hardee Lane: Extend eastbound U-Turn lane with full-width storage to 300 feet with appropriate deceleration area and taper.

11. The Wildwood Drive frontage (west side) of the development will be improved to match the east side improvements being completed by the Buckhorn Branch project. At a minimum, Wildwood Drive will be improved to provide a full 11-foot-wide travel lane, curb-and-gutter and sidewalk along the frontage of the development.

12. Any additional transportation improvements required as part of the NCDOT Driveway Permit will be constructed prior to issuance of the first Certificate of Occupancy.

13. The following architectural standards shall be met:

    - Residential and Retail:
        - Two (2) or more material types shall be used. An aesthetic and modern color scheme will be used.
        - Stone/masonry accents to be provided on a minimum of 25% of all front building façade. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.
    - Residential:
        - All front building façade will be fiber cement siding.
        - Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
        - Architectural-style shingles will be used.
    - Retail: Decorative awnings will be used on the front façade.

14. The ten foot (10') Class C Buffer, Alternative 1, located along the external property line of the Phase 2 Retail property specifically bordering the property with PIN 166811-75-4324 and County TAG #05A01006A shall include a 6-foot tall fence as the required opaque screening.

15. The Development shall meet the UDC Parking Standards. The Development may seek a reduction in the number of required parking spaces via a shared parking study.

16. The Transportation Impact Analysis will be required to be updated to match the final proposed development and submitted for review and approval by the Town and NCDOT prior to Construction Plan approval. Any additional improvements required by NCDOT based on the updated TIA will be required to be constructed prior to the first Certificate of Occupancy of the phase that triggers the improvements.

17. The following condition will apply for so long as the property with PIN 166811-75-4324 and County TAG #05A01006A (the "Adjoining Property") is used as a Single Family House: The Property owner will promptly repair damages to utility lines serving the Adjoining Property caused solely by the Property owner or its contractors, agents, or representatives. If there is an interruption in utility

service to the Adjoining Property because of damages to utility lines serving the Adjoining Property caused solely by the Property owner or its contractors, agents, or representatives, the Property owner will reimburse the owner for reasonable, documented expenses arising from a utility service outage lasting more than 4 hours. Nothing in this condition shall be interpreted to require the Property owner (a) to repair utility outages caused in whole or in part by weather events, natural disasters, provider service interruptions, physical damage to facilities not caused by the Property owner or its contractors, agents, or representatives, or any other reason ("Excluded Conditions"); or (b) to reimburse the Adjoining Property owner for expenses arising from utility outages caused in whole or in part by Excluded Conditions.

18. To the extent of any conflict between the Master Plan, Master Plan Narrative and these conditions, these conditions shall control.

PROPERTY OWNER AFFIDAVIT

I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am/are in agreement with the conditions as they are outlined within this letter.

David DeYoung - Owner Agent		07/09/2025
Print Name	***Signature of Property Owner***	***Date***

Signature affirms compliance with Unified Development Code Section 155.705(B) and North Carolina General Statutes § 160D-703 (b).

Clayton Village Center Conditional Rezoning (Major Modification) |2025-34-CZM

Motions for Consistency Statements

The Town Council may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

Motion 1: Approval – Consistent with the 2045 Comprehensive Growth Plan

I make a motion to approve of the Clayton Village Center Conditional Rezoning (Major Modification), Ordinance #2025-09-03, based on consistency with the Goals, Policies, and/or Strategies of the 2045 Comprehensive Growth Plan, in that:

- Goal LU1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
- Strategy LU 3.1.3: Within larger developments, encourages higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.

This action is reasonable and in the public interest, in that:

- The request is consistent with the surrounding land uses and development pattern of the area.

Motion 2: Approval – Inconsistent with the 2045 Comprehensive Growth Plan

I make a motion to approve the Clayton Village Center Conditional Rezoning (Major Modification), Ordinance #2025-09-03. While the request is generally consistent with the 2045 Comprehensive Growth Plan in:

- **Goal LU1: Preserves Clayton's Character while allowing for growth an development in appropriate areas.**
- **Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.**
- **Strategy LU 3.1.3: Within larger developments, encourages higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.**

It is inconsistent in that:

- **The properties are designated as Employment Center (EC) and Medium Density Residential (MDR) in the Future Land Use Map. The Employment Center component does not envision residential uses and the density proposed exceeds the recommended density in Medium Density Residential.**

This action is reasonable and in the public interest, in that:

- **The request is consistent with the surrounding land uses and development pattern of the area.**

Motion 3: Denial – Consistent with the 2045 Comprehensive Growth Plan

I make a motion to deny the Clayton Village Center Conditional Rezoning (Major Modification), Ordinance #2025-09-03. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Policy LU 1.2: Encourages developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.
- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

The action is not reasonable and in the public interest, in that:

- The proposed use does not align with the designation of Employment Center (EC) and exceeds the envisioned maximum in Medium Density Residential (MDR) outlined in the Future Land Use Map.

Motion 4: Denial – Inconsistent with the 2045 Comprehensive Growth Plan

I make a motion to deny the Clayton Village Center Conditional Rezoning (Major Modification), Ordinance #2025-09-03, based on inconsistency with the Future Land Use Map in the adopted 2045 Comprehensive Growth Plan, in that:

- The properties are designated as Employment Center (EC) in the Future Land Use Map and Medium Density Residential (MDR). The residential component proposed is not consistent with the designation of Employment Center (EC). Additionally, the proposed use of retail and multi-family, with a density of greater than 3-5 units/acre, is inconsistent with this designation.

This action is not reasonable and in the public interest, in that:

- The current zoning designation is preferable to the area as it is more aligned with the designations included in the Future Land Use Map.

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Johnstonian News - (Johnston County)** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(919) 284-2295**. Please note: when you submit a legal document, you are responsible for ensuring payment for the associated fees or charges are paid.

Notice ID: X1gtHO0h0HABxA3oWrJb | **Proof Updated: Aug. 12, 2025 at 09:57am EDT**
Notice Name: 2025-52-RZ, 2025-53-RZ,2025-34-CZM,202540-ANX

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Sam Johnson-Phillips sphillips@townofclaytonnc.org (919) 553-5002	Johnstonian News - (Johnston County)

Columns Wide: 1 **Ad Class:** Legals

08/20/2025: Other	129.00
08/27/2025: Other	129.00

Subtotal	$258.00
Tax %	0
Processing Fee	$30.80
Total	**$288.80**

PUBLIC NOTICE

The Clayton Town Council will hold Public Hearings at 6:00 PM on Tuesday, September 2, 2025, at Town Hall, 111 E. Second Street, regarding the applications listed and described below. These public hearings have been scheduled and will be heard in accordance with the requirements of NCGS.

· 2025-52-RZ Clayton Southwest PSC Conventional Rezoning: Request to rezone one parcel (8.01 acres) from Office Institutional (OFI) to Public Facilities (PUB). The parcel is located off Veterans Parkway, north of the intersection of Short Johnson Road. PIN #165801-16-3173.
· 2025-53-RZ Clayton North PSC Conventional Rezoning: Request to rezone one parcel (8.10 acres) from Planned Development Residential (PD-R) to Public Facilities (PUB). The parcel is located at the intersection of Club Connection Blvd and Covered Bridge Rd, across from the intersection of Loop Rd. PIN #176000-93-1491.
· 2025-34-CZM Clayton Village Center Conditional Rezoning: Major Modification requested to an original Conditional Rezoning and Master Plan to request rezoning of six parcels (12.39 acres) from Corridor Commercial (CRM), Residential Large Lot (RLL), Conditional Mixed Use (CZM) to Conditional Mixed Use (CZM). The applicant is proposing up to 234 multi-family units and up to 15,000 SF of retail use. The parcels are located on the southern side of Clayton Blvd and eastern side of Wildwood Drive; southeast of the intersection of Clayton Blvd with Buckhorn Branch Park and northwest of intersection with Hardee Lane. PIN #s 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247.
· 2025-40-ANX Clayton Village Center Annexation: Voluntary contiguous annexation request to annex approximately 2.89 acres of land, comprised within six total parcels, currently located within the Town's ETJ into the Town Limits. The parcels are located on the southern side of Clayton Blvd and eastern side of Wildwood Drive; southeast of the intersection of Clayton Blvd with Buckhorn Branch Park and northwest of intersection with Hardee Lane. PIN #s 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247.

These are open meetings, and the public is invited to attend. To obtain more information regarding these applications, members of the public may contact the Planning Department at 919-553-5002 or email at planning@townofclaytonnc.org .

Heidi Holland, CMC, NCCMC
Town Clerk
Town of Clayton
919-553-5002 ext. 5004

The Johnstonian Newspaper

Please advertise on the following dates:

August 20, 2025
August 27, 2025

Affidavit of publication required.
The Johnstonian
August 20, 27, 2025

ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA IN ACCORDANCE WITH THE UNIFIED DEVELOPMNENT CODE (UDC) 2025-34-CZM CLAYTON VILLAGE CENTER CONDITIONAL REZONING (MAJOR MODIFICATION)

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton and previously approved Conditional Rezoning application and associated Master Plan, Project #2022-158-CZM, by rezoning property from Residential Large Lot (RLL) and Conditional Mixed Use (CZM) zoning districts to the Conditional Mixed Use (CZM) zoning district. The subject properties are approximately 12.39 acres and are located on the southern side of Clayton Blvd., east of the intersection of Buckhorn Branch Park, west of the intersection with Hardee Lane, and east of Wildwood Drive. The parcels are identified as NC PIN #s (Johnston County Tax IDs): 166800-74-6900 (05A01013), 166811-75-2127 (05A01009), 166811-75-2111 (05A01009A), 166800-74-2476 (05A01016), 166800-74-2470 (05A01018), and 166811-75-4247 (05A01006); and

WHEREAS said properties are owned by Clayton Village Center, LLC and Clayton Corner, LLC; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed rezoning request at their July 28, 2025 meeting and made a recommendation thereupon; and

WHEREAS notice of a Public Hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Unified Development Code Section 155.702(D) and North Carolina General Statutes §160D-602; and

WHEREAS a notice of a public hearing to consider the proposed zoning change was mailed to the owner of the parcel(s) of land involved, as shown on the Johnston County Tax Listing, and to the owners of all parcels of land abutting that (those) parcels(s) of land and within 300 feet of the subject parcel(s) of land, as shown on the Johnston County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Unified Development Code Section 155.702(D) and by North Carolina General Statutes §160D-602; and

WHEREAS notice of a public hearing to consider the proposed zoning change was posted on the property as required by Unified Development Code 155.702(D) of the and by North Carolina General Statues §160D-602 of the; and

WHEREAS the said public hearing was conducted at the Town Council meeting held at 6:00 p.m. on September 2, 2025, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

THEREFORE, after duty considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. The Official Zoning Map of the Town of Clayton is hereby amended to designate the following described property as part of the Conditional Mixed Use (CZM) district:

General Description:

Both within and outside of Town Limit located on the southerly side of Clayton Blvd, east of the intersection of Buckhorn Branch Park, west of intersection Hardee Lane, and easterly of Wildwood Drive with unassigned addresses. The parcels are identified as NC PIN #s (Johnston County Tax IDs): 166800-74-6900 (05A01013), 166811-75-2127 (05A01009), 166811-75-2111 (05A01009A), 166800-74-2476 (05A01016), 166800-74-2470 (05A01018), and 166811-75-4247 (05A01006).

SECTION 2. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

SECTION 3. The applicant is requesting to require these conditions of approval:

Conditions of Approval (2025-34-CZM Clayton Village Center Conditional Rezoning (Major Modification))

1. Following Town Council approval, an electronic copy of the Master Plan including the Conditions of Approval shall be submitted to the Planning Department.

2. The Project shall meet all applicable adopted Town of Clayton Unified Development Code (UDC) requirements in place at the time of original submission of 2022-158-CZM, of which this application is a Major Modification of, Town of Clayton Engineering and Stormwater design standards, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Concept Plan and Conditions of Approval.

3. The Development shall be constructed in substantial conformance with the Master Plan, Exhibit A, and Master Plan Narrative, Exhibit B, as approved by the Clayton Town Council. This development consists of the following parcels:
    - NC PIN: 166800-74-6900, County TAG: 05A01013
    - NC PIN: 166811-75-2111, County TAG: 05A01009A
    - NC PIN: 166811-75-4247, County TAG: 05A01006
    - NC PIN: 166800-74-2476, County TAG: 05A01016
    - NC PIN: 166811-75-2127, County TAG: 05A01009
    - NC PIN: 166800-74-2470, County TAG: 05A01018

4. The development shall be constructed in three phases, in accordance with the Master Plan.

5. Permitted uses shall be limited to the following:
    - Multifamily apartments
    - Assembly
    - Day Care Facility
    - Government Service
    - Indoor Entertainment
    - Fitness/Recreation Center
    - Creative Studio
    - Financial Institution
    - Laundry Services

- Publisher
- General Office
- Medical Office
- Microbrewery
- Restaurant
- Retail Sales
- Service
- Veterinary Clinic
- Clubhouse/Pool
- Utility, Minor
- Food Truck
- Outdoor Dining

6. The following standards will apply to the development:

    - Maximum number of Units: 234 dwelling units
    - Maximum Density: 21 DUA
    - Minimum Commercial/Non-Residential: 10,000 SF
    - Maximum Commercial/Non-Residential: 15,000 SF
    - Setbacks and Structure Height:
        - Front: 25 Feet
        - Side Interior: 10 Feet (Abutting Residential: 15 Feet)
        - Side Street: 15 Feet
        - Rear: 15 Feet
        - Maximum Building Height for Buildings 1 and 3: 65 Feet (4 Stories)
        - Maximum Building Height for all other Buildings: 50 Feet (3 Stories)
    - Maximum Impervious Surface: 75%

7. A pool and clubhouse will be provided as amenities for the multifamily development.

8. All portions of the site shall obtain electricity from the Town of Clayton's electric utility, in accordance with the Wastewater Allocation Criteria sheet submitted by the applicant.

9. A minimum of 0.57 acres of the site is comprised of Resource Conservation Area and will be preserved as open space.

10. The following transportation improvements will be constructed and accepted by NCDOT (where necessary) prior to issuance of the first Certificate of Occupancy:
    - US 70 Business (Clayton BLVD)/Site Access 1: Construction of a 100-foot eastbound right-turn lane with appropriate deceleration area and taper.
    - US 70 Business (Clayton BLVD)/Hardee Lane: Extend eastbound U-Turn lane with full-width storage to 300 feet with appropriate deceleration area and taper.

11. The Wildwood Drive frontage (west side) of the development will be improved to match the east side improvements being completed by the Buckhorn Branch project. At a minimum,

Wildwood Drive will be improved to provide a full 11-foot-wide travel lane, curb-and-gutter and sidewalk along the frontage of the development.

12. Any additional transportation improvements required as part of the NCDOT Driveway Permit will be constructed prior to issuance of the first Certificate of Occupancy.

13. The following architectural standards shall be met:
    - Residential and Retail:
        - Two (2) or more material types shall be used. An aesthetic and modern color scheme will be used.
        - Stone/masonry accents to be provided on a minimum of 25% of all front building façade. Stone/masonry accents will be a minimum of a 2-foot skirt under the front elevation.
    - Residential:
        - All front building façade will be fiber cement siding.
        - Side and Rear elevations may be vinyl siding or fiber cement siding with colors to match front elevations.
        - Architectural-style shingles will be used.
    - Retail:
        - Decorative awnings will be used on the front façade

14. The ten foot (10') Class C Buffer, Alternative 1, located along the external property line of the Phase 2 Retail property specifically bordering the property with PIN 166811-75-4324 and County TAG #05A01006A shall include a 6-foot tall fence as the required opaque screening.

15. The Development shall meet the UDC Parking Standards. The Development may seek a reduction in the number of required parking spaces via a shared parking study.

16. The Transportation Impact Analysis will be required to be updated to match the final proposed development and submitted for review and approval by the Town and NCDOT prior to Construction Plan approval. Any additional improvements required by NCDOT based on the updated TIA will be required to be constructed prior to the first Certificate of Occupancy of the phase that triggers the improvements.

17. The following condition will apply for so long as the property with PIN 166811-75-4324 and County TAG #05A01006A (the "Adjoining Property") is used as a Single Family House: The Property owner will promptly repair damages to utility lines serving the Adjoining Property caused solely by the Property owner or its contractors, agents, or representatives. If there is an interruption in utility service to the Adjoining Property because of damages to utility lines serving the Adjoining Property caused solely by the Property owner or its contractors, agents, or representatives, the Property owner will reimburse the owner for reasonable, documented expenses arising from a utility service outage lasting more than 4 hours. Nothing in this condition shall be interpreted to require the Property owner (a) to repair utility outages caused in whole or in part by weather events, natural disasters, provider service interruptions, physical damage to facilities not caused by the Property owner or its contractors, agents, or representatives, or any other reason ("Excluded Conditions"); or (b) to reimburse the Adjoining

Property owner for expenses arising from utility outages caused in whole or in part by Excluded Conditions.

18. To the extent of any conflict between the Master Plan, Master Plan Narrative and these conditions, these conditions shall control.

SECTION 4. That the Town Council hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

The request is generally consistent with the 2045 Comprehensive Growth Plan in:

- Goal LU1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.
    - Strategy LU 3.1.3: Within larger developments, encourages higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.

It is inconsistent in that:

- The properties are designated as Employment Center (EC) and Medium Density Residential (MDR) in the Future Land Use Map. The Employment Center component does not envision residential uses and the density proposed exceeds the recommended density in Medium Density Residential.

This action is reasonable and in the public interest, in that:

- The request is consistent with the surrounding land uses and development pattern of the area.

SECTION 5. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 2nd day of September 2025, while in regular Session.

_____

Jody L. McLeod
Mayor

ATTEST: APPROVED AS TO FORM:

_____	_____
Heidi Holland, CMC, NCCMC	Jim Cauley
Town Clerk	Town Attorney

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	PUBLIC HEARINGS

Item Title

2025-10-CZM Clayton Mixed Use (Dominium) Conditional Rezoning

Presenter(s)

Conrad Olmedo, Planning Director

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment

☐ Vibrant Downtown	☒ Desirable Amenities and Spaces	☐ Sustainable Infrastructure	☐ Mobility, Transportation, and Transit	☐ Diversified Economic Development	☐ Community Outreach and Engagement	☐ Public Safety

Public Hearing: Yes - Legislative

Applicable General Statute Number: §160D-703(b)

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

☒ Public Hearing (Required by GS)	☐ Public Hearing (Not Required by GS)
☒ Newspaper Notice (Required by GS)	☐ Newspaper Notice (Not Required by GS)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website
☐ Social Media	☐ Survey

☒ Special Mailing ☐ None Required

Summary

The applicant is requesting to rezone one parcel, approximately 8.31 acres, from Corridor Commercial (CRM) to the Conditional Commercial (CZC) zoning district. This is a Type 3 Conditional Rezoning and is accompanied by a Concept Plan. The applicant is proposing a Senior Living Facility and a 6,405 square foot commercial building. If approved, any Conditions of Approval and the associated Concept Plan will run with the land in accordance with NCGS.

Background/History

This application was heard on July 28, 2025 by the Planning Board during their regularly scheduled meeting. The Planning Board recommended approval with conditions of this rezoning application. The Planning Board also recommended additional conditions be placed upon the application. These recommended conditions are outlined in the Staff Report.

The item was scheduled for Town Council on August 18, 2025. The applicant requested continuance to the September 2, 2025 Town Council agenda, and the Town Council opened the public hearing at the August 18th meeting and continued it to the September 2nd meeting.

Recommendation

See the Staff Recommendation in the Staff Report.

Funding Source

N/A

Cost

N/A

Corresponding Documentation

00_Staff Report_Dominium-Clayton Mixed Use CZM_09022025

01_Staff Report Maps_Dominium - Clayton Mixed Use CZM_08182025

02_Application_Dominium-Clayton Mixed Use CZM_07112025

03_OwnersConsentForm_Dominium-Clayton Mixed Use CZM_08182025

04_Neighborhood Meeting Info_Dominium-Clayton Mixed Use CZM_08182025

05_Surrounding Property Owner Notice_Clayton Mixed Use CZM_08182025

06_Exhibit A-Concept Plan_Dominium-Clayton Mixed Use CZM_08182025

07_Conditions of Approval_Clayton Mixed Use CZM_08182025

08_MasterPlan Narrative_Dominium-Clayton Mixed Use CZM_08182025

09_TrafficAssessment_Dominium-Clayton Mixed Use CZM_08182025

10_Consistency Statements Sheet_08182025

11_Newspaper Ad Affadavit_August18 TC

12_Ordinance_Dominium Clayton Mixed Use CZM_09022025

Meeting Timeline

July 28, 2025: Planning Board
August 18, 2025: Town Council Public Hearing (Applicant request for continuation to September 2nd)
September 2, 2025: Town Council Public Hearing (Continued from August 18th)

Submitted By: Haley Downey, Planning

Reviewed By:

Haley Downey, Assistant Planning Director	Approved - Aug 22 2025
Conrad Olmedo, Planning Director	Approved - Aug 25 2025
Courtney Tanner, Deputy Town Manager	Approved - Aug 26 2025
Rich Cappola, Town Manager	Approved - Aug 27 2025
Heidi Holland, Town Clerk	Approved - Aug 29 2025

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

Planning Board Public Meeting: July 28, 2025
Town Council Public Hearing: August 18, 2025 (continued to September 2, 2025)
Town Council Public Hearing: September 2, 2025 (continued from August 18, 2025)

STAFF REPORT	
Project Number:	2025-10-CZM
Project Name:	Clayton Mixed Use / Dominium Conditional Rezoning, Type 3
Property Pin #:	177000-18-0722
Location:	Within Town limits located on the southerly side of Pritchard Road east of the intersection of Swann Trail, west of the intersection of Athletic Club Boulevard, north of Waterfield Drive and Collingsworth Road, with an unassigned address and identified as Johnston County Tax ID 16I02046B.
Applicant:	Dominium Development and Acquisition, LLC – Shaun Reinhardt
Property Owner:	Zogreo, LLC 1201 Edwards Mill Road, Suite 300, Raleigh, NC 27607
Town Council Public Noticing Dates:	Surrounding Property Owners Notice mailed by the deadline of August 8, 2025 Properties posted by the deadline of August 8, 2025 Newspaper Legal Ads published August 6 and August 13, 2025
Request:	Request to rezone approximately 8.31 acres of land from the Corridor Commercial (CRM) to the Conditional Commercial (CZC) zoning district. This is a Type 3 Conditional Rezoning with a Concept Plan, which includes a mixture of two uses: an affordable 167-unit senior living multi-family development and an associated 6,405 square-foot commercial building.

PROJECT OVERVIEW

The applicant is requesting conditional rezoning of an 8.3 acre parcel from the Corridor Commercial (CRM) to Conditional Commercial (CZC) zoning district. The project's associated Concept Plan includes a 167-unit senior-living, affordable housing, multi-family building and a 6,400 square-foot commercial building. The applicant is proposing an enhanced 20-foot Type B landscape buffer along all street frontages instead of a streetscape buffer. No internal buffering between the multi-family and commercial use will be required, as this is considered to be Unified Development. The applicant is

proposing one stormwater pond of which the final location and design will be subject to review and approval of Site Plan and Construction Drawings.

Internal circulation, parking areas, and trash collection areas are included on the concept plan. These are general in nature and will be designed at the Site Plan stage. The development will include one right-in/right-out along Pritchard Road which provides access to both the multi-family and commercial uses. The primary entrance/exit for the multi-family use is located along Collingsworth Drive and an additional entrance/exit is located on Swann Trail. Access is also provided to and from an adjacent commercial development to the southeast, currently under review.

A limited Traffic Analysis was submitted with this request and was reviewed by the Town's consultant and NCDOT. Traffic improvements resulting from the Traffic Analysis are outlined in the Conditions of Approval.

Conditions of Approval

As outlined in the Conditions of Approval, the applicant is requesting to limit the number of uses otherwise permitted in the CZC zoning district. This is to provide flexibility for development of the site, marketability to potential users, while limiting the number of overall trips generated by the site.

The Conditions of Approval also include various deviations and additional flexibility from current UDO standards. The applicant has submitted a project narrative inclusive of the proposed deviations, which has been attached to this agenda. Since this is a large-scale Unified Development aiming to provide a desired affordable housing options for seniors, there were discussions with staff regarding the need for flexibility surrounding setbacks and parking. The applicant intends to use sustainable development incentives to reduce the number of parking spaces.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USES			
Direction	**Zoning**	**Existing Land Use(s)**	**Future Land Use**
North	RLD, PD-MU	Single-Family Residential, Vacant	Low Density Residential
South	CRM, RLD	Vacant (Commercial Use under review), Schools (Riverwood Elementary/Middle)	Medium Density Residential; Neighborhood Center
East	PD-MU, CRM	Vacant; Attached, Single-Family Residential; Multi-family Residential	Medium Density Residential
West	RLD, OFI	Single-Family Residential, Riverwood Athletic Club	Medium Density Residential

REVIEW CRITERIA

Per UDO Section 2.3.6.J, "the advisability of approving a Conditional Rezoning application is a matter committed to the legislative discretion of the Town Council and

is not controlled by any one factor. In determining whether to adopt or deny a proposed Conditional Rezoning, the Town Council may weigh the relevance of and consider the following:

1. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts;
2. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare;
3. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest;
5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this Ordinance; and
6. Any other factors the Town Council may determine to be relevant.

CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The Town's Future Land Use Map designates the parcel as Medium Density Residential with a Community Center overlay. Medium Density Residential (MDR) typically includes neighborhoods with housing units that are urban in character and in close proximity to commercial services and centers. With the Community Center Overlay, which is intended to serve larger populations and may include multi-family housing, these parcels are envisioned to provide a mixture of uses including both commercial and residential development. The proposed Concept Plan includes high-density (23.4 units per acre), affordable housing for seniors in a single building, and an associated commercial development. The proposed high density is inconsistent with the underlying land use designation of MDR on the Future Land Use Map and with the proposed densities suggested in the Comprehensive Plan. However, the mix of uses and the multi-family residential is consistent with the Community Center overlay.

Additionally, the request appears to be consistent with the following Goals & Policies of the 2045 Comprehensive Growth Plan:

Goal LU1: Preserve Clayton's Character while allowing for growth and development in appropriate areas.

- Policy LU 1.2: Encourage developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.
- Policy LU 1.3: Encourage non-residential land uses in areas consistent with the Future Land Use Map.

Goal LU 3: Encourage a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

- Strategy LU 3.1.2: Within larger developments, encourage higher density housing types to be located in those areas with closest proximity to services, amenities, and infrastructure.
- Strategy LU 3.1.3.: Consider allowances for higher density development if certain conditions exist or standards are met.

PLANNING BOARD CONSIDERATIONS

The Planning Board heard this item during their July 28, 2025 regular meeting. The Planning Board made a recommendation of **APPROVAL** to the Town Council with the following considerations included in their motion:

1. Applicant to work with existing businesses in Riverwood to ensure no duplication of uses;
2. Install Crosswalks on Pritchard Road at the intersection with Athletic Club Boulevard;
3. Applicant to coordinate with NCDOT to improve traffic patterns;
4. Articulate the age of the age-restricted units, e.g. for residents aged fifty-five (55) or older; and
5. Addition of ADA compliant ramps.

TOWN COUNCIL CONSIDERATIONS

This application's public hearing was continued from the August 18, 2025 meeting to the September 2, 2025 Town Council meeting. No public comment or presentation from the applicant was made on August 18th. The Town Council will hear the item for a decision on September 2nd.

STAFF RECOMMENDATION

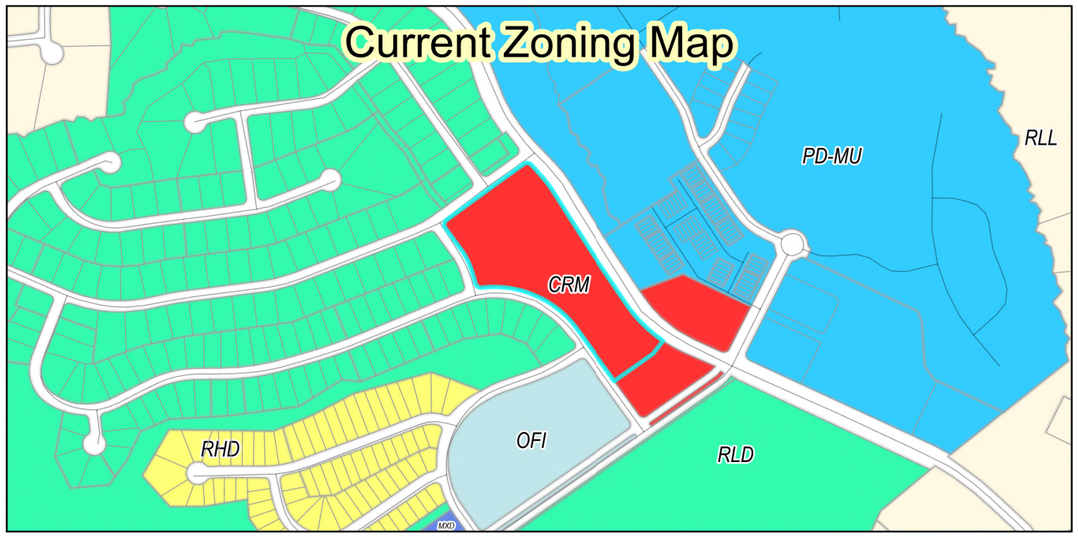
The Technical Review committee has thoroughly reviewed the proposed rezoning and associated concept plan. Planning staff is recommending ***approval*** of the request, the associated Concept Plan, and the Conditions of Approval included in the agenda packet. Following the Planning Board's July 28, 2025 meeting, the following revisions were made:

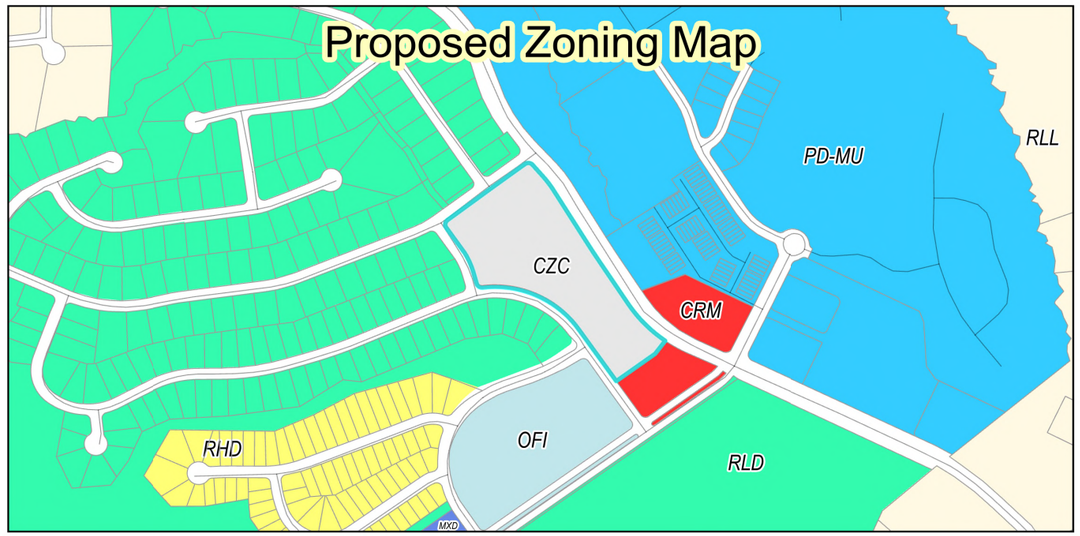
- Updates to UDO Section numbers as the most recent UDO Text Amendments occurred after the initial submittal of the Conditions to the Planning Board.
- Clarification headings to differentiate between the multi-family use and the commercial use in Conditions #11 and #12
- Addition of Condition #14.c.ii. to provide crosswalks and ADA ramp landings at the northwestern portion of the intersection of Collingsworth and Athletic Club Boulevard.

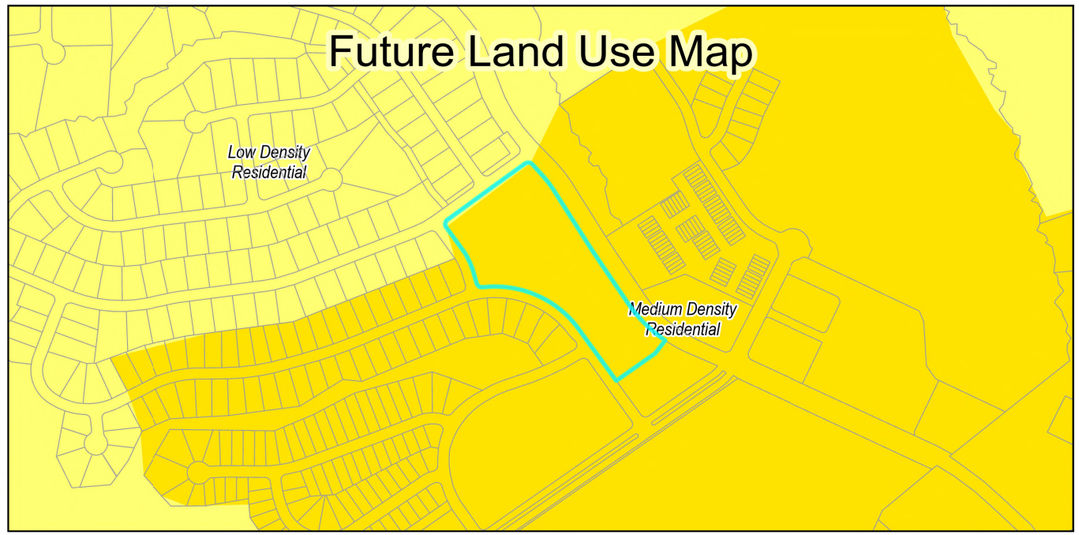
ATTACHMENTS:

1. Staff Report Maps
2. Application

3. Owners Consent Form
4. Neighborhood Meeting Materials
5. Surrounding Property Owner Notice
6. Exhibit A- Concept Plan
7. Proposed Conditions of Approval
8. Master Plan Narrative
9. Traffic Assessment
10. Consistency Statements Sheet
11. Newspaper Ad Affidavit
12. Ordinance







Request: Conditional Rezoning - Type III
Project Name: Clayton Mixed Use / Dominium
Project Number: 2025-010-CZM

Site

0 0.3 0.6 Miles

N

Staff Report Map
Prepared by: TOC Planning Department
July 7, 2025

Applicant: Dominium Development and Acquisition, LLC - Shaun Reinhardt
Property Owner: Zogreo, LLC
Tag #: 16I02046B

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

Document Path: C:\Users\rtate\OneDrive - Town of Clayton, NC\Documents\ArcGIS\Projects\MyProject2\MyProject2.aprx

Docusign Envelope ID: 5819B1B2-0455-4335-93FA-F0682BF063DD

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002
Fax: 919-553-1720

CONDITIONAL REZONING, TYPE 3 UNLIMITED W/ CONCEPT PLAN COVER SHEET

Name of Project: Clayton - Pritchard Road Mixed-Use **Date:** 1/28/25

Applicant Name: Dominium Development and Acquisition LLC

The following checklist to be completed by applicant. All materials must be submitted in PDF format.

☒ Pre-Application Meeting on: October 15, 2024

Note: Pre-application meeting must be held no more than 6-months prior to submittal.

☒ Neighborhood Meeting on: January 14, 2025

Note: Neighborhood meeting required to be held no more than 60-days prior to submittal.

- ☑ Review Fee
- ☑ Completed Application
- ☑ Owner's Consent Form
- ☑ List of property owners within 300 feet of subject parcel(s)
- ☑ Neighborhood Meeting Materials
- ☑ Signed & sealed boundary survey
- ☑ Applicant-proposed Conditions of Approval
- ☑ Concept Plan, meeting requirements of UDO
- ☑ Traffic Impact Analysis, as applicable
- ☑ Wastewater Allocation Request, as applicable

Reviewed by: _____

Docusign Envelope ID: 5819B1B2-0455-4335-93FA-F0682BF063DD

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002
Fax: 919-553-1720

Conditional Rezoning, Type 3 Unlimited w/ Concept Plan Application

www.ClaytonNC.org/Fees

Applicable Fees: Conditional Rezoning, Unlimited with Associated Concept Plan Fee

APPLICATION TYPE

☑ **New Type 3, Conditional Rezoning** ☐ **Major Modification, modifying:** _____

PROJECT & SITE INFORMATION

Name of Project: Clayton - Pritchard Road Mixed-Use

Acreage of Property: 8.31 **Existing Use:** CRM - Corridor Commercial

County Tag #: 16I02046B **NC Pin #:** 177000-18-0722

Address/Location: Southwest of Pritchard Rd between Swann Trl and Athletic Club Blvd

Existing Zoning District: CRM **Proposed Zoning District:** CZC

Are you submitting the application under the ordinances and policies in effect at the time of the application for review by the Town of Clayton? ■ **Yes** ☐ **No**

If you answered "No" to the question above, please specify the ordinance(s) and/or policy(ies), including version(s), under which the application is being submitted: _____

Note: Supporting documentation must be submitted with the application.

APPLICANT INFORMATION

Applicant: Dominium Development and Acquisition LLC

Mailing Address: 2905 Northwest Blvd, Plymouth, MN 55441

Phone Number: 404-806-5855 **Fax:** _____

Contact Person: Shaun Reinhardt

Email Address: shaun.reinhardt@dominiumnc.com

OFFICE USE ONLY

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

Docusign Envelope ID: 5819B1B2-0455-4335-93FA-F0682BF063DD

PROPERTY OWNER INFORAMTION

Name: Zogreo, LLC

Mailing Address: 1201 Edwards Mill Road, Suite 300, Raleigh, NC 27607

Phone Number: 919-624-6767 **Fax:**

Email Address: janthony@apgcre.com

EXPLANATION OF PROJECT

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

Please see the attached Master Plan Narrative Letter for explanation of the proposed Senior Living, Affordable Housing, Multi-Family project with connected future retail.

REVIEW CRITERIA

Please provide a response to each Review Criteria listed below. Attach additional sheets if necessary.

1. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts, of the Unified Development Ordinance.

   Please see Master Plan Narrative Letter.

2. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare.

   Please see Master Plan Narrative Letter.

3. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

   Please see Master Plan Narrative Letter.

4. Whether an approval of the Conditional Rezoning is reasonable and in the public interest.

Please see Master Plan Narrative Letter.

5. Whether and the extent to which the Concept Plan associated with the Conditional Rezoning is consistent with this ordinance.

Please see Master Plan Narrative Letter.

CONCEPT PLAN REQUIREMENTS:

At minimum, the Concept Plan associated with a Type 3 Conditional Rezoning application shall include the following elements as required by the UDO. Please confirm inclusion of these items in your submittal.

Provided		
Yes	No	
☑	☐	General location of development areas, identified by land use(s) and/or development density or intensity.
☑	☐	General configuration and relationship of the principal elements of the proposed development, including general building types.
☑	☐	Identification of, for the entire district and each development area, the acreage, types, and mix of land uses, number of residential units (by use type), non-residential floor area (by use type), residential density, and non-residential intensity (floor area square footage).
☑	☐	General location, amount, and type (whether designated for active, passive, or gathering area) of open space set-aside.
☐	☑	The location of environmentally sensitive lands, wildlife habitat, and resource protection lands;
☑	☐	The on-site transportation circulation system, including the general location of all streets, existing or projected transit service, pedestrian, and vehicular circulation features, and how they will connect with existing and planned systems.
☑	☐	The general location of on-site potable water and wastewater facilities, and how they will connect to existing systems.
☑	☐	The general location of all other on-site public facilities serving the development, including but no limited to parks, schools, bus shelters, and facilities for fire protection, police protection, EMS, and solid waste management.
☑	☐	The applicable dimensional standards, including consistency with the conditional zoning district dimensional requirements or any requested deviations.

Docusign Envelope ID: 5819B1B2-0455-4335-93FA-F0682BF063DD

APPLICANT AFFIDAVIT

I understand that by signing this application I am legally bound to the representation, terms, and conditions herein. By signing below, I certify that I was technically able to read and had a reasonable opportunity to read this disclosure. I further acknowledge that I am authorized to submit this application, and any subsequent revisions thereto, and confirm having obtained permission from the property owner/occupant for the application and the Town's entry onto the property, if applicable. I further authorize Town of Clayton representatives to enter the site for purpose of conducting inspections or evaluations to determine compliance with applicable laws, policies, and manuals. I hereby certify that all of the information provided in this application and any attached documents is true, accurate, and complete to the best of my knowledge. I understand that any false information may result in rejection of the application or revocation of the permit or plan. I understand this submittal with its related materials and all attachments become official records of the Town of Clayton, North Carolina, and will not be returned. I understand this application and any communication, approval, or resulting permits issued as a result of this application are subject to disclosure pursuant to the North Carolina Public Records Act. I also acknowledge that, pursuant to NCGS § 143-755(b1), failure to respond to Town comments or holding the permit application on hold for six consecutive months or more will result in the cessation of review and forfeiture of all application fees, requiring a new application under current regulations. I shall not hold the Town of Clayton, its officers, employees and agents liable for any claims, losses, liabilities, expenses, charges or damages arising from or relating to incomplete, inaccurate, or false applications, or any additional supplemental applications, with respect of any cause arising out of, resulting from, or in connection with the application or permit.

Shaun Reinhardt	DocuSigned by: Shaun Reinhardt DE5B38FB69C3411...	5/9/2025
Print Name	***Signature of Applicant***	***Date***

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

OWNER'S CONSENT FORM

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

Project Name: Clayton Mixed-Use Development **Address or PIN #:** 16I02046B

AGENT/APPLICANT INFORMATION:

Dominium Development and Acquisition LLC
(Name - type, print clearly)

2905 Northwest Blvd, Suite 150
(Address)
Plymouth, Minnesota 55441
(City, State, Zip)

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

Conditional Rezoning

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

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

OWNER AUTHORIZATION:

Zogreo, LLC
(Name - type, print clearly)

(Owner's Signature)

1201 Edwards Mill Road, Suite 300
(Address)

Raleigh, NC 27607
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Wake

Sworn and subscribed before me Vickie Edwards, a Notary Public for the above State and County, this the 8 day of January, 2025.

SEAL

VICKIE EDWARDS
NOTARY PUBLIC
Johnston County
North Carolina
My Commission Expires 8-29-26

Vickie Edwards
Notary Public

My Commission Expires: 8-29-26

NEIGHBORHOOD MEETING INFORMATION

Purpose:
The purpose of the neighborhood meeting is to inform landowners and occupants of nearby lands about a development application that is going to be reviewed under this by the Town of Clayton and to provide the applicant an opportunity to hear comments and concerns about the proposed development from landowners and occupants of nearby lands. It is not the intent of these standards to unreasonably delay or prevent an applicant from filing their development application.

Meeting Date:
The meeting shall take place prior to the application being initially filed with the Town. Nothing shall limit the Town Council from requiring one or more neighborhood meetings be conducted prior to the application being decided.

Meeting Time & Location:
The neighborhood meeting shall take place in a location open to the general public that is as close as possible to the site where development is proposed. In the event no suitable location open to the general public is available, the meeting may take place at a Town-owned or -operated site, subject to any Town requirements for its use. Additionally, the applicant may hold a Virtual neighborhood meeting conducted in a manner consistent with the Town's policies for virtual meetings.

Meeting Notice Mailing requirements:

1. The applicant shall provide notification of the neighborhood meeting via first class mail to all landowners within 300 linear feet of the parcel(s) where the development is proposed.
2. Mailed notice shall be provided no less than ten days prior to the date of the neighborhood meeting.
3. Landowners are advised that any required public notice of a subsequent development application will be provided in accordance with Section 2.4.8, Public Notice, which may be less than 300 feet from the parcel where development is proposed.
4. Multiple meetings may take place, but advance notification for each meeting shall be provided in accordance with subsection 2.4.4 of the Neighborhood Meeting section of the UDO.

Information required to be provided at the Neighborhood Meeting Invitation:

1. The purpose of the meeting;
2. A description of the proposed development;
3. The time, date, and location of the meeting;
4. Telephone and email contact information for the applicant or applicant's representative; and
5. Any additional information that would promote understanding of the development proposal

Information required to be provided at Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of all upcoming public meetings for the application.
3. A map at a scale that is appropriate to the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed land use change or development proposal.

Information provided to the Planning Department:

Alert the Planning Department once the date, location, and time of the Neighborhood Meeting are determined.

Deliver the following items to the Planning Department at the time of application submittal in electronic or hard copy format:

- [X] A list of all parties and mailing addresses who were mailed a meeting notice;*
- [X] Written proof of mailing was provided in accordance with Section 2.4.4C.3, Notification;*
- [X] A copy of the meeting notice;*
- [X] A sign-in sheet of meeting attendees; and*
- [X] A list of the items discussed, including any questions posed by attendees and the answers provided*

*_Submitted with completed application at the time of submittal._

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Mixed Use Development

The following are all the persons, firms, or corporations owning property within 300 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

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

PARCEL NUMBER	NAME	ADDRESS
16I02046B	ZOGREO, LLC WILDER INVESTORS LLS	1201 EDWARDS MILL RD SUITE 300 RALEIGH, NC 27607-0180
16I02046E	BONAPARTE, LARELLE BONAPARTE, TARIA S.	109 SWANN TRL CLAYTON, NC 27527-5598
16I02046Q	FLETCHER, BRIANFLETCHER	204 SWANN TRL CLAYTON, NC 27527-5599
16I02046R	HICKS, JOHN JOINT TENANTS (WROS)	200 SWANN TRL CLAYTON, NC 27527-5599
16I02047Q	RIVERWOOD ON THE NEUSE LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02046G	SKILLMAN, BENJAMIN MICHAEL	205 SWANN TRL CLAYTON, NC 27527-6502
16I02046H	PALMER, CHRISTOPHER J	209 SWANN TRL CLAYTON, NC 27527-6502
16I02046I	HOFFMAN, MARCHOFFMAN, JAIME	213 SWANN TRL CLAYTON, NC 27527-6502
16I02046J	MATTHEWS, DERRICK MONROE	217 SWANN TRL CLAYTON, NC 27527-6502
16I02053Y	GORHAM, ANTHONY Q. JR	209 TARKENTON CT CLAYTON, NC 27527-6525
16I02053Z	ELLIOTT, THOMAS M	213 TARKENTON CT CLAYTON, NC 27527
16I02054H	RIVERWOOD ON THE NEUSE LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02046D	WILLIAMS, REBECCA B.	100 ELWAY DR CLAYTON, NC 27527-5583
16I02047O	RIVERWOOD ON THE NEUSE LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02008	KOEMAN, ROBERT L	104 ELWAY DR CLAYTON, NC 27527-5583
16I02047P	RIVERWOOD ON THE NEUSE LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02062T	DIBOH, JENNIFER JOINT TENANTS (WROS)	109 ELWAY DR CLAYTON, NC 27527-5583

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Mixed Use Development

The following are all the persons, firms, or corporations owning property within 300 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

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

PARCEL NUMBER	NAME	ADDRESS
16I02062U	STAINBACK, CASSANDRA G.	105 ELWAY DR CLAYTON, NC 27527
16I02046C	KORNEGAY, MARTY A.	101 SWANN TRL CLAYTON, NC 27527-5598
16I02054	STEINMANN, JEFF A.	216 TARKENTON CT CLAYTON, NC 27527-6525
16I02062C	MONGE, CARLOS	116 ELWAY DR CLAYTON, NC 27527-5583
16I02062A	MARQUIS, TIMOTHY	108 ELWAY DR CLAYTON, NC 27527-5583
16I02062R	MALONE, JAMES L.	117 ELWAY DR CLAYTON, NC 27527
16I02062B	WAGNER, KENNETH V.	112 ELWAY D RCLAYTON, NC 27527-5583
16I02062S	KIM, HYEONG K.	113 ELWAY DR CLAYTON, NC 27527-5583
16I02005K	SIMMENTAL VENTURES LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02026B	FSC RANCH, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02023J	FOISTER, JORDAN M.	324 COLLINSWORTH DR CLAYTON, NC 27527-3935
16I02023K	LEE, LAURIE P	320 COLLINSWORTH DRIVE CLAYTON, NC 27527-0000
16I02023F	AMH NC PROPERTIES, LP	23975 PARK SORRENTO STE 300 CALABASAS, CA 91302-4012
16I02023E	AMH 2014 2 BORROWER LLC	23975 PARK SORRENTO STE 300 CALABASAS, CA 91302-4012
16I02023G	AMH NC PROPERTIES TWO L.P.	23975 PARK SORRENTO STE 0 CALABASAS, CA 91302-4015
16I02054Y	RIVERWOOD ATHLETIC CLUB COMMUNITY ASSOCIATION INC	400 RIVERWOOD DRIVE CLAYTON, NC 27520-0000
16I02058S	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Mixed Use Development

The following are all the persons, firms, or corporations owning property within 300 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

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

PARCEL NUMBER	NAME	ADDRESS
16I02058R	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058Q	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058P	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058O	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058N	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058M	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058L	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058K	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058J	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058I	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058H	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02008K	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02008Z	COUNTY OF JOHNSTON	PO BOX 1049 SMITHFIELD, NC 27577-0000
16I02023D	NAPIER, SEAN	313 COLLINSWORTH DR CLAYTON, NC 27527-3936
16I02039B	FKH SFR PROPCO J, L.P.	600 GALLERIA PKWY SE STE 300 ATLANTA, GA 30339-8146
16I02023L	PROGRESS RESIDENTIAL BORROWER 6, LLC	PO BOX 4090 SCOTTSDALE, AZ 85261-4090
16I02023M	LEVAN, JEFFREY	312 COLLINSWORTH DR CLAYTON, NC 27527-3935

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Mixed Use Development

The following are all the persons, firms, or corporations owning property within 300 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

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

PARCEL NUMBER	NAME	ADDRESS
16I02023N	SFR JV-2 2023-1 BORROWER LLC	15771 RED HILL AVE STE 100 TUSTIN, CA 92780-7333
16I02023T	SVADEBA, JASON T	208 COLLINSWORTH DRIVE CLAYTON, NC 27520-0000
16I02023R	BUCKMAN, DIANE C	216 COLLINSWORTH DRIVE CLAYTON, NC 27527-0000
16I02023Q	WEST, JAMES A	220 COLLINSWORTH DRIVE CLAYTON, NC 27527-0000
16I02023U	WILLIAMS, BARRY A JR	204 COLLINGSWORTH DRIVE CLAYTON, NC 27527
16I02039	AMH 2014-2 BORROWER, LP	23975 PARK SORRENTO STE 300 CALABASAS, CA 91302-4012
16I02009C	FSC I LLC	400 RIVERWOOD DR CLAYTON, NC 27527-0000
16I02008L	RIVERWOOD ATHLETIC CLUB	400 RIVERWOOD DRIVE CLAYTON, NC 27520-0000
16I02023P	OVERBEE, PAUL	300 COLLINSWORTH DR CLAYTON, NC 27527-3935
16I02023S	RADCLIFF, JENNIFER F	212 COLLINSWORTH DRIVE CLAYTON, NC 27527-0000
16I02023O	AMH NC PROPERTIES, LP	23975 PARK SORRENTO STE 300 CALABASAS, CA 91302-4012
16I02023V	PROGRESS RESIDENTIAL BORROWER 18, LLC	PO BOX 4090 SCOTTSDALE, AZ 85261-4090
16I02039A	PROGRESS RESIDENTIAL BORROWER 4, LLC	PO BOX 4090 SCOTTSDALE, AZ 85261-4090
16I02047T	GANDHI AT RIVERWOOD LLC	9201 LEESVILLE RD, STE 201 RALEIGH, NC 27613-0000
16I02047U	RIVERWOOD LAND COMPANY LLC	PO BOX 31827 RALEIGH, NC 27622-0000
16I02057C	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02049D	RIVERWOOD HAVEN ASSOCIATES LLC	400 RIVERWOOD DR CLAYTON, NC 27527-5500

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Mixed Use Development

The following are all the persons, firms, or corporations owning property within 300 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

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

PARCEL NUMBER	NAME	ADDRESS
16I02057D	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02057G	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058E	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059E	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059K	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058D	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02057E	RIVERWOOD RANCH TOWNHOMES, LLC	114 W MAIN ST CLAYTON, NC 27520-2321
16I02058G	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058U	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059A	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059F	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059N	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059G	RIVERWOOD RANCH TOWNHOMES, LLC	PO BOX 469 CLINTON, NC 28329-0469
16I02059I	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02057B	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058V	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Mixed Use Development

The following are all the persons, firms, or corporations owning property within 300 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

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

PARCEL NUMBER	NAME	ADDRESS
16I02058W	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059C	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059D	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059J	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059M	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058F	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059B	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02047Z	RIVERWOOD RANCH, LLC	114 W MAIN ST CLAYTON, NC 27520-2321
16I02058T	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02057F	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058X	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058Z	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02059H	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02047V	SAMPSON - BLADEN OIL COMPANY, INCORPORATED	PO BOX 469 CLINTON, NC 28329-0469
16I02053P	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02057A	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02058Y	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271

ADJACENT PROPERTY OWNERS LIST

Project Name: Clayton Mixed Use Development

The following are all the persons, firms, or corporations owning property within 300 feet and immediately adjacent to the property (including across street rights of way) subject to this request. Where the subject property immediately adjoins a public or private right-of-way, landscape or riparian buffer, commonly-owned private area, public property, or homeowners' association property, then letters of notification shall be sent to adjoining property owners as if they directly abut the subject property. Please use a separate sheet if necessary

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

PARCEL NUMBER	NAME	ADDRESS
16I02059L	RIVERWOOD RANCH TOWNHOMES, LLC	2102 PRITCHARD RD CLAYTON, NC 27527-9271
16I02008A	PROFESSIONAL RESOURCE DEVELOPMENT, INC DBA	PO BOX 768 EFFINGHAM, IL 62401-0768
16I02008H	RIVERWOOD COMPANY LLC	PO BOX 31827 RALEIGH, NC 27622-0000
16I02008J	RIVERWOOD ATHLETIC CLUB	400 RIVERWOOD DRIVE CLAYTON, NC 27520-0000
16I02046O	DAILY, SEAN RDAILY, CAROLINE W	212 SWANN TRL CLAYTON, NC 27527-5599
16I02046P	NAPIER, AUGUSTENAPIER, ATLANTA	208 SWANN TRL CLAYTON, NC 27527-5599
16I02046N	GUTIERREZ, GERMAN GONZALEZ	216 SWANN TRL CLAYTON, NC 27527-5599
16I02023C	YAMASA CO., LTD.	PO BOX 4090 SCOTTSDALE, AZ 85261-4090
16I02023B	RM1 SFR PROPCO A, L.P.	600 GALLERIA PKWY STE 300 ATLANTA, GA 30067-8261
16I02023A	MOMANYI, GODBERMOMANYI, CASSANDRA V	301 COLLINSWORTH DR CLAYTON, NC 27527-3936

DOMINIUM

375 Northridge Road
Suite 500
Sandy Springs, GA 30350

Banks Collier
Direct Dial: 404-205-8095
E-Mail: Banks.Collier@Dominiuminc.com

December 20, 2024

Dear Clayton Area Property Owner:

The purpose of this letter is to notify you of an upcoming application to be filed with the Town of Clayton for a development proposal and proposed rezoning at the southwest corner of Pritchard Road and Athletic Club Blvd. Per Town of Clayton regulations, a Neighborhood Meeting for nearby property owners will be held to provide information about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Meeting Date: **January 14, 2025**

Meeting Time: **6:00pm**

Meeting Location: **Virtual (Webex), *see meeting information on back of letter***

Type of Application: **Conditional Rezoning Application**

Project/proposal property address: **SW of Pritchard Rd between Swann Trail & Athletic Club Blvd**

Description of project/proposal: **New construction, 167-unit independent senior living facility, & neighborhood retail.**

Upcoming public meetings for this application: **Planning Board, March 24, 2025 (tentative).**

At a minimum, the following will be available for your inspection at the Neighborhood Meeting:

1. A copy of the project application.
2. A schedule of upcoming public meetings for the application.
3. A map at scale of the project and shows neighboring properties and roads.
4. A map, drawing, or other depiction of the proposed development proposal.

A map is enclosed with this letter showing the location of the property that is subject to this application. If you have any questions prior to or after this meeting, you may contact us at (404) 205-8095. You may also contact the Town of Clayton Planning Department at (919) 553-5002.

Sincerely,

Shaun Reinhardt - Vice President and Banks Collier – Development Manager

Cc: Town of Clayton Planning Department

Webex Meeting Information (1/14/2025):

Join from the meeting link

https://dominium.webex.com/dominium/j.php?MTID=m7633dcf18aa1f8f2f7ae50796e9be949

Join by meeting number

Meeting number (access code): 2536 328 0051

Meeting password: HXmKM7epd45

Tap to join from a mobile device (attendees only)
+1-415-655-0002,,25363280051## US Toll

Join by phone
+1-415-655-0002 US Toll

Join from a video system or application
Dial 25363280051@dominium.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Please contact Banks Collier at Banks.Collier@Dominiuminc.com if you would like to be added to the meeting invitation via email.

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Project: Clayton Mixed-Use Development

Application: Conditional Rezoning

Location/Date: January 14, 2025 WebEx https://dominium.webex.com/dominium/j.php?MTID=m03d80a887ebf560501a56774f630220b

	NAME	ADDRESS
1	Becky Williams	Neighbor, rbwilliams1003@gmail.com
2	David Batten	Neighbor, no email address given.
3	Ken Wagner	Neighbor, Kenwag1963@aol.com
4	Aly Burr	Applicant Consultant, aly@staywild.com
5	David DeYoung	Neighbor, dave@staywild.com
6	Keith Robbins	Applicant Consultant, keith@strongrockgroup.com
7	Mike Riley	Applicant Consultant, mriley@martinriley.com
8	Jim Anthony	Applicant Consultant, janthony@apgcre.com
9	Andrew Plato	Applicant Consultant, andrew.plato@kimley-horn.com
10	Kevin Dean	Applicant Consultant, kevin.dean@kimley-horn.com
11	Shaun Reinhardt	Development Team, Shaun.Reinhardt@dominiuminc.com
12	Banks Collier	Development Team, Banks.Collier@dominiuminc.com
13	Adria Hollis	Development Team, Adria.Hollis@dominiuminc.com
14		
15		
16		
17		
18		
19		
20		

Docusign Envelope ID: C8FCBEFC-E09C-4D76-9914-840F196F0FB0

NEIGHBORHOOD MEETING SUMMARY FORM

FILL OUT THE FOLLOWING:

Application:	Conditional Rezoning
Date of Mailing:	December 20, 2024
Date of Meeting:	January 14, 2025 Time of Meeting: 6PM - 8PM
Location of Meeting:	WebEx
Printed Name:	Shaun Reinhardt Signature: DocuSigned by: Shaun Reinhardt DE5B38FB69C3411...

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

Please reference Exhibit A - Neighborhood Meeting Minutes/Summary.

Please write clearly (or submit a typed summary). Use additional sheets if necessary.

Exhibit A- Neighborhood Meeting Minutes/Summary

Neighborhood Meeting Recording: Please access neighborhood meeting using this Dropbox Link.

Meeting Chapters:

- 00:00:00 Introduction and Housekeeping
- 00:15:24 Introduction and Team Overview
- 00:17:57 Dominium's Introduction and Project Overview
- 00:24:13 Neighborhood Retail Development
- 00:28:24 Affordability and Design
- 00:34:35 Traffic Studies and Amenities
- 00:45:56 Affordable Housing and Property Value
- 00:55:18 Q&A Session with Residents
- 00:58:08 Impact of Construction Process
- 00:60:00 Clarifications and Final Questions

Resident Questions/Comments and Applicant Responses:

- **What type of "affordable" will the property be and how will the project be funded? Will it be funded with government funding like HUD or CDBG dollars or privately funded?**
    - This project will be financed through low-income housing tax credits, tax-exempt bonds, and traditional construction and permanent financing. This project will not be Section 8. Under the tax credit program, private developers are able to subsidize their development costs through tax reduction incentives.
    - This community would be income-qualified, which means future residents are required to have annual earnings at or below the limits set by the state and federal housing agencies relative to their household size.
    - Dominium does not have control over the rents we charge each year, and the rents are set based on the incomes you see below. Rents are posted each year by the federal and state housing agencies and are based entirely on area median income where the community is located.
    - As you can see here, residents that income qualify would pay anywhere from $1,405 to $1,743 a month in rent inclusive of all utilities.

DOMINIUM

Raleigh-Cary, NC MSA	
	2025 Income Limits
1 person	$54,240
2 people	$61,980
3 people	$69,720
4 people	$77,460
	2025 Gross Rents
1 bedroom (1.5)	$1,452
2 bedrooms (3.0)	$1,743

- Outside of income qualifications, residents are also required to undergo a standard application process inclusive of a background check, credit review, former residential history check, and prove they earn 2x the posted rent per month to qualify to live in a Dominium community.
    - For seniors specifically, assets can also equate to selling a home, savings account, or retirement fund.
- This project will bring a level of affordability to Clayton that will support seniors over the long term. The project must and will remain affordable for a minimum term of 30 years.

- **Will there be policies or stipulations that prevent residents who do not meet the 55+ age requirement from occupying units?**
    - The property will be managed by Dominium Management Services ("DMS"), the Applicant's property management division. The Applicant has a strict tenant selection plan that outlines the terms of tenant occupancy, which includes age requirements for applicable properties. These requirements are also specified in tenants' lease agreements. If a tenant is found to be in violation of their lease agreement, the tenant could either be fined or possibly evicted.
- **How will we mitigate the adverse impact to nearby property owners? These adverse impacts could be property tax impacts, lowered property values, neighborhood characteristic impacts, etc.**
    - Research demonstrates that properties that are well maintained and well managed have no adverse impact on property values. Various reports find that property values stayed the same or continued to increase at their expected rate when well-maintained LIHTC communities are built in an area. Studies have shown that in cases where property values didn’t improve, the LIHTC community was not being well maintained by its owners and there was no oversight from the local government to improve conditions—neither of those things are true with our communities.
    - The proposed property will be managed by Dominium Management Services ("DMS"), the Applicant's property management division. DMS often exceeds the expectations of standard property management. Combined with the thoughtful approach to development of a new project, both the development and property management arms

of Dominium help communities create strong, successful, and long-term housing outcomes.

- **What contribution will the proposed community make to the neighborhood, such as with the local Riverwood HOA?**
    - The Applicant anticipates entering into an agreement at a future date, which would include a to-be-determined payment that accounts for resident use of Riverwood amenities.
- **What is the project (construction, closing, and stabilization) timeline?**
    - The Applicant plans to close on loan financing and land purchase in November 2025. Construction is slated to take place over the course of 20 months with an estimated completion of Q3 2027. The Applicant anticipates that the residential community will be fully leased up and stabilized in Q1 2028.
- **Attendee posed question about how blasting and geotechnical work during the pre-development and development process would affect neighboring homes.**
    - The Applicant takes industry best practices to ensure resident and neighbor safety, especially throughout the initial due diligence/pre-development process. The Applicant retains third party engineering and environmental consultants for all new construction and acquisition projects to understand the scope of work needed. The Applicant previously consulted with specialists to receive land surveys, soil reports, geotechnical reports, etc. to understand site conditions and potential topographical challenges. Results of those analyses yielded no considerable topographical or environmental challenges that would result in significant sitework being needed, such as blasting.
- **The attendee noted that Riverwood Haven Senior Apartments is across the street. The attendee posed the following question: "Why do we need another (affordable apartment community)?"**
    - The Applicant is familiar with the neighboring community, and through extensive market research, has found that the property and others alike are operating with extensive waitlists. Supply is extremely scarce in relation to the exceeding demand of quality, affordable housing.
- **What will be the day-to-day impact of this development during the construction process relative to noise and peak hour traffic?**
    - The Applicant takes industry leading strides to ensure resident and neighborhood safety. Regarding site work that will take place during the construction period, the approach to this will be no different. The Applicant plans to coordinate with its general contractor and subcontractor partners to ensure optimal resident and site safety, specifically regarding machinery and traffic. The Applicant anticipates that site work

noise will be during the hours of 9AM – 5PM, minimizing morning and late evening disruptions to neighboring single family residences.

- **Does the Applicant plan to partner with local general contractors or bring partner with general contractors and sub-contractors from other states on the project?**
    - The Applicant plans to utilize WD Construction, an established joint venture partnership between the Applicant and Weis Builders, as the supervising general contractor on the project. The Applicant plans to engage local sub-contractors in the construction bidding process given their knowledge of the local landscape, local construction market, and relationships with surrounding industry professionals. The Applicant has also retained engineering consultants that are local to the Clayton and wider Raleigh market.
- **Attendee posed a question regarding the date for the planning meeting for the Town of Clayton. The attendee asked if the proposed development would be up for discussion, and if residents would be invited to attend.**
    - Applicant aims to target a March Planning Commission meeting, followed by an April Town Council meeting. This timeline is subject to the Town of Clayton's review of the rezoning application. These meetings are open to the public.

Other Comments

- Neighbors expressed support for parallel parking along Collinsworth Drive as opposed to bike lines, which are requested in the town code. This is a favorable alternative due to the preference to park along Collinsworth Drive for convenient elementary and middle school car pickups and drop-offs.

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

August 8, 2025

PUBLIC NOTICE

SUBJECT: **Project:** 2025-010CZM Clayton Mixed Use / Dominium Conditional Rezoning

Location: Corner lot of Pritchard Road, Swann Trail, Waterfield Drive, and Collingsworth Road

PIN #: 177000-18-0722

Applicant: Dominium Development and Acquisition, LLC – Shaun Reinhardt

Dear Clayton Area Property Owner:

Notice is hereby given that the Clayton Town Council will hold a public hearing on Monday, August 18th, 2025 at 6:00 PM in the Council Chambers at Town Hall, 111 E. Second Street, regarding the Class 3, Conditional Rezoning with a Concept Plan, for Clayton Mixed Use / Dominium.

This application is a request to rezone approximately 8.3 acres from Corridor Commercial (CRM) to Conditional Commercial (CZC). The property is located at the corner of Pritchard Road, Swann Trail, Waterfield Drive, and Collingsworth Road. The proposed project includes a mixture of two uses: an affordable, senior living multi-family development and an associated 6,405 sq ft commercial building.

Based upon records in the Johnston County Tax Office, you are the owner of property that is within 300 feet of this proposed rezoning request. You are invited to attend this hearing and express your opinions on this request to the Town Council.

If you should need additional assistance or information, please contact the Planning Department at (919) 553-5002 or email me at kmallo@townofclaytonnc.org

Sincerely,

Karen Morgan Mallo, AICP
Planning Services Consultant
Town of Clayton

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

8 de agosto de 2025

AVISO PÚBLICO

ASUNTO: **Proyecto:** 2025-010CZM Rezonificación Condicional para el Uso Mixto/Dominio de Clayton

Ubicación: Esquina de Pritchard Road, Swann Trail, Waterfield Drive y Collingsworth Road

N.° de PIN: 177000-18-0722

Solicitante: Dominium Development and Acquisition, LLC – Shaun Reinhardt

Estimado propietario de una propiedad en el área de Clayton:

Por la presente, se notifica que el Ayuntamiento de Clayton celebrará una audiencia pública el lunes 18 de agosto de 2025 a las 18:00 h en la Sala del Ayuntamiento, ubicada en 111 E. Second Street, sobre la Rezonificación Condicional de Clase 3 con un Plan Conceptual para el Uso Mixto/Dominio de Clayton.

Esta solicitud solicita la rezonificación de aproximadamente 8.3 acres de Corredor Comercial (CRM) a Comercial Condicional (CZC). La propiedad se encuentra en la esquina de Pritchard Road, Swann Trail, Waterfield Drive y Collingsworth Road. El proyecto propuesto incluye una combinación de dos usos: un desarrollo multifamiliar asequible para personas mayores y un edificio comercial asociado de 6,405 pies cuadrados.

Según los registros de la Oficina de Impuestos del Condado de Johnston, usted es el propietario de la propiedad que se encuentra a menos de 300 pies de esta solicitud de rezonificación propuesta. Le invitamos a asistir a esta audiencia y a expresar su opinión sobre esta solicitud al Ayuntamiento.

Si necesita ayuda o información adicional, comuníquese con el Departamento de Planificación al (919) 553-5002 o envíeme un correo electrónico a kmallo@townofclaytonnc.org

Atentamente,

Karen Morgan Mallo, AICP
Consultora de Servicios de Planificación
Municipio de Clayton

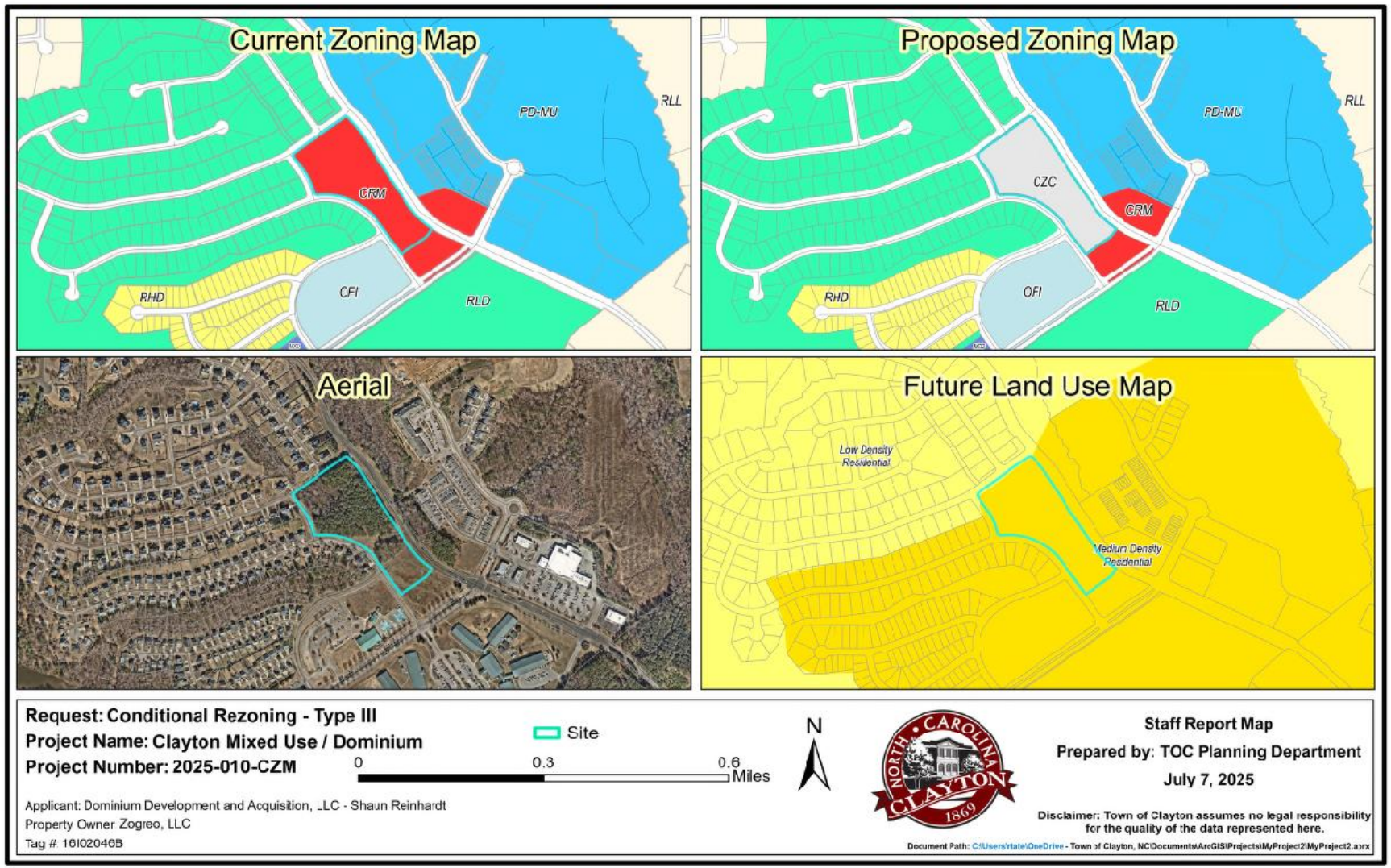

Current Zoning Map
PD-NU
RLL
CRM
RHD
CFI
RLD
Proposed Zoning Map
PD-MU
RLL
CZC
CRM
RHD
OFI
RLD
Aerial
Future Land Use Map
Low Density Residential
Medium Density Residential
Request: Conditional Rezoning - Type III
Project Name: Clayton Mixed Use / Dominium
Project Number: 2025-010-CZM
Site
0
0.3
0.6
Miles
N
Staff Report Map
Prepared by: TOC Planning Department
July 7, 2025
Applicant: Dominium Development and Acquisition, LLC - Shaun Reinhardt
Property Owner Zogreo, LLC
Tag # 16I02046B
Disclaimer: Town of Clayton assumes no legal responsibility for the quality of the data represented here.
Document Path: C:\Users\rtate\OneDrive - Town of Clayton, NC\Documents\ArcGIS\Projects\MyProject2\MyProject2.aprx

EXHIBIT A

CLAYTON - PRITCHARD ROAD MIXED-USE

CLAYTON, NC

EXISTING SINGLE FAMILY
ZONING: RLD

MONUMENT SIGN AT ENTRANCE

4" DOMESTIC WITH 3" METER AND BFP 4" FIRE LINE IN VAULT. WE WILL APPLY TO CITY COUNCIL FOR APPROVAL OF 4" METER PRIOR TO PERMIT REVIEW SUBMISSION.

1.5" IRRIGATION METER

2 LANE UNDIVIDED WITH CURB & GUTTER, BIKE LANE, AND SIDEWALK (SECTION NO. 2B)

EXISTING SINGLE FAMILY
ZONING: RLD

DETENTION POND w/ CONTROL WEIR PIPED TO EXISTING STORM SYSTEM

OVERFLOW

HEADWALL TO BE REPLACED WITH MANHOLE STRUCTURE

TRASH CART AREA - TO BE USED ONLY ON PICKUP DATES. ADDITIONAL SCREENING IN TREE ISLANDS

TRASH COMPACTORS AND CARTS - LOCATED INSIDE BUILDING

STORM DRAINAGE

EXISTING SINGLE FAMILY
ZONING: RLD

MULTI-USE PATH

2 LANE UNDIVIDED WITH CURB & GUTTER, BIKE LANE, AND SIDEWALK (SECTION NO. 2B)

EXISTING UTILITIES WILL BE CONFIRMED IN THE FIELD PRIOR TO PERMIT REVIEW SUBMISSION

ELWAY DR

SWANN TRAIL

WATERFIELD DR

PRITCHARD RD

ENHANCED STREETSCAPE BUFFER WITH ADDITIONAL SHRUBERY, TYP AT ALL STREETS.

CENTRAL GREEN SPACE/ PASSIVE OPEN SPACE (14151 +/- S.F.)

MULTI-USE PATH

ATHLETIC COURT/ SEATING AREA (11695 +/- S.F.)

CL OF EXISTING R/W

EXISTING R/W (80')

PROPOSED R/W (110')

PROPOSED PERIMETER SETBACK (20')

EXISTING FIRE HYDRANT

UNDEVELOPED
2102 PRITCHARD RD
ZONING: PD-MU

3-STORY BLDG.
167 UNITS
TOTAL S.F. - 186,433

CLUBHOUSE/COMMON AREA 9,591SF (INCLUDES COVERED PORCH)

TRASH COMPACTORS AND CARTS - LOCATED INSIDE BUILDING

FUTURE 4 LANE DIVIDED (17'-6" RAISED MEDIAN) WITH CURB & GUTTER, BIKE LANES, AND SIDEWALKS (SECTION NO. 4A)

EDGE OF EXISTING PAVEMENT / START OF 5' BIKE LANE

100' DECEL LANE WITH 100' TAPER

4 BIKE RACKS

6 BIKE RACKS

2 EV CHARGING STATIONS

6" LATERAL - SANITARY SEWER

MONUMENT SIGN AT ENTRANCE

SANITARY SEWER CONNECTION FOR HOUSING

2 LANE UNDIVIDED WITH PARALLEL PARKING, C&G, AND SIDEWALK SECTION NO. 2B

STORM DRAINAGE

EXISTING SINGLE FAMILY
ZONING: RLD

TRASH CART AREA - TO BE USED ONLY ON PICKUP DATES. ADDITIONAL SCREENING IN TREE ISLANDS

NCDOT DRIVEWAY PERMIT WILL BE REQUIRED FOR ACCESS ALONG PRITCHARD RD

COLLINSWORTH DR

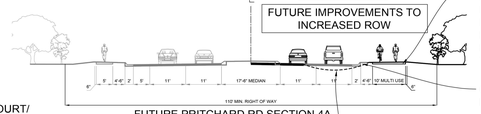
MANNING DR

EXISTING SINGLE FAMILY
ZONING: RLD

40' EXISTING + 15' ADDITIONAL

OWNER AGREES TO PAYMENT IN LIEU

FUTURE IMPROVEMENTS TO INCREASED ROW



FUTURE PRITCHARD RD SECTION 4A
NOT TO SCALE

MULTI-USE PATH TO BE PROVIDED AS PART OF PROJECT CONSTRUCTION. PAYMENT IN LIEU WILL BE FOR ANY ADDITONAL FUTURE IMPROVEMENTS TO PRITCHARD RD.

6" CURB TO BE LOCATED IN 4'-6" LANDSCAPE STRIP AS PART OF FUTURE IMROVEMENTS

EXISTING SWALE TO REMAIN UNTIL FUTURE IMPROVEMENTS

MULTI USE DEVELOPMENT
2102 PRITCHARD RD
ZONING: PD-MU

MONUMENT SIGN AT ENTRANCE

RIGHT IN RIGHT OUT BARRIER ISLAND

SIGHT TRIANGLES - TYP. AT ALL SITE ENTRANCES

PLAZA/ OUTDOOR DINING 5,197 +/- SF

MULTI-USE PATH

SCREENED-IN DUMPSTER & RECYCLING w/ ADDITIONAL LANDSCAPE TO BUFFER THE VIEW FROM PRITCHARD ROAD

COMMERCIAL
6,405 S.F.

6" LATERAL - SANITARY SEWER

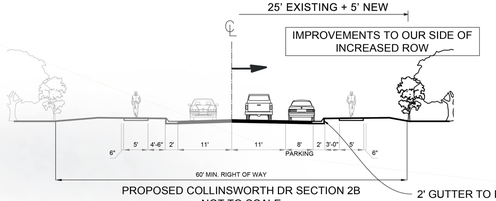
6" SANITARY SEWER CONNECTION FOR COMMERCIAL

1.5" METER FOR COMMERCIAL WITH BFP IN VAULT

EXISTING RETAIL UNDER DEVELOPMENT BY OTHERS

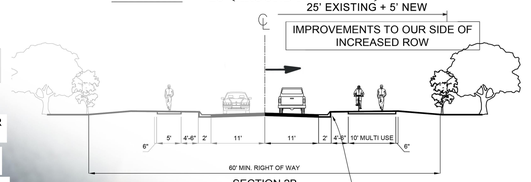
EXISTING OFFICE INSTITUTIONAL
400 RIVERWOOD DR
ZONING: O-I

EXISTING EDUCATION
ZONING: RLD



PROPOSED COLLINSWORTH DR SECTION 2B
NOT TO SCALE

2' GUTTER TO BE INSTALLED, 6" CURB TO BE LOCATED IN 3'-0" LANDSCAPE STRIP



SECTION 2B
NOT TO SCALE

6" CURB TO BE LOCATED IN 4'-6" LANDSCAPE STRIP

THE NUMBER AND LOCATION OF PROPOSED LANDSCAPING WILL BE DETERMINED AND VERIFIED AT SITE PLAN. THE LANDSCAPING SHOWN ON THE CONCEPT PLAN IS TO INDICATE GENERAL AREAS WHERE LANDSCAPING WILL BE PROVIDED (E.G. PARKING LOTS, STREETSCAPE BUFFERS, ETC).

SITE IMPROVEMENTS SHOWN ON THE ON THE CONCEPT PLAN ARE CONSIDERED CONCEPT IN NATURE AND SHALL BE REVIEWED FOR COMPLIANCE WITH ORDINANCE STANDARDS AT TIME OF SITE PLAN / CD APPLICATION. THIS INCLUDES LANDSCAPING, SIGNS, OPEN SPACE AND OTHER DESIGN STANDARDS IN CHAPTER 6

DEVELOPMENT IS SUBJECT TO THE MULTI-FAMILY AND NON-RESIDENTIAL DESIGN STANDARDS OF THE UDO (SECTIONS 6.2.4 AND 6.2.5) UNLESS OTHERWISE CONTAINED IN THE CONDITIONS OF APPROVAL.

THE APPLICANT INTENDS TO INCORPORATE ADDITIONAL LANDSCAPING TO BUFFER THE VIEW OF THE DUMPSTER ENCLOSURE FROM PRITCHARD ROAD IN ACCORDANCE WITH ORDINANCE STANDARDS.

NORTH
0 25' 50' 100'
SCALE: 1:50

OPEN SPACE SET ASIDE:

CLUBHOUSE/ COMMON SPACE:	9591 +/- S.F.
ATHLETIC COURT:	11695 +/- S.F.
CENTRAL GREEN SPACE:	14151 +/- S.F.
PLAZA/OUTDOOR SPACE:	5197 +/- S.F.
TOTAL OPEN SPACE SET ASIDE:	40,635+/- S.F.

REQUIRED: ≥ 5% OF SITE (17,707 +/- SQFT)
PROPOSED: 11.5% OF SITE (40,635 +/- SQFT)

MAX LOT COVERAGE:

REQUIRED: 75% MAXIMUM COVERAGE
PROVIDED: 21% LOT COVERAGE

SITE INFORMATION:

APARTMENT ACREAGE:	7.13 +/- ACRES (310,582.8 SQFT)
COMMERCIAL ACREAGE:	1.00 +/- ACRES (43560.0 SQFT)
OVERALL ACREAGE:	8.13 +/- ACRES (354,142.8 SQFT)
ZONING: EXISTING	= CRM
PROPOSED	= CZC
DENSITY:	= 23.42 U/A
BUILDINGS:	(1) 3-STORY SENIOR APARTMENT BUILDING
	(1) 1-STORY 6,405 SQ.FT COMMERCIAL BUILDING

PARKING:

92	SPACES @ 1 SPACE PER 1-BEDROOM UNIT
94	SPACES @ 1.25 SPACE PER 2-BEDROOM UNIT
42	SPACES @ .25 VISITOR SPACE PER TOTAL UNITS
228	REQUIRED SPACES FOR SENIOR BLDG
26	SPACES @ 1 SPACE PER 250 SQ. FT. OF COMMERCIAL AREA
254	TOTAL PARKING SPACES REQUIRED

PROVIDED PARKING:

199	RESIDENTIAL PARKING SPACES
47	COMMERCIAL PARKING SPACES
246	TOTAL PARKING SPACES

27 ADDITIONAL ON STREET PARKING SPACES

**REDUCTION IN PARKING BY 15% AVAILIABLE WITH SUSTAINABLE DEVELOPMENT INCENTIVE

12 BICYCLE SPACES REQUIRED FOR RESIDENTIAL
2 BICYCLE SPACES REQUIRED FOR COMMERCIAL
10 BICYCLE SPACES PROVIDED 6 AT COMMERCIAL
4 AT RESIDENTIAL

SETBACKS: = 20' (AROUND PERIMETER)

BUILDING INFORMATION:

RESIDENTIAL SF:	149,923 SF
RECREATIONAL SF:	6,836 SF
CIRCULATION SF:	27,944 SF
MAINT./OFFICE SF:	1,730 SF

UNIT INFORMATION:

Unit Type	No. of Units
1 BEDROOM "A1"	89
1 BEDROOM "A2"	3
2 BEDROOM "B1"	48
2 BEDROOM "B2"	4
2 BEDROOM "B3"	18
2 BEDROOM "B4"	3
2 BEDROOM "B5"	2
Total	167

SHEET REVISION LOG

PROJECT NUMBER 2023-054
DATE ISSUED 07-08-2025
DRAWN BY NDH
CHECKED BY MRL

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084

CLAYTON SENIOR APARTMENTS
CLAYTON, NC

ARCHITECTURAL CONCEPTUAL SITE PLAN

CSP.1

CLAYTON, NC: 2025-010-CZM

Conditions of Approval (2025-010-CZM – Dominium – Clayton Mixed-Use)

1. The Project shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Manual of Standards, Specifications and Details, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A) and Conditions of Approval.

2. The Project shall be constructed in substantial conformance with the accompanying Concept Plan, prepared by Martin Riley Associates, P.C., 7-8-2025, included as Exhibit A and as approved by the Clayton Town Council. Minor modifications to the Concept Plan, (Exhibit A) and Concept Plan Narrative may be approved administratively by the Planning Director pursuant to UDO Section 2.3.7.P , as amended.

3. Site features shown on these plans and listed in the Conditions of Approval run with land. The Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), and Conditions of Approval for this project shall allow for any changes in Town zoning regulations that create a nonconforming site feature as that term is defined in UDO Section 5.4.1(B), except for those site features and conditions aforementioned.

4. With the exception of the site features on the associated Concept plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A) and those conditions listed herein, the Project and associated development applications shall adhere to Town adopted policies and ordinances that are in effect at the time of their submittal and acceptance for review.

5. To the extent of any conflict between the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A) and these Conditions of Approval, these Conditions shall control.

6. To the extent permitted by law, in the event that a site plan for some portion of the development contemplated in a Conditional Rezoning application has not been submitted and accepted for review within three (3) years from the date of the approval, the Town Council may initiate a rezoning application to return the land to its prior or to some other appropriate zoning district designation.

7. Multi-family dwellings are permitted and shall be limited to age-restricted residential uses which meet the federal Fair Housing Act definition of Housing for Older Persons.

8. The maximum residential density on the property shall be 23.5 dwelling units per acre.

9. The multi-family development shall be certified under the EnergyStar Multi-Family New Construction Program.

10. The building design shall incorporate at least four (4) of the architectural elements listed in UDO Section 6.2.4.D.4 on street facing facades. The four architectural elements shall include the following: Pillars, Posts, Pilasters; multiple windows with a minimum of four-inch trim; eaves with a minimum of four-inch-wide trim; and awnings or overhangs.

11. A minimum 5% of the lot set aside for Active Open Space consistent with the CRM Zoning District standards per Town of Clayton UDO Section 6.7. Active Open Space shall be satisfied by the following:
    a. Multi-Family Development:
        i. Athletic fields and courts. – +/- 11,695 S.F.

ii. Clubhouse/Common Space – +/- 9,591 S.F.
iii. Central Green Space – +/- 14,151 S.F.

b. Commercial Development:
i. Plaza/Outdoor Dining Area – +/- 5,197 S.F.

12. The proposed mixed-use development shall include the following Sustainable Development Practices per Town of Clayton UDO Section 6.17.4 to reduce the parking by up to 15%. The Applicant shall demonstrate compliance with these incentives prior to issuance of Certificates of Occupancy.

a. Schedule (A) – Energy Conservation – Use of central air conditioners that are Energy Start qualified. Applicant shall provide the provision of the manufacturer's certification statement as documentation of compliance prior to the issuance of a Certificate of Occupancy.
b. Schedule (A) – Construction of principle structure in accordance with Barrier Free Design Standards (ANSI A1171.1). The applicant shall demonstrate compliance on Construction Drawings or prior to issuance of a Building Permit
c. Schedule (B) – Building Configuration – Includable operable windows on all multi-family building sides. The applicant shall demonstrate compliance on the Construction Drawings or prior to the issuance of a building permit.
d. Schedule (B) – Building Configuration – Inclusion of 2 to 4 dedicated off-street parking spaces devoted to electrical vehicle charging via a level 1 or level 2 EV charging station. For the proposed multi-family development, the Applicant shall reserve two (2) parking spaces for Electric Vehicle (EV) parking. The two parking spaces reserved for EV parking shall be served by an electrical conduit that shall serve EV charger(s) and shall meet either Level 1 or 2 charging station requirements, which shall be installed by the Applicant. The applicant will demonstrate compliance on Construction Drawings or prior to the issuance of a Building Permit.

13. The proposed multi-family and commercial developments are consistent with the Listing of Common Principal Uses for residential and commercial classifications established in UDO Table 4.2.5, as amended, except as noted in the Conditions of Approval. Further the commercial portion of the site shall be limited to only the following uses as consistent with conditional uses allowable under the CZC zoning district:

a. Bottle Shop (on-premise consumption)
b. Catering Establishment
c. Bakery
d. Computer Related Services
e. Day spa (medical or non-medical)
f. Fitness Center
g. Grocery Store
h. Hair, Nail and Skin Related Services.
i. Indoor Commercial Recreation
j. Instructional Services
k. Laundry and Fabric Cleaning
l. Light Equipment Sales, Rental & Repair
m. Micro-Brewery, Micro Distillery, or Micro Winery
n. Office, High Intensity
o. Office, Low Intensity
p. Packaging and Shipping

q. Pharmacy
r. Repair Shop
s. Restaurant (Indoor and Outdoor Seating, Indoor Seating Only, and Walk-Up Service Only)
t. Retail, General
u. Retail, Micro
v. Tanning Salon
w. Business Incubator
x. Maker Space
y. Minor Utility
z. Child Day Care
aa. Outpatient Facility
bb. Urgent Care

14. The Applicant shall provide the following traffic improvements, as listed as herein or as shown on the Concept Plan prepared by Martin Riley Associates, P.C. dated 7-8-2025 (Exhibit A).
    a. As the property is surrounded by public streets, no new streets are proposed. A network of private drives located in the parking lots of the development shall connect the residential and commercial components of the project and connect the project to the adjacent development. Private drives shall be provided with cross-access easements to allow for the free flow of traffic between the residential and commercial components. Such cross-access easements shall be administratively approved by Planning Staff.
    b. Improvements to Pritchard Road
        i. The Applicant shall construct the following road improvements to the Applicant's side of increased ROW along Pritchard Road, which shall be dedicated to the Town of Clayton.
            1. Installation of a 10-foot multi-use path consistent with required future improvements of Pritchard Road ROW per the Town of Clayton Comprehensive Transportation Plan (CTP) cross section 4A, as detailed on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A) or a combination of a 5-foot bike lane and a 5-foot sidewalk, per NCDOT's Typical Section 4G, as referenced in NCDOT's Highway Typical Sections for use in SPOT On!ine.
            2. Exclusive right-turn lane on Pritchard Road with 100 feet of full width storage (inclusive of deceleration length) and appropriate bay taper into the right-in/right-out driveway, with appropriate channelization provided on the driveway, as shown on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 78-2025 (Exhibit A). The Applicant shall coordinate with the Town and North Carolina Department of Transportation (NCDOT) for the required driveway permit.
        ii. A fee-in-lieu of construction shall be paid for improvements noted as "Future Improvements to Increased ROW" on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), consistent with the Typical Section No. 4A per the Clayton CTP prior to release of permits. The fee-in-lieu shall be reduced by costs of improvements to be constructed directly by the Applicant as a part of the Applicant's development of the site that reduces the

cost of those future improvements. The fee-in-lieu shall be determined at the reasonable discretion of engineering staff based on normal customary practices of determining such fees, which shall be based on construction estimates provided by a certified engineer or general contractor.

c. Improvements to Collinsworth Drive
   i. The portion of Collinsworth Drive improved as part of this development shall be expanded and constructed consistent with the road cross-section labeled "PROPOSED COLLINSWORTH DR SECTION," asshown on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A). The Applicant shall construct the following road improvements to the Applicant's side of the increased ROW:
      1. 11-foot drive lane
      2. 8-foot parallel parking, in lieu of 5-foot bike lanes, exclusive of 2'-6" curb and gutter
      3. 5-foot sidewalk
      4. All green spaces in ROW
   ii. Subject to Town staff approval and acquiring all necessary rights-of-way, easements, and/or other permissions, the Applicant shall construct a crosswalk with ADA landings crossing Collinsworth Drive over the northwestern portion of the intersection Collinsworth Drive and Athletic Club Boulevard.

d. Improvements to Swann Trail and Waterfield Drive
   i. The portions of Swann Trail and Waterfield Drive improved as part of this development shall be expanded and constructed consistent with cross-section 2B per the Clayton CTP and detailed on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), or the NCDOT's Typical Section 2E, as referenced in NCDOT's Highway Typical Sections for use in SPOT On!ine. The Applicant shall construct the following road improvements to the Applicant's side of the increased ROW:
      1. 11-foot drive lane
      2. 10-foot multi-use path or combination of a 5-foot bike lane and 5-foot sidewalk
      3. 2-foot 6-inch curb and gutter
      4. All green spaces in ROW

15. A Ground Sign shall be permitted at each of the multi-family building's driveway entrances to the site and shall comply with the Town's signage requirements established in UDO Section 6.13. The maximum number of signs on the multi-family building site may exceed the limits set out in UDO Section 6.13 to allow up to three ground signs on the multi-family building site. Ground signs on Swann Trail and Collingsworth shall not be internally illuminated.

16. The Applicant shall complete a sewer study of the downstream system(s) to determine if improvements or modifications are required in order to serve the project prior to Construction Plan approval. Any related agreements shall also be approved by the Town prior to Construction Plan approval. The Town of Clayton shall not release any water meter for any structure associated with 2025-010-CZM until such time that all downstream off-site water and sewer utility infrastructure improvements have by installed, accepted, and have the ability to accept flow from the site.

17. The 30-foot minimum perimeter setback for multi-building and unified developments established in UDO Sections 3.2.1.C and 3.3.2.B is reduced to 20 feet.

18. The multifamily building and commercial use shall comply with the Use-Specific Design Standards per Town of Clayton UDO Section 6.6.17 Streetscape Buffers with the exception of UDO Section6.6.17.D.2, which requires the provision of a Type C buffer. The multifamily development shall include streetscape buffers along all existing streets in accordance with the Type B buffer.

19. The proposed multi-family building is on property with frontage on three different streets. The building depicted in the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), has been designed to complement the unique geometry of the site and provide entryways on facades facing multiple streets. Building entrances may be constructed consistent with the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), and are not required to be configured to meet the specific entryway requirement of UDO Section 6.2.4.D.3.a., which states the facades of all buildings abutting streets shall be configured so that entryways to individual dwelling units or shared entrances face the street.

20. For the commercial use, Refuse Collection Areas shall be configured to allow access by collection vehicles per the Town's Engineering Specification and Design Manual and shall be designed to meet the Collection Area Configuration Requirements of UDO Section 4.5.5.CC.4, except for the following deviations:

    a. Collection areas configured to be served by vehicles shall be equipped with latching gates, in lieu of self-closing gates. Collection areas shall be screened by landscaping buffers, which shall be approved at the reasonable discretion of the Planning Director.
    b. Collection areas shall be located as noted on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A).

21. The Refuse Collection Areas for the multi-family residential component shall be located within the building, with designated staging areas provided for pick-up on collection days. Staging areas shall be located as noted on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), and buffering methods shall include tree island screening. Collection bins shall not be left outside for a period of more than 24 hours.

22. The multi-family building and commercial use shall comply with the Parking and Loading Standards per Town of Clayton UDO Section 6.9.5; except for the number of spaces provided. The bicycle spaces provided shall be 4 spaces for multi-family development and 6 spaces for the commercial development. The number of regular spaces shall be 246+/-, using up to a 15% reduction through the provision of Sustainable Development Practices.

PROPERTY OWNER AFFIDAVIT

I/We, the undersigned, do hereby certify that I have reviewed the recommended conditions of approval and am/are in agreement with the conditions as they are outlined within this letter.

Shaun Reinhardt		08/08/25
Print Name	*Signature of Property Owner*	*Date*

Signature affirms compliance with Unified Development Ordinance Section 2.3.6.D.1.a and North Carolina General Statutes § 160D-703 (b).

June 22, 2025
Town of Clayton
111 East Second Street
Clayton, NC 27528

RE: Town of Clayton – Conditional Zoning Application – Clayton - Pritchard Road Mixed-Use

Dominium envisions bringing its nearly 50 years of experience, its penchant for quality and pride-producing developments, and careful concern for the success of residents to the community of Clayton, North Carolina. The proposed development will be a mixed-use development including residential and commercial components on an ~8.30-acre site located at the Southeast corner of Swann Trail and Pritchard Road (the "Subject Property"). The commercial component is approximately 6,500 square feet of standalone commercial complementing and integrating with the commercial that is planned adjacent to the site. The residential community will be comprised of a single, three-story conditioned corridor elevator style building for seniors with 167 total units consisting of one and two-bedroom homes.

Over the last year, Dominium has worked closely with the Town and local neighborhood to design a site plan that optimizes both safety and livability for individuals and families in the Riverwood community. The Subject Property has current zoning in place that would allow for a development plan with significantly greater traffic density, being that it is zoned for commercial use. While working with the community, Dominium has created a site with both residential and commercial that strikes a balance between the existing higher density commercial uses that could be developed by right and the desires of the surrounding community. The residential community will use eligibility criteria that is consistent with rent and income data calculated by the United States Department of Housing and Urban Development on a yearly basis. 100% of units will be set aside to elderly persons (55+) earning at or below 60% of the Median Income Area ("AMI"). This targeting enables Dominium to help seniors who are cost-burdened and outpriced within their current communities. Outside of income qualifications, residents are also required to undergo a background check, credit review, former residential history check, and prove they earn 2x the posted rent per month to qualify to live in this community.

In studying the Clayton and wider Raleigh market, Dominium noticed a significant gap for this type of housing. Many aging individuals no longer want to take care of a home but would like to stay close to their families. Often, retirement communities include more services than needed or operate with costly rental options. This development will provide an independent living community where elderly residents can remain close to family, have a host of services and amenities at their leisure, and not be cost-burdened. Dominium plans to incorporate the following community amenities for resident enjoyment: community room, bocce ball, grilling stations, greenspace, fitness center, and a theater room. In-unit features will include Energy-star appliances, granite counter tops, walk-in closets, spacious kitchen islands, ceiling fans, patio or balcony, luxury vinyl plank flooring, and rentable full-size washers & dryers.

Dominium's history and experience is evident in each of these new homes. Through careful examination over time, studying how residents use each space, which amenities make the most impact, and how properties function sustainably, Dominium brings a perfectionist eye to housing. Careful iteration results in standard unit designs, standard construction practices, and overall quality control, allowing better homes for seniors. Believing that quality homes allow for lives with dignity, Dominium sweats the details, making sure that the final product is one that evokes pride in residents and the wider community. Dominium Management Services ("DMS") will manage and provide

services to this community, often exceeding the expectations of standard property management. Combined with the thoughtful approach to development of a new project, both the development and property management arms of Dominium help communities create strong, successful, and long term housing outcomes.

Rezoning Review Criteria

1. If the application is consistent with the applicable standards in Section 3.3, Conditional Zoning Districts, of the Unified Development Ordinance.

Section 3.3.1

The application is consistent with Section 3.3.1.D.4, outside of conditions listed in the Conditions of Approval, and the Applicant has prepared a concept plan in accordance with Section 3.3.1E, Concept Plans associated with a Type 3 Conditional Rezoning.

Under Section 3.3.1.D, the proposed conditions are necessary because the Applicant is proposing a type of housing that is not otherwise specified in the current UDO but provides housing that is otherwise scarce in the Clayton market. This project includes a residential component that is both financially attainable and age restricted for seniors in the community. The approved conditions would allow the project to be both physically and economically feasible, with a design that fits within the surrounding neighborhood.

The approval of less restrictive conditions will result in a development that is in closer alignment with the provisions in Section 1.7, Purpose and Intent of Ordinance, and the Town's adopted policy guidance; and Referenced in Section 1.7. The proposed development is designed to meet the purpose and intent of the ordinance and the Town's adopted policy guidance, as referenced in Section 1.7, by primarily focusing on the following provisions:

- Promoting economic health and well-being.
- Ensuring Town residents have a wide range of housing options that allow for varying income levels and diverse housing preferences.
- Other reasons therein: Creating an innovative senior housing option that is not currently recognized as a distinct housing type within the existing zoning code.

The proposed development is designed to enhance the economic health and overall well-being of local seniors by offering financially attainable rental options and a comprehensive array of in-unit and community amenities. This community will ensure residents have an alternative living option that adheres to varying income levels and will create a type of housing that is not currently developable under the existing UDO.

This community will be financially accessible to seniors in the area through strict rent and income limits. All units will be income- and rent-restricted to individuals earning no more than 60% of the Area Median Income (AMI). This ensures an affordable housing option for seniors who are increasingly priced out of the local market and the greater Raleigh area. Many elderly individuals either cannot or prefer not to maintain a single-family home but are unable to afford market-rate apartments or all-inclusive retirement communities. These seniors are looking to remain near family and friends without the risk of depleting their retirement savings. Current alternatives for seniors are limited to expensive market-rate apartments, high-maintenance and costly single-family homes, or all-inclusive retirement communities that may not be financially feasible for those on fixed incomes. While a few affordable senior housing options do exist in the market, they often

come with long waitlists and limited availability. This proposed community will fill a critical gap in the housing market by offering high-quality, attainable rental housing tailored specifically for seniors. It will provide a solution for those who are increasingly outpriced, allowing them to age in place comfortably, securely, and with dignity.

Resident well-being is a key focus in the design and development of this community. Dominium dedicates significant time and effort to ensuring that each community supports safety, health, and social connectivity. Units are designed with accessibility in mind and include elevator access, well-planned trash and parking facilities, and thoughtful layouts to accommodate mobility needs. In addition, residents will benefit from having an experienced, on-site management team under the same roof. Dominium will not only develop the property but also manage it long-term. With deep expertise in senior housing, Dominium's management team is equipped to meet the daily needs of older adults and provides an environment that prioritizes comfort, convenience, and community. The amenities provided promote the well-being of our senior residents.

Residents will enjoy access to a variety of thoughtfully planned amenities, including:

- A spacious community room featuring a kitchenette, dining area, fireplace, and ample seating for social gatherings with neighbors or family.
- Outdoor green spaces with grilling areas and comfortable seating to enjoy nature.
- A state-of-the-art fitness center equipped with modern exercise equipment to support physical wellness.
- A business center with computers and free Wi-Fi to help residents stay connected.
- Additional leisure amenities such as a library, theater room, and bocce ball court.

Each apartment will be equipped with high-quality features including:

- Energy Star-rated appliances
- Granite countertops
- Walk-in closets
- Spacious kitchen islands
- Ceiling fans
- Patios or balconies
- Luxury vinyl plank flooring
- Rentable, full-size washers and dryers

Section 3.3.1.E

Under UDO Section 3.3.1.E, the Town Council may reduce minimum parking requirements as part of a Type 3 conditional zoning. UDO Section 3.3.1.E also permits Town Council to increase the maximum allowable residential density where "the landowner complies with the applicable provisions of Section 3.5, Incentives and Alternatives."

Consistent with the UDO requirements and Town policy, this rezoning contains zoning conditions requiring the Applicant to incorporate a variety of sustainable development practices into the development that are identified and encouraged by the Town in UDO Section 6.7.14:

- Schedule (A) – Energy Conservation – Use of air conditioners that are Energy Start qualified. Applicant will provide the provision of the manufacturer's certification statement as documentation of compliance prior to the issuance of a Certificate of Occupancy.

- Schedule (A) – Construction of principle structure in accordance with Barrier Free Design Standards (ANSI A1171.1). The applicant will demonstrate compliance on Construction Drawings or prior to issuance of a Building Permit
- Schedule (B) – Building Configuration – Includable operable windows on all building sides. The applicant will demonstrate compliance on the Construction Drawings or prior to the issuance of a building permit.
- Schedule (B) – Building Configuration – Inclusion of 2 to 4 dedicated off-street parking spaces devoted to electrical vehicle charging via a level 1 or level 2 EV charging station. For the proposed multi-family development, the Applicant will reserve two (2) parking spaces for Electric Vehicle (EV) parking. The two parking spaces reserved for EV parking will be served by an electrical conduit that will serve EV charger(s) and will meet either Level 1 or 2 charging station requirements, which will be installed by the Applicant. The applicant will demonstrate compliance on Construction Drawings or prior to the issuance of a Building Permit.

These sustainable development practices require (2) selections from Schedule A and (2) selections from Schedule B. This will provide (2) selections from Schedule A and (2) selections from Schedule B. allowing enough points to secure the reduction in parking. Under UDO Section 6.7.14, the Applicant has the right to use these incentives to either (i) reduce the required off-street parking by 15% or (ii) increase residential density by three dwelling units per acre, from 6 units/acre to 9 units/acre.

The Applicant acknowledges that the proposed project and rezoning application do not meet certain requirements under the current UDO. Dominium will provide mitigation efforts for any potential negative impacts from proposed conditions that are less restrictive than the applicable requirements. Current text amendments are being proposed that will assist in the development of the proposed project by reducing or eliminating certain use standards, allowing residential use in a commercial zoning district, and eliminating a density cap or multi-family uses. It is also the intent of the applicant to provide sustainable development practices to obtain incentives, including decreasing the amount of required parking.

The Applicant intends to mitigate the effects of the following deviations from the UDO as outlined in the proposed efforts below.

- Perimeter Setback: The Applicant has reduced the perimeter setback from 30’ to 20’ to accommodate the unique design and geometry of the site, and more specifically to reduce the impact of the multifamily building from surrounding single family homes. By reducing the perimeter setback to 20’, the multi-family building can be pushed closer to Pritchard Road, further from adjacent single-family homes. To mitigate the effects of this reduction, the Applicant will implement a Type B streetscape buffer along all existing streets.
- Streetscape Buffer: Per the UDO, a Type C streetscape buffer is required for multifamily and commercial developments. The proposed project will include a Type B buffer for both multifamily and commercial uses, inclusive of two canopy trees and two understory trees per 100 linear feet.
- Building Length: The Applicant’s proposed multi-family building length exceeds the 250’ maximum length. To lessen the impact of the increased length, the Applicant has incorporated jogs throughout the building ranging between 11-24 feet to visually separate the building and to enhance the visual appeal from main roadways.
- Outdoor Space: Under the current UDO, each dwelling unit within a multi-family development is required to include a patio, deck, or balcony with a minimum width

or length dimension of no less than seven feet. However, there are eight units that will not meet this requirement due to design constraints such as internally located communal spaces and an external porte chere for pick-ups and drop-off's. To ensure that the living experience of residents in these units will not be adversely affected, community amenities such as the amenity balcony, business center, clubroom, fireplace lounge, etc. are located in closer proximity to these units for resident leisure. In addition, residents will have access to plentiful outdoor amenity spaces such as greenspace, recreational space, grilling spaces, and more.

- Building Entrances: Under the current UDO, building facades that abut public streets must be configured so that entryways to individual dwelling units or shared entrances face the street. Given the proposed project has frontage along three public streets, the Applicant has designed the multifamily building to respond to the site's unique geometry. The multifamily building will include entrances to the main building and directly to first floor units along each street. All entrances will be accessed via key fob and will be well-landscaped and aesthetically pleasing. The main entrance off Collinsworth Drive will include a porte-cochere to accommodate pick-ups and drop-off's for senior residents. A secondary main entrance will be located off Pritchard Road and will lead directly to outdoor recreation spaces. In addition, multiple points of access are located around the entirety of the building and to first floor units directly, to allow closer proximity to resident parking and the minimization of walking distances for senior residents. This design mitigates site and traffic constraints, while emphasizing resident and vehicular safety.
- Refuse Collection:
    - Commercial Use: The Applicant has designed the commercial use with a refuse collection area that will be enclosed and screened by landscaping. By screening this collection area along Pritchard Road, the Applicant can mitigate impacts to single family homes located to the south. The collection area will include latching gates in lieu of self-closing to mitigate maintenance challenges associated with automatic closures of the self-closing gates.
    - Multifamily Residential Use: The multi-family building will include internal refuse collection to accommodate senior residents. Including multiple refuse collection areas inside the building minimizes collection time for senior residents, prevents cluttering, and reduces odors. Management and maintenance teams will be responsible for wheeling collection bins to designated staging areas on pick-up days and will be returned to the building within 24 hours.
- Allowable Density:
    - By increasing the allowable density for the multifamily, the Applicant is able to develop a functionable senior living community. The proposed density allows for a single conditioned building with elevators, a reduced building height and footprint, and the maximization of recreational and living space. The Applicant will not only develop the community, but will also manage the community long-term, ensuring that the community is meeting operational expectations. The Applicant will implement a consistent, standard application process, inclusive of background checks, and will uphold residents to lease provisions, particularly the number of residents within each household. In addition, the Applicant will construct traffic improvements along each roadway to alleviate traffic concerns and limit traffic flow through surrounding neighborhoods.

- Parking Standards:
    - In reducing parking requirements for the multi-family project, the Applicant can develop a community with an optimal parking ratio. Via internal traffic studies and a third-party traffic study specific to the subject development, the Applicant has carefully identified traffic and parking needs. Because senior residents drive less and utilize alternative methods of transportation, residents need less parking. Through this reduction, the project provides sufficient parking for residents without creating a sea of empty parking spaces that create an eye sore for the surrounding community. The commercial component will maintain separate parking spaces that sufficiently meet the needs of commercial use, and will prevent multifamily residents utilizing this parking area, or vice versa. These parking areas are separate but also allow for interconnectivity and walkability. Bicycle spaces will be provided for both the multifamily and commercial spaces. Additional spaces have been allocated to commercial use, given the expectation of increased bicycle traffic.

Section 3.3.2 (CZC) Conditional Commercial

The Applicant is proposing a Type 3 Conditional Rezoning from Corridor Commercial (CRM) to Conditional Commercial (CZC).

Actual permitted uses, conditional uses, use standards, and maximum density for the CZC zoning district are currently being considered by the Town Council as a portion of a UDO Text Amendment and have yet to be determined. Thus, the Applicant is proposing financially attainable age restricted apartment community as part of this rezoning as a conditional use in the CZC zoning district at a residential density of 23.5 units per acre.

3.3.2.B. Dimensional Standards

The proposed development meets the dimensional standards of the CRM, as required by Section 3.3.2.B, with the exception the Perimeter Setback for Multi-Building and Unified Developments. This is required to be 30', but a perimeter setback of 20' is to be provided.

3.3.2.C Allowable Density

The proposed development will have a density of 23.5 residential units per acre. Currently multifamily is not a permitted use in the CZC and therefore a maximum density does not currently exist. The proposed UDO text amendments will permit multifamily residential without a density limit.

3.3.2.D Allowable Uses

Currently, the CZC zoning district does not permit multifamily development as an allowable use. The Applicant is proposing multifamily development as a conditional use of the CZC zoning district. The Applicant is requesting to build multifamily development, a high residential density.

The proposed multi-family and commercial developments are consistent with the Listing of Common Principal Uses for residential and commercial classifications established in UDO Table 4.2.5, Table 4.7.2.B, and Table 4.7.2.E, except as noted in the Conditions of Approval. Further the commercial portion of the site will be limited to the following uses as consistent with conditional uses allowable under the CZC zoning district:

a. Bottle Shop (on-premise consumption)
b. Catering Establishment
c. Bakery
d. Computer Related Services
e. Day spa (medical or non-medical)
f. Fitness Center
g. Grocery Store
h. Hair, Nail and Skin Related Services.
i. Indoor Commercial Recreation
j. Instructional Services
k. Laundry and Fabric Cleaning
l. Light Equipment Sales, Rental & Repair
m. Micro-Brewery, Micro Distillery, or Micro Winery
n. Office, High Intensity
o. Office, Low Intensity
p. Packaging and Shipping
q. Pharmacy
r. Repair Shop
s. Restaurant (Indoor and Outdoor Seating, Indoor Seating Only, and Walk-Up Service Only)
t. Retail, General
u. Retail, Micro
v. Tanning Salon
w. Business Incubator
x. Maker Space
y. Minor Utility
z. Child Day Care
bb. Outpatient Facility
dd. Urgent Care

These modifications from the UDO will result in higher-quality, financially attainable development that will incorporate a variety of sustainable development practices and will provide substantial enhancements above and beyond existing UDO requirements. In addition, the proposed multi-family development will include various design elements from North Carolina's QAP, Appendix B Design Quality Standards and Requirements.

- Each property entrance will have a monument sign
- All units will feature dining areas and storage closets.
- All units will feature modern, frost-free ENERGY STAR®-certified refrigerators and high-efficiency dishwashers, ensuring convenience with eco-conscious performance.
- All units will feature full-size washer and dryer hookups.
- All plumbing fixtures will be EPA WaterSense® rated, providing modern and sustainable water-saving solutions.
- HVAC systems will comply with ENERGY STAR® Multifamily certification standards, ensuring optimal energy efficiency and indoor climate control.
- The entire project will be designed to meet the standards of the ENERGY STAR® Multifamily New Construction Program, reflecting a commitment to environmental responsibility and long-term energy savings.
- The site will be thoughtfully planned with a variety of indoor and outdoor seating

areas, strategically placed throughout the community.

- All units will meet minimum unit size requirements of 660 square feet for a one bedroom, and 900 square feet for a two bedroom per North Carolina's QAP.
- Fully furnished amenities including:
    - A furnished community room, complete with an equipped kitchenette, a fireplace, dining area, and ample seating—perfect for socializing with neighbors or hosting community gatherings.
    - Outdoor green spaces featuring shaded gazebos, equipped grilling stations, and inviting seating areas designed for relaxation and outdoor entertainment.
    - A state-of-the-art fitness center outfitted with exercise equipment to support residents' health and wellness goals.
    - Additional leisure spaces including a library, a theater room for movie viewing, and a bocce ball court.
    - A business center with computers and free Wi-Fi to help residents stay connected.
    - A covered porte-cochère with a minimum clearance of 13 feet, providing sheltered drop-off and pickup for vehicles.

Section 3.3.2.E. Use Specific Standards

The proposed multi-family development is consistent with the use-specific standards established in UDO Section 4.3.87, except as otherwise noted in the Conditions of Approval. This would include the allowable building length (4.3.87.B.1) and the outdoor open space (4.3.87.E). These two standards are included in the proposed text amendment under consideration by the Town Council. The proposed development will comply with the requirements once the Text Amendment is approved.

The proposed commercial development will be consistent with the use-specific standards when a specific use is determined under a separate development application.

The proposed multi-family and commercial developments are consistent with the Development Standards established in UDO Chapter 6, except as otherwise noted in the Conditions of Approval and as listed in Section 5 of this Narrative.

2. Whether the proposed Conditional Rezoning advances the public health, safety, or welfare.

The proposed mixed-use development will promote public health, safety, and welfare through a variety of thoughtfully integrated design elements and community-focused improvements. Based on pricing provided by a licensed contractor, the Applicant anticipates spending approximately $4,248,500 on site improvements, majority of which will cover costs associated with the infrastructure outlined below.

Public Safety and Infrastructure Improvements

To enhance pedestrian safety and circulation, the Applicant is proposing the installation of new 5-foot-wide sidewalks and clearly marked crosswalks along all adjacent public streets. By doing this, the Applicant is essentially setting aside 2 additional feet of right of way on all other street perimeters, excluding Pritchard Road. These improvements will significantly improve walkability along the Pritchard Road corridor and provide safe, direct connections to the surrounding neighborhood.

Additionally, in collaboration with the Town of Clayton and surrounding properties, the Applicant will assist in the widening of Pritchard Road from its current 80-foot width to 110 feet to the extent necessary. With this, the Applicant is enabling its half of the 30-foot right of way expansion to proceed. This expansion is subject to roadway improvement efforts led by the Town of Clayton. The expanded roadway will include four travel lanes, a 17-foot landscaped median, curb and gutter, designated bike lanes, and continuous sidewalks—creating a safer and more efficient corridor for both vehicles and non-motorized users. As part of this improvement, a Right-In, Right-Out (RIRO) access point has been approved by NCDOT on Pritchard Road to reduce cut-through traffic in nearby residential neighborhoods and minimize vehicular conflict points.

Along Collinsworth Drive, the Applicant plans to incorporate parallel parking to address both safety and traffic needs. This road is frequently used by parents for student drop-off and pickup due to the site's proximity to several schools. This traffic pattern was evaluated using drone footage and supported by community feedback during a neighborhood meeting, where residents expressed a preference for the inclusion of parallel parking to manage traffic and improve safety.

Reduced Community Impact and Traffic Generation

The residential component of this proposal will be age-restricted and specifically designed for seniors, who typically generate lower demand on public resources such as schools. Seniors also tend to travel less frequently, especially during peak commuting hours, and often rely on alternative transportation methods such as walking or ridesharing. As a result, the parking demand and vehicular traffic associated with the development will be comparatively low.

A traffic generation memo prepared for this project estimates approximately 984 daily vehicle trips, a substantial reduction compared to a previously proposed 100% commercial use for the site, which would have generated roughly 1,852 daily trips. This decreased trip count contributes to reduced congestion and a safer environment for both pedestrians and drivers.

Economic and Community Benefits

The process of developing and building new tax credit housing generates substantial local economic activity, including new income and jobs for residents and additional revenue for local governments. According to a 2010 study conducted by the National Association of Home Builders, “the estimated one-year local impacts of building 100 apartments in a typical elderly tax credit development includes $7.3 million in local income, $768,000 in taxes and other revenue for local governments, and 113 local jobs. These impacts are a direct impact of the construction of the community, and the impact of residents who earn money from the construction and spend this money within the local community. The additional, annually recurring impacts of building 100 apartments in a typical elderly tax credit development include $2.3 million in local income, $395,000 in taxes and other revenue for local governments, and 32 local jobs. These are ongoing, annual local impacts that result from the new apartments being occupied and the occupants participating in the local economy each year.”

In today’s dollars and a development consisting of 167 elderly apartment homes, Dominium estimates that this project will generate $18.99 million in local income, $2 million in taxes and other revenue for local governments, and 293 jobs. Annually, the project is expected to generate $5.98 million in local income, $1 million in taxes and other revenue for local governments, and 83 jobs. It is also important to note that the neighborhood commercial component will also stimulate the local economy through job opportunities, local spending of income and the circulation of money within the community and fostering neighborhood growth.

Local income, local business owners' income, local wages and salaries, and local jobs supported affect various industries, including but not limited to, construction, manufacturing, transportation, communications, utilities, finance and insurance, wholesale and retail trade, real estate, business and professional services, and healthcare. These economic impacts directly and indirectly affect the community. Direct impacts include the jobs, wages, and local taxes generated by the actual development and construction of the project. Jobs generated by the construction and development of the project take place on-site and off-site. Income earned by local residents assisting with the construction and development of the project is spent on other goods and services with the community, increasing the circulation of money spent in the local community. With the savings from residing in an affordable community, these new households will also generate local jobs, income, and taxes each year. Generally, a new household spends 3/5 of its income on goods and services sold in the local economy, which will be a permanent source of income for local businesses.

3. Whether and the extent to which the proposed Conditional Rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

The proposed mixed-use development aligns with the Town of Clayton's established goals, objectives, and policies for this area, as identified in the Town's Future Land Use Map. The subject property is located within both the Medium Density Residential (MDR) future land use zone and the Neighborhood Center (NC) future land use overlay zone.

The Neighborhood Center overlay is intended for areas adjacent to existing or planned residential neighborhoods that also support integrated commercial and retail development. This designation encourages high-density residential uses, promotes pedestrian connectivity, and supports mixed-use environments that serve the daily needs of nearby residents. The proposed commercial component of the development directly supports the objectives of the NC overlay by offering neighborhood-serving commercial space that enhances accessibility to goods and services. The inclusion of sidewalks, bike lanes, and improved road infrastructure further supports the overlay's emphasis on pedestrian-oriented design and connectivity.

The Medium Density Residential designation envisions neighborhoods that are more urban in character and located in close proximity to commercial services. Multi-family housing is consistent with this land use category, particularly when designed to maintain compatibility with surrounding development.

The proposed age- and income-restricted multi-family community aligns with the residential intent of the MDR zone by:

- Offering higher-density housing in a neighborhood-scale format,
- Providing housing options within walking distance of neighborhood commercial amenities,
- Preserving the aesthetic character of the surrounding community through thoughtful site planning and architectural design. Based on feedback provided directly from local community members, the design of the residential and commercial includes various features that resemble the architectural design of the local community. These features include incorporating brick siding and monument signs, gables within the roof line, metal and asphalt roofing shingles, landscaping features, portechere, and the overall color scheme. The intent is that this development is fresh and new but still provides a familiar feel that corresponds with the vernacular of the neighborhood.

The proposed development strikes a careful balance between residential and commercial uses, fulfilling the vision of both the MDR zone and NC overlay by fostering a walkable, accessible, and service-rich environment for current and future residents.

4. Whether an approval of the Conditional Rezoning is reasonable and in public interest.

The proposed Conditional Rezoning and associated conditions are both reasonable and in the public interest, as the development will address critical housing needs in the Town of Clayton while enhancing infrastructure for the broader community.

This project introduces much-needed, financially attainable housing options specifically targeted toward senior residents — a demographic that is often underserved in today's competitive housing market. Many older adults in the Clayton and greater Raleigh area are actively seeking affordable alternatives that allow them to age in place, maintain independence, and remain near family and long-established social networks.

Beyond meeting this housing demand, the development will also serve the local neighborhood and future residents through the inclusion of a 6,500-square-foot neighborhood commercial component. This space is designed to provide convenient access to everyday goods and services, promoting walkability and reducing the need for long-distance travel.

Importantly, the Applicant is also committed to leading critical infrastructure improvements that will benefit both future residents and the public at large. These improvements, outlined in Section #2, include:

- Installation of curb and gutter,
- Addition of new sidewalks, bike paths, and crosswalks,
- Enhanced parallel parking and pedestrian safety measures,
- Traffic flow improvements via a NCDOT-approved Right-In, Right-Out access point.

Together, these elements support a well-integrated, aesthetically pleasing, and safe residential community that complement the existing Riverwood neighborhood, promotes accessibility, and advances the public welfare.

5. Whether and the extent to which the Concept Plan is associated with the Conditional Rezoning is consistent with this Ordinance.

The Concept Plan submitted with the Conditional Rezoning application is consistent with the Town Unified Development Ordinance, except as otherwise noted in the Conditions of Approval. The Applicant acknowledges that the proposed project and rezoning application do not meet certain design standards within the current UDO. It is the intent of the Applicant to obtain final rezoning approval through an upcoming text amendment and to reduce parking through sustainable development incentives. Due to the distinctive nature and design features of age-restricted apartment homes, the Applicant cannot meet the design standards outlined below.

A. Section 4.3.87.B. – Multifamily Dwelling - Building Length

Under the current UDO, the maximum building length for an individual multi-family building is restricted to 250 linear feet, with the exception of the downtown district. However, the multifamily building measures 958 total linear feet, with the largest longest portion along

Pritchard Road measuring 356 feet in length. This deviation is essential due to the unique nature of the project, which is designed as an age-restricted community for residents aged 55 and older.

Given the specific needs of the target demographic, the design calls for a single, unified building to accommodate all residents. This is necessary to ensure that residents have easy and direct access to critical amenities, such as accessible elevators and amenity common spaces. A design consisting of multiple garden-style walk-up buildings, as an alternative, would introduce a series of challenges, particularly in terms of mobility and accessibility. Residents would be forced to navigate between separate buildings, potentially requiring the use of stairs and traveling longer distances to reach key amenities. This would also hinder their ability to access staff or emergency services in a timely manner, which is especially important in a community for individuals with varying mobility levels.

To address the concerns associated with exceeding the 250-foot length limit, the Applicant has thoughtfully modified the building's design. The façade of the building has been "jogged" or staggered in sections, breaking up the massing of the building and softening its visual impact. Additionally, a beautifully landscaped area has been created in front of the building, serving both as an aesthetic feature and a physical space to help mitigate the perceived length of the building. This landscaping will not only enhance the visual appeal of the building but also provide a welcoming environment for residents and visitors alike.

The design modifications, including the façade jog and landscaping, are intended to comply with the spirit of the UDO by reducing the visual impact of the building's length, while still meeting the functional requirements necessary for an age-restricted community. These efforts ensure that residents' safety, comfort, and convenience are prioritized, while also creating an attractive and functional living environment.

B. Section 4.3.87.E. – Multifamily Dwelling - Outdoor Space

Under the current UDO, each dwelling unit within a multi-family development is required to include a patio, deck, or balcony with a minimum width or length dimension of no less than seven feet. However, within the proposed project, there are eight units located above common spaces, the entryway portechere, and the trash room that do not have balconies. This design choice is primarily due to the building's layout and configuration, where it is not feasible to include balconies for these specific units, in addition to the overall goal of breaking up the building and creating separation.

The units in question are located above essential community spaces such as the fitness center, clubroom, kitchenette, fireplace lounge, theatre room, business center, amenity balcony, and leasing area, as well as the trash room, which is strategically placed within the building for easy access by residents. These spaces are designed to foster a vibrant and active community, providing ample opportunities for socializing, recreation, and relaxation. The inclusion of these high-quality communal spaces significantly enhances the living experience for all residents, making up for the lack of individual balconies for these eight units.

In addition, these units surround the entryway portechere and amenity balcony. Including balconies above these structures is not possible from a design standpoint but also would be in direct conflict with an overall aesthetically pleasing design. A key goal of the project design and these features is to break up the length of the building and create more harmonious separation amongst the overall building structure.

Given the wealth of amenities inside and outside the building and an overall design goal of creating separation amongst the building configuration, the absence of balconies for these eight units does not diminish the overall living experience but rather enhances the overall building design.

C. Section 6.2.5.F.1.a – Non-Residential Design Requirements – Street Networks

Under the current UDO, on sites including new streets, whether public or private, an interconnected network of streets shall be provided, to the maximum extent practicable, and streets shall connect to adjacent existing streets outside of the development. However, for the proposed project, the Applicant is requesting an alternative street design along Collinsworth Drive and Pritchard Road.

Specifically, the Applicant proposes implementing parallel parking in lieu of bicycle lanes along Collinsworth Drive and designating Pritchard Road as the primary access point, with a main entrance and exit. These requests are informed by a comprehensive area study, which included community feedback, consultations with the North Carolina Department of Transportation (NCDOT), and aerial drone footage analysis of Collinsworth Drive.

To mitigate cut-through traffic near single-family residences and high pedestrian activity, and to better channel vehicular flow along the more suitable Pritchard Road corridor, the Applicant has incorporated a right-in/right-out access point along Pritchard Road. This ingress/egress design is intended to enhance circulation between the commercial and retail areas while promoting neighborhood safety. The Applicant has received NCDOT approval for this configuration and will construct the necessary infrastructure to support efficient traffic movement.

Collinsworth Drive is currently used informally by local families for school drop-offs and pick-ups. Preserving parallel parking along this street is a community priority, as it provides essential parking during peak hours. Analysis of drone footage, along with direct feedback from residents and local officials, underscores the importance of maintaining this function for both safety and convenience. The Applicant is also undertaking several infrastructure improvements as part of the overall development, including widening Pritchard Road, installing sidewalks, curb and gutter, and constructing the approved right-in/right-out access.

Through these design adjustments along Collinsworth Drive and Pritchard Road, the Applicant seeks to balance safety, accessibility, and functionality. This approach reflects a thoughtful, context-sensitive planning process that is responsive to the needs and priorities of the surrounding community.

D. Section 3.2.11.C and 3.3.2.C – Maximum Residential Density

Under the current UDO, the maximum residential density is 6 units per acre. The CZC zoning district, however, does not allow for multifamily use. The proposed project is designed for multifamily use with a residential density of 23.42 units per acre for the multifamily building. The Applicant is requesting multifamily use as a part of the current Text Amendment that Town Council is reviewing. This higher density has been carefully considered in relation to the specific needs and objectives of the development, and it is driven by several key factors that reflect the unique goals of the project.

The primary motivation for exceeding the density limit is to accommodate the needs of the

proposed age-restricted community, which requires a sufficient number of residential units within a compact, easily navigable area. By increasing the density, the project can provide more housing units without requiring excessive land area, thereby ensuring that a larger portion of the development is dedicated to high-quality communal spaces, green spaces, and amenities that enhance the quality of life for residents. The design prioritizes functionality and accessibility, offering a range of services and outdoor spaces that promote social interaction and well-being.

More importantly, this community will house elderly residents. Additional density ensures that residents have proximate and decreased walking distances to parking, amenities, homes, and more. In addition, unlike open breezeways typical of garden-style walk-up multifamily buildings, this community will include conditioned corridors. Easier accessibility to building accommodations and individual homes, as well as, higher quality conditional interiors, is essential for senior living communities.

E. Section 6.9 Parking Requirements

Within the current UDO, multifamily and commercial spaces are required to provide off-street parking at the following ratios –

- Multifamily Residential
  - 1 space per one-bedroom unit
  - 1.25 spaces per two-bedroom unit
  - 0.25 spaces for visitors
- Commercial
  - 1 space per 250 square feet of commercial space
- Total Required Parking Spaces
  - 228 residential parking spaces
  - 26 commercial spaces

For the proposed project, the Applicant requests a modification of the ratio used to calculate the minimum off-street parking spaces required. The Applicant proposes a minimum off-street residential parking requirement of 1.15 spaces per dwelling unit, which will amount to just over a 10% reduction in residential parking—below the 15% reduction that would be provided in Town incentives in exchange for the sustainability features as mentioned above in the master plan narrative.

Additionally, per Section 6.9.5 of the UDO regarding bicycle space requirements, 2 bicycle spaces are required for the commercial portion of the project, and 12 spaces are required for the residential portion of the project. The Applicant is proposing 6 bicycle spaces for the commercial component of the project and 4 bicycle spaces for the multifamily component of the project, as denoted on the concept plan. The Applicant is requesting a reduction of two bicycle parking spaces to better align with the needs of the development. This adjustment allows for an increase in bicycle parking for the commercial component, which is expected to experience higher traffic and usage. Conversely, the multifamily residential component, which primarily serves senior residents, will have fewer bicycle spaces, reflecting the lower anticipated demand.

With over 50 years of experience in the development, management, and ownership of senior housing communities, the Applicant has accumulated extensive data on parking utilization across a robust and diverse portfolio. Through many years of operation, the Applicant has determined that senior communities require less parking than traditional family communities. As a

result, the Applicant is focused on striking a perfect balance between ensuring ample parking availability for residents and visitors, while also avoiding excessive paved areas that result in underutilized “seas” of parking. Oversupplied parking can detract from site aesthetics, hinder pedestrian connectivity, and disrupt the integration of the development with surrounding land uses.

The current project design takes into account the evolving transportation patterns of senior residents, many of whom drive less frequently and increasingly utilize alternative modes of transportation such as public transit, walking, or ridesharing. Importantly, the project is located adjacent to walkable retail and commercial amenities, enhancing accessibility and reducing the need for vehicle dependence. This strategic location further supports a reduced demand for parking while promoting a more connected, pedestrian-friendly environment.

Informed by decades of operational experience, the proposed parking plan is thoughtfully calibrated to meet actual resident needs while supporting broader community and urban design goals.

F. Section 3.2.1.C and 3.3.2.B Perimeter Setback

Under the current UDO, a minimum perimeter setback of 30 feet is required for multi-building and unified developments. The proposed project seeks a reduced setback of 20 feet to accommodate the site's unique layout and building configuration. This modification responds to community feedback expressing a preference for locating the primary multifamily residential and commercial structures closer to Pritchard Road, a key thoroughfare. By shifting the building massing toward the road, the project reduces potential visual impacts on adjacent single-family neighborhoods. Additionally, the reduced setback supports enhancements to roadway sections and enables the inclusion of expanded landscape buffers, further mitigating neighborhood impacts and improving the site's overall integration into the community.

G. Section 6.6.16.D.2 Streetscape Buffers

Under the current UDO, a Type C streetscape buffer is required for multifamily and commercial developments. However, the proposed project includes a modified buffer design utilizing a Type B buffer for both the multifamily and commercial components. As illustrated in the Concept Plan prepared by Martin Riley Associates, P.C., dated 6-20-25, the Applicant will provide a minimum of two canopy trees and two understory trees per 100 linear feet.

This enhanced landscape approach is intended to provide substantial visual screening to reduce the project's impact on adjacent single-family homes and neighboring properties. Community feedback has emphasized the importance of robust screening to both preserve neighborhood character and accommodate the unique operations of the proposed development.

H. Section 6.2.4.D.3.a Building Entrances

Under the current UDO, building facades that abut public streets must be configured so that entryways to individual dwelling units or shared entrances face the street. Given that the proposed project has frontage along three public streets, the Applicant has designed the multifamily building to respond to the site's unique geometry.

The primary building entrance is centrally located and oriented towards Collinsworth Drive. This entrance will feature a porte-cochere to enhance accessibility and safety for senior

residents, particularly during drop-off and pick-up. The entryway will be framed by high-quality landscaping to create an attractive, welcoming environment that fosters a strong sense of community. On the opposite side of the building, a secondary access point will open to an outdoor recreational space oriented toward Pritchard Road, further activating the streetscape. In addition to these shared entrances, direct access points to individual first-floor units will be provided throughout the building perimeter, allowing residents to enter their homes conveniently from adjacent parking areas.

This configuration minimizes walking distances—an important consideration for elderly residents who may have limited mobility—and supports everyday functionality, such as carrying groceries. Due to the site's limited acreage and multi-frontage layout, the proposed design represents a thoughtful balance of ordinance intent, site constraints, and resident needs. The Applicant has prioritized resident health, safety, and well-being in the development of this building layout.

I. Section 4.5.5.BB.4 Refuse Collection Areas

Under the current UDO, the Applicant will meet all refuse collection area requirements for both the commercial and multifamily components of the project, with the exception of the specific deviations described below. The proposed design prioritizes operational efficiency, minimizes neighborhood impacts, and supports the unique needs of a senior residential community.

Commercial Use

As illustrated in the Concept Plan prepared by Martin Riley Associates, P.C., dated 6-20-2025, the refuse collection area serving the commercial uses is strategically designed located along Pritchard Road. This area will be fully enclosed and screened with landscaping to minimize visual and sensory impacts. To enhance functionality, the Applicant proposes the use of latching gates in place of self-closing gates. This adjustment improves operational reliability by reducing maintenance issues associated with automatic closures. The refuse collection area is designed to efficiently accommodate collection vehicles and its location along Pritchard Road helps limit nearby single-family homes from potential noise, odor, and visual impacts. Additionally, the southern portion of the site presents topographical challenges that make it more suitable for parking, further supporting the proposed placement of the refuse area.

Multifamily Use

The multifamily component, designed for senior residents, will include internal refuse collection areas located within the building, consistent with the needs of a senior-focused community. Two centralized, indoor refuse collection areas will be easily accessible from residential units. This eliminates the need for residents to haul waste outside, enhancing safety and convenience. Designated external staging areas, also shown on the Concept Plan, will be used on collection days only. These areas will be screened with landscaping and maintained to prevent visual clutter and odor. Refuse containers will be moved to and from these staging areas by on-site management and will not remain outdoors for more than 24 hours. The Applicant, who will also serve as the long-term property manager, brings over 50 years of experience in developing and operating senior communities. This experience informs a waste management strategy that prioritizes efficiency, aesthetics, and resident well-being. Regular maintenance and

oversight will ensure that staging areas remain clean, accessible, and visually buffered from surrounding uses.

6. Any other factors the Town Council may determine to be relevant.

The Applicant appreciates the time and consideration of the Town of Clayton in the review of this rezoning application. Dominium is excited to provide 167 income- and rent-restricted apartment homes, specifically tailored to seniors within the Clayton and greater Raleigh area. As the region experiences rapid growth, affordable housing for seniors has become increasingly scarce, placing pressure on long-time residents to either relocate or exhaust personal savings and retirement funds to remain in the area. In addition to residential offerings, the development includes 6,500 square feet of commercial space, strategically located to serve both residents and the surrounding neighborhood. By providing access to everyday goods and services within walking distance, the project will help reduce vehicle trips, improve convenience, and enhance neighborhood livability

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

March 14, 2025 (*Revised June 6, 2025*)

DocuSigned by:
Kevin Dean
55FC287F6DDE4DA...
6/6/2025

NORTH CAROLINA PROFESSIONAL SEAL 043146 ENGINEER KEVIN S. DEAN

Conrad Olmedo, AICP, CZO
Planning Director – Town of Clayton
111 E. Second Street
Clayton, NC 27510

RE: *Clayton Mixed-Use Development – Clayton, NC – Traffic Assessment Memo*

Kimley-Horn has prepared a traffic assessment for the proposed Clayton Mixed-Use development located west of Athletic Club Boulevard between Pritchard Road and Collinsworth Drive in Clayton, NC. As currently proposed, this development will include approximately 170 senior-adult multifamily dwelling units and 7,000 square feet (SF) of retail space.

2025 DOMINIUM REZONING

This proposed rezoning would allow for the 3-story multifamily building and some neighborhood retail space on the subject parcel. Site access is proposed vial full-movement driveways along Swann Trail and Collinsworth Drive as well as a right-in/right-out driveway on Pritchard Road. In coordination with the Town of Clayton and the North Carolina Department of Transportation (NCDOT), the right-in/right-out driveway along Pritchard Road was proposed with this plan to reduce the volume of traffic added to existing neighborhood streets.

The trip generation potential of the plan, calculated using data from the 11th Edition of the ITE *Trip Generation Manual*, is summarized in Table 1 below.

Table 1
ITE Traffic Generation (Vehicles): 2025 Dominium Rezoning

Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
				Total	In	Out	In	Out
252	Senior Adult Housing – Multifamily	170	d.u.	516	11	22	24	19
822	Strip Retail Plaza (<40k SF)	7,000	s.f.	526	14	9	30	30
Subtotal				1,042	25	31	54	49
Internal Capture				*178*	*0*	*0*	*11*	*11*
Pass-by Capture				*176*	*0*	*0*	*11*	*9*
Total Net New External Trips: 2025 Dominium Rezoning				**688**	**25**	**31**	**32**	**29**

As shown, this proposed site is expected to generate 688 net new external trips on a typical weekday, with 56 net new trips during the AM peak hour and 61 net new trips during the PM peak hour. These volumes fall below the thresholds of 1,000 daily or 100 peak hour trips for requiring a traffic impact analysis (TIA) in the Town of Clayton and well below the 3,000 daily trip TIA threshold for NCDOT.

TRIP GENERATION COMPARISONS

In addition to trip generation calculations prepared for the portion of the site reflected in the Dominium rezoning, trip generation calculations were prepared for the 2008 Development Plan for the parcel as well as the combined 2025 Development Plan, which reflects the Dominium project as well as an adjacent 13,000 SF neighborhood retail project on the parcel.

2008 Development Plan

The "Riverwood Athletic Club Tract D" plan (Piedmont Land Design, 2008) proposed construction of a 56-bed assisted living facility, 18,000 SF of general office space, 12,000 SF of general retail space, a 3,300 SF fast-food restaurant with a drive-thru window, and a 3,400 SF convenience store with 12 fueling positions. The trip generation potential of that plan, calculated using data from the 11th Edition of the ITE *Trip Generation Manual*, is summarized in Table 2 below, and trip generation calculations are also attached. As shown, land uses in the 2008 plan would be expected to generate 1,852 net new external trips on a typical weekday, with 191 net new trips during the AM peak hour and 171 net new trips during the PM peak hour.

Table 2
ITE Traffic Generation (Vehicles) – 2008 Development Plan (by PLD)

Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
				Total	In	Out	In	Out
245	Assisted Living	56	beds	146	6	4	5	8
710	General Office Building	18,000	s.f.	262	33	5	7	33
822	Strip Retail Plaza (<40k SF)	12,000	s.f.	736	19	13	45	44
934	Fast-Food Restaurant with Drive-Thru Window	3,300	s.f.	1,544	75	72	57	52
945	Convenience Store/Gas Station (9-15 fueling positions)	3,400	s.f.	2,456	95	97	93	92
Subtotal				5,144	228	191	207	229
Internal Capture				*1,408*	*34*	*34*	*58*	*58*
Pass-by Capture				*1,884*	*81*	*79*	*75*	*74*
Total Net New Trips: 2008 Development Plan				**1,852**	**113**	**78**	**74**	**97**

Combined 2025 Development Plan

The combined development plan for this overall parcel includes a total of approximately 170 senior-adult multifamily dwelling units and 20,000 SF of retail space. Trip generation calculations for this combined development plan were also performed using data from the 11th Edition of the ITE *Trip Generation Manual,* and the anticipated trip generation for this updated development plan is shown in Table 3. As shown, land uses in the current plan would be expected to generate 984 net new external trips on a typical weekday, with 78 net new trips during the AM peak hour and 92 net new trips during the PM peak hour. This combined plan is anticipated to generate significantly fewer daily and peak hour site trips than the 2008 development plan would have generated.

Table 3 ITE Traffic Generation (Vehicles) – Combined Development Plan								
Land Use Code	Land Use	Intensity		Daily	AM Peak Hour		PM Peak Hour	
				Total	In	Out	In	Out
252	Senior Adult Housing – Multifamily	170	d.u.	516	11	22	24	19
822	Strip Retail Plaza (<40k SF)	20,000	s.f.	1,074	27	18	64	63
Subtotal				1,590	38	40	88	82
Internal Capture				*234*	*0*	*0*	*17*	*17*
Pass-by Capture				*372*	*0*	*0*	*23*	*21*
Total Net New External Trips: 2025 Combined Plan				**984**	**38**	**40**	**48**	**44**
Difference in Net New Trips: 2025 Plan vs. 2008 Plan				**-868**	**-75**	**-38**	**-26**	**-53**

ROADWAY IMPROVEMENTS SUMMARY

NCDOT has noted that a right-turn lane will be required on Pritchard Road at the proposed right-in/right-out site driveway. As shown on the attached turn lane warrant graph, an exclusive right-turn lane with 100 feet of storage and appropriate tapers was found to be sufficient to accommodate project traffic (even using a very conservative assumption of 50% of new external trips as right-turns at this drive way).

This development will also provide for Town-required improvements along project frontage. On-street parallel parking is proposed along the development's frontage of Collinsworth Drive in lieu of the bike lane identified in the Town of Clayton's "Typical Section No. 2E". The on-street parking is a more-appropriate accommodation than a bike lane in this case as vehicles currently park within the travel way and/or on the shoulder of Collinsworth Drive during school pick-up in the afternoons and as the bike lane would not connect to marked bike lanes beyond the project limits. When combined with sidewalk along the project frontage, the on-street parallel parking will provide a safer condition than pedestrians currently walking in the grass shoulder and loading/unloading within the travel lanes.

CONCLUSION

Based on the anticipated trip generation of the development, no further traffic analysis should be needed for this development. The proposed right-turn lane on Pritchard Road at the Site Driveway will accommodate projected right-turn volumes at that intersection, and the construction of that driveway will reduce the impact of site traffic on Athletic Club Boulevard, Collinsworth Drive, and Swann Trial when compared to the scenario in which that access is not provided.

Should you have any questions, please do not hesitate to contact me at kevin.dean@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Dean, P.E.
Project Manager

Clayton Mixed-Use Development

Table 1 - Trip Generation (11th Edition): Dominium Parcel (2025 Rezoning)

Land Use	Intensity		Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
252 Senior Adult Housing - Multifamily	170	d.u.	516	258	258	33	11	22	43	24	19
822 Strip Retail Plaza (<40K)	7,000	s.f.	526	263	263	23	14	9	60	30	30
Subtotal			**1,042**	**521**	**521**	**56**	**25**	**31**	**103**	**54**	**49**
Internal Capture											
252 Senior Adult Housing - Multifamily			89	53	36	0	0	0	11	8	3
822 Strip Retail Plaza (<40K)			89	36	53	0	0	0	11	3	8
Internal Capture Total			*178*	*89*	*89*	*0*	*0*	*0*	*22*	*11*	*11*
Total External Trips			**864**	**432**	**432**	**56**	**25**	**31**	**81**	**43**	**38**
Pass-By Capture	AM	PM									
822 Strip Retail Plaza (<40K)	0%	40%	176	88	88	0	0	0	20	11	9
Pass-By Capture Total			*176*	*88*	*88*	*0*	*0*	*0*	*20*	*11*	*9*
Total Net New External Trips: 2025 Rezoning - Dominium Parcel			**688**	**344**	**344**	**56**	**25**	**31**	**61**	**32**	**29**

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY

GROSS TRIP GENERATION

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
INPUT	Office	0	0	0	0	0	0
	Retail	263	263	14	9	30	30
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	258	258	11	22	24	19
	Hotel	0	0	0	0	0	0
		521	521	25	31	54	49

INTERNAL TRIPS

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	0	0	0	0	0	0
	Retail	36	53	0	0	3	8
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	53	36	0	0	8	3
	Hotel	0	0	0	0	0	0
		89	89	0	0	11	11
	% Reduction	17.1%		0.0%		21.4%	

EXTERNAL TRIPS

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	0	0	0	0	0	0
	Retail	227	210	14	9	27	22
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	205	222	11	22	16	16
	Hotel	0	0	0	0	0	0
		432	432	25	31	43	38

Clayton Mixed-Use Development

Table 2 - Trip Generation (11th Edition): 2008 Development Plan

Land Use	Intensity		Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
254 Assisted Living	56	beds	146	73	73	10	6	4	13	5	8
710 General Office Building	18,000	s.f.	262	131	131	38	33	5	40	7	33
822 Strip Retail Plaza (<40K)	12,000	s.f.	736	368	368	32	19	13	89	45	44
934 Fast-Food Restaurant with Drive-Through Window	3,300	s.f.	1,544	772	772	147	75	72	109	57	52
945 Convenience Store/Gas Station (9-15 VFP)	3,400	s.f.	2,456	1,228	1,228	192	95	97	185	93	92
Subtotal			**5,144**	**2,572**	**2,572**	**419**	**228**	**191**	**436**	**207**	**229**
Internal Capture											
254 Assisted Living			60	27	33	1	0	1	9	4	5
710 General Office Building			130	54	76	9	5	4	12	4	8
822 Strip Retail Plaza (<40K)			140	60	80	4	2	2	17	10	7
934 Fast-Food Restaurant with Drive-Through Window			613	364	249	32	18	14	43	19	24
945 Convenience Store/Gas Station (9-15 VFP)			465	199	266	22	9	13	35	21	14
Internal Capture Total			*1,408*	*704*	*704*	*68*	*34*	*34*	*116*	*58*	*58*
Total External Trips			**3,736**	**1,868**	**1,868**	**351**	**194**	**157**	**320**	**149**	**171**
Pass-By Capture	AM	PM									
822 Strip Retail Plaza (<40K)	0%	40%	239	120	119	0	0	0	29	14	15
934 Fast-Food Restaurant with Drive-Through Window	50%	55%	489	245	244	58	29	29	36	21	15
945 Convenience Store/Gas Station	60%	56%	1,156	578	578	102	52	50	84	40	44
Pass-By Capture Total			*1,884*	*943*	*941*	*160*	*81*	*79*	*149*	*75*	*74*
Total Net New External Trips: 2008 Development Plan			**1,852**	**925**	**927**	**191**	**113**	**78**	**171**	**74**	**97**

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY

GROSS TRIP GENERATION

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
INPUT	Office	131	131	33	5	7	33
	Retail	1,596	1,596	114	110	138	136
	Restaurant	772	772	75	72	57	52
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	73	73	6	4	5	8
	Hotel	0	0	0	0	0	0
		2,572	2,572	228	191	207	229

INTERNAL TRIPS

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	54	76	6	4	4	8
	Retail	259	346	10	15	31	21
	Restaurant	364	249	18	14	20	24
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	27	33	0	1	3	5
	Hotel	0	0	0	0	0	0
		704	704	34	34	58	58
	% Reduction	27.4%		16.2%		26.6%	

EXTERNAL TRIPS

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	77	55	27	1	3	25
	Retail	1,337	1,250	104	95	107	115
	Restaurant	408	523	57	58	37	28
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	46	40	6	3	2	3
	Hotel	0	0	0	0	0	0
		1,868	1,868	194	157	149	171

Clayton Mixed-Use Development

Table 3 - Trip Generation (11th Edition): Combined Pod Build-out (2025 Rezoning)

Land Use	Intensity		Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
252 Senior Adult Housing - Multifamily	170	d.u.	516	258	258	33	11	22	43	24	19
822 Strip Retail Plaza (<40K)	20,000	s.f.	1,074	537	537	45	27	18	127	64	63
Subtotal			**1,590**	**795**	**795**	**78**	**38**	**40**	**170**	**88**	**82**
Internal Capture											
252 Senior Adult Housing - Multifamily			117	62	55	0	0	0	17	11	6
822 Strip Retail Plaza (<40K)			117	55	62	0	0	0	17	6	11
Internal Capture Total			*234*	*117*	*117*	*0*	*0*	*0*	*34*	*17*	*17*
Total External Trips			**1,356**	**678**	**678**	**78**	**38**	**40**	**136**	**71**	**65**
Pass-By Capture	AM	PM									
822 Strip Retail Plaza (<40K)	0%	40%	372	186	186	0	0	0	44	23	21
Pass-By Capture Total			*372*	*186*	*186*	*0*	*0*	*0*	*44*	*23*	*21*
Total Net New External Trips: 2025 Rezoning - Combined Pod			**984**	**492**	**492**	**78**	**38**	**40**	**92**	**48**	**44**
Total Net New External Trips: 2008 Development Plan			**1,852**	**925**	**927**	**191**	**113**	**78**	**171**	**74**	**97**
Difference in Net New Trips: 2025 Plan minus 2008 Plan			**-868**	**-433**	**-435**	**-113**	**-75**	**-38**	**-79**	**-26**	**-53**

Internal Capture Reduction Calculations

Methodology for A.M. Peak Hour and P.M. Peak Hour
based on the *Trip Generation Handbook* , 3rd Edition, published by the Institute of Transportation Engineers

Methodology for Daily
based on the average of the Unconstrained Rates for the A.M. Peak Hour and P.M. Peak Hour

SUMMARY

GROSS TRIP GENERATION

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
INPUT	Office	0	0	0	0	0	0
	Retail	537	537	27	18	64	63
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	258	258	11	22	24	19
	Hotel	0	0	0	0	0	0
		795	795	38	40	88	82

INTERNAL TRIPS

	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	0	0	0	0	0	0
	Retail	55	62	0	0	6	11
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	62	55	0	0	11	6
	Hotel	0	0	0	0	0	0
		117	117	0	0	17	17
	% Reduction	14.7%		0.0%		20.0%	

EXTERNAL TRIPS

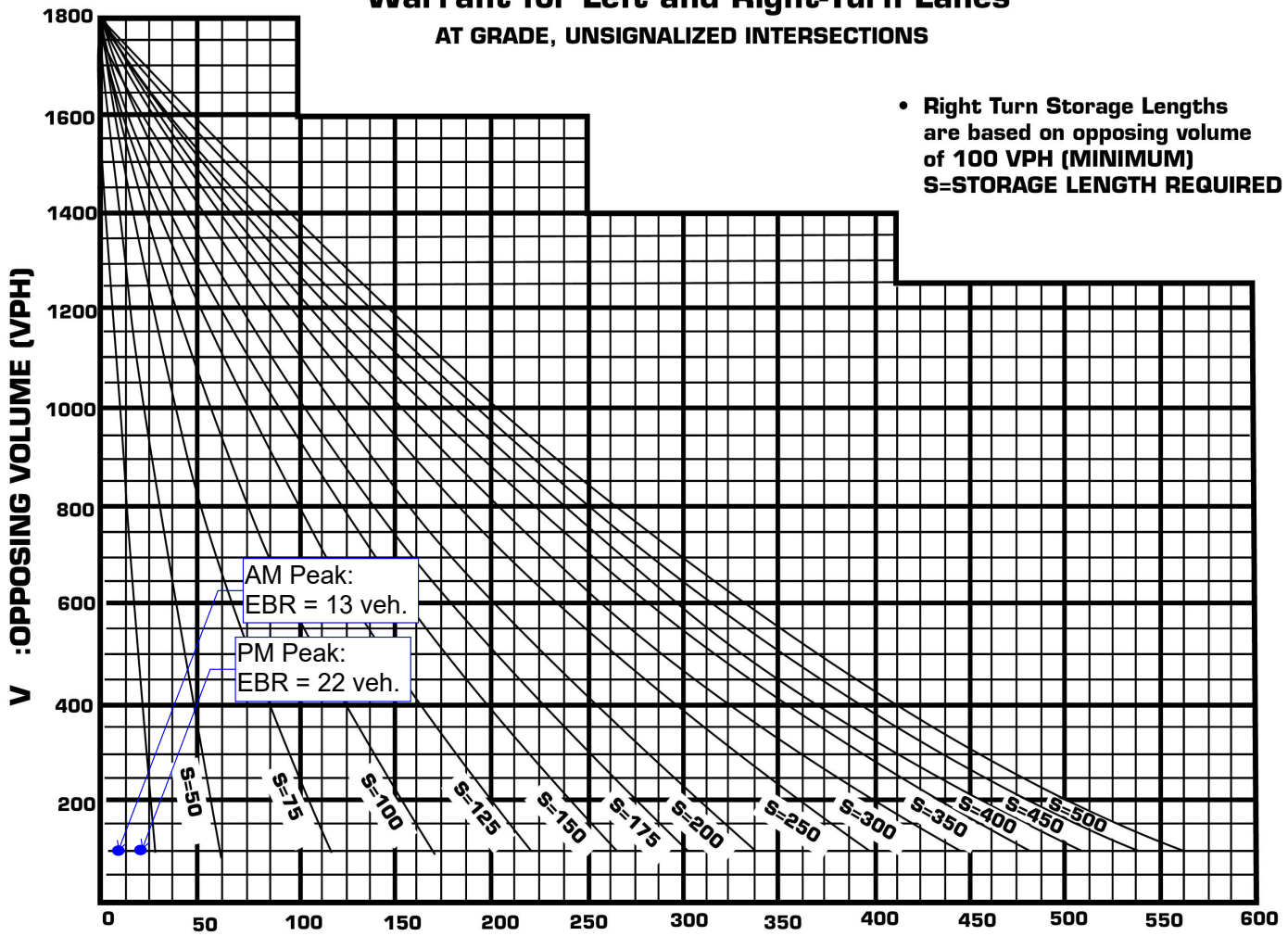
	Land Use	Daily		A.M. Peak Hour		P.M. Peak Hour	
		Enter	Exit	Enter	Exit	Enter	Exit
OUTPUT	Office	0	0	0	0	0	0
	Retail	482	475	27	18	58	52
	Restaurant	0	0	0	0	0	0
	Cinema/Entertainment	0	0	0	0	0	0
	Residential	196	203	11	22	13	13
	Hotel	0	0	0	0	0	0
		678	678	38	40	71	65

Clayton Mixed-Use Development

Pritchard Road at RI/RO Site Driveway

Warrant for Left and Right-Turn Lanes

AT GRADE, UNSIGNALIZED INTERSECTIONS



- **Right Turn Storage Lengths are based on opposing volume of 100 VPH (MINIMUM)**
- **S=STORAGE LENGTH REQUIRED**

V_L:LEFT TURNING VOLUME (VPH)
V_R:RIGHT TURNING VOLUME (VPH)

Note: Where adjacent signalization may provide opportunities for gaps in the traffic stream a reduction in the above storage values can be considered on a case by case basis.

Dominium /Clayton Mixed Use | 2025-010-CZM

Motions for Consistency Statements
The Town Council may choose from one of the four suggested motions below.
Staff Recommends the Motion in Red Bold Text

Motion 1: Approval – Consistent with the 2045 Comprehensive Growth Plan

I make a motion to approve of the Dominium / Clayton Mixed-Use Conditional Rezoning, the associated Concept Plan, the Conditions of Approval, and Ordinance #2025-09-02, based on consistency with the adopted 2045 Comprehensive Growth Plan, in that:

- Policy LU 1.2: Encourages developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.
- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

The action is reasonable and in the public interest, in that:

- The area is currently zoned for corridor commercial uses; the rezoning reduces the amount of overall commercial for a mix of uses.
- The project is providing an affordable housing option to a growing senior population that is currently unmet in Clayton.

Motion 2: Approval – Inconsistent with the 2045 Comprehensive Growth Plan

I make a motion to approve of the Dominium / Clayton Mixed-Use Conditional Rezoning, the associated Concept Plan, Conditions of Approval, and Ordinance #2025-09-02. While this request is generally consistent with the adopted 2045 Comprehensive Growth Plan in that:

- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

The request is specifically inconsistent in that:

- The proposed residential density of this project exceeds the recommended density in the 2045 Comprehensive Growth Plan.

The action is reasonable and in the public interest, in that:

- The area is currently zoned for corridor commercial uses; the rezoning reduces the amount of overall commercial in favor of a mix of commercial and residential.
- The project is providing an affordable housing option to a growing senior population that is currently unmet in Clayton.

Motion 3: Denial – Consistent with the 2045 Comprehensive Growth Plan

I make a motion to deny the Dominium / Clayton Mixed-Use Conditional Rezoning, the associated Concept Plan, Conditions of Approval, and Ordinance #2025-09-02. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Policy LU 1.2: Encourages developments which incorporate high quality design and enhance the quality of life for existing and future residents of the Town.
- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

The action is reasonable and in the public interest, in that:

- The area can remain as commercial use in line with the current zoning.
- There is no increase in density over and above what the comprehensive plan calls for.

Motion 4: Denial – Inconsistent with the 2045 Comprehensive Growth Plan

I make a motion to deny the Dominium / Clayton Mixed-Use Conditional Rezoning, the associated Concept Plan, Conditions of Approval, and Ordinance #2025-09-02, as this request is inconsistent with the adopted 2045 Comprehensive Growth Plan, in that:

- The proposed residential density of this project exceeds the recommended density in the 2045 Comprehensive Growth Plan.

The action is reasonable and in the public interest, in that:

- The area can remain as commercial use in line with the current zonings
- There is no increase in density over and above what the comprehensive plan calls for.

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Johnstonian News - (Johnston County)** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(919) 284-2295**. Please note: when you submit a legal document, you are responsible for ensuring payment for the associated fees or charges are paid.

Notice ID: tpmZ0siPqUvfkVzaVMW5 | **Proof Updated: Jul. 30, 2025 at 10:08am EDT**
Notice Name: 2025-10-CZM,2025-23-CZM,2025-140-CZM,Coulon

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Sam Johnson-Phillips sphillips@townofclaytonnc.org (919) 553-5002	Johnstonian News - (Johnston County)

Columns Wide: 1 **Ad Class:** Legals

08/06/2025: Other	168.00
08/13/2025: Other	168.00

Subtotal	$336.00
Tax %	0
Processing Fee	$38.60
Total	**$374.60**

PUBLIC NOTICE

The Clayton Town Council will hold Public Hearings at 6:00 PM on Monday August 18, 2025, at Town Hall, 111 E. Second Street, regarding the applications listed and described below. These public hearings have been scheduled and will be heard in accordance with the requirements of NCGS.

· 2025-10-CZM Clayton Mixed Use (Dominium) Conditional Rezoning: Request to rezone one parcel (3.3 acres) from Corridor Commercial (CRM) to Conditional Zoning Commercial (CZC) district. This is a Type 3 Conditional Rezoning and includes a Concept Plan. The applicant is proposing to develop a 167-unit senior living facility and up to 6,400 SF of commercial development. The parcel is located off Pritchard Road, Waterfield Drive, Swann Trail, and Collinsworth Road. PIN # 177000-18-0722.

· 2025-23-CZM Heavner Property Conditional Rezoning: Request to rezone two parcels (74.08 acres) from Corridor Commercial (CRM) and Residential Large Lot (RLL) to Conditional Zoning Commercial (CZC) District. This is a Type 3 Conditional Rezoning and includes a Concept Plan. The applicant proposes up to 51.60 acres of the site to include commercial development, with 15.90 additional acres consisting of multi-family development. The parcels are located off Clayton Blvd, east of Financial Drive, Town Centre Blvd, and Scholar Drive. PIN #s 165909-05-8421 & 165909-15-8400.

· 2025-140-CZM FluroFusion Conditional Rezoning: Request to rezone one parcel (3.88 acres) of land from Heavy Industrial (HID) to Conditional Industrial (CZI) District. This is a Type 3 Conditional Rezoning and includes a Concept Plan. The request includes allowance of Heavy Manufacturing with a 100-foot distillation tower. The parcel is located on Powhatan Road between NC Railroad Company and Best Wood Dr. PIN # 167700-59-3446.

· 2024-77-ANX Coulon Company Annexation: Request of a non-contiguous annexation to annex approximately 5.23 acres of land in the Town's ETJ into the Town's Corporate Limits. The property is located at 3733 Powhatan Road and described as follows: Beginning at the approximate centerline intersection of Powhatan Road, NCSR 1901, and the North Carolina Railroad Company right-of-way, said point being the place and point of beginning; Thence leaving the Powhatan Road centerline and following the center of the North Carolina Railroad Company right-of-way S53°09'15"E459.51 feet to an existing iron pipe; Thence leaving the center of the North Carolina Railroad right-of-way S36°47'45"W 99.64 feet to an existing iron pipe; Thence S36°47'45"W 449.17 feet to an existing rebar; Thence N53°25'18"W 355.26 feet to an existing iron pipe on the eastern right-of way of Powhatan Road; Thence N53°25'18"W 32.59 feet to a point in the approximate centerline of Powhatan Road; Thence with the approximate centerline of Powhatan Road along a curve having a Radius of 693.25 feet, an Arc Length of 189.70 feet, and a chord bearing and distance of N34°16'59"E 189.11 feet to a point; Thence N26°51'17"E367.41 feet to the place and point of beginning and containing 5.23 acres more or less. PIN # 167700-59-3446.

These are open meetings, and the public is invited to attend. To obtain more information regarding these applications, members of the public may contact the Planning Department at 919-553-5002 or email at planning@townofclaytonnc.org .

Heidi Holland, CMC, NCCMC
Town Clerk
Town of Clayton
919-553-5002 ext. 5004

The Johnstonian Newspaper

Please advertise on the following dates:

August 6, 2025
August 13, 2025

Affidavit of publication required.
The Johnstonian
August 6, 13, 2025

ORDINANCE TO AMEND THE ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO) FOR 2025-010-CZM DOMINIUM CLAYTON MIXED USE CONDITIONAL REZONING

WHEREAS an application has been filed with the Town of Clayton requesting an amendment to the Zoning Map of the Town of Clayton by conditionally rezoning property from the Corridor Commercial (CRM) zoning district to the Conditional Commercial (CZC) zoning district. The subject property is 8.31 acres and is located on the southerly side of Pritchard Road, east of the intersection with Swann Trail, west of the intersection of Athletic Club Boulevard, north of Waterfield Drive and Collingsworth Road, with an unassigned address and identified as Pin #177000-18-0722 (Johnston County Tax ID 16I02046B); and

WHEREAS said property is owned by Zogreo, LLC; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed rezoning request at their July 28, 2025 meeting and made a recommendation thereupon; and

WHEREAS notice of a Public Hearing to consider the proposed zoning change was published in accordance with law in The Johnstonian, a local newspaper, as required by Unified Development Ordinance Section 2.4.8(D) and North Carolina General Statutes §160D-602; and

WHEREAS a notice of a Public Hearing to consider the proposed zoning change was mailed to the owner of the parcel of land involved, as shown on the Johnston County Tax Listing, and to the owners of all parcels of land abutting that parcel of land and within 300 feet of the subject parcel of land, as shown on the Johnston County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Unified Development Ordinance Section 2.4.8(E) and by North Carolina General Statutes §160D-602; and

WHEREAS notice of a Public Hearing to consider the proposed zoning change was posted on the property as required by Unified Development Ordinance Section 2.4.8(F) of the and by North Carolina General Statues §160D-602 of the; and

WHEREAS the said Public Hearing was conducted at the Town Council meeting held at 6:00 p.m. on August 18, 2025 and continued to September 2, 2025, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

THEREFORE, after duty considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. The Official Zoning Map of the Town of Clayton is hereby amended to designate the following described property as part of the Conditional Commercial (CZC) district:

General Description:
Within Town limits located on the southerly side of Pritchard Road east of the intersection of Swann Trail, west of the intersection of Athletic Club Boulevard, north of Waterfield Drive and Collingsworth Road, with an unassigned address and identified as Johnston County Tax ID 16I02046B and NC PIN#177000-18-0722.

SECTION 2. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

SECTION 3. The applicant is requesting to require these conditions of approval:

Conditions of Approval (2025-010-CZM Dominium-Clayton Mixed Use Conditional Rezoning)

1. The Project shall meet all applicable adopted Town of Clayton Unified Development Ordinance (UDO) requirements, Town of Clayton Manual of Standards, Specifications and Details, and the North Carolina Fire Code and NFPA Fire standards, except where specifically modified by the approved Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A) and Conditions of Approval.

2. The Project shall be constructed in substantial conformance with the accompanying Concept Plan, prepared by Martin Riley Associates, P.C., 7-8-2025, included as Exhibit A and as approved by the Clayton Town Council. Minor modifications to the Concept Plan, (Exhibit A) and Concept Plan Narrative may be approved administratively by the Planning Director pursuant to UDO Section 2.3.7.P , as amended.

3. Site features shown on these plans and listed in the Conditions of Approval run with land. The Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), and Conditions of Approval for this project shall

allow for any changes in Town zoning regulations that create a nonconforming site feature as that term is defined in UDO Section 5.4.1(B), except for those site features and conditions aforementioned.

4. With the exception of the site features on the associated Concept plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A) and those conditions listed herein, the Project and associated development applications shall adhere to Town adopted policies and ordinances that are in effect at the time of their submittal and acceptance for review.

5. To the extent of any conflict between the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A) and these Conditions of Approval, these Conditions shall control.

6. To the extent permitted by law, in the event that a site plan for some portion of the development contemplated in a Conditional Rezoning application has not been submitted and accepted for review within three (3) years from the date of the approval, the Town Council may initiate a rezoning application to return the land to its prior or to some other appropriate zoning district designation.

7. Multi-family dwellings are permitted and shall be limited to age-restricted residential uses which meet the federal Fair Housing Act definition of Housing for Older Persons.

8. The maximum residential density on the property shall be 23.5 dwelling units per acre.

9. The multi-family development shall be certified under the EnergyStar Multi-Family New Construction Program.

10. The building design shall incorporate at least four (4) of the architectural elements listed in UDO Section 6.2.4.D.4 on street facing facades. The four architectural elements shall include the following: Pillars, Posts, Pilasters; multiple windows with a minimum of four-inch trim; eaves with a minimum of four-inch-wide trim; and awnings or overhangs.

11. A minimum 5% of the lot set aside for Active Open Space consistent with the CRM Zoning District standards per Town of Clayton UDO Section 6.7. Active Open Space shall be satisfied by the following:

a. Multi-Family Development:
   i. Athletic fields and courts. – +/- 11,695 S.F.
   ii. Clubhouse/Common Space – +/- 9,591 S.F.
   iii. Central Green Space – +/- 14,151 S.F.

b. Commercial Development:
   i. Plaza/Outdoor Dining Area – +/- 5,197 S.F.

12. The proposed mixed-use development shall include the following Sustainable Development Practices per Town of Clayton UDO Section 6.17.4 to reduce the parking by up to 15%. The Applicant shall demonstrate compliance with these incentives prior to issuance of Certificates of Occupancy.

    a. Schedule (A) – Energy Conservation – Use of central air conditioners that are Energy Start qualified. Applicant shall provide the provision of the manufacturer's certification statement as documentation of compliance prior to the issuance of a Certificate of Occupancy.

    b. Schedule (A) – Construction of principle structure in accordance with Barrier Free Design Standards (ANSI A1171.1). The applicant shall demonstrate compliance on Construction Drawings or prior to issuance of a Building Permit

    c. Schedule (B) – Building Configuration – Includable operable windows on all multi-family building sides. The applicant shall demonstrate compliance on the Construction Drawings or prior to the issuance of a building permit.

    d. Schedule (B) – Building Configuration – Inclusion of 2 to 4 dedicated off-street parking spaces devoted to electrical vehicle charging via a level 1 or level 2 EV charging station. For the proposed multi-family development, the Applicant shall reserve two (2) parking spaces for Electric Vehicle (EV) parking. The two parking spaces reserved for EV parking shall be served by an electrical conduit that shall serve EV charger(s) and shall meet either Level 1 or 2 charging station requirements, which shall be installed by the Applicant. The applicant will demonstrate compliance on Construction Drawings or prior to the issuance of a Building Permit.

13. The proposed multi-family and commercial developments are consistent with the Listing of Common Principal Uses for residential and commercial

classifications established in UDO Table 4.2.5, as amended, except as noted in the Conditions of Approval. Further the commercial portion of the site shall be limited to only the following uses as consistent with conditional uses allowable under the CZC zoning district:

a. Bottle Shop (on-premise consumption)
b. Catering Establishment
c. Bakery
d. Computer Related Services
e. Day spa (medical or non-medical)
f. Fitness Center
g. Grocery Store
h. Hair, Nail and Skin Related Services.
i. Indoor Commercial Recreation
j. Instructional Services
k. Laundry and Fabric Cleaning
l. Light Equipment Sales, Rental & Repair
m. Micro-Brewery, Micro Distillery, or Micro Winery
n. Office, High Intensity
o. Office, Low Intensity
p. Packaging and Shipping
q. Pharmacy
r. Repair Shop
s. Restaurant (Indoor and Outdoor Seating, Indoor Seating Only, and Walk-Up Service Only)
t. Retail, General
u. Retail, Micro
v. Tanning Salon
w. Business Incubator
x. Maker Space
y. Minor Utility
z. Child Day Care
aa. Outpatient Facility
bb. Urgent Care

14. The Applicant shall provide the following traffic improvements, as listed as herein or as shown on the Concept Plan prepared by Martin Riley Associates, P.C. dated 7-8-2025 (Exhibit A).

a. As the property is surrounded by public streets, no new streets are proposed. A network of private drives located in the parking lots of the

development shall connect the residential and commercial components of the project and connect the project to the adjacent development. Private drives shall be provided with cross-access easements to allow for the free flow of traffic between the residential and commercial components. Such cross-access easements shall be administratively approved by Planning Staff.

b. Improvements to Pritchard Road

i. The Applicant shall construct the following road improvements to the Applicant's side of increased ROW along Pritchard Road, which shall be dedicated to the Town of Clayton.

1. Installation of a 10-foot multi-use path consistent with required future improvements of Pritchard Road ROW per the Town of Clayton Comprehensive Transportation Plan (CTP) cross section 4A, as detailed on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A) or a combination of a 5-foot bike lane and a 5-foot sidewalk, per NCDOT's Typical Section 4G, as referenced in NCDOT's Highway Typical Sections for use in SPOT On!ine.

2. Exclusive right-turn lane on Pritchard Road with 100 feet of full width storage (inclusive of deceleration length) and appropriate bay taper into the right-in/right-out driveway, with appropriate channelization provided on the driveway, as shown on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 78-2025 (Exhibit A). The Applicant shall coordinate with the Town and North Carolina Department of Transportation (NCDOT) for the required driveway permit.

ii. A fee-in-lieu of construction shall be paid for improvements noted as "Future Improvements to Increased ROW" on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), consistent with the Typical Section No. 4A per the Clayton CTP prior to release of permits. The fee-in-lieu shall be reduced by costs of improvements to be constructed directly by the Applicant as a part of the Applicant's development of the site that reduces the cost of those future improvements. The fee-in-lieu shall be determined at the reasonable discretion of engineering staff based on normal customary practices of determining such fees, which shall be based

on construction estimates provided by a certified engineer or general contractor.

c. Improvements to Collinsworth Drive

i. The portion of Collinsworth Drive improved as part of this development shall be expanded and constructed consistent with the road cross-section labeled "PROPOSED COLLINSWORTH DR SECTION," as shown on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A). The Applicant shall construct the following road improvements to the Applicant's side of the increased ROW:

1. 11-foot drive lane
2. 8-foot parallel parking, in lieu of 5-foot bike lanes, exclusive of 2'-6" curb and gutter
3. 5-foot sidewalk
4. All green spaces in ROW

ii. Subject to Town staff approval and acquiring all necessary rights-of-way, easements, and/or other permissions, the Applicant shall construct a crosswalk with ADA landings crossing Collinsworth Drive over the northwestern portion of the intersection Collinsworth Drive and Athletic Club Boulevard.

d. Improvements to Swann Trail and Waterfield Drive

i. The portions of Swann Trail and Waterfield Drive improved as part of this development shall be expanded and constructed consistent with cross-section 2B per the Clayton CTP and detailed on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), or the NCDOT's Typical Section 2E, as referenced in NCDOT's Highway Typical Sections for use in SPOT On!ine. The Applicant shall construct the following road improvements to the Applicant's side of the increased ROW:

1. 11-foot drive lane
2. 10-foot multi-use path or combination of a 5-foot bike lane and 5-foot sidewalk
3. 2-foot 6-inch curb and gutter
4. All green spaces in ROW

15. A Ground Sign shall be permitted at each of the multi-family building's driveway entrances to the site and shall comply with the Town's signage requirements established in UDO Section 6.13. The maximum number of signs on the multi-family building site may exceed the limits set out in UDO Section 6.13 to allow up to three ground signs on the multi-family building site. Ground signs on Swann Trail and Collingsworth shall not be internally illuminated.

16. The Applicant shall complete a sewer study of the downstream system(s) to determine if improvements or modifications are required in order to serve the project prior to Construction Plan approval. Any related agreements shall also be approved by the Town prior to Construction Plan approval. The Town of Clayton shall not release any water meter for any structure associated with 2025-010-CZM until such time that all downstream off-site water and sewer utility infrastructure improvements have by installed, accepted, and have the ability to accept flow from the site.

17. The 30-foot minimum perimeter setback for multi-building and unified developments established in UDO Sections 3.2.1.C and 3.3.2.B is reduced to 20 feet.

18. The multifamily building and commercial use shall comply with the Use-Specific Design Standards per Town of Clayton UDO Section 6.6.17 Streetscape Buffers with the exception of UDO Section 6.6.17.D.2, which requires the provision of a Type C buffer. The multifamily development shall include streetscape buffers along all existing streets in accordance with the Type B buffer.

19. The proposed multi-family building is on property with frontage on three different streets. The building depicted in the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), has been designed to complement the unique geometry of the site and provide entryways on facades facing multiple streets. Building entrances may be constructed consistent with the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), and are not required to be configured to meet the specific entryway requirement of UDO Section 6.2.4.D.3.a., which states the facades of all buildings abutting streets shall be configured so that entryways to individual dwelling units or shared entrances face the street.

20. For the commercial use, Refuse Collection Areas shall be configured to allow access by collection vehicles per the Town's Engineering Specification and

Design Manual and shall be designed to meet the Collection Area Configuration Requirements of UDO Section 4.5.5.CC.4, except for the following deviations:

a. Collection areas configured to be served by vehicles shall be equipped with latching gates, in lieu of self-closing gates. Collection areas shall be screened by landscaping buffers, which shall be approved at the reasonable discretion of the Planning Director.

b. Collection areas shall be located as noted on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A).

21. The Refuse Collection Areas for the multi-family residential component shall be located within the building, with designated staging areas provided for pick-up on collection days. Staging areas shall be located as noted on the Concept Plan, prepared by Martin Riley Associates, P.C., dated 7-8-2025 (Exhibit A), and buffering methods shall include tree island screening. Collection bins shall not be left outside for a period of more than 24 hours.

22. The multi-family building and commercial use shall comply with the Parking and Loading Standards per Town of Clayton UDO Section 6.9.5; except for the number of spaces provided. The bicycle spaces provided shall be 4 spaces for multi-family development and 6 spaces for the commercial development. The number of regular spaces shall be 246+/-, using up to a 15% reduction through the provision of Sustainable Development Practices.

SECTION 4. That the Town Council hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

While this request is generally consistent with the adopted 2045 Comprehensive Growth Plan in that:

- Goal LU 3: Encourages a range of housing types and lot sizes that will meet the needs of various income levels, family sizes, and ages.

The request is specifically inconsistent in that:

- The proposed residential density of this project exceeds the recommended density in the 2045 Comprehensive Growth Plan.

The action is reasonable and in the public interest, in that:

- The area is currently zoned for corridor commercial uses; the rezoning reduces the amount of overall commercial in favor of a mix of commercial and residential.

- The project is providing an affordable housing option to a growing senior population that is currently unmet in Clayton.

SECTION 5. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 2nd day of September 2025, while in regular Session.

_____
Jody L. McLeod
Mayor

ATTEST:

_____
Heidi L. Holland, MMC, NCCMC
Town Clerk

APPROVED AS TO FORM

_____
Jim Cauley
Town Attorney

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	PUBLIC HEARINGS

Item Title

2025-53-RZ Clayton North PSC Conventional Rezoning

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment

☐ Vibrant Downtown	☐ Desirable Amenities and Spaces	☐ Sustainable Infrastructure	☐ Mobility, Transportation, and Transit	☐ Diversified Economic Development	☐ Community Outreach and Engagement	☒ Public Safety

Public Hearing: Yes - Legislative

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

☒ Public Hearing (Required by GS)	☐ Public Hearing (Not Required by GS)
☒ Newspaper Notice (Required by GS)	☐ Newspaper Notice (Not Required by GS)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website
☐ Social Media	☐ Survey
☒ Special Mailing	☐ None Required

Summary

A town initiated conventional rezoning request of 8.10 acres of land from Planned District Residential (PD-R) to Public Facilities (PUB).

Funding Source

N/A

Cost

N/A

Corresponding Documentation

00_StaffReport_ClaytonNorthPSC RZ_09022025

01_StaffReportMap_ClaytonNorthPSC RZ_07282025

02_Application_ClaytonNorthPSC RZ_07282025

03_NeighborhoodMeetingMaterials_ClaytonNorthPSC RZ_07282025

04_Surrounding Property Notice_Clayton North PSC RZ

05_PBConsistencyStatement_ClaytonNorthPSC RZ_0902025

06_Newspaper Ad_Affidavit_September2nd TC

07_DraftOrdinance_ClaytonNorthPSC_RZ_09022025

Meeting Timeline

July 28, 2025: Planning Board
September 2, 2025: Town Council Public Hearing

Submitted By: Haley Downey, Planning

Reviewed By:

Haley Downey, Assistant Planning Director	Approved - Aug 22 2025
Conrad Olmedo, Planning Director	Approved - Aug 25 2025
Courtney Tanner, Deputy Town Manager	Approved - Aug 26 2025
Rich Cappola, Town Manager	Approved - Aug 27 2025
Heidi Holland, Town Clerk	Approved - Aug 29 2025

Town of Clayton
Planning Department
111 E. Second Street, Clayton, NC 27520
Phone: 919-553-5002
Fax: 919-553-1720
planning@townofclaytonnc.org

Planning Board Meeting: July 28, 2025
Town Council Public Hearing: September 2, 2025

STAFF REPORT	
Project Number:	2025-53-RZ
Project Name:	Clayton North PSC Rezoning
Property Pin #:	176000-93-1491
Location:	Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road, addressed as 119 Club Connection Boulevard and identified as Johnston County Tax ID 16I03027.
Applicant:	Town of Clayton
Property Owner:	Town of Clayton
Project Planner	Robert Tate, Senior Planner
Public Noticing Dates:	Adjacent Property Letters mailed by deadline of August 22, 2025 Signs posted by deadline of August 22, 2025 Newspaper Ad Published on August 20, 2025 and August 27, 2025
Request:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB). Rezoning would facilitate the development of a new Public Safety Center in North Clayton. The property is approximately 8.10 acres and is identified as Johnston County Tag #16I03027.

PROJECT OVERVIEW

The request to rezone approximately 8 acres of vacant land owned by the Town of Clayton from Planned District Residential (PD-R) to Public Facilities (PUB). The subject site is in North Clayton; bounded by Covered Bridge Rd to its south, Walton Farm at Riverwood Athletic Club subdivision to its north and east, and single-family residences to its west. This application seeks to facilitate the development of a new Public Safety Center. As a Conventional Rezoning, all uses allowed in the PUB zoning district will be permitted, per UDO Table 4.2.5.

The surrounding area is predominately residential comprising of single-family homes and multi-family dwellings.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USE			
Direction	**Zoning**	**Existing Land Use(s)**	**Future Land Use**
North	Planned Development Residential (PD-R)	Single Family Detached Dwelling	Low Density Residential
South	Public Facilities (PUB) & Residential Large Lot (RLL)	Vacant & Agricultural	Low Density Residential
East	Planned Development Residential (PD-R)	Multi-Family Dwellings	Low Density Residential
West	Residential Large Lot (RLL)	Single Family Detached Dwelling	Low Density Residential

REVIEW CRITERIA

This project is reviewed under the Unified Development Ordinance (UDO). Per Section 2.3.10, prior to approval of a Conventional Rezoning the applicant shall include and address the following:

1. Whether the proposed rezoning advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
3. Whether an approval of the rezoning is reasonable and in the public interest; and.
4. Other factors, as the Town Council may determine to be relevant.

CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The Town's Future Land Use Map (FLUM) designates this parcel as Low Density Residential, which typically includes single-family residential development. A mix of residential housing types may occur under a conditional zoning district to support the conservation of open space, at a rate of no more than 3 units per acre.

While the proposed rezoning is generally consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

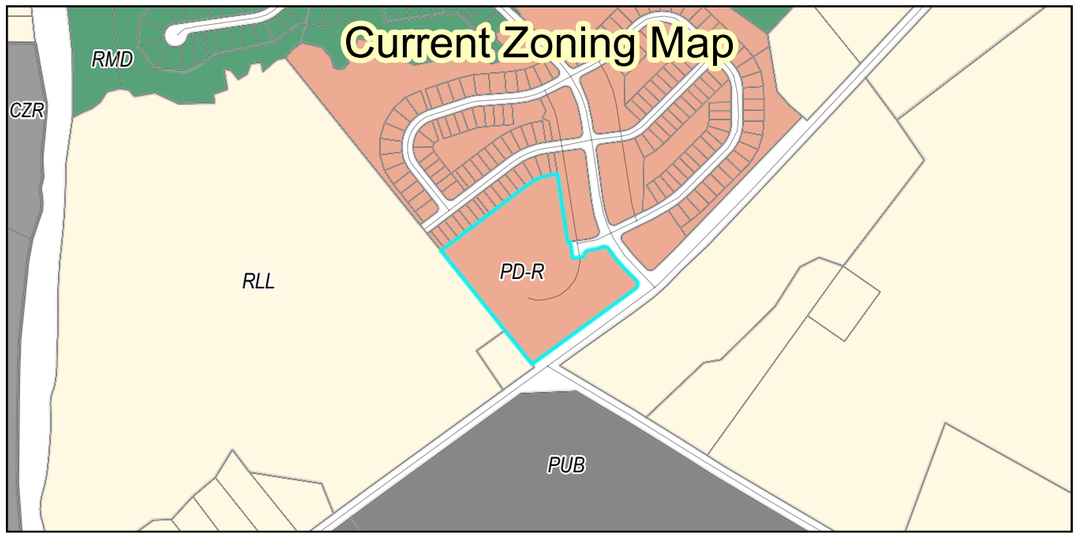
- The property is designated as Low Density Residential in the Future Land Use Map and residential is not a permitted use of the proposed district.

This action is reasonable and in the public interest, in that:

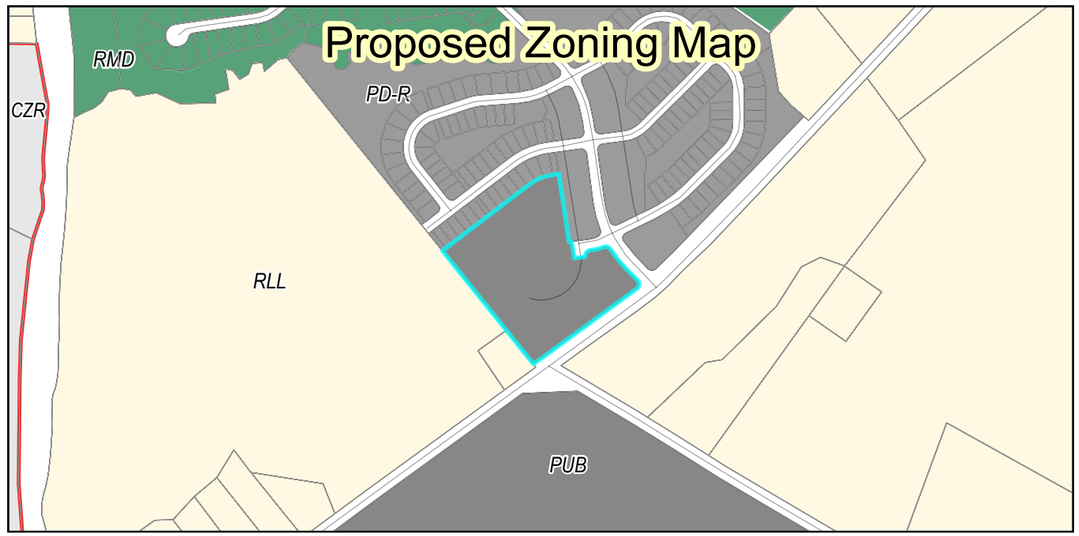
- The Comprehensive Growth Plan strives to ensure the capacity of emergency services as the population grows, and the rezoning would permit uses that allow for expansion of these services.

PLANNING BOARD CONSIDERATIONS
The Planning Board heard this item for recommendation in a public meeting on July 28, 2025. The Planning Board made a recommendation of ***Approval***.
TOWN COUNCIL CONSIDERATIONS
Following the July 28, 2025 Planning Board Meeting, this application is scheduled for a Town Council public hearing on September 2, 2025.
STAFF RECOMMENDATION
The Technical Review committee has thoroughly reviewed the proposed rezoning. ***Planning staff is recommending approval of this request.***
ATTACHMENTS
1. Staff Report Maps 2. Application 3. Neighborhood Meeting Materials 4. Surrounding Property Owner Notice 5. Consistency Statements Sheet 6. Newspaper Ad Affidavit 7. Ordinance

Current Zoning Map

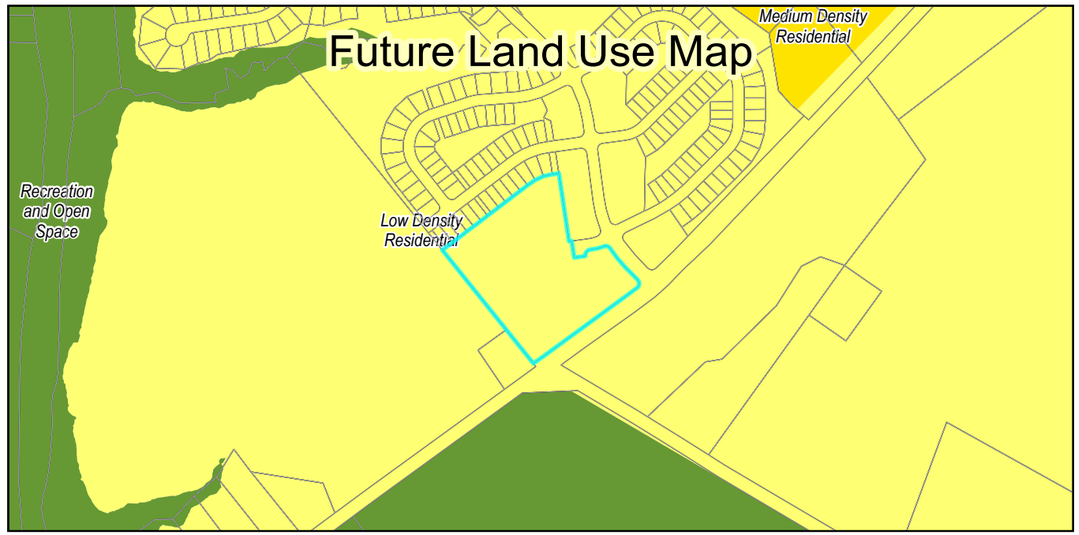


Proposed Zoning Map



Aerial

Future Land Use Map



Request: PD-R to PUB

Project Name: North Clayton PSC

Project Number: 2025-53-RZ

Applicant: Town of Clayton

Property Owner: Town of Clayton

Tag #: 05G03010I

Site

0 0.3 0.6 Miles

N

Staff Report Map

Prepared by: TOC Planning Department

June 24, 2025

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

Document Path: C:\Users\rtate\OneDrive - Town of Clayton, NC\Documents\ArcGIS\Projects\Clayton PSC RZ2\Clayton PSC RZ2.aprx

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002
Fax: 919-553-1720

CONVENTIONAL REZONING
COVER SHEET

Name of Project: Clayton North Public Safety Center **Date:** 05/04/2025

Applicant Name: Richard Cappola

The following checklist to be completed by applicant. All materials must be submitted in PDF format.

■ Pre-Application Meeting on: 3/18/2025

Note: Pre-application meeting must be held no more than 6-months prior to the submittal.

■ Neighborhood Meeting on: 4/22/2025

Note: Neighborhood meeting required to be held no more than 60-days prior to submittal.

- ☑ Review Fee
- ☑ Completed Application
- ☑ Owner's Consent Form
- ☑ List of property owners within 300 feet of subject parcel(s)
- ☑ Neighborhood Meeting Materials
- ☑ Signed & sealed boundary survey

Reviewed by: _____

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002
Fax: 919-553-1720

Conventional Rezoning Application

www.ClaytonNC.org/Fees
Applicable Fees: Conventional Rezoning Fee

PROJECT & SITE INFORMATION

Name of Project: Clayton North Public Safety Center

Acreage of Property: 8.182 **Existing use:** Vacant

County Tag #: 16103027 **NC Pin #:** 176000-93-1491

Address/Location: 119 Club Connection Blvd, Clayton, NC 27527

Existing Zoning District: Planned Development-Residential **Proposed ZoningDistrict:** Public Facilities

APPLICANT INFORMATION

Applicant: Richard Cappola

Mailing Address: 111 E. Second St., Clayton NC, 27520

Phone Number: 919-553-5002 x6540 **Fax:**

Contact Person: Richard Cappola

Email Address: rcappola@townofclaytonnc.org

PROPERTY OWNER INFORAMTION

Name: Richard Cappola

Mailing Address: 111 E. Second St., Clayton NC, 27520

Phone Number: 919-553-5002 x5001 **Fax:**

Email Address: rcappola@townofclaytonnc.org

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

Town of Clayton will be developing the site for future Public Safety Complex that will include a Fire Station, and Police Sub-Station.

This will also include surface a drive entry, parking, storage and etc.

REVIEW CRITERIA

Please provide a response to each Review Criteria listed below. Attach additional sheets if necessary.

1. Whether the proposed rezoning advances public health, safety, or welfare.

   This site will enhance public safety North of the Neuse River within the Town's jurisdiction. This will increase Fire & Police coverage within the area. Currently this area is being served by the downtown area stations.

2. Whether and the extent to which the proposed rezoning is appropriated for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

   This proposed rezoning is in compliance with the Clayton Fire Department 2024-2029 Strategic Plan Goal 1 Objective 1A to Improve Service Delivery. Town of Clayton Strategic Plan for Sustainable Infrastructure Investment and Public Safety by implementing Fire Strategic Plans.

3. Whether an approval of the rezoning is reasonable and in the public interest.

   This rezoning is reasonable and in the public interest for increasing fire and police capacity to the area. Fire and Police will have significantly better response times to this area of town especially during rush hour times. It will also enable consistent services in the area during any potential major storm event that would cause the Neuse River to overflow and block existing roadways.

APPLICANT AFFIDAVIT

I understand that by signing this application I am legally bound to the representation, terms, and conditions herein. By signing below, I certify that I was technically able to read and had a reasonable opportunity to read this disclosure. I further acknowledge that I am authorized to submit this application, and any subsequent revisions thereto, and confirm having obtained permission from the property owner/occupant for the application and the Town's entry onto the property, if applicable. I further authorize Town of Clayton representatives to enter the site for purpose of conducting inspections or evaluations to determine compliance with applicable laws, policies, and manuals. I hereby certify that all of the information provided in this application and any attached documents is true, accurate, and complete to the best of my knowledge. I understand that any false information may result in rejection of the application or revocation of the permit or plan. I understand this submittal with its related materials and all attachments become official records of the Town of Clayton, North Carolina, and will not be returned.

I understand this application and any communication, approval, or resulting permits issued as a result of this application are subject to disclosure pursuant to the North Carolina Public Records Act. I also acknowledge that, pursuant to NCGS § 143-755(b1), failure to respond to Town comments or holding the permit application on hold for six consecutive months or more will result in the cessation of review and forfeiture of all application fees, requiring a new application under current regulations. I shall not hold the Town of Clayton, its officers, employees and agents liable for any claims, losses, liabilities, expenses, charges or damages arising from or relating to incomplete, inaccurate, or false applications, or any additional supplemental applications, with respect of any cause arising out of, resulting from, or in connection with the application or permit.

Rich Cappola	RICHARD D CAPPOLA SR (May 5, 2025 11:42 EDT)	May 5, 2025
Print Name	***Signature of Applicant***	***Date***

TOWN OF CLAYTON
Community Development
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: North Side Public Safety Complex **Address or PIN #:** 176000-93-1491

AGENT/APPLICANT INFORMATION:

Christopher Gallant
(Name - type, print clearly)

111 E. Second St.
(Address)

Clayton NC 27520
(City, State, Zip)

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

Conventional Rezoning

Pre-Application Meetings

Neighborhood Meeting

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

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application. If the property owner is a North Carolina LLC, the individual signing this form must be listed as a company official on the North Carolina Secretary of State's website. Additional verification may be required.

OWNER AUTHORIZATION:

Richard D Cappola Jr.
(Name - type, print clearly)

111 E. Second St.
(Address)

(Owner's Signature)

Clayton NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Notarization is not required for trade permits.

Sworn and subscribed before me Michelle K Snyder, a Notary Public for the above State and County, this the 28 day of February, 2025.

Michelle K Snyder
Notary Public

SEAL

MICHELLE K SNYDER
NOTARY PUBLIC
My Commission Expires February 5, 2028
JOHNSTON COUNTY, NC

My Commission Expires: 2-5-2028

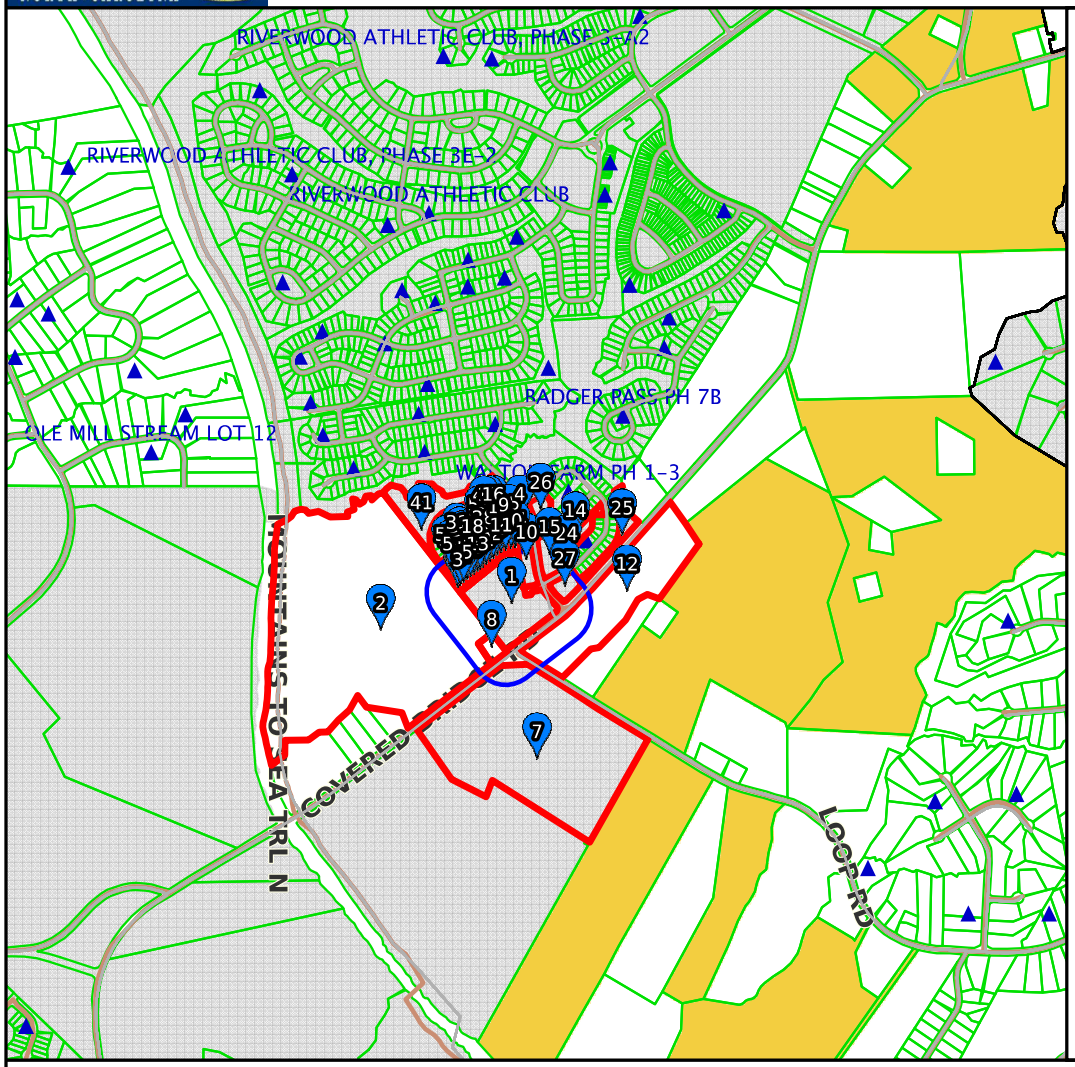
February 2025

LIST OF PROPERTY OWNERS WITHIN 300 FETT OF SUBJECT PARCEL

JOHNSTON COUNTY NORTH CAROLINA

*** DISCLAIMER ***

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



Result

id:	16I03027
Tag:	16I03027
NCPin:	176000-93-1491
Mapsheet No:	1760
Owner Name 1:	TOWN OF CLAYTON
Owner Name 2:	
Mail Address 1:	
Mail Address 2:	PO BOX 879
Mail Address 3:	CLAYTON, NC 27528-0879
Site Address 1:	119 CLUB CONNECTION BLVD
Site Address 2:	CLAYTON, NC 27527-
Book:	06804
Page:	0984
Market Value:	327200
Assessed Acreage:	8.180
Calc. Acreage:	8.180
Sales Price:	275000
Sale Date:	2024-12-31

Scale: 1:17417 - 1 in. = 1451.38 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
February 27, 2025

*** DISCLAIMER ***

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

Result

id: 16I03028
Tag: 16I03028
Owner Name 1: HOUSE, JEFF
Owner Name 2: HOUSE, JOHNNY R
Mail Address 1: 2975 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: ARCHER LODGE, NC 27527-9649
Book: 00705
Page: 0629

Result

id: 16I03037E
Tag: 16I03037E
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03029Y
Tag: 16I03029Y
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036Z
Tag: 16I03036Z
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03037A
Tag: 16I03037A
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03029A
Tag: 16I03029A
Owner Name 1: TOWN OF CLAYTON
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 879
Mail Address 3: CLAYTON, NC 27528-0879
Book: 04518
Page: 0960

Result

id: 16I03028D
Tag: 16I03028D
Owner Name 1: HOUSE, JOHNNY R
Owner Name 2: HOUSE, SHERRY E
Mail Address 1: 2975 COVERED BRIDGE RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-0000
Book:
Page:

Result

id: 16I03036M
Tag: 16I03036M
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

*** DISCLAIMER ***

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

Result

id: 16I03029X
Tag: 16I03029X
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036Q
Tag: 16I03036Q
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03027B
Tag: 16I03027B
Owner Name 1: DUPREE, DANNY L
Owner Name 2: NAPPIER, JUDITH
Mail Address 1: 250 BRAMBLE LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-8916
Book: 06736
Page: 0661

Result

id: 16I03036W
Tag: 16I03036W
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03035B
Tag: 16I03035B
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03035E
Tag: 16I03035E
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03035P
Tag: 16I03035P
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03035Q
Tag: 16I03035Q
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

*** * * DISCLAIMER * * ***

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

Result

id: 16I03036E
Tag: 16I03036E
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036L
Tag: 16I03036L
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036O
Tag: 16I03036O
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036V
Tag: 16I03036V
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036T
Tag: 16I03036T
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036X
Tag: 16I03036X
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03034P
Tag: 16I03034P
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03035C
Tag: 16I03035C
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

*** * * DISCLAIMER * * ***

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

Result

id: 16I03035D
Tag: 16I03035D
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03033D
Tag: 16I03033D
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036H
Tag: 16I03036H
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036K
Tag: 16I03036K
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036R
Tag: 16I03036R
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036A
Tag: 16I03036A
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036B
Tag: 16I03036B
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036C
Tag: 16I03036C
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

*** * * DISCLAIMER * * ***

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

Result

id: 16I03036D
Tag: 16I03036D
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036G
Tag: 16I03036G
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036I
Tag: 16I03036I
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036J
Tag: 16I03036J
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036P
Tag: 16I03036P
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036S
Tag: 16I03036S
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036U
Tag: 16I03036U
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03037B
Tag: 16I03037B
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

*** DISCLAIMER ***

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

Result

id: 16I03037D
Tag: 16I03037D
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03037F
Tag: 16I03037F
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03037G
Tag: 16I03037G
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036N
Tag: 16I03036N
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036Y
Tag: 16I03036Y
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03037
Tag: 16I03037
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03036F
Tag: 16I03036F
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03035R
Tag: 16I03035R
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

*** DISCLAIMER ***

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

Result

id: 16I03037C
Tag: 16I03037C
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03035O
Tag: 16I03035O
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03035M
Tag: 16I03035M
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

Result

id: 16I03035N
Tag: 16I03035N
Owner Name 1: WALTON FARMS, LLC
Owner Name 2:
Mail Address 1: 2102 PRITCHARD RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-9271
Book: 05403
Page: 0074

NEIGHBORHOOD MEETING MATERIALS

TOWN OF CLAYTON
Engineering Inspections
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1770

MEETING SIGN-IN SHEET

PROJECT NAME: **Clayton North Public Safety Center Neighborhood Meeting**

MEETING DATE: **Tuesday, April 22, 2025**

MEETING TIME: **7:00-7:30**

MEETING LOCATION: **Council Chambers 111 E Second St Clayton, NC 27520**

MEETING TYPE: **Neighborhood Meeting**

Representative Name & Title	Department	Property Address	Phone Number/Email Address
Mark Moore Engineering Project Manager	Engineering	111 E Second St. Clayton	919-553-5002 mmoore@townofclaytonnc.org
John LeClaire Lt.	Clayton Police		
DAVID RANO FIRE CHIEF	Clayton FD		
Chris Callart Engineering PM	Town of Clayton		
JOHNNY R. HOUSE		2975 COVERED BRIDGE RD. CLAYTON NC.	919-631-6895
Chief of Police	Town of Clayton		919-553-1434

MAILER

MAYOR
Jody L. McLeod

TOWN MANAGER
Richard D. Cappola, Jr.

TOWN ATTORNEY
Cauley Pridgen, P.A.

MAYOR PRO TEM
Michael Sims

COUNCIL MEMBERS
Ruth Anderson
Andria Archer
Porter Casey
Gretchen Williams

March 28th, 2025

Dear Property Owner,

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

Meeting Information:

Date: April 22nd, 2025
Time: 7:00-7:30 PM
Location: Town of Clayton Council Chambers
111 East Second Street
Clayton NC, 27520

Application Details:

- **Type of Application:** Conventional Rezoning Application
- **Project/proposal address:** Clayton North Public Safety Center at NC PIN: 176000-93-1491
- **Project Overview:** The Town will be developing the property to invest in public safety facilities and staff capacity to meet desired service levels. The property is slated of a Fire Station and a Clayton Police Sub-Station.

A map is enclosed with this letter showing the location of the property that is adjacent to the property subject to the application.

If you have any immediate questions prior to or following the meeting, please contact the project manager Christopher Gallant, at cgallant@townofclaytonnc.org or 919.553.5002

Thank you for your understanding and support.

Sincerely,

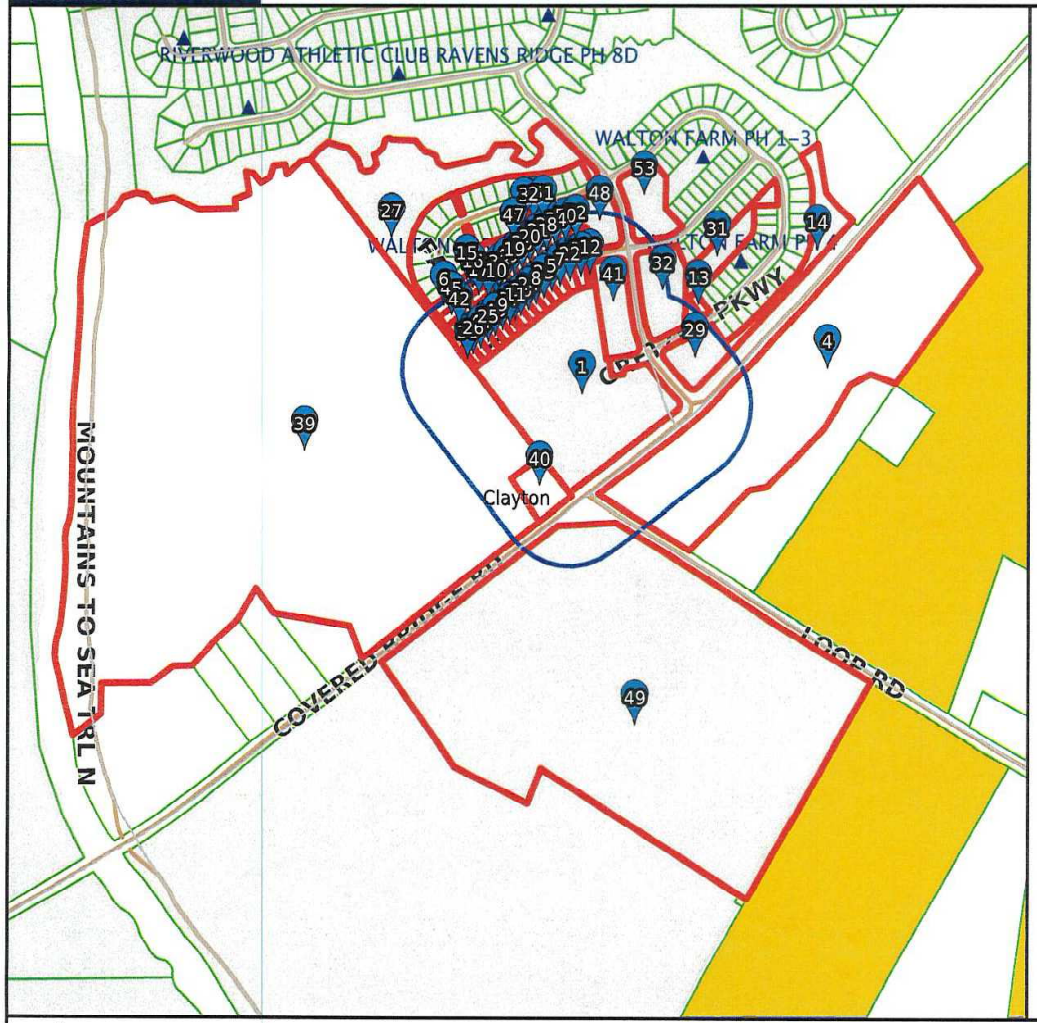
Christopher Gallant
Project Manager
Town of Clayton Engineering Department

Cc: Town of Clayton Planning Department

JOHNSTON COUNTY
NORTH CAROLINA

***** DISCLAIMER *****

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



Result

id:	16I03027
Tag:	16I03027
NCPin:	176000-93-1491
Mapsheet No:	1760
Owner Name 1:	TOWN OF CLAYTON
Owner Name 2:	
Mail Address 1:	
Mail Address 2:	PO BOX 879
Mail Address 3:	CLAYTON, NC 27528-0879
Site Address 1:	119 CLUB CONNECTION BLVD
Site Address 2:	CLAYTON, NC 27527-
Book:	06804
Page:	0984
Market Value:	327200
Assessed Acreage:	8.180
Calc. Acreage:	8.180
Sales Price:	275000
Sale Date:	2024-12-31

The application property associated with the Town of Clayton Conventional Rezoning Application is Property 1.

The remaining highlighted properties are being notified as the properties adjacent to, or in close proximity to Property 1.

Scale: 1:7906 - 1 in. = 658.81 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
March 26, 2025

MAYOR
Jody L. McLeod

TOWN MANAGER
Richard D. Cappola, Jr.

TOWN ATTORNEY
Cauley Pridgen, P.A.

MAYOR PRO TEM
Michael Sims

COUNCIL MEMBERS
Ruth Anderson
Andria Archer
Porter Casey
Gretchen Williams

Neighborhood Meeting Notes

Date/Time of Meeting: Tuesday April 22nd at 7:00pm

Meeting Location: Town Hall – Council Chambers

Name of Project: Clayton North Public Safety Center (Formerly – North Side Public Safety Complex)

NC PIN #: 176000-93-1491

Application Type: Rezoning PD-R to PUB

Attendees: See separate meeting sign in sheet

The following were questions and answers provided during the meeting:

Question # 1

What will be constructed on the property?

Response # 1

We intend to construct a public safety center that includes fire and police

Question # 2

Will EMS be part of the facility as well?

Response # 2

No, EMS is not currently part of the future facility.

Question # 3

Will the power lines along the property frontage be modified?

Response # 3

A design has not been started on the future facility, so no considerations have been made to date. Once we get into design, we will review all lot frontage utility adjustment needs.

Question # 4

Do you know where a driveway would be located for the future facility? The concerns is Mr. House's existing neighboring property driveway, Loop Road's intersection proximity, the possibility for a future traffic signal at this intersection and our future proposed driveway. This could cause conflicts due to distances between each element and meeting any requirements. Creating a combined driveway for both properties was suggested as an option to consider by Mr. House.

Response # 4

The driveway location has not been determined since we have not started designing the new facility. However, this concern will be taken into consideration when design is underway.

Question # *5*

Do you know how the site will be graded? The concern is the neighboring property development for Riverwood is directing more water to Mr. House's property than before this development occurred according to him.

Response # *5*

We are unsure of exact grades until design is well underway. However, we assure that in the design process careful consideration will be given to stormwater regulations and ensuring proper capturing of water on site to be directed in the appropriate stormwater control measures.

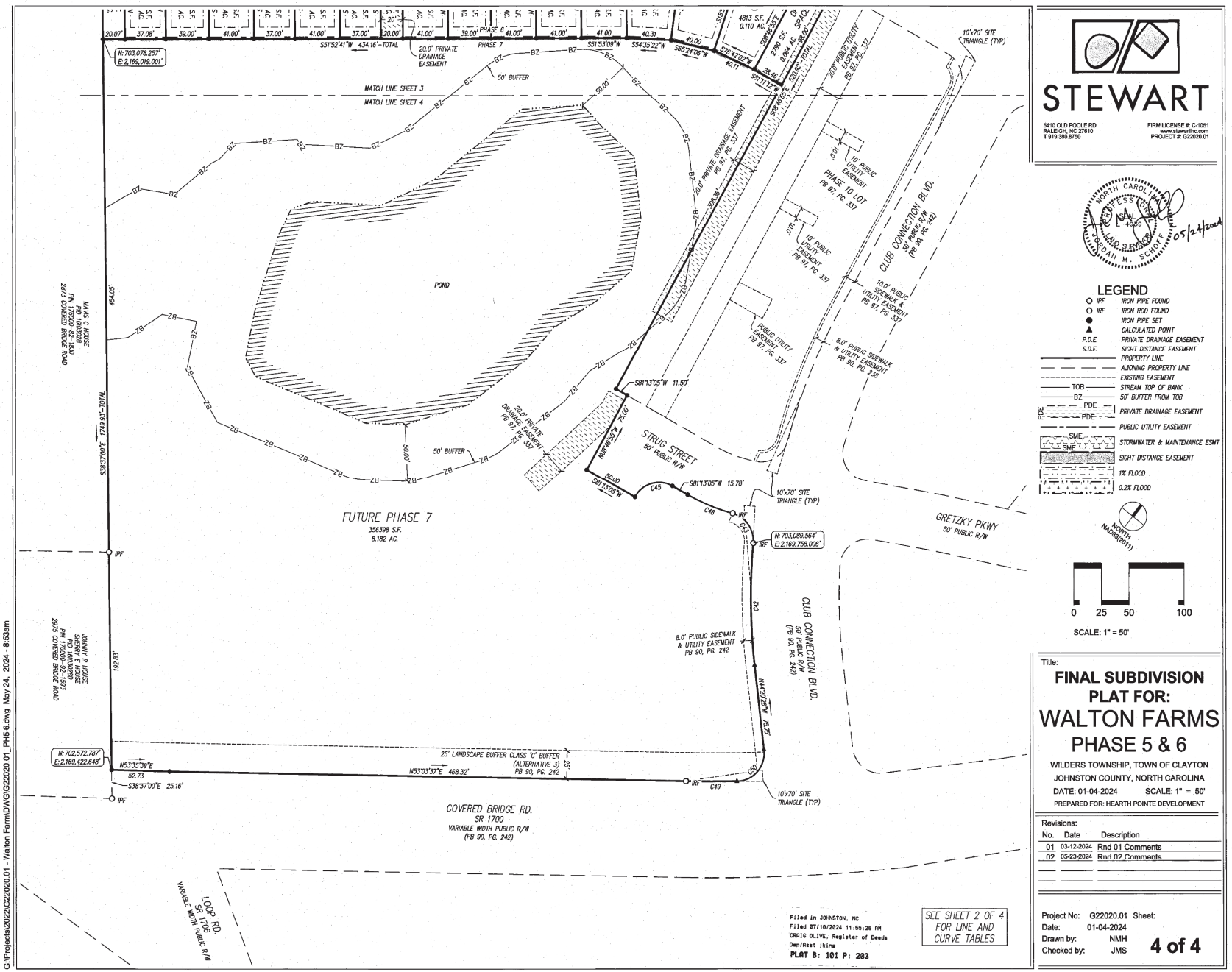
Question # 6

What will happen with the pond?

Response # 6

We are currently performing a "Wetland Delineation Assessment" on this property. This assessment will inform us of the various options available with the existing pond. Our desire would ideally be to fill it in to allow for more developable space and building configurations. However, a decision is yet to be determined pending on assessment results.

SIGNED AND SEALED BOUNDARY SURVERY



Conventional Rezoning Application - Clayton North PSC

Final Audit Report 2025-05-05

Created:	2025-05-04
By:	Christopher Gallant (cgallant@townofclaytonnc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHlCLKI0E76PhFIZ4CWJsSFS4mvigZFBd

"Conventional Rezoning Application - Clayton North PSC" History

Document created by Christopher Gallant (cgallant@townofclaytonnc.org)
2025-05-04 - 3:23:13 PM GMT

Document emailed to RICHARD D CAPPOLA JR (RCAPPOLA@TOWNOFCLAYTONNC.ORG) for signature
2025-05-04 - 3:23:24 PM GMT

Document e-signed by RICHARD D CAPPOLA JR (RCAPPOLA@TOWNOFCLAYTONNC.ORG)
Signature Date: 2025-05-05 - 3:42:39 PM GMT - Time Source: server

Agreement completed.
2025-05-05 - 3:42:39 PM GMT

Adobe Acrobat Sign

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

TOWN OF CLAYTON
PO BOX 879
CLAYTON, NC 27528-0879

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03027. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

TOWN OF CLAYTON
PO BOX 879
CLAYTON, NC 27528-0879

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03027. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035M. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035M. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035N. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035N. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03037E. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03037E. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036W. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036W. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035Q. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035Q. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036O. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036O. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036Q. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036Q. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036T. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-53-RZ Clayton North PSC Rezoning
Location:	Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s):	176000-93-1491
Applicant:	Town of Clayton
Request:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036T. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036X. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036X. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036H. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036H. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036C. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036C. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036K. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036K. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

TOWN OF CLAYTON
PO BOX 879
CLAYTON, NC 27528-0879

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03029A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

TOWN OF CLAYTON
PO BOX 879
CLAYTON, NC 27528-0879

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03029A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03029Y. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03029Y. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036U. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036U. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035O. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-53-RZ Clayton North PSC Rezoning
Location:	Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s):	176000-93-1491
Applicant:	Town of Clayton
Request:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035O. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

DUPREE, DANNY L
NAPPIER, JUDITH
250 BRAMBLE LN
CLAYTON, NC 27527-8916

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03027B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

DUPREE, DANNY L
NAPPIER, JUDITH
250 BRAMBLE LN
CLAYTON, NC 27527-8916

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03027B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03034P. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03034P. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03037C. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03037C. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036V. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036V. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035E. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-53-RZ Clayton North PSC Rezoning
Location:	Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s):	176000-93-1491
Applicant:	Town of Clayton
Request:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035E. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035P. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035P. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036L. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036L. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036M. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036M. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036R. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036R. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03037F. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03037F. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03037G. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03037G. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036D. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036D. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036G. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036G. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036I. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036I. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036J. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036J. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036P. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036P. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036S. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036S. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036Z. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036Z. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03037A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03037A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03037B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03037B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03037D. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03037D. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

HOUSE, JOHNNY R
HOUSE, SHERRY E
2975 COVERED BRIDGE RD
CLAYTON, NC 27527-0000

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03028D. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

HOUSE, JOHNNY R
HOUSE, SHERRY E
2975 COVERED BRIDGE RD
CLAYTON, NC 27527-0000

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03028D. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

HOUSE, JEFF
HOUSE, JOHNNY R
2975 COVERED BRIDGE RD
ARCHER LODGE, NC 27527-9649

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03028. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-53-RZ Clayton North PSC Rezoning
Location:	Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s):	176000-93-1491
Applicant:	Town of Clayton
Request:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

HOUSE, JEFF
HOUSE, JOHNNY R
2975 COVERED BRIDGE RD
ARCHER LODGE, NC 27527-9649

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03028. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03029X. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03029X. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035R. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035R. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

Scan **QR Code** for more information:

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036F. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036F. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036N. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036N. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036Y. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

Escanee el **código QR** para más

22 de agosto de 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036Y. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03037. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03037. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03036E. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03036E. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035C. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035C. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03035D. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03035D. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street | Clayton, NC 27520
Phone: 919-553-5002 | Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

Scan **QR Code** for more information:

August 22, 2025

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Parcel ID 16I03033D. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project: 2025-53-RZ Clayton North PSC Rezoning
Location: Within Clayton Town limits located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road
PIN #(s): 176000-93-1491
Applicant: Town of Clayton
Request: A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO | Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

Escanee el **código QR** para más

WALTON FARMS, LLC
2102 PRITCHARD RD
CLAYTON, NC 27527-9271

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Parcel ID 16I03033D. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-53-RZ Clayton North PSC Rezoning
Ubicación:	Dentro de los límites de Clayton Town, ubicado en el lado oeste de Covered Bridge Road en la intersección de Club Connection Boulevard, frente a la intersección de Loop Road.
PIN #(s):	176000-93-1491
Solicitante:	Ayuntamiento de Clayton
Pedido:	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Planned District Residential (PD-R) to Public Facilities (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

Clayton North PSC Conventional Rezoning | 2025-53-RZ

Motions for Consistency Statements

The Town Council may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

Motion 1: Approval – Consistent with the 2045 Comprehensive Growth Plan

I move to make a motion to approve of the Clayton North PSC Conventional Rezoning, Ordinance 2025-09-04, based on consistency with the Future Land Use Map, Goals, Policies, and/or Strategies in the adopted 2045 Comprehensive Growth Plan, in that:

- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property is designated as Low Density Residential in the Future Land Use Map and residential is not a permitted use of the proposed district.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan strives to ensure the capacity of emergency services as the population grows.

Motion 2: Approval – Inconsistent with the 2045 Comprehensive Growth Plan

I make a motion to approve the Clayton North PSC Conventional Rezoning, Ordinance 2025-09-04. While the proposed rezoning is generally consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property is designated as Low Density Residential in the Future Land Use Map and residential is not a permitted use of the proposed district.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan strives to ensure the capacity of emergency services as the population grows, and the rezoning would permit uses that allow for expansion of these services.

Motion 3: Denial – Consistent with the 2045 Comprehensive Growth Plan

I make a motion to deny the Clayton North PSC Conventional Rezoning, Ordinance 2025-09-04. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that it is consistent with:

- Goal SI 1 seeks to ensure the capacity of emergency services as population increases.

It is inconsistent in that:

- The property is designated as Low Density Residential in the Future Land Use Map and residential is not a permitted use of the proposed district.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan encourages residential uses in the area, based upon the Future Land Use designation, and the proposed district does not allow for residential development.

Motion 4: Denial – Inconsistent with the 2045 Comprehensive Growth Plan

I make a motion to deny the Clayton North PSC Conventional Rezoning, Ordinance 2025-09-04. While the proposed rezoning is generally consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property is designated as Low Density Residential in the Future Land Use Map and residential is not a permitted use of the proposed district.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan encourages residential uses in the area, which are not permitted in the proposed zoning district.

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Johnstonian News - (Johnston County)** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(919) 284-2295**. Please note: when you submit a legal document, you are responsible for ensuring payment for the associated fees or charges are paid.

Notice ID: X1gtHO0h0HABxA3oWrJb | **Proof Updated: Aug. 12, 2025 at 09:57am EDT**
Notice Name: 2025-52-RZ, 2025-53-RZ,2025-34-CZM,202540-ANX

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Sam Johnson-Phillips sphillips@townofclaytonnc.org (919) 553-5002	Johnstonian News - (Johnston County)

Columns Wide: 1 **Ad Class:** Legals

08/20/2025: Other	129.00
08/27/2025: Other	129.00

Subtotal	$258.00
Tax %	0
Processing Fee	$30.80
Total	**$288.80**

PUBLIC NOTICE

The Clayton Town Council will hold Public Hearings at 6:00 PM on Tuesday, September 2, 2025, at Town Hall, 111 E. Second Street, regarding the applications listed and described below. These public hearings have been scheduled and will be heard in accordance with the requirements of NCGS.

· 2025-52-RZ Clayton Southwest PSC Conventional Rezoning: Request to rezone one parcel (8.01 acres) from Office Institutional (OFI) to Public Facilities (PUB). The parcel is located off Veterans Parkway, north of the intersection of Short Johnson Road. PIN #165801-16-3173.
· 2025-53-RZ Clayton North PSC Conventional Rezoning: Request to rezone one parcel (8.10 acres) from Planned Development Residential (PD-R) to Public Facilities (PUB). The parcel is located at the intersection of Club Connection Blvd and Covered Bridge Rd, across from the intersection of Loop Rd. PIN #176000-93-1491.
· 2025-34-CZM Clayton Village Center Conditional Rezoning: Major Modification requested to an original Conditional Rezoning and Master Plan to request rezoning of six parcels (12.39 acres) from Corridor Commercial (CRM), Residential Large Lot (RLL), Conditional Mixed Use (CZM) to Conditional Mixed Use (CZM). The applicant is proposing up to 234 multi-family units and up to 15,000 SF of retail use. The parcels are located on the southern side of Clayton Blvd and eastern side of Wildwood Drive; southeast of the intersection of Clayton Blvd with Buckhorn Branch Park and northwest of intersection with Hardee Lane. PIN #s 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247.
· 2025-40-ANX Clayton Village Center Annexation: Voluntary contiguous annexation request to annex approximately 2.89 acres of land, comprised within six total parcels, currently located within the Town's ETJ into the Town Limits. The parcels are located on the southern side of Clayton Blvd and eastern side of Wildwood Drive; southeast of the intersection of Clayton Blvd with Buckhorn Branch Park and northwest of intersection with Hardee Lane. PIN #s 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247.

These are open meetings, and the public is invited to attend. To obtain more information regarding these applications, members of the public may contact the Planning Department at 919-553-5002 or email at planning@townofclaytonnc.org .

Heidi Holland, CMC, NCCMC
Town Clerk
Town of Clayton
919-553-5002 ext. 5004

The Johnstonian Newspaper

Please advertise on the following dates:

August 20, 2025
August 27, 2025

Affidavit of publication required.
The Johnstonian
August 20, 27, 2025

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA 2025-53-RZ CLAYTON NORTH PSC REZONING

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton by rezoning property from the Planned District Residential (PD-R) zoning district to the Public Facilities (PUB) zoning district. The subject property is approximately 8.10 acres and located on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road, addressed as 119 Club Connection Boulevard and identified as Johnston County Tax ID 16I03027; and

WHEREAS said property is owned by the Town of Clayton and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed change(s) and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 2.4.8(D) of the Clayton Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS a notice of the proposed zoning classification action was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listing, and to the owners of all parcels of land abutting that (those) parcels(s) of land and within 300 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 2.4.8 of the Clayton Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS notice of the proposed zoning classification action was posted on the property as required by Section 2.4.8(F) of the Clayton Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statues; and

WHEREAS the said public hearing was actually conducted at 6:00 p.m. on September 2, 2025, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

THEREFORE, after duty considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. That the official Town of Clayton Zoning Map is hereby amended to include the
Public Facilities (PUB) zoning district to the above-described property and will be so marked.

General Description:

Located within the Town's corporate limits on the westerly side of Covered Bridge Road at the intersection of Club Connection Boulevard, across from the intersection of Loop Road, addressed as 119 Club Connection Boulevard and identified as Johnston County Tax ID 16I03027.

SECTION 2. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

SECTION 3. That the Town Council hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

While the proposed rezoning is generally consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property is designated as Low Density Residential in the Future Land Use Map and residential is not a permitted use of the proposed district.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan strives to ensure the capacity of emergency services as the population grows, and the rezoning would permit uses that allow for expansion of these services.

SECTION 4. That this ordinance shall become effective immediately upon its adoption

Duly adopted this 2nd day of September 2025, while in regular Session

_____

Jody L. McLeod
Mayor

ATTEST:

_____

Heidi Holland, CMC and NCCMC;
Town Clerk

APPROVED AS TO FORM:

_____

Jim Cauley
Town Attorney

Town Council Regular Meeting
Agenda Cover Sheet

Meeting Date	Agenda Location
September 2, 2025	PUBLIC HEARINGS

Item Title

2025-52-RZ Clayton Southwest PSC Conventional Rezoning

Presenter(s)

Robert Tate, Senior Planner

Suggested Action

Adoption of Ordinance

Strategic Priorities Alignment

☐ Vibrant Downtown	☐ Desirable Amenities and Spaces	☐ Sustainable Infrastructure	☐ Mobility, Transportation, and Transit	☐ Diversified Economic Development	☐ Community Outreach and Engagement	☒ Public Safety

Public Hearing: Yes - Legislative

If Approved, Will Document Require Recordation? Yes

Does This Item Require a Communication Plan?

☒ Public Hearing (Required by GS)	☐ Public Hearing (Not Required by GS)
☒ Newspaper Notice (Required by GS)	☐ Newspaper Notice (Not Required by GS)
☐ Public Forum/Input Session	☐ Press Release
☐ E-News Distribution	☐ Website
☐ Social Media	☐ Survey
☒ Special Mailing	☐ None Required

Summary

A Town initiated conventional rezoning request of 8.01 acres of land from Office-Institutional (OFI) to Public Facilites (PUB).

Recommendation

Approval

Funding Source

N/A

Cost

N/A

Corresponding Documentation

01_StaffReportMaps_ClaytonSouthwestPSC RZ_07282025

00_StaffReport_ClaytonSouthwestPSC RZ_09022025

02_Application_ClaytonSouthwestPSC RZ_07282025

03_NeighborhoodMeetingMaterials_ClaytonSouthwestPSC RZ_07282025

04_Surrounding Property Notice_Clayton Southwest PSC_2025-52-RZ

05_PBConsistencyStatement_ClaytonSouthwestPSC RZ_09022025

06_Newspaper Ad_Affidavit_September2nd TC

07_DraftOrdinance_ClaytonSouthwestPSC_RZ_09022025

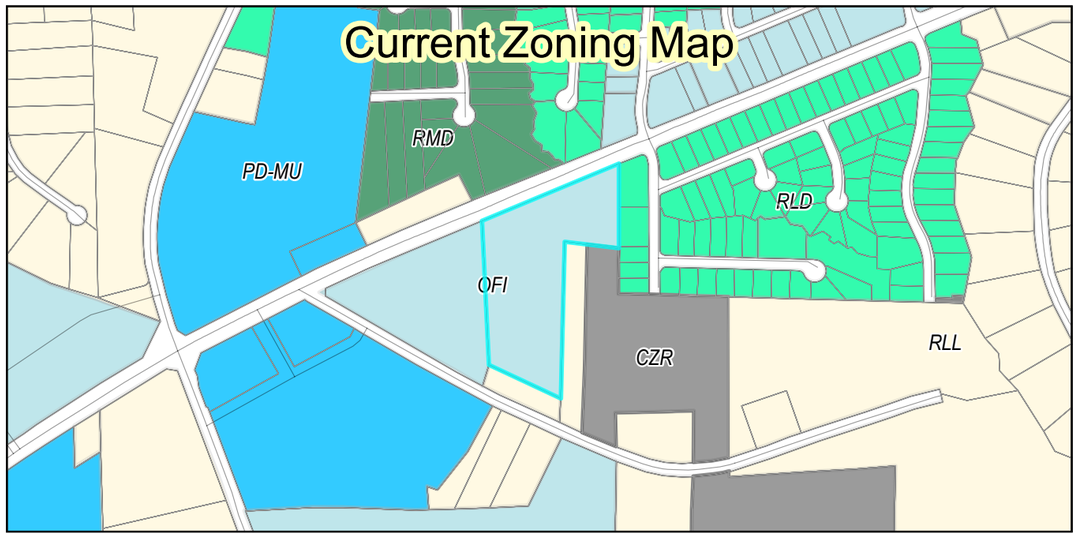
Meeting Timeline

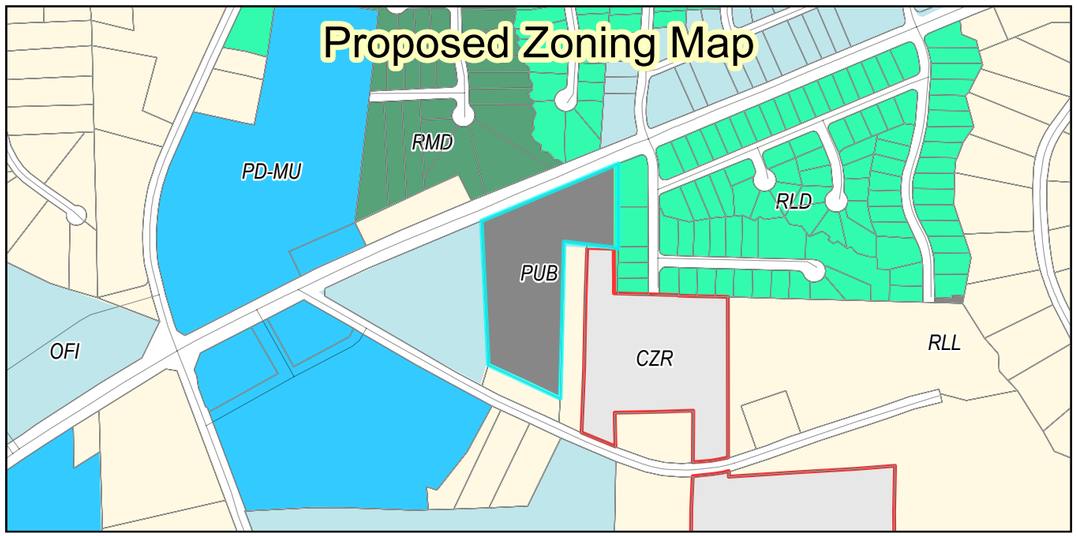
July 28, 2025: Planning Board
September 2, 2025: Town Council Public Hearing

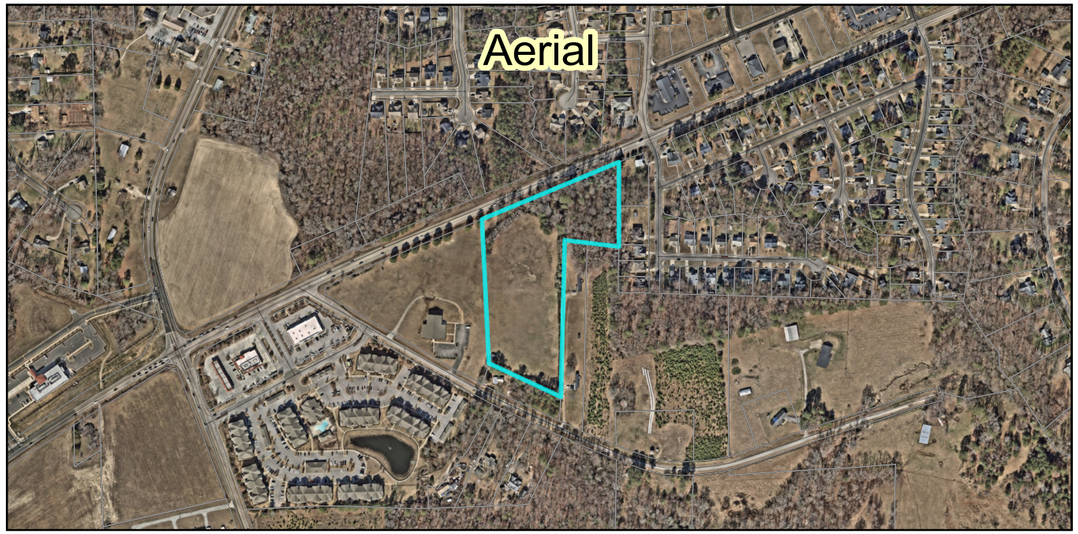
Submitted By: Haley Downey, Planning

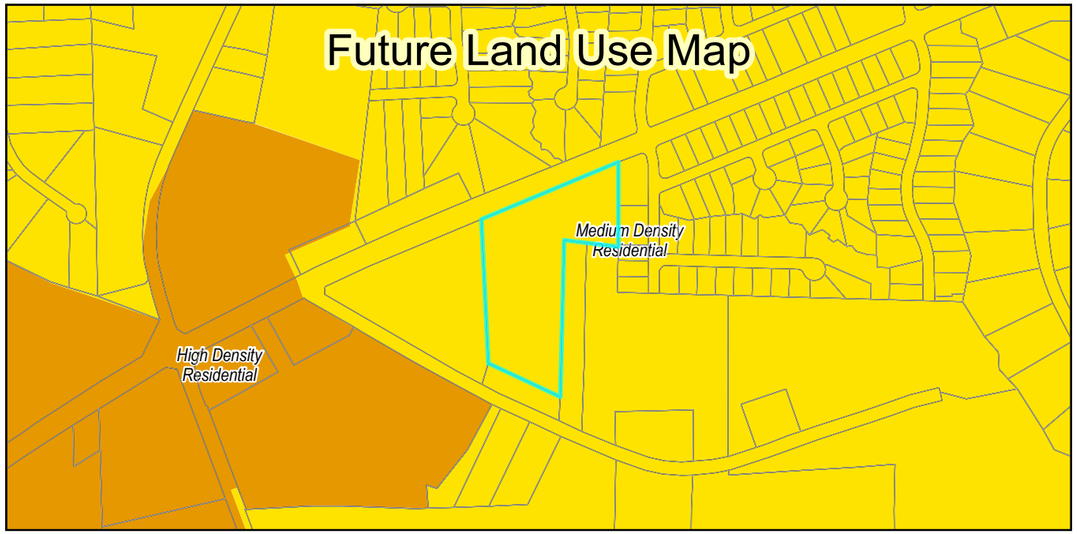
Reviewed By:

Haley Downey, Assistant Planning Director	Approved - Aug 22 2025
Conrad Olmedo, Planning Director	Approved - Aug 25 2025
Courtney Tanner, Deputy Town Manager	Approved - Aug 26 2025
Rich Cappola, Town Manager	Approved - Aug 27 2025
Heidi Holland, Town Clerk	Approved - Aug 29 2025









Request: OFI to PUB

Project Name: Southwest Clayton PSC

Project Number: 2025-52-RZ

Applicant: Town of Clayton

Property Owner: Town of Clayton

Tag #: 05G03010I

Site

0 0.3 0.6 Miles

N

Staff Report Map

Prepared by: TOC Planning Department

June 24, 2025

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

Document Path: C:\Users\rtate\OneDrive - Town of Clayton, NC\Documents\ArcGIS\Projects\Clayton PSC RZ2\Clayton PSC RZ2.aprx

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

Planning Board Meeting: July 28, 2025
Town Council Public Hearing: September 2, 2025

STAFF REPORT	
Project Number:	2025-52-RZ
Project Name:	Clayton Southwest PSC Rezoning
Property Pin #:	165801-16-3173
Location:	Within Clayton Town limits located on the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway and identified as Johnston County Tax ID 05G03010I.
Applicant:	Town of Clayton
Property Owner:	Town of Clayton
Project Planner:	Robert Tate, Senior Planner
Public Noticing Dates:	Adjacent Property Letters mailed by deadline of August 22, 2025 Signs posted by deadline of August 22, 2025 Newspaper Ad Published on August 20, 2025 and August 27, 2025
Request:	A Conventional Rezoning, per UDO Section 2.3.10, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB). Rezoning would facilitate the development of a new Public Safety Center in Southwest Clayton. The property is approximately 8.01 acres and is identified as Johnston County Tag #05G03010I.

PROJECT OVERVIEW

The request is to rezone approximately 8 acres of vacant land owned by the Town of Clayton from Office Institutional (OFI) to Public Facilities (PUB). This application seeks to facilitate the development of a new Public Safety Center in Southwest Clayton. As a Conventional Rezoning, all uses allowed in the PUB zoning district will be permitted, per UDO Table 4.2.5.

The surrounding area is predominately residential with clusters of office and commercial land uses along the Veterans Parkway corridor. Most notable land uses are the Johnston Medical Center 0.75 miles to the southwest, a medical office less than 0.5 miles to the southwest, and an animal hospital and gas station within 1000 feet of the subject site.

ADJACENT ZONING, LAND USES, AND FUTURE LAND USE

Direction	Zoning	Existing Land Use(s)	Future Land Use
North	Residential Medium	Single-Family	Medium Density Residential

	Density (RMD) and Residential Low Density (RLD)	Detached Dwelling	
South	Residential Large Lot (RLL) and Conditional Residential (CZR)	Single-Family Detached Dwelling	Neighborhood Center and Medium Density Residential
East	Residential Low Density (RLD) and Residential Large Lot (RLL)	Single-Family Detached Dwelling	Neighborhood Center and Medium Density Residential
West	Office Institutional (OFI)	Religious Institution	Neighborhood Center and Medium Density Residential

REVIEW CRITERIA

This project is reviewed under the Unified Development Ordinance UDO). Per Section 2.3.10, prior to approval of a Conventional Rezoning the applicant shall include and address the following:

1. Whether the proposed rezoning advances the public health, safety, or welfare;
2. Whether and the extent to which the proposed rezoning is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance;
3. Whether an approval of the rezoning is reasonable and in the public interest; and
4. Other factors, as the Town Council may determine to be relevant.

CONSISTENCY WITH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The Town's Future Land Use Map (FLUM) designates this entire parcel as Medium Density Residential and with a Neighborhood Center Overlay. Medium Density Residential is predominately comprised of neighborhoods with housing units that are more urban in character and in close proximity to commercial centers. This typically includes a density of 3-5 units/acre. Neighborhood Center is generally located near concentrations of existing or planned residences and areas with access to major thoroughfare and utilities. A limited amount of office, civic, and institutional uses are also appropriate.

The proposal is consistent with the Goals and Policies of the 2045 Growth Plan, and therefore considered reasonable, in that:

- Goal LU 1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.
- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan strives to ensure the capacity of emergency services as the population grows.

PLANNING BOARD CONSIDERATIONS
The Planning Board heard this item for recommendation in a public meeting on July 28, 2025. The Planning Board made a recommendation of ***Approval***. No public comments were shared.
TOWN COUNCIL CONSIDERATIONS
Following the July 28, 2025 Planning Board Meeting, this application is scheduled for a Town Council public hearing on September 2, 2025.
STAFF RECOMMENDATION
The Technical Review committee has thoroughly reviewed the proposed rezoning. ***Planning staff is recommending approval of this request.***
ATTACHMENTS
1. Staff Report Maps 2. Application 3. Neighborhood Meeting Materials 4. Adjacent Property Owner Notice 5. Consistency Statement Sheet 6. Newspaper Ad Affidavit 7. Ordinance

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002
Fax: 919-553-1720

CONVENTIONAL REZONING
COVER SHEET

Name of Project: South West Public Safety Center **Date:** 05/04/2025

Applicant Name: Richard Cappola

The following checklist to be completed by applicant. All materials must be submitted in PDF format.

☒ Pre-Application Meeting on: 3/18/2025

Note: Pre-application meeting must be held no more than 6-months prior to the submittal.

☒ Neighborhood Meeting on: 4/22/2025

Note: Neighborhood meeting required to be held no more than 60-days prior to submittal.

- ☑ Review Fee
- ☑ Completed Application
- ☑ Owner's Consent Form
- ☑ List of property owners within 300 feet of subject parcel(s)
- ☑ Neighborhood Meeting Materials
- ☑ Signed & sealed boundary survey

Reviewed by: _____

TOWN OF CLAYTON
Planning Department
111 E. Second St., P.O. Box 879
Clayton, NC27528
Phone: 919-553-5002
Fax: 919-553-1720

Conventional Rezoning Application

www.ClaytonNC.org/Fees
Applicable Fees: Conventional Rezoning Fee

PROJECT & SITE INFORMATION

Name of Project: South West Public Safety Center

Acreage of Property: 8.01 **Existing use:** Vacant

County Tag #: 05G03010I **NC Pin #:** 165801-16-3173

Address/Location: No site address. Property is generally located south of Veterans Parkway & between Short Johnson and Trailwood Dr

Existing Zoning District: Office-Institutional **Proposed ZoningDistrict:** Public Facilities

APPLICANT INFORMATION

Applicant: Richard Cappola

Mailing Address: 111 E. Second St., Clayton NC, 27520

Phone Number: 919-553-5002 x5001 **Fax:**

Contact Person: Richard Cappola

Email Address: rcappola@townofclaytonnc.org

PROPERTY OWNER INFORAMTION

Name: Richard Cappola

Mailing Address: 111 E. Second St., Clayton NC, 27520

Phone Number: 919-553-5002 x5001 **Fax:**

Email Address: rcappola@townofclaytonnc.org

OFFICE USE ONLY

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

EXPLANATION OF PROJECT

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

Town of Clayton will be developing the site for future Public Safety Complex that will include a Fire Station, and Police Sub-Station. This will also include surface a drive entry, parking, storage and etc.

REVIEW CRITERIA

Please provide a response to each Review Criteria listed below. Attach additional sheets if necessary.

1. Whether the proposed rezoning advances public health, safety, or welfare.

   This site will enhance public safety in the South area of Town's jurisdiction. This will increase Fire & Police coverage within the area. Currently this area is being served by the downtown area stations.

2. Whether and the extent to which the proposed rezoning is appropriated for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.

   This proposed rezoning is in compliance with the Clayton Fire Department 2024-2029 Strategic Plan Goal 1 Objective 1A to Improve Service Delivery. Town of Clayton Strategic Plan for Sustainable Infrastructure Investment and Public Safety by implementing Police and Fire Strategic Plans.

3. Whether an approval of the rezoning is reasonable and in the public interest.

   This rezoning is reasonable and in the public interest for increasing fire and police capacity to the area. Fire and Police will have significantly better response times to this area of town especially during rush hour times.

APPLICANT AFFIDAVIT

I understand that by signing this application I am legally bound to the representation, terms, and conditions herein. By signing below, I certify that I was technically able to read and had a reasonable opportunity to read this disclosure. I further acknowledge that I am authorized to submit this application, and any subsequent revisions thereto, and confirm having obtained permission from the property owner/occupant for the application and the Town's entry onto the property, if applicable. I further authorize Town of Clayton representatives to enter the site for purpose of conducting inspections or evaluations to determine compliance with applicable laws, policies, and manuals. I hereby certify that all of the information provided in this application and any attached documents is true, accurate, and complete to the best of my knowledge. I understand that any false information may result in rejection of the application or revocation of the permit or plan. I understand this submittal with its related materials and all attachments become official records of the Town of Clayton, North Carolina, and will not be returned.

I understand this application and any communication, approval, or resulting permits issued as a result of this application are subject to disclosure pursuant to the North Carolina Public Records Act. I also acknowledge that, pursuant to NCGS § 143-755(b1), failure to respond to Town comments or holding the permit application on hold for six consecutive months or more will result in the cessation of review and forfeiture of all application fees, requiring a new application under current regulations. I shall not hold the Town of Clayton, its officers, employees and agents liable for any claims, losses, liabilities, expenses, charges or damages arising from or relating to incomplete, inaccurate, or false applications, or any additional supplemental applications, with respect of any cause arising out of, resulting from, or in connection with the application or permit.

Richard Cappola	RICHARD D CAPPOLA JR (May 5, 2025 11:42 EDT)	May 5, 2025
Print Name	***Signature of Applicant***	***Date***

TOWN OF CLAYTON
Community Development
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1720

OWNER'S CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. Consent is valid for one year from date of notary, unless otherwise specified. All fields must be completed. This form does not need to be notarized for trade permits however all other application types will require notarization.

Project Name: South West Public Safety Complex **Address or PIN #:** 165801-16-3173

AGENT/APPLICANT INFORMATION:

Christopher Gallant
(Name - type, print clearly)

111 E. Second St.
(Address)

Clayton NC 27520
(City, State, Zip)

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

Conventional Rezoning
Pre-Application Meetings
Neighborhood Meeting

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

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application. If the property owner is a North Carolina LLC, the individual signing this form must be listed as a company official on the North Carolina Secretary of State's website. Additional verification may be required.

OWNER AUTHORIZATION:

Richard D Cappola Jr.
(Name - type, print clearly)

(Owner's Signature)

111 E. Second St.
(Address)

Clayton NC 27520
(City, State, Zip)

STATE OF North Carolina
COUNTY OF Johnston

Notarization is not required for trade permits.

Sworn and subscribed before me Michelle K Snyder, a Notary Public for the above State and County, this the 28 day of February, 2025.

SEAL

MICHELLE K SNYDER
My Commission Expires
NOTARY PUBLIC
February 5, 2028
JOHNSTON COUNTY, NC

Michelle K Snyder
Notary Public

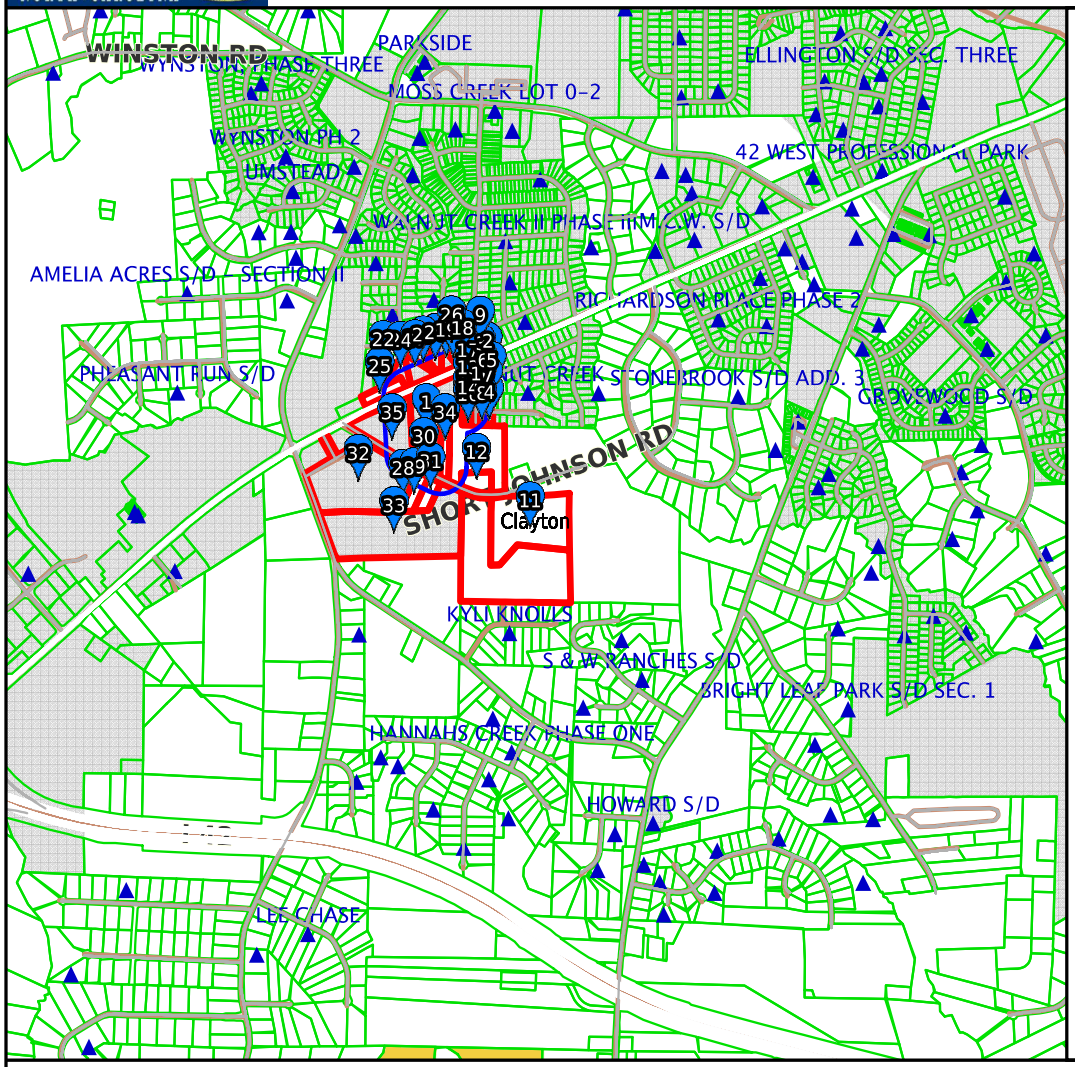
My Commission Expires: 2-5-2028

February 2025

JOHNSTON COUNTY NORTH CAROLINA

*** * * DISCLAIMER * * ***

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



Result

id:	05G03010I
Tag:	05G03010I
NCPin:	165801-16-3173
Mapsheet No:	165801
Owner Name 1:	TOWN OF CLAYTON
Owner Name 2:	
Mail Address 1:	
Mail Address 2:	PO BOX 777
Mail Address 3:	CLAYTON, NC 27528-0777
Site Address 1:	
Site Address 2:	
Book:	06784
Page:	0449
Market Value:	993690
Assessed Acreage:	8.010
Calc. Acreage:	8.010
Sales Price:	1000000
Sale Date:	2024-11-25

Scale: 1:22409 - 1 in. = 1867.42 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
February 27, 2025

*** * * DISCLAIMER * * ***

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

Result

id: 05G02023O
Tag: 05G02023O
Owner Name 1: SFR JV-1 2021-1 BORROWER LLC
Owner Name 2:
Mail Address 1: 15771 RED HILL AVE
Mail Address 2:
Mail Address 3: TUSTIN, CA 92780-7303
Book: 06104
Page: 0609

Result

id: 05G02023N
Tag: 05G02023N
Owner Name 1: DIAZ, LUIS
Owner Name 2: DIAZ, SALLY
Mail Address 1: 101 TRESTLEWOOD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5940
Book: 05699
Page: 0954

Result

id: 05G02030Y
Tag: 05G02030Y
Owner Name 1: RAVENS, KEVIN PAUL
Owner Name 2:
Mail Address 1: 104 WOOD BEND CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7251
Book: 05241
Page: 0108

Result

id: 05G02030E
Tag: 05G02030E
Owner Name 1: WATKINS, VIRGINIA A
Owner Name 2:
Mail Address 1: 104 TRESTLEWOOD LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02129
Page: 0047

Result

id: 05G02030F
Tag: 05G02030F
Owner Name 1: SFR JV-2 2022-1 BORROWER LLC
Owner Name 2:
Mail Address 1: 15771 RED HILL AVE STE 100
Mail Address 2:
Mail Address 3: TUSTIN, CA 92780-7303
Book: 06230
Page: 0224

Result

id: 05G02030H
Tag: 05G02030H
Owner Name 1: PHILLIPS, JEREMY D.
Owner Name 2: PHILLIPS, ERIN E.
Mail Address 1: 105 WOOD BEND CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7251
Book: 05831
Page: 0693

Result

id: 05G02030Z
Tag: 05G02030Z
Owner Name 1: DOORS HOLDINGS 2024 LLC
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 15087
Mail Address 3: SANTA ANA, CA 92735-0087
Book: 06818
Page: 0766

Result

id: 05G02039V
Tag: 05G02039V
Owner Name 1: TWENTYTWENTY PROPERTIES LLC
Owner Name 2:
Mail Address 1: 671 CHRISTOPHER DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-5585
Book: 04434
Page: 0880

*** DISCLAIMER ***

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

Result

id: 05G02030G
Tag: 05G02030G
Owner Name 1: EDDINS, KEITH D.
Owner Name 2: EDDINS, JULIE BRINCEFIELD
Mail Address 1: 101 WOOD BEND CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7251
Book: 06449
Page: 0244

Result

id: 05G03010
Tag: 05G03010
Owner Name 1: COPPER LAND LLC
Owner Name 2:
Mail Address 1: 1213 CULBRETH DR
Mail Address 2:
Mail Address 3: WILMINGTON, NC 28405-3639
Book: 06426
Page: 0786

Result

id: 05G03009B
Tag: 05G03009B
Owner Name 1: CABIN HILL FARMS, LLC
Owner Name 2:
Mail Address 1: 377 SHORT JOHNSON RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7780
Book: 06667
Page: 0399

Result

id: 05G02031G
Tag: 05G02031G
Owner Name 1: RONALD FITZGERALD JOINT REVOCALBE TRUST
Owner Name 2: LINDA FITZGERALD JOINT REVOCALBE TRUST
Mail Address 1: 210 TRAILWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7263
Book: 04506
Page: 0524

Result

id: 05G02031E
Tag: 05G02031E
Owner Name 1: MOORE, JOHN D
Owner Name 2: MOORE, DEBORAH M
Mail Address 1: 300 TRAILWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01824
Page: 0001

Result

id: 05G02031F
Tag: 05G02031F
Owner Name 1: HOLDER, GLENN
Owner Name 2: HOLDER, GLORIA
Mail Address 1: 214 TRAILWOOD DRIVE
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 01692
Page: 0089

Result

id: 05G02031D
Tag: 05G02031D
Owner Name 1: GOLDEN TRAIL INVESTMENTS LLC
Owner Name 2:
Mail Address 1: 618 CANVAS DR
Mail Address 2:
Mail Address 3: WAKE FOREST, NC 27587-6145
Book: 06820
Page: 0837

Result

id: 05G02031I
Tag: 05G02031I
Owner Name 1: FRANKENSTEIN, BRIAN EARL
Owner Name 2: FRANKENSTEIN, GINA A
Mail Address 1: 100 TRAILWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-4147
Book: 04633
Page: 0957

*** * * DISCLAIMER * * ***

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

Result

id: 05G02038T
Tag: 05G02038T
Owner Name 1: GREYSON INVESTMENTS, LLC
Owner Name 2:
Mail Address 1: 100 PINECROFT DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6923
Book: 04803
Page: 0789

Result

id: 05G03008F
Tag: 05G03008F
Owner Name 1: TROEGER, JOHN L
Owner Name 2: TROEGER, CAROL A
Mail Address 1: 71 POTTER PLANT CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03996
Page: 0272

Result

id: 05G03008G
Tag: 05G03008G
Owner Name 1: HARBINSON, BARRY D.
Owner Name 2: HARBINSON, ELISSA F.
Mail Address 1: 68 POTTED PLANT CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6935
Book: 05344
Page: 0656

Result

id: 05G03008E
Tag: 05G03008E
Owner Name 1: DANIELS, TROY E
Owner Name 2: DANIELS, VERMELL E
Mail Address 1: 65 POTTED PLANT CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6935
Book: 04531
Page: 0198

Result

id: 05G03074P
Tag: 05G03074P
Owner Name 1: BOCCHICHIO, FRANK
Owner Name 2: KOUKOULAS, ELAINE
Mail Address 1: 53 MORADA LN
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6943
Book: 06578
Page: 0918

Result

id: 05G03074K
Tag: 05G03074K
Owner Name 1: MOODY, DASMINE
Owner Name 2: MOODY, EBONE
Mail Address 1: 5739 SATINWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6941
Book: 05620
Page: 0278

Result

id: 05G03074M
Tag: 05G03074M
Owner Name 1: PRICE, LARRY
Owner Name 2: PRICE, SUSAN
Mail Address 1: 5754 SATINWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6941
Book: 05509
Page: 0362

Result

id: 05G03008
Tag: 05G03008
Owner Name 1: STUTTS, RICHARD TODD
Owner Name 2:
Mail Address 1: 435 E 2ND ST
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-2534
Book: 05957
Page: 0817

*** * * DISCLAIMER * * ***

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

Result

id: 05G03008D
Tag: 05G03008D
Owner Name 1: STRAYHORN, LINSTER LEO III
Owner Name 2:
Mail Address 1: 51 POTTED PLANT CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6935
Book: 05786
Page: 0619

Result

id: 05G03074L
Tag: 05G03074L
Owner Name 1: HASKINS, TERRY A.
Owner Name 2:
Mail Address 1: 5751 SATINWOOD DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-6941
Book: 05618
Page: 0188

Result

id: 05G03007D
Tag: 05G03007D
Owner Name 1: SIEBERT, HARRY P
Owner Name 2: SIEBERT, KATHY R
Mail Address 1: 200 SHORT JOHNSON RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7777
Book: 02351
Page: 0183

Result

id: 05G03007C
Tag: 05G03007C
Owner Name 1: COLLAZO, RICHARD
Owner Name 2: COLLAZO, MARIA TERESA
Mail Address 1: 4690 BARBER MILL RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 02938
Page: 0141

Result

id: 05G03008Z
Tag: 05G03008Z
Owner Name 1: JOHNSON, KATIE MARIE
Owner Name 2:
Mail Address 1: 1004 BIRCHWOOD CT
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-7857
Book: 02596
Page: 0685

Result

id: 05G03007B
Tag: 05G03007B
Owner Name 1: BLACKMON, RICKY E
Owner Name 2: BLACKMON, PAMELA JEAN
Mail Address 1: 220 SHORT JOHNSON RD
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03174
Page: 0497

Result

id: 05G03007E
Tag: 05G03007E
Owner Name 1: AMELIA STATION LLC
Owner Name 2:
Mail Address 1: 113 DUNCANSBY CT
Mail Address 2:
Mail Address 3: CARY, NC 27511-6403
Book: 04098
Page: 0240

Result

id: 05G03008B
Tag: 05G03008B
Owner Name 1: AMELIA TOWNHOMES LLC
Owner Name 2:
Mail Address 1: 332 MILITARY CUTOFF RD
Mail Address 2:
Mail Address 3: WILMINGTON, NC 28405-9735
Book: 06567
Page: 0320

*** DISCLAIMER ***

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

Result

id: 05G03009
Tag: 05G03009
Owner Name 1: JOHNSON, KIRBY ROY
Owner Name 2: JOHNSON, LORI H
Mail Address 1: 12232 US 70 BUS HWY W
Mail Address 2:
Mail Address 3: CLAYTON, NC 27520-0000
Book: 03212
Page: 0263

Result

id: 05G03008A
Tag: 05G03008A
Owner Name 1: WEST CLAYTON CHURCH OF GOD
Owner Name 2:
Mail Address 1:
Mail Address 2: PO BOX 777
Mail Address 3: CLAYTON, NC 27528
Book: 04197
Page: 0157

NEIGHBORHOOD MEETING MATERIALS

TOWN OF CLAYTON
Engineering Inspections
111 E. Second St., P.O. Box 879
Clayton, NC 27528
Phone: 919-553-5002
Fax: 919-553-1770

MEETING SIGN-IN SHEET

PROJECT NAME: Southwest Public Safety Center Neighborhood Meeting

MEETING DATE: Tuesday, April 22, 2025

MEETING TIME: 6:00-6:30

MEETING LOCATION: Council Chambers 111 E Second St Clayton, NC 27520

MEETING TYPE: Neighborhood Meeting

Representative Name & Title	Department	Property Address	Phone Number/Email Address
Mark Moore Engineering Project Manager	Engineering	111 E Second St. Clayton	919-553-5002 mmoore@townofclaytonnc.org
Chris Gallant PM / Applicant	TOC Engineering	N/A	
Linda Fitzgerald Ronald Fitzgerald		210 Trailwood Dr.	919-243-0273
John T. Ledwin	TOC Police		
DAVID RANGE	FD		
Vermell Daniels		105 Potted Plant Ct. 2750	732 598-3488
Louie Diaz & Sally Diaz		101 Trestlewood Ln Clayton, NC	954-394-3931

NEIGHBORHOOD MAILER

MAYOR
Jody L. McLeod

TOWN MANAGER
Richard D. Cappola, Jr.

TOWN ATTORNEY
Cauley Pridgen, P.A.

MAYOR PRO TEM
Michael Sims

COUNCIL MEMBERS
Ruth Anderson
Andria Archer
Porter Casey
Gretchen Williams

March 28th, 2025

Dear Property Owner,

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

Meeting Information:

Date: April 22nd, 2025
Time: 6:00-6:30 PM
Location: Town of Clayton Council Chambers
111 East Second Street
Clayton NC, 27520

Application Details:

- **Type of Application:** Conventional Rezoning Application
- **Project/proposal address:** Southwest Public Safety Center at NC PIN: 165801-16-3173
- **Project Overview:** The Town will be developing the property to invest in public safety facilities and staff capacity to meet desired service levels. The property is slated of a Fire Station and a Clayton Police Sub-Station.

A map is enclosed with this letter showing the location of the property that is adjacent to the property subject to the application.

If you have any immediate questions prior to or following the meeting, please contact the project manager Christopher Gallant, at cgallant@townofclaytonnc.org or 919.553.5002

Thank you for your understanding and support.

Sincerely,

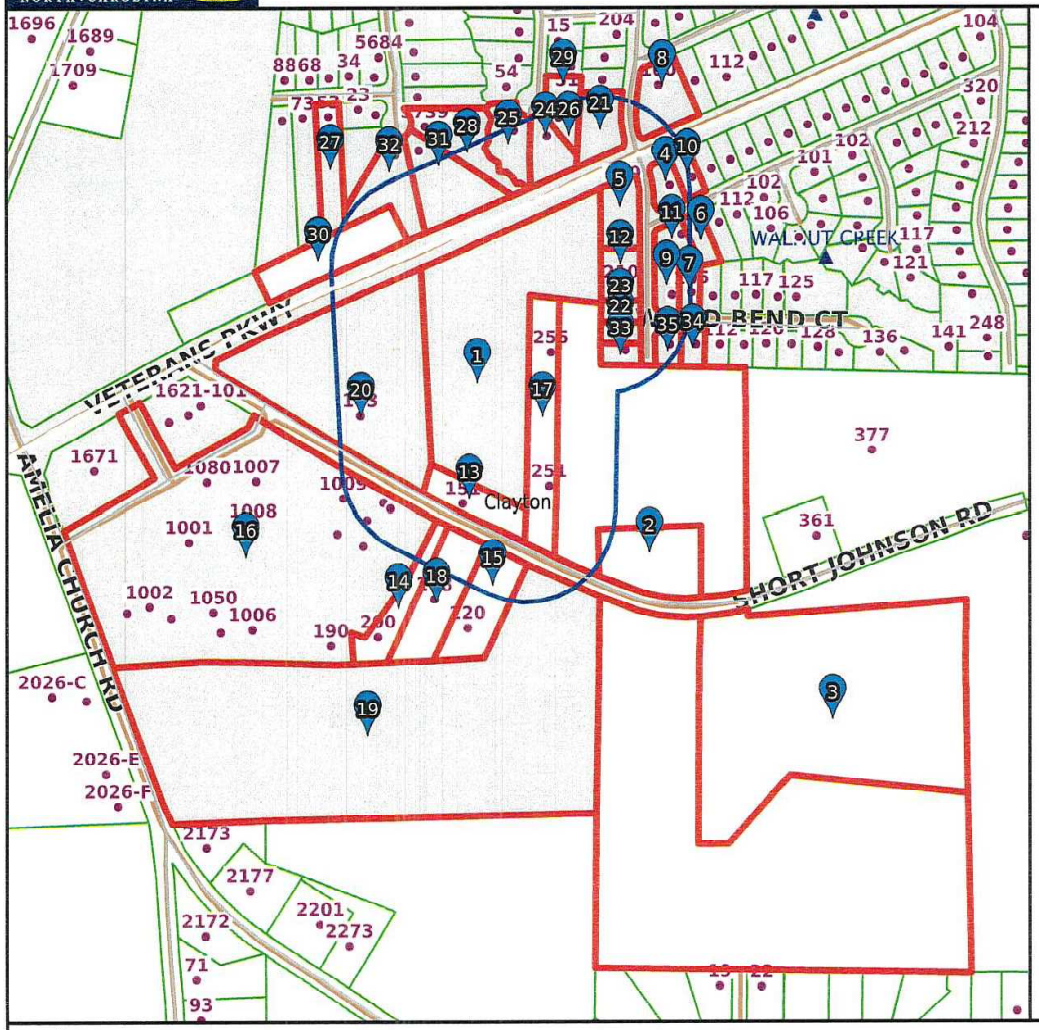
Christopher Gallant
Project Manager
Town of Clayton Engineering Department

Cc: Town of Clayton Planning Department

JOHNSTON COUNTY
NORTH CAROLINA

***** DISCLAIMER *****

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



Result

id:	05G03010I
Tag:	05G03010I
NCPin:	165801-16-3173
Mapsheet No:	165801
Owner Name 1:	TOWN OF CLAYTON
Owner Name 2:	
Mail Address 1:	
Mail Address 2:	PO BOX 777
Mail Address 3:	CLAYTON, NC 27528-0777
Site Address 1:	
Site Address 2:	
Book:	06784
Page:	0449
Market Value:	993690
Assessed Acreage:	8.010
Calc. Acreage:	8.010
Sales Price:	1000000
Sale Date:	2024-11-25

The application property associated with the Town of Clayton Conventional Rezoning Application is Property 1.

The remaining highlighted properties are being notified as the properties adjacent to, or in close proximity to Property 1.

Scale: 1:6324 - 1 in. = 526.96 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
March 26, 2025

MAYOR
Jody L. McLeod

TOWN MANAGER
Richard D. Cappola, Jr.

TOWN ATTORNEY
Cauley Pridgen, P.A.

MAYOR PRO TEM
Michael Sims

COUNCIL MEMBERS
Ruth Anderson
Andria Archer
Porter Casey
Gretchen Williams

Neighborhood Meeting Notes

Date/Time of Meeting: Tuesday April 22nd at 6:00pm

Meeting Location: Town Hall – Council Chambers

Name of Project: Southwest Public Safety Center (Formerly – South West Public Safety Complex)

NC PIN #: 165801-16-3173

Application Type: Rezoning OFI to PUB

Attendees: See separate meeting sign in sheet

The following were questions and answers provided during the meeting:

Question # 1

Where is my property in relation to the property in question?

Response # 1

Guidance was provided to several property owners for clear understanding of the location of this rezoning request in relation to their property.

Question # 2

Will property values increase after a public safety complex is constructed?

Response # 2

We are not qualified to speak to home values changes, however, Chief Ranes indicated in his past experience he has not seen any changes in values for such a facility. This future facility will however bring significant reductions in response time compared to our current response time due to the distance from Fire Station 1. Chief Ranes elaborated further on the correlation of response times and cardiac arrest fatalities along with benefits of reducing response times overall.

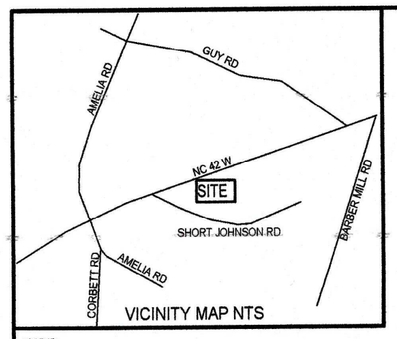
Question # 3

Will the church be demolished as part of this proposed project?

Response # 3

This rezoning application is related to only the property owned by the Town of Clayton. For background context, the church property was recently divided into two sections and the Town of Clayton purchased the undeveloped half only. The church still sits on their owned property and will remain in place to our knowledge.

SIGNED AND SEALED BONDARY SURVERY



VICINITY MAP NTS

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 THE TOWN OF CLAYTON AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE OWNER

PLANNING DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS RECORDED PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF CLAYTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

DATE PLANNING DIRECTOR - TOWN OF CLAYTON, NC

LEGEND:
EIP.....EXISTING IRON PIPE
IPS.....IRON PIPE SET
EIS.....EXISTING IRON STAKE
ISS.....IRON STAKE SET
R/W.....RIGHT OF WAY
PK.....PARKER KALON NAIL
ECM.....EXISTING CONC MONUMENT
CMS.....CONCRETE MONUMENT SET
.....FIRE HYDRANT
.....SEWER CLEAN-OUT
.....TELEPHONE BOX
.....CABLE BOX
.....TRANSFORMER
.....WATER METER
.....WATER VALVE
.....SANITARY SEWER MANHOLE
N/F.....NOW OR FORMERLY
B/C.....BACK OF CURB
.....COMPUTED POINT
.....GEODECTIC MONUMENT
RCP...REINFORCED CONCRETE PIPE
PARCEL BOUNDARY
RIGHT OF WAY
TIE LINE
FEATURE
STREAM (IE WATER COURSE)
NOT SURVEYED
POWER LINE
EASEMENT
FORCE MAIN

AREA BY COORDINATE METHOD
TITLE BY LAWYER
PROPERTY SUBJECT TO EASEMENT OF RECORD
ALL DISTANCE ARE HORIZONTAL

OFI DISTRICT DIMENSIONAL STANDARDS	
MAX RESIDENTIAL DENSITY (du/ac)	5
MINIMUM LOT AREA	6000SF
MINIMUM LOT WIDTH	60'
MAXIMUM LOT COVERAGE	75%
MAXIMUM RETAIL BUILDING FLOOR AREA	20%
MINIMUM OPEN SPACE	7%
MINIMUM STREET SETBACK	30'
SIDE SETBACK	10'
MINIMUM SPACING BETWEEN BUILDINGS	
BETWEEN PRINCIPAL BUILDINGS	20'
BETWEEM SECONDARY AND ANY OTHER BUILDINGS	10
MINIMUM PERIMETER SETBACK FOR MULTI-BUILDING AND UNIFIED DEVELOPMENTS	30'
MAXIMUM BUILDING HEIGHT	60'

SITE DATA:
AREA: 14.48 ACRES 630752.63 SF
OWNER:
WEST CLAYTON CHURCH OF GOD
PO BOX 777
CLAYTON NC 27528
PROPERTY IS WITHIN CLAYTON CITY LIMITS
TP NO. 05G03008A NC PIN 165801-16-1058
ZONING OFI
PROPERTY IS NOT WITHIN A WATERSHED PROTECTION AREA OR AN ENVIROMENTALLY SENSITIVE AREA

PROPERTY SHOWN HEREON ___ IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE

FLOOD HAZARD NO. 3720165800K

EFFECTIVE DATE: 06/20/2018

08/09/2024
DATE

I _____ REVIEW OFFICER
OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER

DATE

I ALSEY J. GILBERT PLS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (deed description recorded in DB 4197 PG 157 etc.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN (SEE REFERENCES ON FACE OF PLAT) THAT THE RATIO OF PRECISION IS 1:27507 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF AUGUST AD 2024

ALSEY J. GILBERT PLS

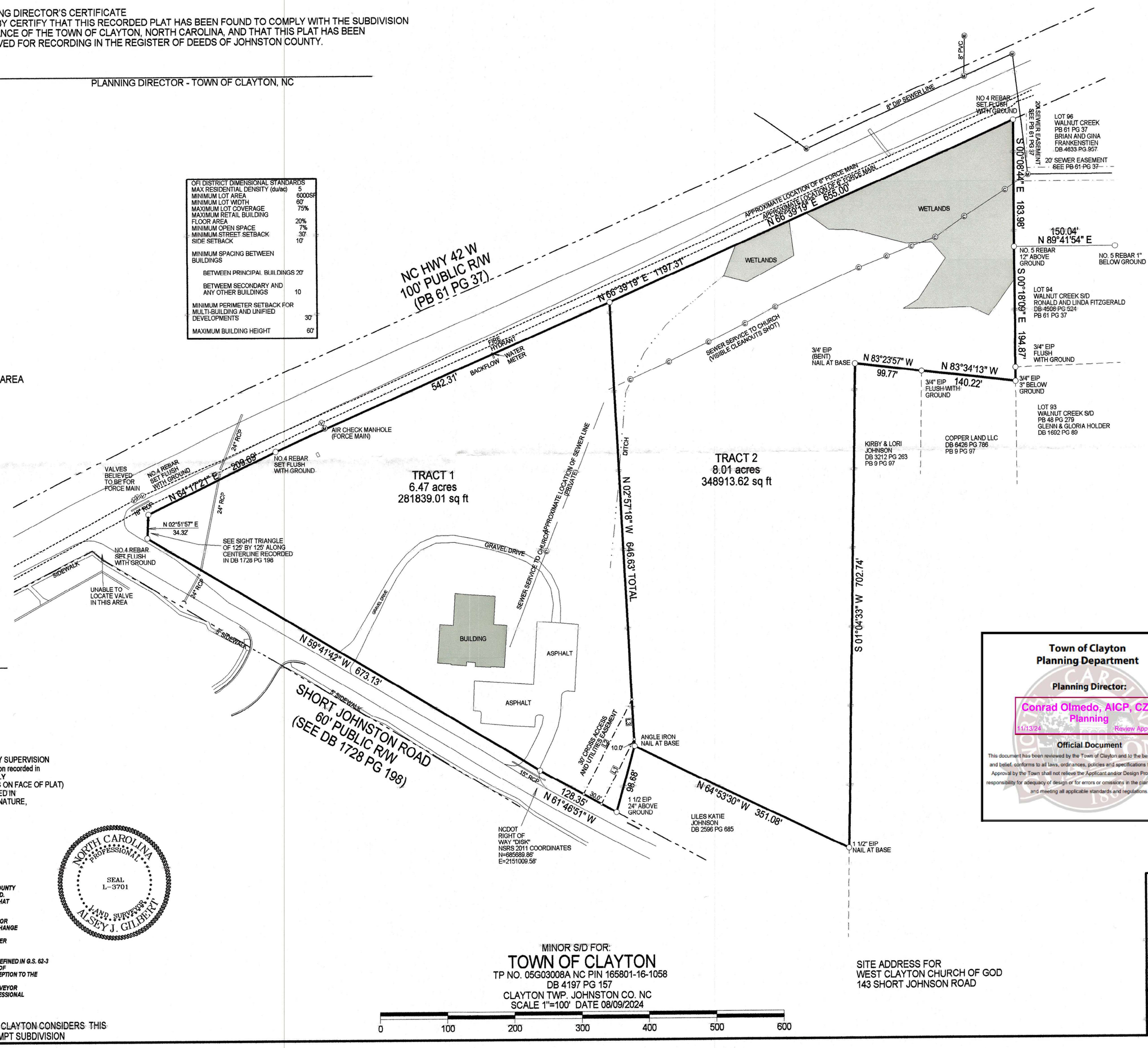
REG. NO. L-3701

SEAL L-3701 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR ALSEY J. GILBERT

AJG
___a. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
___b. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
___c. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
2. THAT THE SURVEY IS OF AN EXISTING FEATURE SUCH AS A BUILDING OR OTHER STRUCTURE; OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
3. THAT THE SURVEY IS A CONTROL SURVEY.
4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3
___d. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
___e. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS IN (a) THROUGH (d) ABOVE.

08/09/2024
DATE SURVEYOR

UDO OF CLAYTON CONSIDERS THIS AN EXEMPT SUBDIVISION

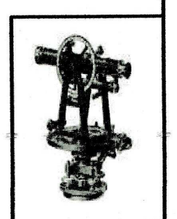


Town of Clayton
Planning Department
Planning Director:
Conrad Olmedo, AICP, CZO
Planning
11/13/24 Review Approval
Official Document
This document has been reviewed by the Town of Clayton and to the best of our knowledge and belief, conforms to all laws, ordinances, policies and specifications that are applicable. Approval by the Town shall not relieve the Applicant and/or Design Professional from the responsibility for adequacy of design or for errors or omissions in the plans and specifications and meeting all applicable standards and regulations.

MINOR S/D FOR:
TOWN OF CLAYTON
TP NO. 05G03008A NC PIN 165801-16-1058
DB 4197 PG 157
CLAYTON TWP. JOHNSTON CO. NC
SCALE 1"=100' DATE 08/09/2024

0 100 200 300 400 500 600

SITE ADDRESS FOR
WEST CLAYTON CHURCH OF GOD
143 SHORT JOHNSON ROAD



ALSEY J. GILBERT PLS
442 1/2 EAST MAIN ST.
CLAYTON NC 27520
PHONE 919/553-5104
FAX:919/553-3663

Conventional Rezoning Application - Southwest PSC

Final Audit Report 2025-05-05

Created:	2025-05-04
By:	Christopher Gallant (cgallant@townofclaytonnc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAANdVrEjsuEgV7ltuLyDRv-7bWz81A34zs

"Conventional Rezoning Application - Southwest PSC" History

Document created by Christopher Gallant (cgallant@townofclaytonnc.org)
2025-05-04 - 3:25:30 PM GMT

Document emailed to RICHARD D CAPPOLA JR (RCAPPOLA@TOWNOFCLAYTONNC.ORG) for signature
2025-05-04 - 3:25:46 PM GMT

Document e-signed by RICHARD D CAPPOLA JR (RCAPPOLA@TOWNOFCLAYTONNC.ORG)
Signature Date: 2025-05-05 - 3:42:08 PM GMT - Time Source: server

Agreement completed.
2025-05-05 - 3:42:08 PM GMT

Adobe Acrobat Sign

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

TOWN OF CLAYTON
PO BOX 777
CLAYTON, NC 27528-0777

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03010I. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

TOWN OF CLAYTON
PO BOX 777
CLAYTON, NC 27528-0777

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03010I. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DOORS HOLDINGS 2024 LLC
PO BOX 15087
SANTA ANA, CA 92735-0087

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02031D. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DOORS HOLDINGS 2024 LLC
PO BOX 15087
SANTA ANA, CA 92735-0087

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02031D. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

RONALD FITZGERALD JOINT REVOCALBE TRUST
LINDA FITZGERALD JOINT REVOCALBE TRUSTLINDA FITZGERALD JOINT REVOCALBE TRUST
210 TRAILWOOD DR
CLAYTON, NC 27520-7263

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02031G. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

RONALD FITZGERALD JOINT REVOCALBE TRUST
LINDA FITZGERALD JOINT REVOCALBE TRUSTLINDA FITZGERALD JOINT REVOCALBE TRUST
210 TRAILWOOD DR
CLAYTON, NC 27520-7263

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02031G. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

RAVENS, KEVIN PAUL
104 WOOD BEND CT
CLAYTON, NC 27520-7251

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02030Y. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

RAVENS, KEVIN PAUL
104 WOOD BEND CT
CLAYTON, NC 27520-7251

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02030Y. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

EDDINS, KEITH D.
EDDINS, JULIE BRINCEFIELDEDDINS, JULIE BRINCEFIELD
101 WOOD BEND CT
CLAYTON, NC 27520-7251

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02030G. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

EDDINS, KEITH D.
EDDINS, JULIE BRINCEFIELDEDDINS, JULIE BRINCEFIELD
101 WOOD BEND CT
CLAYTON, NC 27520-7251

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02030G. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

JOHNSON, KIRBY ROY
JOHNSON, LORI HJOHNSON, LORI H
12232 US 70 BUS HWY W
CLAYTON, NC 27520-0000

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03009. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

JOHNSON, KIRBY ROY
JOHNSON, LORI HJOHNSON, LORI H
12232 US 70 BUS HWY W
CLAYTON, NC 27520-0000

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03009. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

COPPER LAND LLC
1213 CULBRETH DR
WILMINGTON, NC 28405-3639

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03010. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

COPPER LAND LLC
1213 CULBRETH DR
WILMINGTON, NC 28405-3639

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03010. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

BLACKMON, RICKY E
BLACKMON, PAMELA JEANBLACKMON, PAMELA JEAN
220 SHORT JOHNSON RD
CLAYTON, NC 27520-0000

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03007B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

BLACKMON, RICKY E
BLACKMON, PAMELA JEANBLACKMON, PAMELA JEAN
220 SHORT JOHNSON RD
CLAYTON, NC 27520-0000

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03007B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

CABIN HILL FARMS, LLC
377 SHORT JOHNSON RD
CLAYTON, NC 27520-7780

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03009B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

CABIN HILL FARMS, LLC
377 SHORT JOHNSON RD
CLAYTON, NC 27520-7780

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03009B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

PHILLIPS, JEREMY D.
PHILLIPS, ERIN E.PHILLIPS, ERIN E.
105 WOOD BEND CT
CLAYTON, NC 27520-7251

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02030H. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

PHILLIPS, JEREMY D.
PHILLIPS, ERIN E.PHILLIPS, ERIN E.
105 WOOD BEND CT
CLAYTON, NC 27520-7251

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02030H. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DOORS HOLDINGS 2024 LLC
PO BOX 4900
SCOTTSDALE, AZ 85261-4900

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02030Z. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DOORS HOLDINGS 2024 LLC
PO BOX 4900
SCOTTSDALE, AZ 85261-4900

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02030Z. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

MOORE, JOHN D
MOORE, DEBORAH MMOORE, DEBORAH M
300 TRAILWOOD DRIVE
CLAYTON, NC 27520-0000

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02031E. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

MOORE, JOHN D
MOORE, DEBORAH MMOORE, DEBORAH M
300 TRAILWOOD DRIVE
CLAYTON, NC 27520-0000

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02031E. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HOLDER, GLENN
HOLDER, GLORIAHOLDER, GLORIA
214 TRAILWOOD DRIVE
CLAYTON, NC 27520-0000

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02031F. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HOLDER, GLENN
HOLDER, GLORIAHOLDER, GLORIA
214 TRAILWOOD DRIVE
CLAYTON, NC 27520-0000

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02031F. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

AMELIA TOWNHOMES LLC
332 MILITARY CUTOFF RD
WILMINGTON, NC 28405-9735

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03008B. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

AMELIA TOWNHOMES LLC
332 MILITARY CUTOFF RD
WILMINGTON, NC 28405-9735

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03008B. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DANIELS, TROY E
DANIELS, VERMELL EDANIELS, VERMELL E
65 POTTED PLANT CT
CLAYTON, NC 27520-6935

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03008E. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DANIELS, TROY E
DANIELS, VERMELL EDANIELS, VERMELL E
65 POTTED PLANT CT
CLAYTON, NC 27520-6935

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03008E. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

COLLAZO, RICHARD
COLLAZO, MARIA TERESACOLLAZO, MARIA TERESA
4690 BARBER MILL RD
CLAYTON, NC 27520-0000

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03007C. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

COLLAZO, RICHARD
COLLAZO, MARIA TERESACOLLAZO, MARIA TERESA
4690 BARBER MILL RD
CLAYTON, NC 27520-0000

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03007C. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

SIEBERT, HARRY P
SIEBERT, KATHY RSIEBERT, KATHY R
200 SHORT JOHNSON RD
CLAYTON, NC 27520-7777

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03007D. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

SIEBERT, HARRY P
SIEBERT, KATHY RSIEBERT, KATHY R
200 SHORT JOHNSON RD
CLAYTON, NC 27520-7777

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03007D. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

AMELIA STATION LLC
113 DUNCANSBY CT
CARY, NC 27511-6403

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03007E. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

AMELIA STATION LLC
113 DUNCANSBY CT
CARY, NC 27511-6403

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03007E. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HARBINSON, BARRY D.
HARBINSON, ELISSA F.HARBINSON, ELISSA F.
68 POTTED PLANT CT
CLAYTON, NC 27520-6935

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03008G. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HARBINSON, BARRY D.
HARBINSON, ELISSA F.HARBINSON, ELISSA F.
68 POTTED PLANT CT
CLAYTON, NC 27520-6935

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03008G. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

STUTTS, RICHARD TODD
435 E 2ND ST
CLAYTON, NC 27520-2534

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03008. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

STUTTS, RICHARD TODD
435 E 2ND ST
CLAYTON, NC 27520-2534

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03008. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

WEST CLAYTON CHURCH OF GOD
PO BOX 777
CLAYTON, NC 27528

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03008A. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

WEST CLAYTON CHURCH OF GOD
PO BOX 777
CLAYTON, NC 27528

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03008A. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

STRAYHORN, LINSTER LEO III
51 POTTED PLANT CT
CLAYTON, NC 27520-6935

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03008D. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

STRAYHORN, LINSTER LEO III
51 POTTED PLANT CT
CLAYTON, NC 27520-6935

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03008D. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HASKINS, TERRY A.
5751 SATINWOOD DR
CLAYTON, NC 27520-6941

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03074L. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HASKINS, TERRY A.
5751 SATINWOOD DR
CLAYTON, NC 27520-6941

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03074L. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

MOODY, DASMINE
MOODY, EBONEMOODY, EBONE
5739 SATINWOOD DR
CLAYTON, NC 27520-6941

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03074K. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

MOODY, DASMINE
MOODY, EBONEMOODY, EBONE
5739 SATINWOOD DR
CLAYTON, NC 27520-6941

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03074K. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

PRICE, LARRY
PRICE, SUSANPRICE, SUSAN
5754 SATINWOOD DR
CLAYTON, NC 27520-6941

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03074M. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

PRICE, LARRY
PRICE, SUSANPRICE, SUSAN
5754 SATINWOOD DR
CLAYTON, NC 27520-6941

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03074M. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

BOCCHICHIO, FRANK
BOCCHICHIO, ELAINABOCCHICHIO, ELAINA
53 MORADA LN
CLAYTON, NC 27520-6943

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03074P. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

BOCCHICHIO, FRANK
BOCCHICHIO, ELAINABOCCHICHIO, ELAINA
53 MORADA LN
CLAYTON, NC 27520-6943

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03074P. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

HECK, JOHN
O'HERN, MICHAELO'HERN, MICHAEL
6986 E YELLOWGLEN DR
PRESCOTT VLY, AZ 86314-5809

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03008F. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

HECK, JOHN
O'HERN, MICHAELO'HERN, MICHAEL
6986 E YELLOWGLEN DR
PRESCOTT VLY, AZ 86314-5809

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03008F. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

JOHNSON, KATIE MARIE
1004 BIRCHWOOD CT
CLAYTON, NC 27520-7857

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G03008Z. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

JOHNSON, KATIE MARIE
1004 BIRCHWOOD CT
CLAYTON, NC 27520-7857

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G03008Z. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

SFR JV-1 2021-1 BORROWER LLC
PO BOX 4900
SCOTTSDALE, AZ 85261-4900

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02023O. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

SFR JV-1 2021-1 BORROWER LLC
PO BOX 4900
SCOTTSDALE, AZ 85261-4900

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02023O. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

SFR JV-2 2022-1 BORROWER LLC
PO BOX 4900
SCOTTSDALE, AZ 85261-4900

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02030F. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

SFR JV-2 2022-1 BORROWER LLC
PO BOX 4900
SCOTTSDALE, AZ 85261-4900

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02030F. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

FRANKENSTEIN, BRIAN EARL
FRANKENSTEIN, GINA AFRANKENSTEIN, GINA A
100 TRAILWOOD DR
CLAYTON, NC 27520-4147

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02031I. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

FRANKENSTEIN, BRIAN EARL
FRANKENSTEIN, GINA AFRANKENSTEIN, GINA A
100 TRAILWOOD DR
CLAYTON, NC 27520-4147

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02031I. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

DIAZ, LUIS
DIAZ, SALLYDIAZ, SALLY
101 TRESTLEWOOD LN
CLAYTON, NC 27520-5940

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02023N. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

DIAZ, LUIS
DIAZ, SALLYDIAZ, SALLY
101 TRESTLEWOOD LN
CLAYTON, NC 27520-5940

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02023N. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

WATKINS, VIRGINIA A
104 TRESTLEWOOD LN
CLAYTON, NC 27520-0000

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02030E. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

WATKINS, VIRGINIA A
104 TRESTLEWOOD LN
CLAYTON, NC 27520-0000

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02030E. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

GREYSON INVESTMENTS, LLC
100 PINECROFT DR
CLAYTON, NC 27520-6923

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02038T. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

GREYSON INVESTMENTS, LLC
100 PINECROFT DR
CLAYTON, NC 27520-6923

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02038T. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

PUBLIC NOTICE

August 22, 2025

TWENTYTWENTY PROPERTIES LLC
671 CHRISTOPHER DR
CLAYTON, NC 27520-5585

RE: A Public Hearing by the Clayton Town Council

Dear Clayton Area Property Owner,

You are receiving this public notice because, according to Johnston County Tax Office records, you are listed as the owner of property identified as Tax Number 05G02039V. This property is located within 300 feet of a proposed project in the Town of Clayton Planning Area.

You are invited to attend a public hearing hosted by the Clayton Town Council to share your comments on the proposed project. The meeting will be held on September 2, 2025 at 6:00 PM in the Council Chambers at Town Hall located at 111 E. Second St., Clayton, NC 27520. The meeting will address the following:

Project:	2025-25-RZ Clayton Southwest PSC – Conventional Rezoning
Location:	On the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Applicant:	Town of Clayton
Request	A Conventional Rezoning, per UDO Section 2.3.8, to rezone the subject property currently zoned Office Institutional (OFI) to Public Facilities (PUB).

If you have questions about this notice or the proposed project, please feel free to contact me at (919) 553-5002, ext. 5402 or at colmedo@townofclaytonnc.org.

Sincerely,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Planning Director

Town of Clayton | Planning Department
111 E. Second Street **|** Clayton, NC 27520
Phone: 919-553-5002 **|** Fax: 919-553-1720
planning@townofclayonnc.org

AVISO PÚBLICO

22 de agosto de 2025

TWENTYTWENTY PROPERTIES LLC
671 CHRISTOPHER DR
CLAYTON, NC 27520-5585

RE: Una audiencia pública por parte del Concejal de Clayton

Estimado propietario del área de Clayton:

Usted está recibiendo este aviso público porque, según los registros de la Oficina de Impuestos del Condado de Johnston, usted figura como propietario de una propiedad identificada como Número de Impuesto 05G02039V. Esta propiedad está ubicada a 300 pies de un proyecto propuesto en el área de planificación del Pueblo de Clayton.

Está invitado a asistir a una audiencia pública organizada por el Concejal de Clayton para compartir sus comentarios sobre el proyecto propuesto. La reunión se llevará a cabo el 2 de septiembre de 2025 a las 6:00 PM en la Sala del Consejo del Ayuntamiento ubicada en 111 E. Second St., Clayton, NC 27520. La reunión abordará los siguientes:

Proyecto:	2025-25-RZ Clayton Southwest PSC – Rezonificación Convencional
Ubicación:	Ubicado en el lado sur de Veterans Parkway, al norte de la intersección de Short Johnson Road y al sur de la intersección de Trailwood Drive, con dirección 1609 Veterans Parkway.
PIN #(s):	165801-16-3173
Solicitante:	Ayuntamiento de Clayton
Pedido	Una Rezonificación Convencional, según la Sección 2.3.8 de la UDO, para rezonificar la propiedad en cuestión actualmente zonificada como Oficina Institucional (OFI) a Instalaciones Públicas (PUB).

Si tiene preguntas sobre este aviso o el proyecto propuesto, no dude en comunicarse conmigo al (919) 553-5002, ext. 5402 o en colmedo@townofclaytonnc.org.

Atentamente,

Conrad Olmedo

Conrad Olmedo, AICP, CZO **|** Director de Planificación

Clayton Southwest PSC Conventional Rezoning | 2025-52-RZ

Motions for Consistency Statements

The Town Council may choose from one of the four suggested motions below.

Staff Recommends the Motion in Red Bold Text

Motion 1: Recommend Approval – Consistent with the 2045 Comprehensive Growth Plan

I move to make a motion to approve the Clayton Southwest PSC Conventional Rezoning, Ordinance # 2025-09-05, based on consistency with the Future Land Use Map, Goals, Policies, and/or Strategies in the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.
- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property is designated as Medium Density Residential and Neighborhood Center on the Future Land Use Map.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan strives to ensure the capacity of emergency services as the population grows.

Motion 2: Recommend Approval – Inconsistent with the 2045 Comprehensive Growth Plan

I move to make a motion to approve this rezoning request, Ordinance # 2025-09-05. While the request is generally consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.
- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property is designated as Medium Density Residential and Neighborhood Center on the Future Land Use Map.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan strives to ensure the capacity of emergency services as the population grows.

Motion 3: Recommend Denial – Consistent with the 2045 Comprehensive Growth Plan

I move to make a motion to deny this rezoning request, Ordinance # 2025-09-05. While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.
- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property is designated as Medium Density Residential and Neighborhood Center on the Future Land Use Map.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan encourages residential uses in the area.

Motion 4: Recommend Denial – Inconsistent with the 2045 Comprehensive Growth Plan

I move to make a motion to deny this rezoning request, Ordinance # 2025-09-05. While the request is generally consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.

- Goal SI 1: Invests in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property is designated as Medium Density Residential and Neighborhood Center on the Future Land Use Map.

This action is reasonable and in the public interest, in that:

- The current zoning designation is preferable to the area.

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Johnstonian News - (Johnston County)** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(919) 284-2295**. Please note: when you submit a legal document, you are responsible for ensuring payment for the associated fees or charges are paid.

Notice ID: X1gtHO0h0HABxA3oWrJb | **Proof Updated: Aug. 12, 2025 at 09:57am EDT**
Notice Name: 2025-52-RZ, 2025-53-RZ,2025-34-CZM,202540-ANX

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Sam Johnson-Phillips sphillips@townofclaytonnc.org (919) 553-5002	Johnstonian News - (Johnston County)

Columns Wide: 1 **Ad Class:** Legals

08/20/2025: Other	129.00
08/27/2025: Other	129.00

Subtotal	$258.00
Tax %	0
Processing Fee	$30.80
Total	**$288.80**

PUBLIC NOTICE

The Clayton Town Council will hold Public Hearings at 6:00 PM on Tuesday, September 2, 2025, at Town Hall, 111 E. Second Street, regarding the applications listed and described below. These public hearings have been scheduled and will be heard in accordance with the requirements of NCGS.

· 2025-52-RZ Clayton Southwest PSC Conventional Rezoning: Request to rezone one parcel (8.01 acres) from Office Institutional (OFI) to Public Facilities (PUB). The parcel is located off Veterans Parkway, north of the intersection of Short Johnson Road. PIN #165801-16-3173.
· 2025-53-RZ Clayton North PSC Conventional Rezoning: Request to rezone one parcel (8.10 acres) from Planned Development Residential (PD-R) to Public Facilities (PUB). The parcel is located at the intersection of Club Connection Blvd and Covered Bridge Rd, across from the intersection of Loop Rd. PIN #176000-93-1491.
· 2025-34-CZM Clayton Village Center Conditional Rezoning: Major Modification requested to an original Conditional Rezoning and Master Plan to request rezoning of six parcels (12.39 acres) from Corridor Commercial (CRM), Residential Large Lot (RLL), Conditional Mixed Use (CZM) to Conditional Mixed Use (CZM). The applicant is proposing up to 234 multi-family units and up to 15,000 SF of retail use. The parcels are located on the southern side of Clayton Blvd and eastern side of Wildwood Drive; southeast of the intersection of Clayton Blvd with Buckhorn Branch Park and northwest of intersection with Hardee Lane. PIN #s 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247.
· 2025-40-ANX Clayton Village Center Annexation: Voluntary contiguous annexation request to annex approximately 2.89 acres of land, comprised within six total parcels, currently located within the Town's ETJ into the Town Limits. The parcels are located on the southern side of Clayton Blvd and eastern side of Wildwood Drive; southeast of the intersection of Clayton Blvd with Buckhorn Branch Park and northwest of intersection with Hardee Lane. PIN #s 166800-74-6900, 166811-75-2127, 166811-75-2111, 166800-74-2476, 166800-74-2470, and 166811-75-4247.

These are open meetings, and the public is invited to attend. To obtain more information regarding these applications, members of the public may contact the Planning Department at 919-553-5002 or email at planning@townofclaytonnc.org .

Heidi Holland, CMC, NCCMC
Town Clerk
Town of Clayton
919-553-5002 ext. 5004

The Johnstonian Newspaper

Please advertise on the following dates:

August 20, 2025
August 27, 2025

Affidavit of publication required.
The Johnstonian
August 20, 27, 2025

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE TOWN OF CLAYTON, NORTH CAROLINA 2025-52-RZ CLAYTON SOUTHWEST PSC REZONING

WHEREAS a petition has been filed with the Town Council of the Town of Clayton requesting an amendment to the Zoning Ordinance and Zoning Map of the Town of Clayton by rezoning property from the Office Institutional (OFI) zoning district to the Public Facilities (PUB) zoning district. The subject property is approximately 8.01 acres and located on the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway and identified as Johnston County Tax ID 05G03010I and NC PIN 165801-16-3173; and

WHEREAS said property is owned by the Town of Clayton; and

WHEREAS the Planning Board of the Town of Clayton has reviewed the proposed rezoning request at their July 28, 2025 meeting and made a recommendation thereupon; and

WHEREAS notice of a public hearing to consider the proposed change was published in accordance with law in The Johnstonian, a local newspaper, as required by Section 2.4.8(D) of the Clayton Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS a notice of the public hearing to consider the proposed zoning change was mailed to the owner(s) of the parcel(s) of land involved, as shown on the County Tax Listing, and to the owners of all parcels of land abutting that (those) parcels(s) of land and within 300 feet of the subject parcel(s) of land, as shown on the County Tax Listings, by depositing a copy of the same in the United States Mail, first class postage paid, as required by Section 2.4.8 of the Clayton Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statutes; and

WHEREAS notice of the public hearing to consider the proposed zoning change was posted on the property as required by Section 2.4.8(F) of the Clayton Unified Development Ordinance and by Section 160D-602 of the North Carolina General Statues; and

WHEREAS the said public hearing was actually conducted at 6:00 p.m. on September 2, 2025, wherein a reasonable opportunity was given to all those in attendance to speak either in favor or against the said change to make relevant comments; and

THEREFORE, after duty considering the matter, THE TOWN COUNCIL OF THE TOWN OF CLAYTON DOES HEREBY ORDAIN:

SECTION 1. That the official Town of Clayton Zoning Map is hereby amended to include the
Public Facilities (PUB) zoning district to the above-described property and will be so marked.

General Description:

Located within the Town's corporate limits on the southerly side of Veterans Parkway north of the intersection of Short Johnson Road and south of the intersection of Trailwood Drive, addressed as 1609 Veterans Parkway and identified as Johnston County Tax ID 05G03010I and NC PIN 165801-16-3173.

SECTION 2. That if any section, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of Ordinance.

SECTION 3. That the Town Council hereby adopts the following Statement of Consistency and Reasonableness for the proposed rezoning:

While the request is consistent with the adopted 2045 Comprehensive Growth Plan, in that:

- Goal LU 1: Preserves Clayton's Character while allowing for growth and development in appropriate areas.
- Policy LU 1.3: Encourages non-residential land uses in areas consistent with the Future Land Use Map.
- Goal SI 1: Invest in utility infrastructure that supports land use patterns envisioned by the Future Land Use Map.

It is inconsistent in that:

- The property is designated as Medium Density Residential and Neighborhood Center on the Future Land Use Map.

This action is reasonable and in the public interest, in that:

- The Comprehensive Growth Plan strives to ensure the capacity of emergency services as the population grows.

SECTION 4. That this ordinance shall become effective immediately upon its adoption

Duly adopted this 2nd day of September 2025, while in regular Session

_____

Jody L. McLeod
Mayor

ATTEST: APPROVED AS TO FORM:

_____	_____
Heidi Holland, CMC and NCCMC;	Jim Cauley
Town Clerk	Town Attorney